

August 14, 2025

Hearing Notice

Council Consideration:

Development Variance Permit No. VP-618

- Beginning at 7:00 pm, Monday August 25, 2025 during the Regular City Council Meeting
- Council Chambers - Salmon Arm City Hall, 500 – 2 Avenue NE

PROPERTY:

2100 – 1 Avenue NE

Lot 3, Section 13, Township 20 Range 10, W6M, KDYD, Plan 23814

LOCATION:

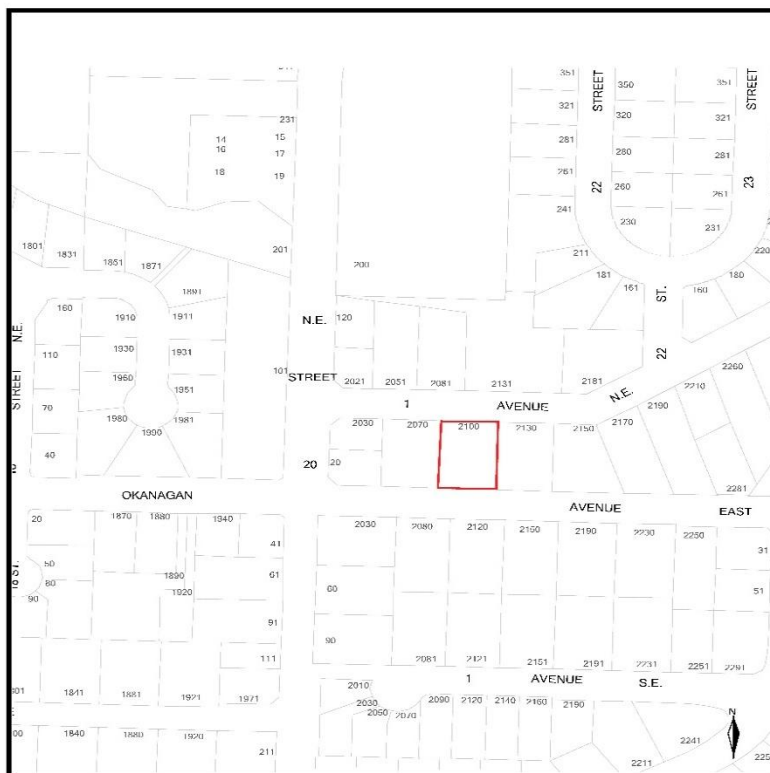
North of Okanagan Avenue and East of 20 Street NE on the South side of 1 Avenue NE

PROPOSAL:

1. Waive the requirement to install a fire hydrant on Okanagan Avenue E as per the spacing residential requirements of Subdivision and Development Services Bylaw No.4293.
2. Waive the requirement to install a fire hydrant on 1 Avenue NE as per the spacing requirements of Subdivision and Development Services Bylaw No.4293.

VARIANCE REQUEST:

Subdivision and Development Bylaw 4293



The City of Salmon Arm makes no representation as to the completeness, timeliness and accuracy of the information contained on this website. The City of Salmon Arm expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.

INFORMATION:

The staff report for the proposed Development Variance Permit No. VP-618 is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/468/Notices> from **August 14 - 25, 2025** inclusive.

If you wish to participate electronically, a link to the virtual meeting is available in the Agenda section on the City's website at www.salmonarm.ca. Electronic participation is accommodated through computer with internet access or telephone.

All persons who wish to register an opinion to Council for consideration on the proposed Development Variance Permit may do so either by:

- a) Written submission, that may be dropped off at City Hall in the drop box to the left of the main entrance;
- b) Email submission to cityhall@salmonarm.ca;
- c) Appearing in person or electronically, or represented by an agent, at the Hearing on **Monday August 25, 2025**.

Please note written and/or email submissions must be presented to the Administration Department no later than **10:00am on Monday August 25, 2025**.

Respectfully,

Development Services // For more information contact: planning@salmonarm.ca or 250.803.4000

DEVELOPMENT VARIANCE PERMIT

Local Government Act (Part 14)

PERMIT NUMBER: VP-618

Bylaw No. 4640

SCHEDULE "B"

TO: M. & R. Krebs

For Location at: 2100 – 1 Avenue NE PID: 006-222-196

1. This Development Variance Permit is issued subject to compliance with all applicable City of Salmon Arm Bylaws except as specifically varied by the Permit.

2. This Development Variance Permit applies to, and only to, (legal description),

Lot 3 Section 13, Township 20, Range 10, W6M KDYD Plan 23814

The City of Salmon Arm

☐ Zoning Bylaw No. 2303

☒ Subdivision and Development Servicing Bylaw No. 4293

☐ Sign Bylaw No. 2880

☐ Required under Development Permit Areas (Official Community Plan Bylaw No. 4000)

is hereby varied as follows:

THAT: The Committee recommends to the Council that Development Variance Permit No. VP-618 be authorized for issuance varying the SDS Bylaw No.4293, for Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814 (2100 1 Avenue NE) as follows:

- 1. Waive the requirement to install a fire hydrant on Okanagan Avenue E as per the spacing residential requirements of Subdivision and Development Services Bylaw No.4293.**
- 2. Waive the requirement to install a fire hydrant on 1 Avenue NE as per the spacing requirements of Subdivision and Development Services Bylaw No.4293.**

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.

