



DEVELOPMENT and PLANNING SERVICES COMMITTEE

January 8, 2018
City of Salmon Arm
Council Chamber
City Hall, 500 - 2 Avenue NE
8:00 a.m.

Page #	Section	Item#
	1.	<u>CALL TO ORDER</u>
	2.	<u>REVIEW OF THE AGENDA</u>
	3.	<u>DECLARATION OF INTEREST</u>
	4.	<u>PRESENTATION</u> n/a
	5.	<u>REPORTS</u>
1 - 12	5.1	ZON-1111, Wonderland Investment Inc., 50 – 30 Street NE – R-1 to R-4
13 – 20	5.2	ZON-1113, Lawson & Barnard et al. / Lawson Eng. & Dev. Services, 3310 – 16 Avenue NE – R-1 to R-8
21 - 30	5.3	ALC-373, Page, Peter, 460 – 10 Avenue SW
	6.	<u>FOR INFORMATION</u> n/a
	7.	<u>IN CAMERA</u> n/a
	8.	<u>LATE ITEM</u> n/a
	9.	<u>ADJOURNMENT</u>

<http://www.salmonarm.ca/agendacenter>

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City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: December 4, 2017

Subject: Zoning Bylaw Amendment Application No. 1111

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368

Civic: 50 – 30 Street NE

Owner/Applicant: Wonderland Investment Inc.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

AND FURTHER THAT: final reading of the zoning amendment bylaw be withheld subject to confirmation that the building meets Zoning Bylaw and BC Building Code requirements.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The 0.2 hectare (0.5 acre) subject parcel is located at 50 – 30 Street NE (Appendix 1 & 2). Presently zoned R-1, the parcel contains an existing non-conforming 6 unit multi-family building. The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) to bring the existing non-conforming building into alignment with regulations, including associated BC Building Code upgrades, and potentially facilitate future development of additional rental units.

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) as shown in Appendix 3, and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4). This area is comprised of a mix of residential zoned parcels (R-1, R-4, and R-5), as well as institutional (P-3 and P-1) parcels.

Land uses adjacent to the subject parcel include the following:

North: Medium Density Residential (R-4) parcel,
 South: Road (Okanagan Avenue E), with Institutional (P-3) parcel beyond,
 East: Single-Family Residential (R-1) parcel, and
 West: Road (30 Street NE), with Single-Family Residential (R-1) parcels beyond.

A site plan has been provided, indicating that zoning regulations can be met (Appendix 5). Site photos are attached as Appendix 6. The applicant has been in contact with City Building Inspectors, who have advised that building renovations to meet Building Code requirements are subject to full design and supervision by registered professionals.

OCP POLICY

The subject parcel is designated Medium Density Residential in the OCP, and is within Residential Development Area A, the highest priority area for development. The proposal appears to align with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses. Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and options.

In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing. OCP Map 11.2 designates a pedestrian corridor (greenway / sidewalk) along the Okanagan Avenue East frontage of the subject property, while OCP Map 12.2 designates a bike route along the 30 Street NE frontage. 30 Street is designated as an Urban Arterial Road (OCP Map 12.1).

As per OCP residential policy, multi-family development is subject to a future Development Permit application, thus a significant future redevelopment of the site would likely trigger the DP process.

COMMENTS

Engineering Department

While not conditions of rezoning, full municipal services are required involving frontage improvements to Okanagan Avenue E including sidewalk extension, as well as street lighting. The extent and level of works and services, both on and off-site would be dependent on the scale of redevelopment. The attached comments have been provided to the applicant (Appendix 7).

Building Department

Building renovations and alterations are subject to full design and supervision by registered professionals (Architect).

Fire Department

Fire Department notes concerns regarding potential upgrades required to achieve building code compliance.

Planning Department

Keeping in mind the Medium Density Residential OCP designation, the subject parcel is located in an area well-suited for medium density residential development with R-4 zoning as proposed, within a reasonable walking distance to schools, greenspace, the recreation centre and uptown commercial area. The maximum residential density permitted under R-4 (Medium Density) zoning is 40 dwelling units per hectare of land. As the subject property is 0.2 hectares in area, the maximum permitted density under R-4 would be 8 dwelling units assuming the present gross areas of the subject parcel and no density bonus. With a density bonus, the parcel could permit additional units. The ultimate intent of the owner is to develop 10 rental units as supported by the density bonus provisions under the proposed R-4 zoning.

In order to qualify for a density bonus, the owner would be required to register a covenant on the title of the subject parcel restricting the use to rental multiple family dwelling units, including a clause prohibiting stratification of the building.

Staff note that the existing building has been present for some time and feel that the proposal represents a reasonable balance between growth management principles while respecting existing land uses: the proposed density (10 units) appears sensitive to established neighbouring land uses, while representing an increase in present density.

As 30 Street is a Designated Urban Arterial Road, frontage improvements along the subject property would typically be an important consideration, however these improvements are largely in place including sidewalk facilities. Staff note the Okanagan frontage (just over 30 m) would require some upgrading.

Opportunity for on-street parking at this site is very limited, thus it is important that the proposed development meet (or exceed) parking requirements. Additionally, a screened refuse/recycling area is required. Review at later stages of development (Development Permit and/or Building Permit) will be required to illustrate how the applicant's proposed development would address such requirements relative to the subject parcel.

As previously noted, if rezoned to R-4, a form and character development permit application may be required prior to future development to demonstrate how the proposed buildings, lot grading, site and landscape designs will address the various requirements. Review of such an application would proceed through City staff, the Design Review Panel, and Council for consideration of approval.

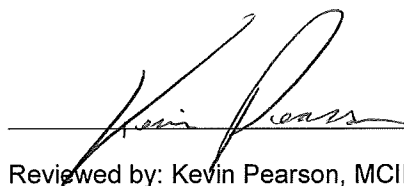
Should development proceed as proposed, City staff will review the proposal at the Building Permit stage to ensure that the various requirements previously discussed are met.

CONCLUSION

The proposed R-4 zoning of the subject property is supported by OCP policy and is therefore supported by staff. Furthermore, an increase in the supply of rental units is deemed by staff to be a positive step towards addressing a pressing community need. Development of future units would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



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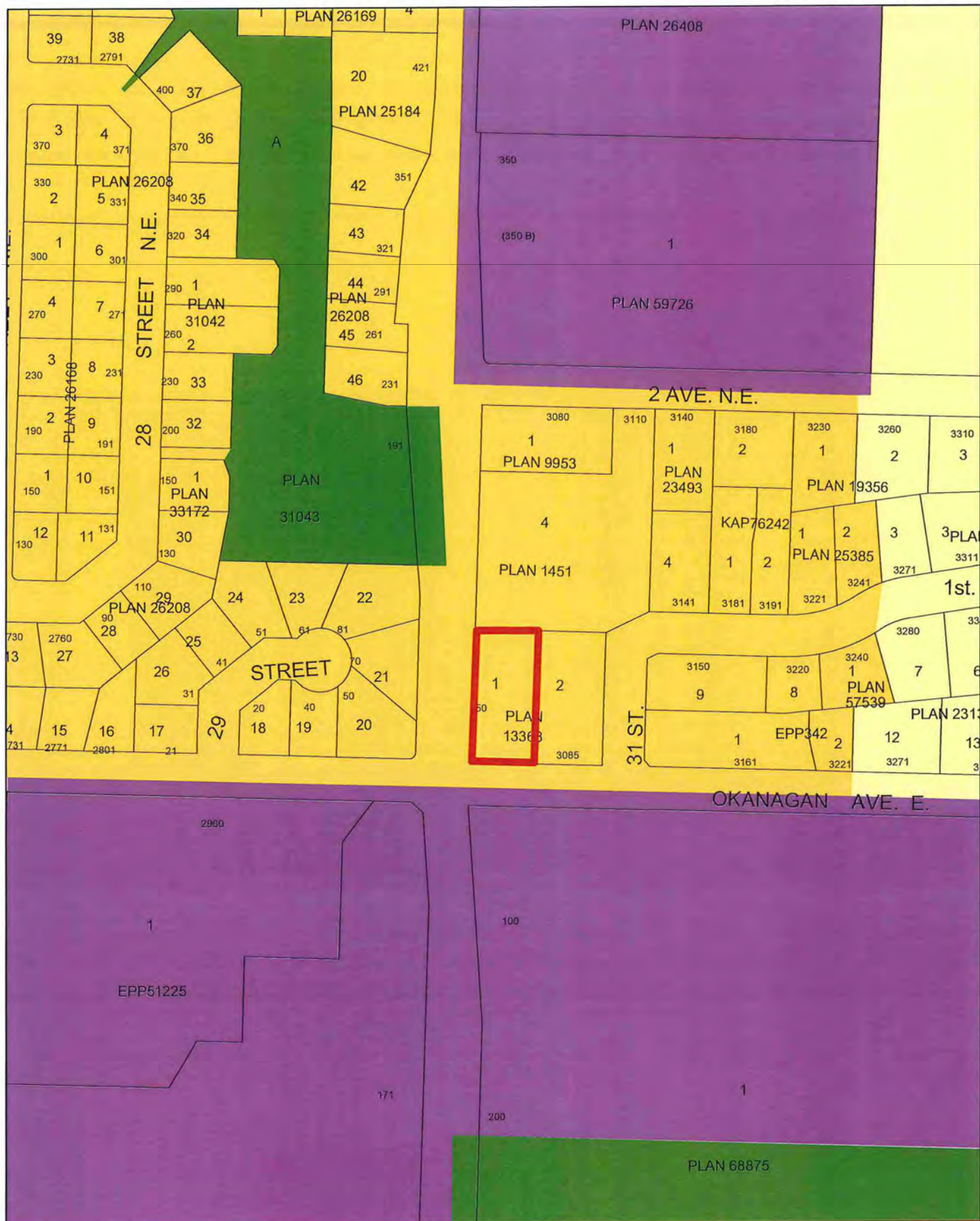
Subject Parcel