5. This Permit is not a Building or Sign Permit.

6. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.

7. The terms of the Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.

8. **If the holder of a land use permit does not substantially start any construction with respect to which the permit was issued within 2 years after the date it is issued, the permit lapses.**

AUTHORIZING RESOLUTION ADOPTED BY COUNCIL on the ____ day of _____ 2025.

ISSUED this ____ day of _____ 2025.

CORPORATE OFFICER
Rhonda West



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Planner I – Development Variance Permit Application No. VP-618

Legal: Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814

Civic: 2100 1 Avenue NE

Owner: M. & R. Krebs

Agent: M. & R. Krebs

Date: August 18, 2025

Executive Summary/Purpose:

The applicant is requesting to reduce servicing requirements triggered through a subdivision application to subdivide one residential parcel into two (2) parcels.

Motion for Consideration:

THAT: The Committee recommends to Council that Development Variance Permit No. VP-618 be authorized for issuance varying the SDS Bylaw No.4293, for Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814 (2100 1 Avenue NE) as follows:

1. Waive the requirement to install a fire hydrant on Okanagan Avenue E as per the spacing residential requirements of Subdivision and Development Services Bylaw No.4293.
2. Waive the requirement to install a fire hydrant on 1 Avenue NE as per the spacing requirements of Subdivision and Development Services Bylaw No.4293.

Staff Recommendation:

The motion for consideration be defeated.

Proposal:

The applicant has applied for a one (1) lot subdivision of the subject property and is requesting to vary the Subdivision and Development Servicing (SDS) Bylaw in order to waive the installation of two fire hydrants to meet the residential spacing requirements of 150 metres required through the Subdivision Application. A letter submitted by the applicant in support of their application is attached as Appendix 1. The proposed subdivision is exempt from the full frontage upgrades due to being in the Infill Development Area; however, it does not meet the hydrant spacing requirements.

Background:

The subject parcel is located at 2100 1 Avenue NE, adjacent to Okanagan Avenue E and is approximately 1,393.6 metre square as shown in Appendix 2 & 3. The subject property is

designated as Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R-10 (Residential Zone) in Zoning Bylaw No.2303 (Appendix 4 & 5).

Adjacent land uses include the following:

North:	Single Family Dwelling/ Residential	Zoned R-10
South:	Single Family Dwelling/ Residential	Zoned R-10
East:	Single Family Dwelling/ Residential	Zoned R-10
West:	Single Family Dwelling/ Residential	Zoned R-10

A Preliminary Layout Review letter for the two (2) lot subdivision proposal was issued on April 3, 2025. In accordance with the requirements of the SDS Bylaw, this application necessitates the installation of two (2) fire hydrants. The subject property is a double-fronting lot, with 1 Avenue NE along the north (front) property line and Okanagan Avenue E along the south (rear) property line. The applicant has submitted a cost estimate from Lawson Engineering Ltd. for the fire hydrant installations, with the total estimated cost being \$65,835.42 (Appendix 6). The Engineering Servicing Report for the subdivision proposal is attached as Appendix 7.

Relevant Policy(ies):

NA

Referral Comments:

Fire Department

The Fire Department has no concerns although the proposal does not meet the Fire Underwriters Survey (F.U.S) best practice standards. There are two hydrants within sufficient distance of this property to adequately supply water to suppress a single-family residential fire.

Building Department

No concerns.

Engineering Department

The Engineering Department has provided comments and alternatives which form the basis for the above staff recommendation to deny the requested variances. The Engineering Department comments including the cost estimates are attached as Appendix 8.

As noted in the comments, the subject property is located within the Urban Development Area as defined by the SDS Bylaw. As such, subdivision of the property requires the installation of two (2) fire hydrants: one (1) on 1 Avenue NE and one (1) on Okanagan Avenue E. Currently, there is a 40 metre gap in coverage along 1 Avenue NE and a 116 metre gap along Okanagan Avenue E. Staff note that the existing hydrant spacing on 1 Avenue NE is relatively minor, with a 20 metre distance to adjacent hydrants, whereas the gap on Okanagan Avenue E is more substantial (116 metres).

The Engineering Department supports waiving the requirement for a new fire hydrant on 1 Avenue NE and recommends installing one (1) new fire hydrant on the south side of Okanagan Avenue E to address the larger coverage gap. The service estimate for this installation is \$21,000. An alternate motion is provided in the section below that reflects this scenario.

Planning Department

When considering servicing variances, several factors are taken into consideration, including physical or legal constraints, scale of proposed development and growth potential in the area.

The subject property is within the Urban Containment Boundary and zoned R-10 (Residential Zone), which supports the proposed subdivision and residential use of the parcel. The proposed parcels could develop up to four dwelling units on each lot. Staff note that there are no specific physical or legal constraints preventing the installation of two fire hydrants as required but recognize that properties with multiple frontages are often the subject of servicing variance applications.

While staff do not recommend approval of the full variance request, an alternative motion has been proposed to partially support the application. This alternative would approve the waiving of the requirement to install a fire hydrant on 1 Avenue NE. However, staff do not support waiving the requirement for the fire hydrant installation on Okanagan Avenue E as the installation of the hydrant in this location would be an improvement to public safety.