0 4.5 9 18 27 36 Meters



Subject Parcel



0 10 20 40 60 80
Meters



Subject Parcel



Park



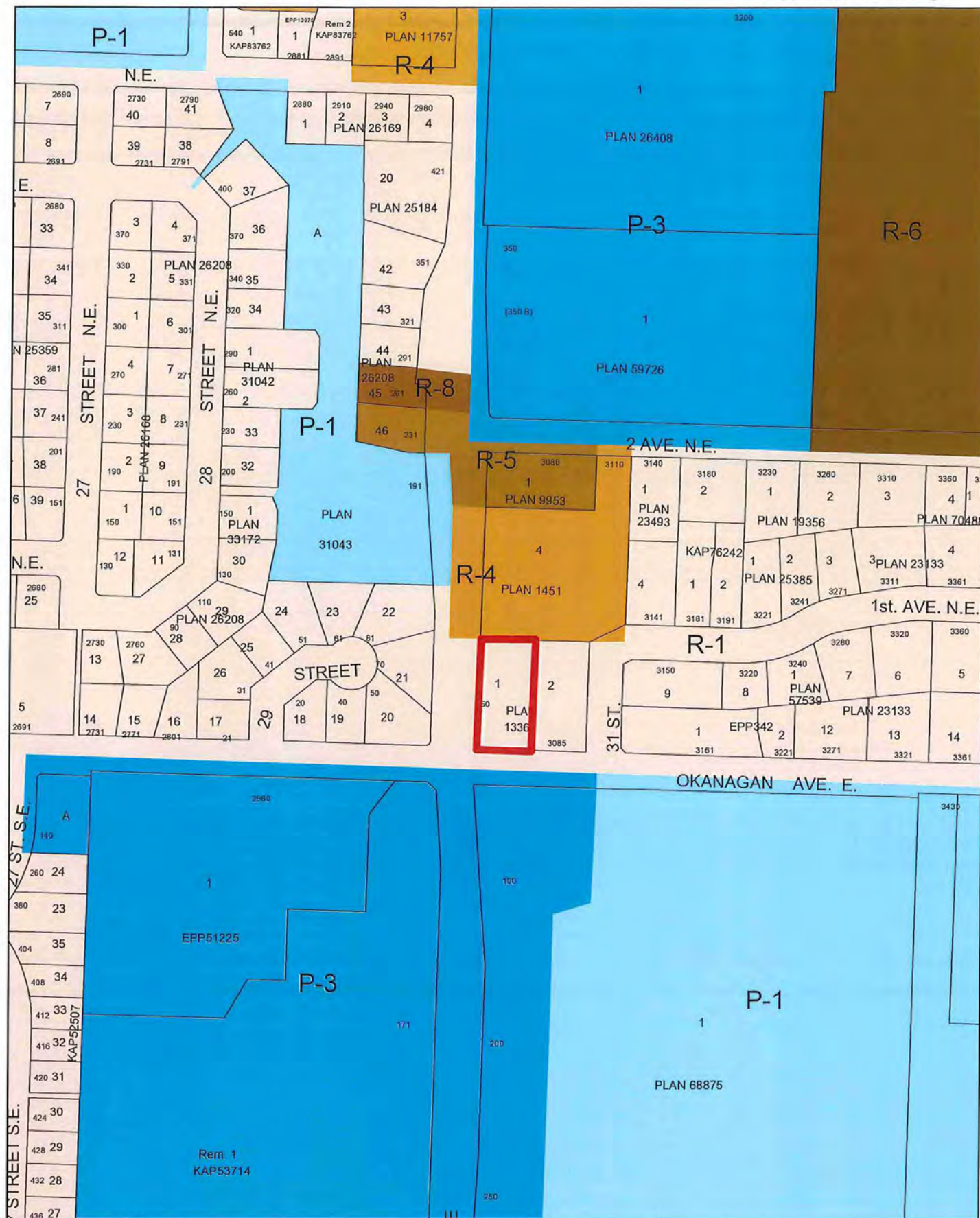
Medium Density Residential



Low Density Residential



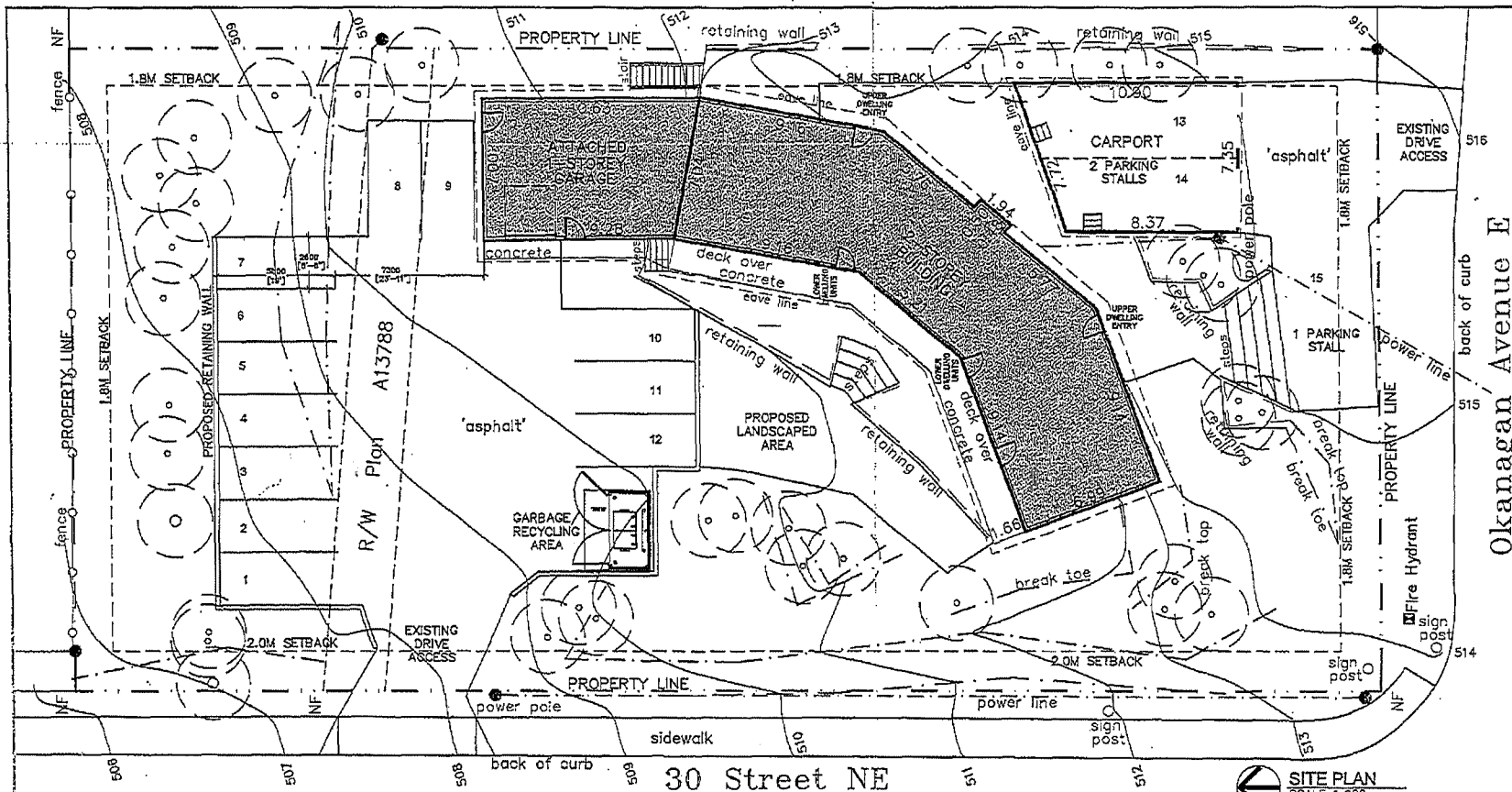
Institutional



0 25 50 100 150 200 Meters



Subject Parcel



Notes:
Verify all dimensions, elevations, and details.
Report any errors and/or discrepancies to
design firm prior to construction.
All drawings remain the property of
design firm.
This design and drawing may not be reproduced
without permission of design firm.
Do not make drawings.
This drawing supersedes previous issues.

Notes:
This drawing supersedes previous issues.

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions	Issued For
No. Description	Date (MM-DD-YY)
1	08-10-17

Drawn By: [Signature]
Project Number: 50-30-17
Date: 08-10-17

Project: 50 - 30 STREET NE
Salmon Arm, BC

Display Title:
**SITE PLAN
RE-ZONING PLAN**

Prepared by:
**THE NET
DIFFERENCE**

Prepared by:

Display Number:
A1

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MUNICIPAL ADDRESS
50 - 30 STREET NE
SALMON ARM, BC

LEGAL ADDRESS
LOT 1;
SECTION 18;
TOWNSHIP 20;
RANGE 9;
W6M; KDYD
PLAN 13368

SITE AREA
2024 m²
(0.5 ACRES)

CURRENT ZONING
R-1

PROPOSED ZONING
R-4

BUILDING CLASSIFICATION
MULTI FAMILY DWELLING

2 - STOREY ATTACHED
CORNER LOT
FACING TWO STREETS, NO LANE

EXISTING PRINCIPLE BUILDING FOOTPRINT
2-STOREY BUILDING 191.23 m² (2,058 ft²)
ATTACHED GARAGE 69.22 m² (745 ft²)
TOTAL PRINCIPLE BLDG 260.45 m² (2,803 ft²)
CARPORT FOOTPRINT/AREA: 70.61 m² (760 ft²)
TOTAL BUILDING FOOTPRINT 331.06 m² (3,563 ft²)

LOT COVERAGE (R-4)
MAX LOT COVERAGE R-4 ZONING: 55%
CURRENT LOT COVERAGE: 331.1/2024 = 16.4%

EXISTING BUILDING GROSS FLOOR AREA
MAIN FLOOR AREA 191.23 m² (2,058 ft²)
2ND FLOOR AREA 191.23 m² (2,058 ft²)
ATTACHED GARAGE AREA 69.22 m² (745 ft²)
TOTAL BUILDING AREA 451.68 m² (4,862 ft²)
FLOOR AREA RATIO = 0.22

BUILDING HEIGHT (R-4)
MAX HEIGHT PRINCIPLE BLDG. 32.8 ft (10 m)
EXISTING PRINCIPLE BUILDING ±24 ft (7.3 m)
ACCESSORY BUILDING HEIGHT (CARPORT) ±10 ft (3.05 m)

MAX DENSITY (R-4)
16.2 DWELLING UNITS
PER ACRE
0.5 ACRES X 16.2 = 8.1 UNITS

PARKING (R-4)
1.5 STALLS PER DWELLING UNIT
8 UNITS X 1.5 = 12 STALLS
PARKING PROVIDED: 12 STALLS

Appendix 5: Site Plan

Appendix 6: Site Photos



View south-east of subject parcel from 30 Street NE.