Financial Considerations:

Waiving servicing requirements places potential increased financial burden on the City, and future developments in the completion of the improvements in the future.

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on August 25, 2025 at 7:00pm.

Alternatives & Implications:

Should Council wish to advance in alignment with the staff recommendations above, staff propose the following Motion for Consideration:

THAT: the Development and Planning Services Committee recommends to the Council that Development Variance Permit No. VP- 618 be authorized for issuance varying the SDS Bylaw No.4293, for Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814 (2100 1 Avenue NE) as follows:

1. Waive the requirement to install one (1) fire hydrant located on 1 Avenue NE.

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Letter from Applicant
- Appendix 2 - Subject Property Map
- Appendix 3 – Ortho Maps
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Lawson Engineering Cost Estimate
- Appendix 7 – Engineering Servicing Report (SUB 25.02), dated February 19, 2025

- Appendix 8 – Engineering comments, dated July 14, 2025

RE: Preliminary Layout Review for Subdivision Application SUB-25.02 (2100 1 Avenue NE)

Dear Mayor Harrison and Council,

I am writing to you today to request that the requirement for two fire hydrants as per section e under Water System on page 3 of 7 in the PLR be waived.

These two fire hydrants are not needed because of my subdivision, they are needed right now, regardless of whether I subdivide this property or not. The costs to subdivide are already very high (estimated at \$75,000 without fire hydrants), and two fire hydrants have added another \$44,786 - \$65,835 on top of that. This quote from the engineer is just for the fire hydrants and installation and nothing else. This is not only very unfair and not equitable, it has made the subdivision fiscally impossible to do. This subdivision would be adding and helping with the housing supply, but with the additional costs, I would be breaking even by subdividing with added risk and hence would not be proceeding.

Infill fire hydrants that are needed due to the newer requirement of 150 m should be the responsibility of all taxpayers, in my opinion, and shouldn't be the burden of a single/family taxpayer. To put this cost in a more personal context, I'm going to compare the cost to pre-tax income, and I'll even use the low estimate of \$45,000. My husband is a CEA with the school district and he works with our most vulnerable youth. He would have to work for 18 months in order to pay for these two fire hydrants. Even worse if we took taxes and deductions into account. That would take it to over 2 years! How is this fair? I am a college professor, so I fare better, but I would still have to work over 5 months to pay for this with pre-tax income. That is a full semester, plus another month. Again, how is this equitable? Currently the average wage in Salmon Arm is roughly \$20/hour or \$42,000/year. So the average person will take over a year of pre-tax income to pay for two fire hydrants.

If the city really wants to push this cost to subdividers rather than all taxpayers, there would be a more equitable way to do it. From what I understand, some people would have to put in zero fire hydrants and others up to three. Instead, perhaps "fire protection" could be added to the development cost charges and everybody pays a flat fee, no matter how many fire hydrants are needed. This would be a more fair way to do it. I am just talking about infill fire hydrants that are already needed. I understand that new subdivisions that increase density or push past existing development would need to incur the charge of adding fire hydrants.

I would respectfully ask that council look to other solutions for these and all infill fire hydrants. I think a flat fee is more fair, but I feel that a plan using taxpayer dollars is even fairer.

Thank you for your consideration,

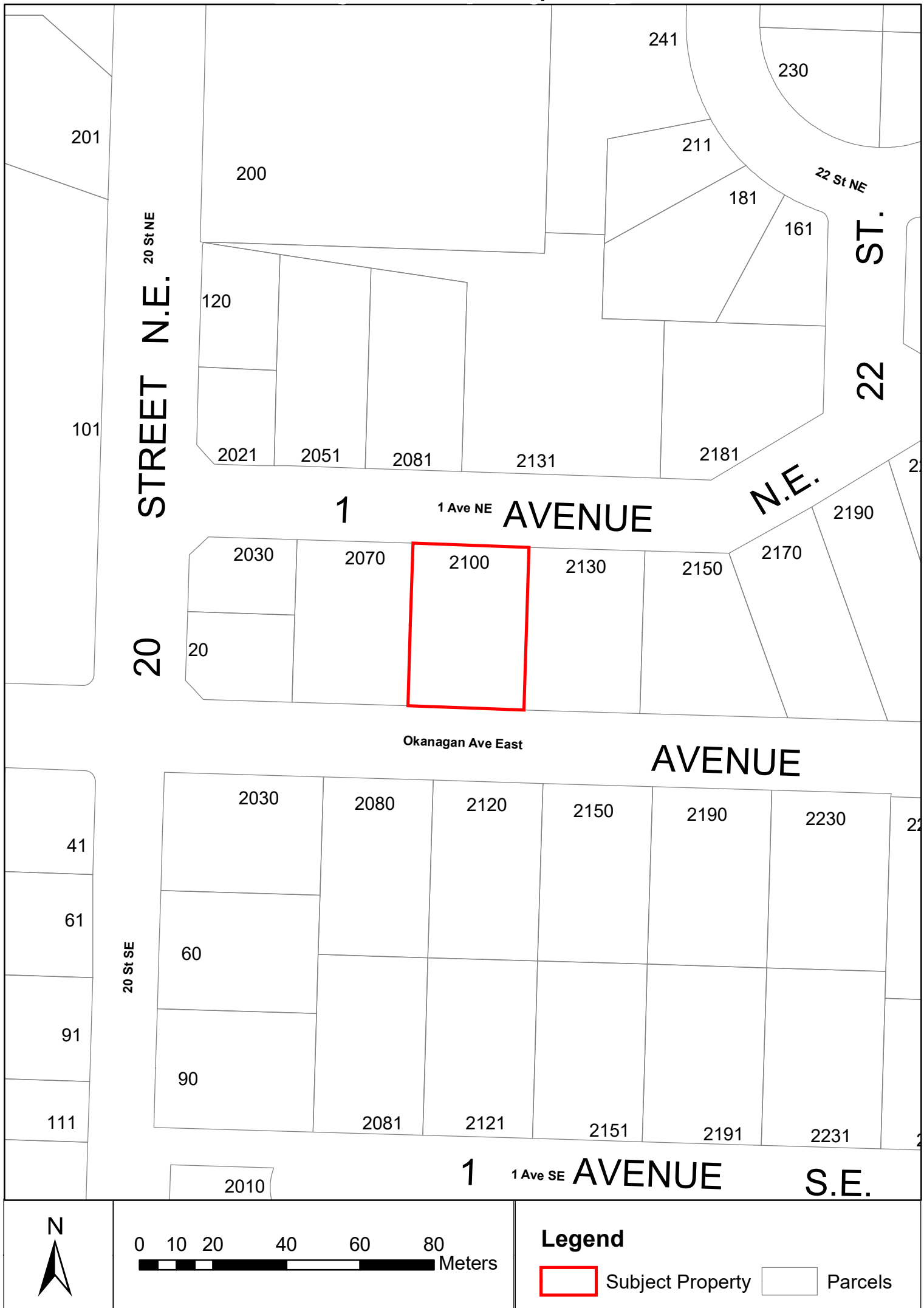


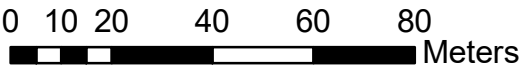
Amanda Krebs



Parcel Map

Appendix 2

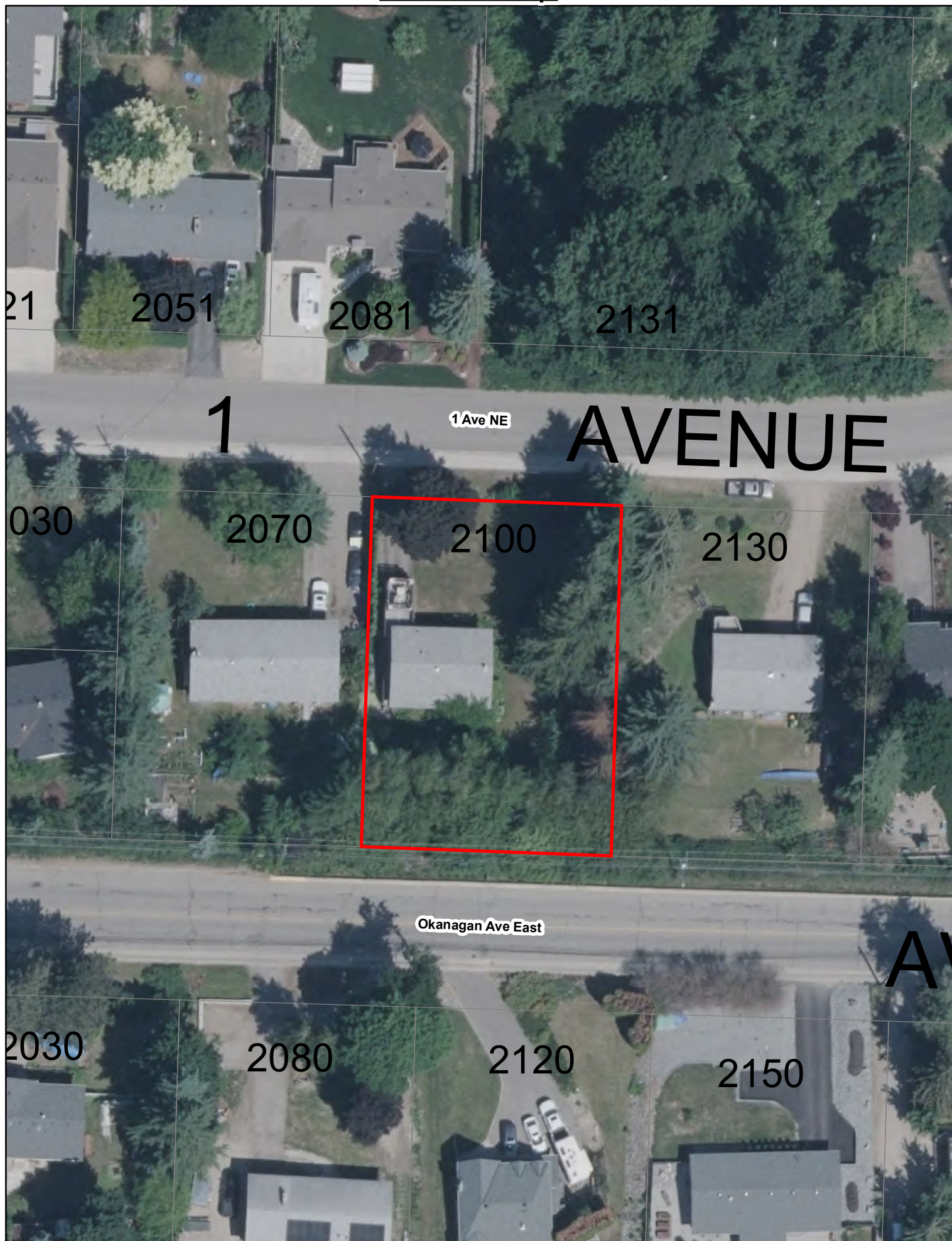




Legend

-  Subject Property
-  Parcels

Ortho Map



0 4.75 9.5 19 28.5 38 Meters

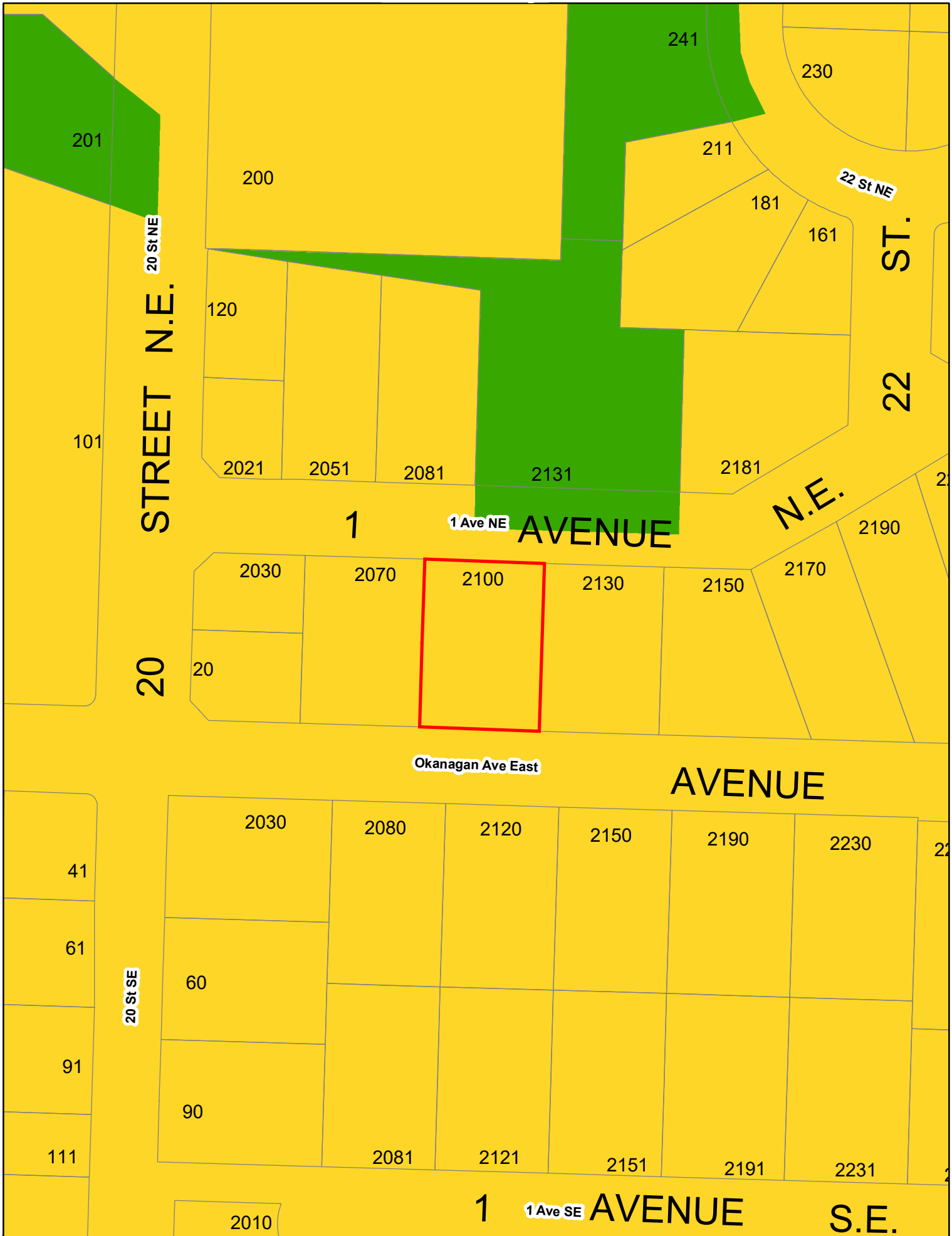
Legend



Subject Property



Parcels



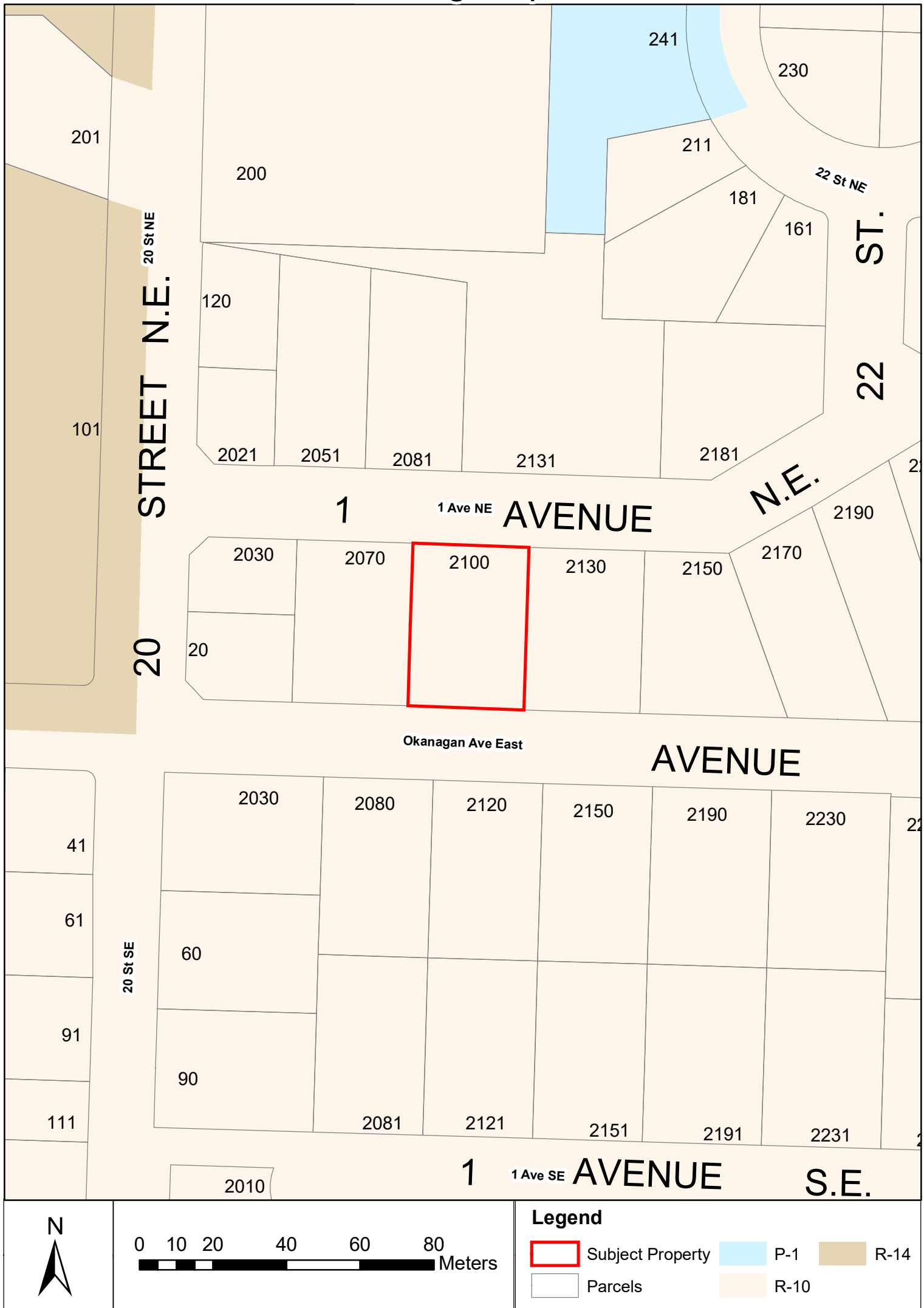
0 10 20 40 60 80 Meters

Legend

- Subject Property
- Park
- Parcels
- Residential - Medium Density

Zoning Map

Appendix 5



2100 1 AVENUE NE - FIRE HYDRANT INSTALLATION
2025-04-28
CLASS 'D' OPINION OF PROBABLE COSTS

CIVIL WORKS						