View north-west from Okanagan Avenue East.



*City of Salmon Arm
Memorandum from the Engineering
and Public Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: November 16, 2017
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Wonderland Investment Inc., 117, 1811 – 4 Street SW, Calgary, AB T2S 1W2
 APPLICANT: Owner
 SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON-1111
 LEGAL: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368
 CIVIC: 50 – 30 Street NE

Further to your referral dated 17 October 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. 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. Properties to be serviced completely by underground electrical and telecommunications wiring.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. 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.
6. Erosion and Sediment Control measures will be required as per the Subdivision and Development Services Bylaw 4163, Section 3.1.
7. At the time of development the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
8. For the off-site improvements at the time of development 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 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.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1111
November 16, 2017
Page 2

Roads/Access:

1. 30 Street NE on the subject property's west boundary is designated as an Urban Arterial Road requiring a 20.0m dedication. Current records indicate that no additional dedication is required at this time (to be confirmed by BCLS).
2. 30 Street NE is constructed to an Interim Urban Arterial Road standard. Due to the location of existing three phase hydro poles and the extended right of way width on the west side of 30 Street NE, no frontage improvements will be required on 30 Street NE. However, an additional pole mounted street light will be required on the existing hydro pole.
3. Okanagan Avenue NE on the subject property's south boundary is designated as an Urban Local Road requiring a 20.0m dedication. Current records indicate that no additional dedication is required at this time (to be confirmed by BCLS).
4. Okanagan Avenue NE is constructed to an Interim Urban Local Road standard. Upgrading to the Urban Local Road standard (RD-2) will be required. Upgrading may include, but is not limited to sidewalk and street lighting. Owner / developer is responsible for all associated costs.
5. A 5m x 5m corner cut will be required at the junction of 30 Street NE and Okanagan Avenue NE.

Water:

1. The subject property fronts a 300mm diameter Zone 4 water main and a 200mm diameter Zone 4 water main on 30 Street NE and a 200mm diameter Zone 4 water main on Okanagan Avenue NE. No further upgrades are anticipated.
2. The property is to be serviced with a single, metered water service connection, adequately sized to satisfy the proposed use, as per specification drawing W-11 (minimum 25mm diameter). City records indicate that the subject property is currently serviced with a 19mm service from the water main on 30 Street NE. All existing inadequate services must be abandoned at the main at the owner/developers cost. The City of Salmon Arm will supply new meter at the time of building permit application (at the owner/developers cost).
3. The subject property is in an area with sufficient fire flows, according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary Sewer:

1. The subject property fronts a 150mm diameter sanitary sewer on 30 Street NE, a 150mm diameter sanitary sewer in a right of way towards the north of the property and a 150mm sanitary sewer on Okanagan Avenue NE. Since this is the head of the sewer and there would be no benefiting properties, no further upgrades are anticipated.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1111

November 16, 2017

Page 3

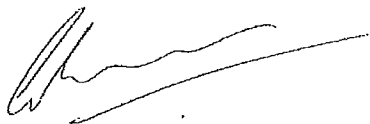
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2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs. City records do not indicate the location of the current sanitary service. All existing inadequate/unused services must be abandoned at the main. Owner/developer is responsible for all associated costs.

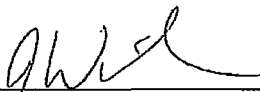
Drainage:

1. The subject property fronts a 250mm diameter storm sewer on Okanagan Avenue NE. There is no storm sewer on 30 Street NE in this location. Extension of storm sewer along 30 Street NE frontage is not required as 30 Street NE has adequate drainage and there would be no benefiting properties. No further upgrades are anticipated.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development.
3. Subject to approval of the ISMP, the proposed lots may be serviced by single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. All existing inadequate/unused services must be abandoned at the main; applicant is responsible for all associated costs. City records indicate that the existing property was not serviced with a City storm service.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage) is required.



Chris Moore
Engineering Assistant

Jennifer Wilson, P. Eng., LEED © AP
City Engineer



City of Salmon Arm
Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: December 19, 2017

Subject: Zoning Bylaw Amendment Application No. 1113

Legal: Lot C, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17284
 Civic: 3310 16 Avenue NE
 Owner: Barnard, A., Barnard, K. & Lawson, S.
 Applicant: Lawson Engineering & Development Services Ltd.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot C, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17284 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

AND THAT: Final reading of the Bylaw be withheld subject to approval by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 3310 16 Avenue NE which currently has an existing single family dwelling on the property (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite), followed by a potential subdivision (an application to subdivide has been submitted: SUB17-32). Should the zoning proposal proceed, this subdivision would allow for a single-family dwelling with some form of a *secondary suite* on each proposed lot.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 and 4). The subject parcel is located east of Salmon Arm Secondary School, a residential area largely comprised of R-1 zoned parcels. There are currently three R-8 zoned parcels within close proximity of the subject parcel.

The subject parcel is approximately 0.34 acres in area, roughly 35 metres wide, and meets the conditions of minimum parcel area and minimum parcel width as specified by the proposed R-8 zone. Site photos are attached as Appendix 5. The intent of the application is to facilitate the subdivision of the parcel (concept attached as Appendix 6), which would allow for the creation of two parcels.

The proposed east parcel would be 19.4 m x 39.9 m (approximately 774 square metres) and would contain the existing house should the subdivision proceed. Based on this proposed area, this proposed lot would meet Zoning Bylaw requirements to permit either a *secondary suite* (within a house) or *detached suite*.

The proposed west parcel would be 15.5 m x 39.9 m (approximately 618 square metres). Based on the proposed area, this new lot would meet Zoning Bylaw requirements to permit a *secondary suite* but not a *detached suite*.