ITEM NO.	MMCD REF	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	Division 01 - General Requirements					
1.1	01 53 01	Mobilization / De-mobilization	LS	1	3,500.00	3,500.00
1.2	01 57 01	Erosion and Sediment Control Allowance	LS	1	500.00	500.00
					SUB-TOTAL	\$ 4,000.00
2.0	Division 03 - Concrete					
2.1	03 30 20	Supply & Install Concrete Sidewalk	m2	24	245.00	\$ 5,880.00
2.2	03 30 20	Remove and Dispose Existing Concrete Sidewalk	m2	24	54.00	\$ 1,296.00
2.3	03 30 20	Supply & Install Roll-over Curb and Gutter	m	6	315.00	\$ 1,890.00
2.4	03 30 20	Remove and Dispose Existing Concrete Sidewalk	m	6	48.00	\$ 288.00
					SUB-TOTAL	\$ 9,354.00
3.0	Division 31 - Earthworks					
3.1	31 24 13	Common Excavation & Disposal	m3	10	24.00	\$ 240.00
3.2	31 91 21	Landscape/Boulevard Restoration c/w Topsoil and Reseeding	LS	1	3,000.00	\$ 3,000.00
					SUB-TOTAL	\$ 3,240.00
4.0	Division 32 - Roads and Site Improvements					
4.1	32 11 23	Supply & Place 25Ø WGB Base Aggregate	m3	2	156.00	\$ 312.00
4.2	32 11 16.1	Supply & Place 75Ø Minus Crushed Aggregate Base	m3	10	104.00	\$ 1,040.00
					SUB-TOTAL	\$ 1,352.00
5.0	Division 33 - Utilities (Water Distribution Works)					
5.1	33 11 01	Supply & Install Fire Hydrant Assembly (CoSA Spec. Dwg. W-3)	ea.	2	11,800.00	\$ 23,600.00
					SUB-TOTAL	\$ 23,600.00