This amendment would facilitate future development and use. Any development of a single family dwelling, *secondary suite* or *detached suite* would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

OCP - Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. The subject parcel as it currently exists and the proposed parcels which would be created by a future subdivision all meet the conditions of the R-8 Zone and would allow for some form of *secondary suite* to be developed

The Zoning Bylaw requires secondary suites to have one designated offstreet parking stall in addition to the two stalls required for a single family dwelling. The subject parcel (and proposed parcels) has more than adequate space to accommodate this requirement.

COMMENTS

Ministry of Transportation and Infrastructure

MoTI has granted Preliminary Approval for the rezoning.

Engineering Department

No concerns.

Building Department

No Concerns. A secondary suite is subject to BC Building Code requirements.

Fire Department

No concerns.

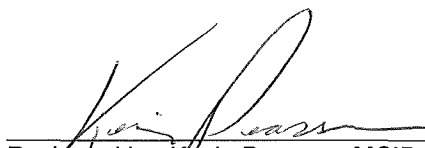
Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a *secondary suite* would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

The proposed subdivision under the proposed R-8 Zone regulations, which would result in two lots should the applicant proceed, would substantially align with current development patterns in the area.



Prepared by: Chris Larson, MCP
Planning and Development Officer



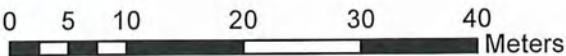
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



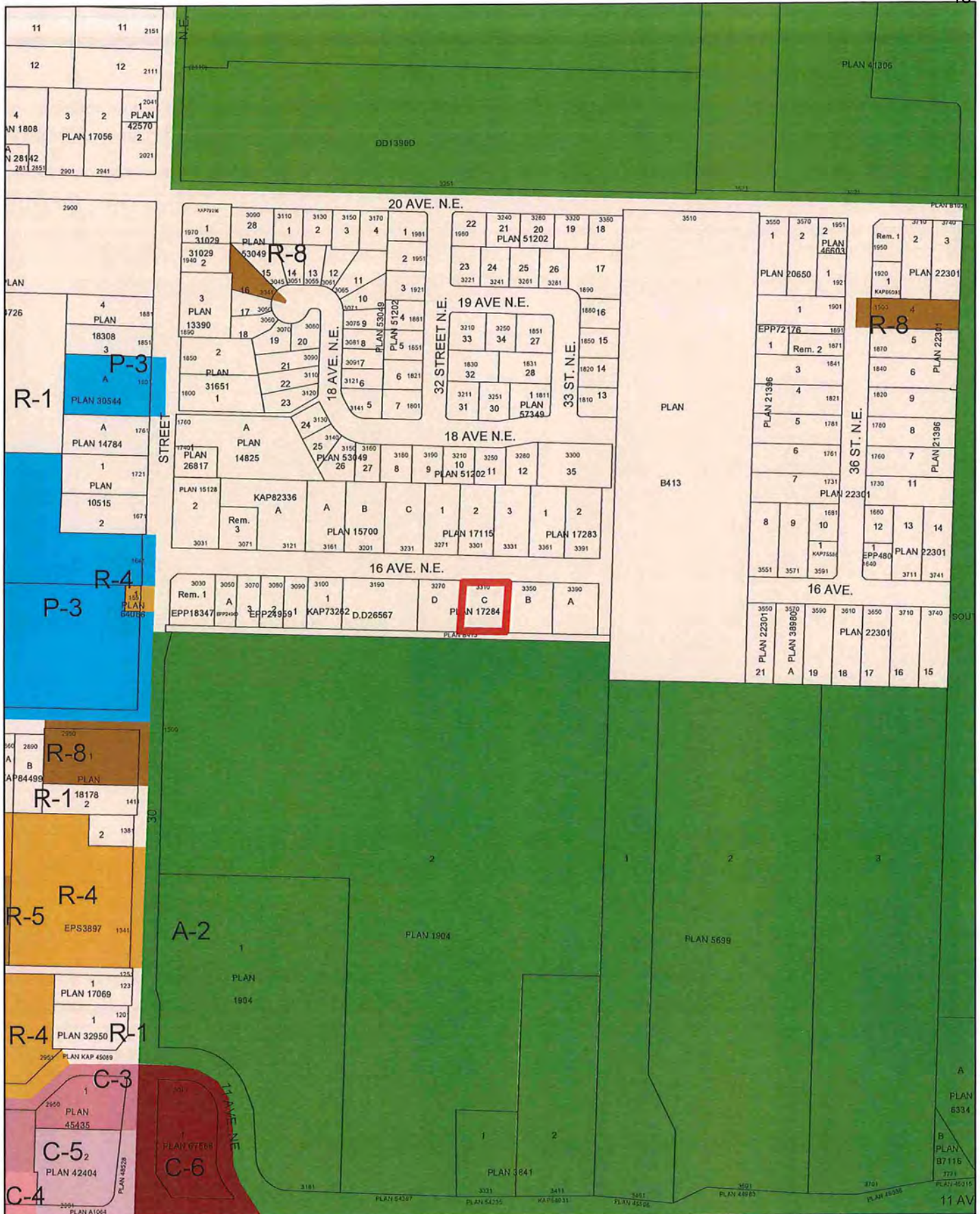
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Subject Parcel



Subject Parcel

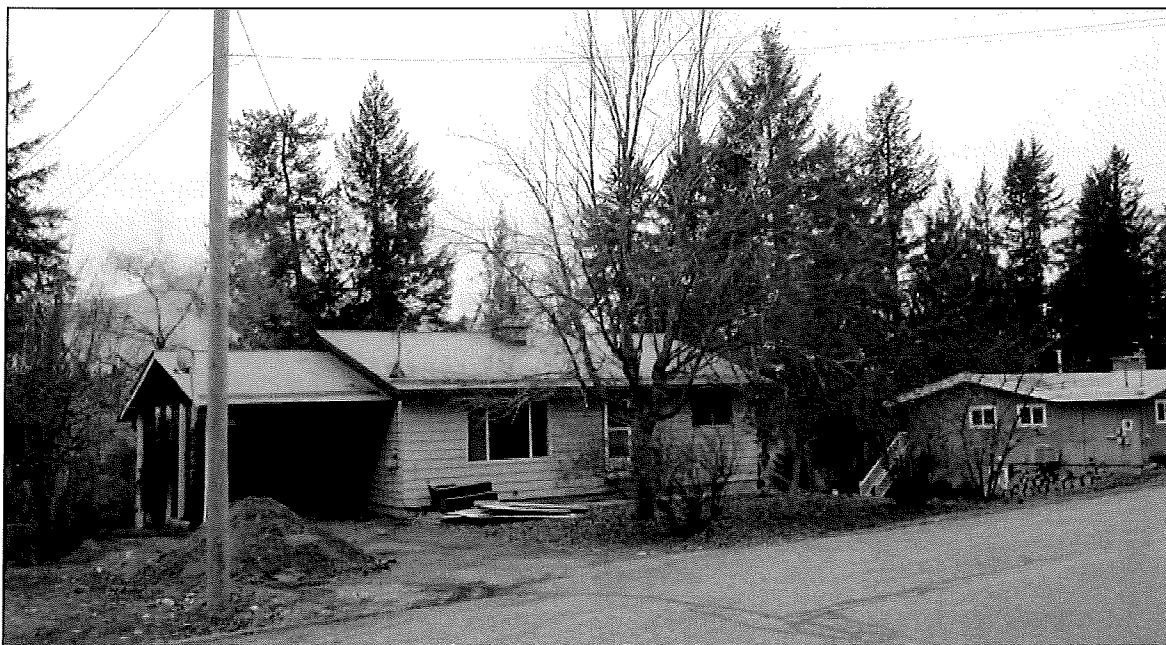


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Subject Parcel

Appendix 5: Site Photos



View south-west of subject parcel from 16 Avenue NE.



View south-east of subject parcel from 16 Avenue NE.



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: December 6, 2017

Subject: Agricultural Land Commission Application No. ALC-373 (Non-Farm Use in ALR)

Legal: Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414
 Civic: 460 – 10 Avenue SW
 Owner/Applicant: Peter Page

MOTION FOR CONSIDERATION

THAT: Agricultural Land Commission Application No. ALC-373 be authorized for submission to the Agricultural Land Commission.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 460 – 10 Avenue SW as show in APPENDIX 1. The property is approximately 3.3 hectares in size which currently contains a primary residence and a number of accessory buildings. The applicant is proposing to continue the use of part of the property as a temporary campground during the annual Salmon Arm Roots and Blues music festival. The campground layout and site plan is shown in APPENDIX 2.

BACKGROUND

The subject property is designated Acreage Reserve in the Official Community Plan, is zoned Rural Holding (A-2) and is entirely within the Agricultural Land Reserve, APPENDICES 3, 4 and 5 respectively. The applicant has requested approval for the temporary campground under Section 20(3) of the *Agricultural Land Commission Act* (non-farm use in the ALR).

The temporary campground has been used annually for six years since 2011. The campground would consist of 100 sites open to tent and recreation vehicle campers for a four day period during the festival. Dating back to 2005, six non-farm use applications have been approved by City Council and the Agricultural Land Commission (ALC) for temporary campgrounds in the "ALR Island" location. The number of properties involved has increased from two to four and the number of individual campsites has increased from 217 to approximately 700, including the subject property. The most recent approval, granted January 23, 2015, was for three adjacent properties to the west and will expire after the 2019 festival.

The land is flat and accessible from 10 Avenue SW. The Salmon Arm Roots and Blues Festival site is conveniently located on the Fall Fair grounds, north of the campgrounds across 10 Avenue SW. The area is characterized by rural acreages surrounded by park, recreation, commercial and residential uses

The proposed use also needs the City's approval of a Temporary Use Permit (TUP) because a campground is not a permitted use in the City's A-2 Zone. Since 2005, several TUPs have been approved for different sized and scale of campgrounds. The applicant's last TUP (File No. TUP-14) was approved in early 2017 and will expire in 2019.

Improved Soil Classification

The subject property has an Improved Soil Capability Rating of 60% Class 2 and 40% Class 4. Soil Classification Mapping is shown in APPENDIX 6. (Soil capability rating ranges from Class 1 to Class 7. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.)

COMMENTS

Engineering Department

Comments are attached as APPENDIX 7.

Building Department

No BC Building Code concerns.

Fire Department

No concerns.

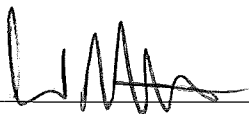
Planning Department

No concerns, approval recommended.

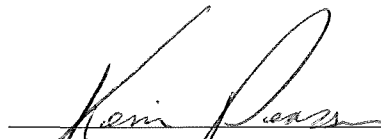
CONCLUSION

The proposal is to continue the use of the subject property as a temporary campground during the annual Salmon Arm Roots and Blues music festival. No bylaw enforcement issues have been reported in the six years of operation, as well as no indication of negative impact to the agricultural land. The campground site is considered a practical location for the festival.

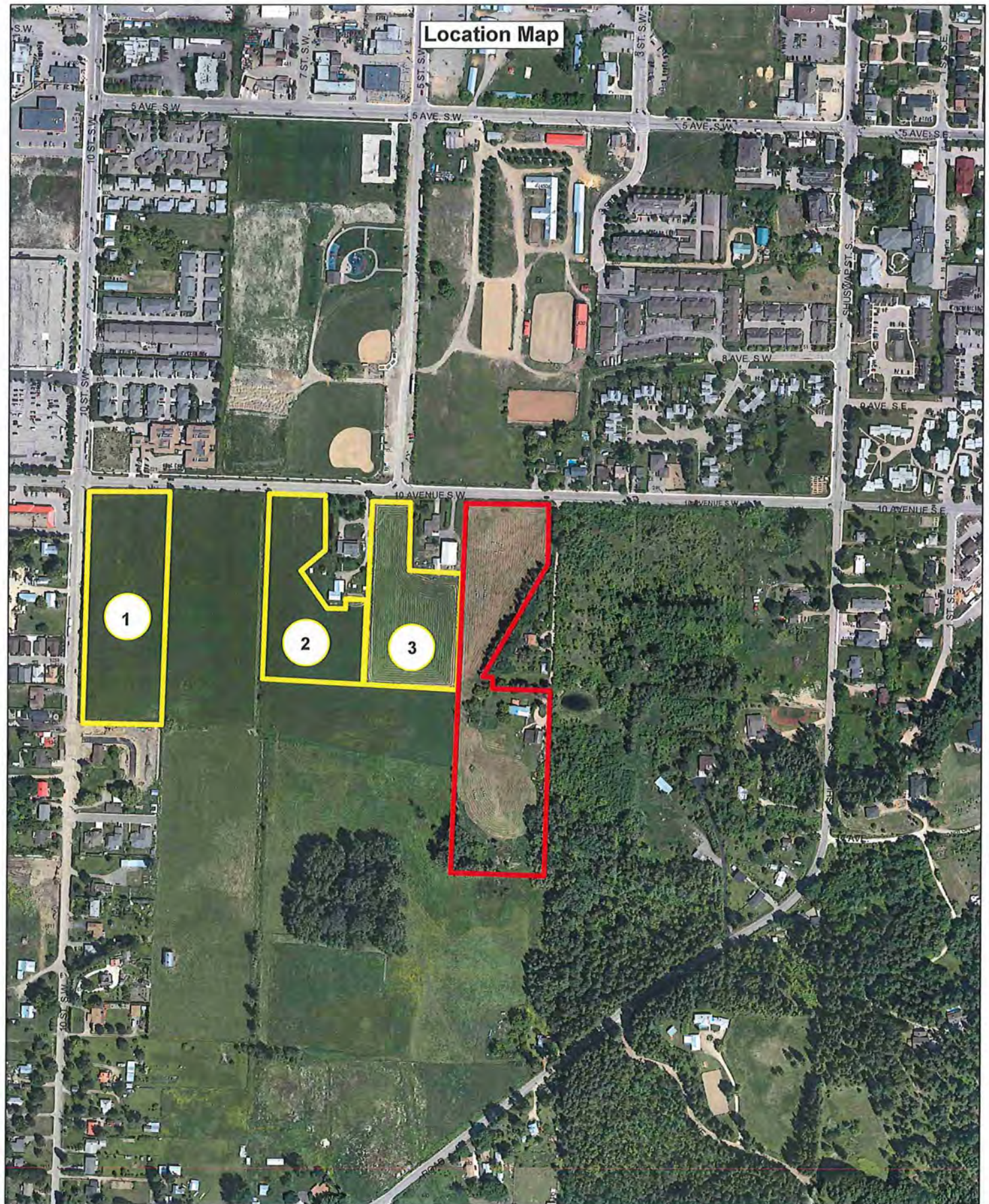
Staff recommends this application be forwarded on to the ALC for consideration for the above noted reasons. Renewal of the TUP will be required if the application is approved by the ALC.



Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



Location Map


1

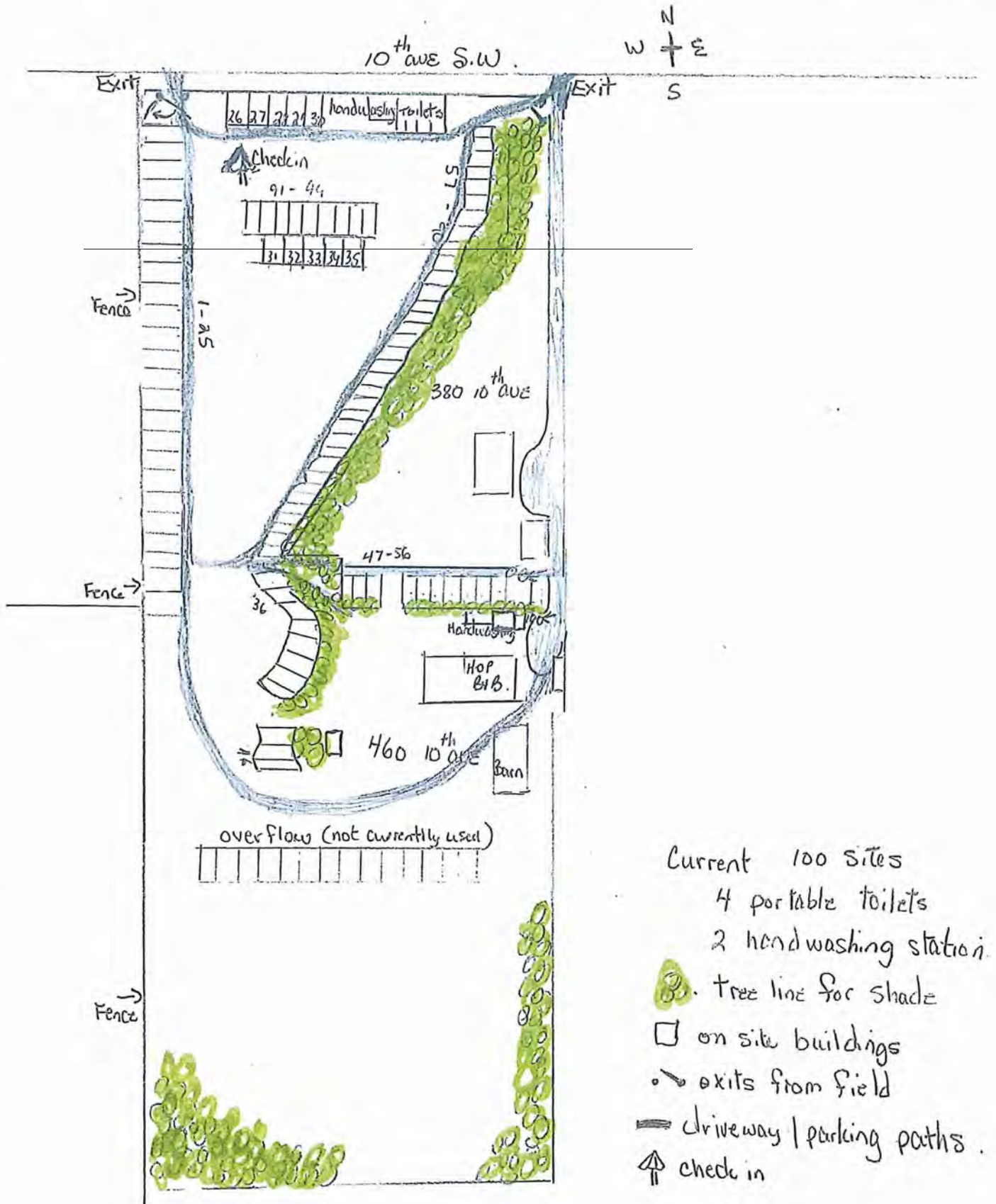
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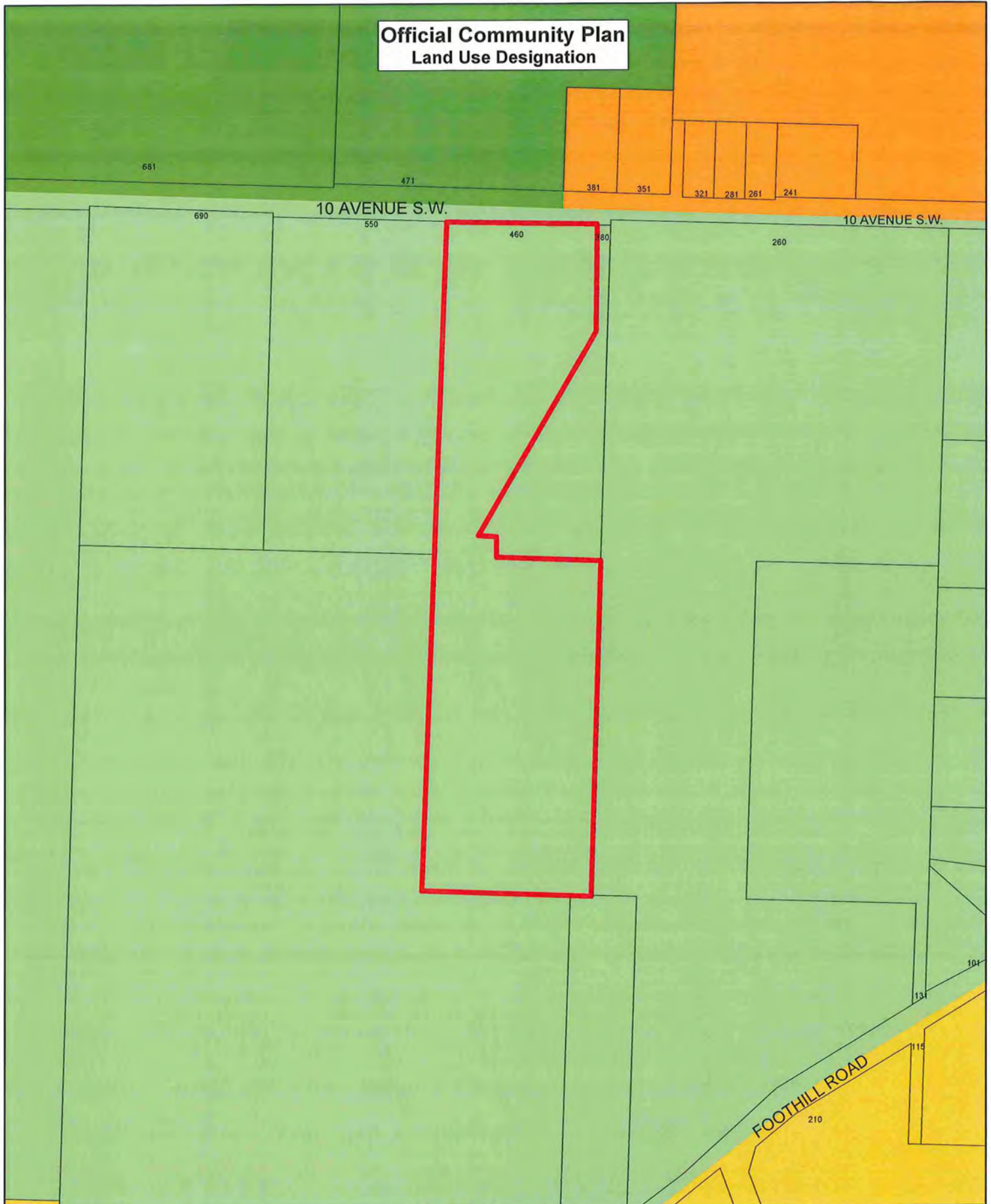