SUMMARY

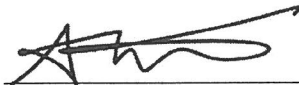
1.0	Division 01 - General Requirements	4,000.00
2.0	Division 03 - Concrete	9,354.00
3.0	Division 31 - Earthworks	3,240.00
3.0	Division 31 - Earthworks	3,240.00
4.0	Division 32 - Roads and Site Improvements	1,352.00
5.0	Division 33 - Utilities (Water Distribution Works)	23,600.00
	SUB TOTAL	44,786.00
	CONTINGENCY (CLASS 'D' - 40%)	17,914.40
	SUB-TOTAL	62,700.40
	GST (5%)	3,135.02
	TOTAL	65,835.42

1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.

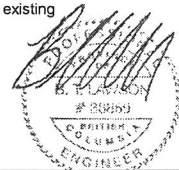
2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.

ASSUMPTIONS:

- Requested fire hydrant on Okanagan Avenue will be installed on the south side of the road (ie. closest to watermain) in the boulevard and avoid all existing trees/shrubs
- Requested fire hydrant on 1 Avenue NE will be installed in the boulevard on the south side of the road and in the boulevard and avoid all existing trees/shrubs



Prepared by: Alistair Waters, ASCT



Reviewed by: Blake Lawson, P.Eng
 Permit No. 1001279



***Memorandum from the
Engineering and Public
Works Department***

TO:	Gary Buxton, Director of Planning
DATE:	February 19, 2025
PREPARED BY:	Chris Moore, Engineering Assistant
APPLICANT:	Mando Krebs
SUBJECT:	SUB 25-02
LEGAL:	Lot 3, Section 13, Township 20, Range 10, W6M KDYD, Plan 23814
CIVIC:	2100 – 1 Ave NE

Further to your referral dated 10 January 2025, we provide the following servicing information. Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property change significantly, comments below may change

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. This proposed subdivision is deemed "infill" and is exempt from frontage improvements under Subdivision and Development Servicing Bylaw No. 4293, Section 5.4.
4. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
5. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
6. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
7. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
8. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
9. For the off-site improvements at the time of subdivision / building permit the applicant will be required to submit for City review and approval, detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision / building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

SUBDIVISION APPLICATION FILE: 25-02

February 19, 2025

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Roads / Access:

1. Okanagan Avenue E, on the subject property's southern boundary, is designated as an Urban Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. Okanagan Avenue E is currently constructed to an Interim Local Collector Road standard. No improvements will be required as per previously noted exemptions.
3. 1 Avenue NE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
4. 1 Avenue NE is currently constructed to an Interim Local Road standard. No improvements will be required as per previously noted exemptions.
5. Since Okanagan Avenue E is a Collector Road, no access onto Okanagan Avenue will be permitted.

Water:

1. The subject property fronts a 200mm diameter Zone 2 watermain on Okanagan Avenue E and a 150mm diameter Zone 2 watermain on 1 Avenue NE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 19mm diameter service from the 150mm diameter watermain on 1 Avenue NE. Upgrading to a new metered service (minimum 25mm) is required, water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire hydrant installation will be required to meet the low density spacing requirements of 150m. One additional fire hydrant will be required at the east property line on 1 Avenue NE and one additional fire hydrant will be required at the east property line on Okanagan Avenue E.

SUBDIVISION APPLICATION FILE: 25-02

February 19, 2025

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Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 1 Avenue NE and a 200mm diameter sanitary sewer on Okanagan Avenue E. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 1 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The remainder and proposed parcel are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 300mm diameter storm sewer on Okanagan Avenue E. No upgrades will be required at this time.
2. Records indicate that the existing property is not connected to City storm sewer.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2 for both the proposed and existing parcel.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design) is required.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer



**Memorandum from the
Engineering and Public
Works Department**

TO: Gary Buxton, Director of Planning
 DATE: 14 July 2025
 PREPARED BY: Nate Johnson, Engineering Assistant
 OWNER: **M. & R. Krebs** – 2181 3 Avenue SE, Salmon Arm, BC, V1E 1K1
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 618**
 LEGAL: Lot 3, Section 13 Township 20, Range 10, W6M KDYD, Plan 23814
 CIVIC: **2100 – 1 Ave NE**

Further to the request for variance dated May 21, 2025; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

This applicant is requesting a variance to waive the following requirement of Subdivision and Development Servicing Bylaw 4293 (SDSB) triggered by Building Permit:

1. Waive the requirement to install two fire hydrants - one on Okanagan Ave E and one on 1 Ave NE.

The applicant's subdivision will increase density of both people and property in an area underserved by fire protection per the best practice standard set by the Fire Underwriters Survey and as required in the SDSB (in theory up to eight units can be constructed on the proposed and remainder parcel). The requirements in the SDSB are created on the principle that all new lots created within the city should be serviced to a minimum acceptable level meeting current engineering and safety best practice, as such staff do not support creating a new lot outside of existing fire hydrant coverage.

Two additional Fire Hydrants are required to meet the residential spacing requirements of 150 meters, as required by the SDSB. Currently there is a 40m gap in the network along 1 Ave NE and a 116m gap along Okanagan Avenue E. (See attached plan.)

Although the spacing on 1 Ave NE does not meet the requirements of the bylaw, the additional distance to adjacent hydrants is only 20m in either direction and staff deem this deficiency to be minor. However, the installation of an additional hydrant on Okanagan Avenue will fill a significant gap and will provide much improved coverage in this location.

Staff acknowledge that the cost estimate provided by the applicant's Engineer is excessive to the scope of the proposed subdivision; however, note that it assumes that the hydrant on Okanagan Avenue will be installed on the north side of the road, on the frontage of the subject property. Since the watermain is on the south side of Okanagan Avenue, the Engineering Department would support installation on the south side, avoiding the need to cut across the road. This would significantly reduce the cost of installation while still providing adequate coverage to the proposed lot. A service estimate for the installation of one hydrant on the south side of Okanagan Avenue E has been prepared by the City and is attached for reference.

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Recommendation:

The Engineering Department has reviewed the requested variance to waive the requirement to install two new fire hydrants and supports a partial variance.

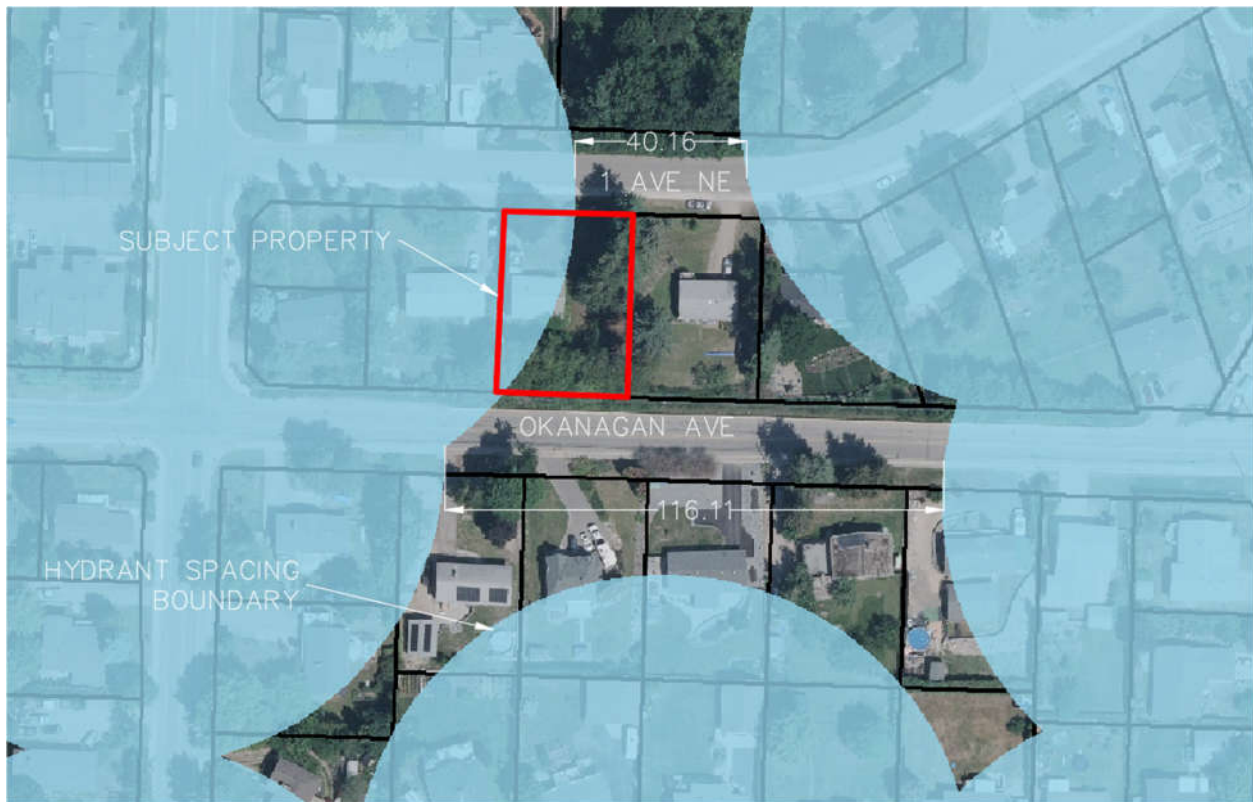
The Engineering Department recommends that one new fire hydrant be installed along the south side of Okanagan Avenue, and that the requirement to install a fire hydrant on 1 Avenue NE be waived.



Nate Johnson
Engineering Assistant



Jenn Wilson P.Eng.
Manager of Engineering



VARIANCE PERMIT APPLICATION FILE NO. VP- 618

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SERVICE ESTIMATE

To: Amanda & Mando Krebs
From: Nathan Johnson
CC:
Date: July 10, 2025
Re: Hydrant installation on south of Okanagan Ave
Address: 2100 1 Ave NE
Phone: 0
Email: 0

Summary of work: \$16,800
New hydrant installation on the south side of Okanagan Avenue

25% Contingency \$4,200

Total \$21,000

This is an estimate only. The City of Salmon Arm requires full payment in advance of work. Work will be scheduled once payment is received. Once work is complete, all unused funds will be returned with summary of expenses to the property owner. The property owner is responsible for all associated costs, including overages. Payment can be made by cheque or debit at City Hall.