0 40 80 120 160
Meters

-  Subject Parcel
-  Other Temporary Campgrounds



Official Community Plan
Land Use Designation



0 25 50 75 100
Meters



Subject Parcel



Acreage Reserve



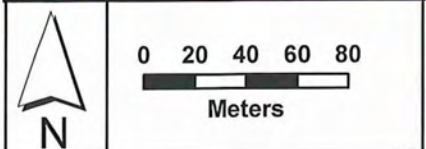
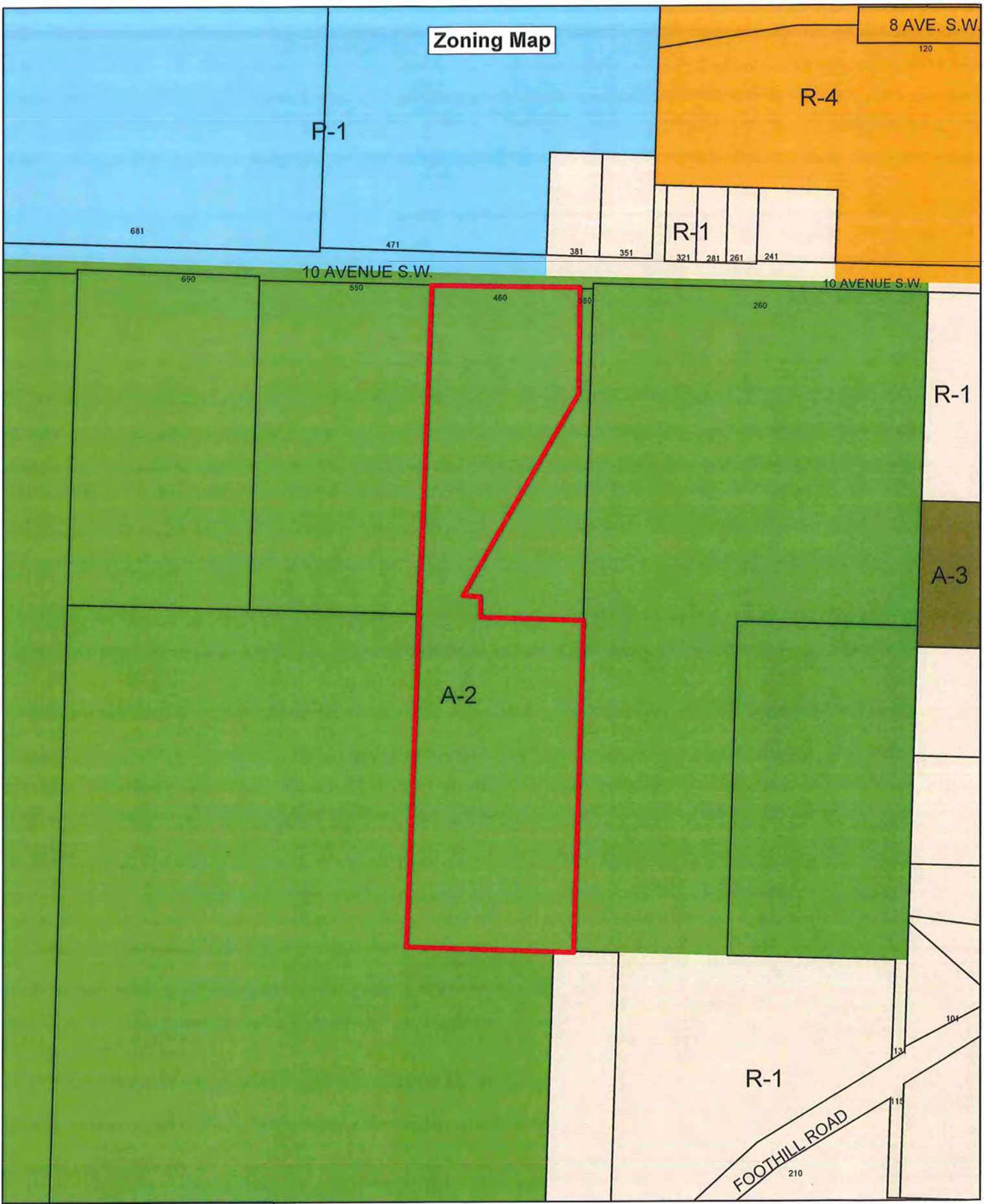
Park



Residential - Medium Density

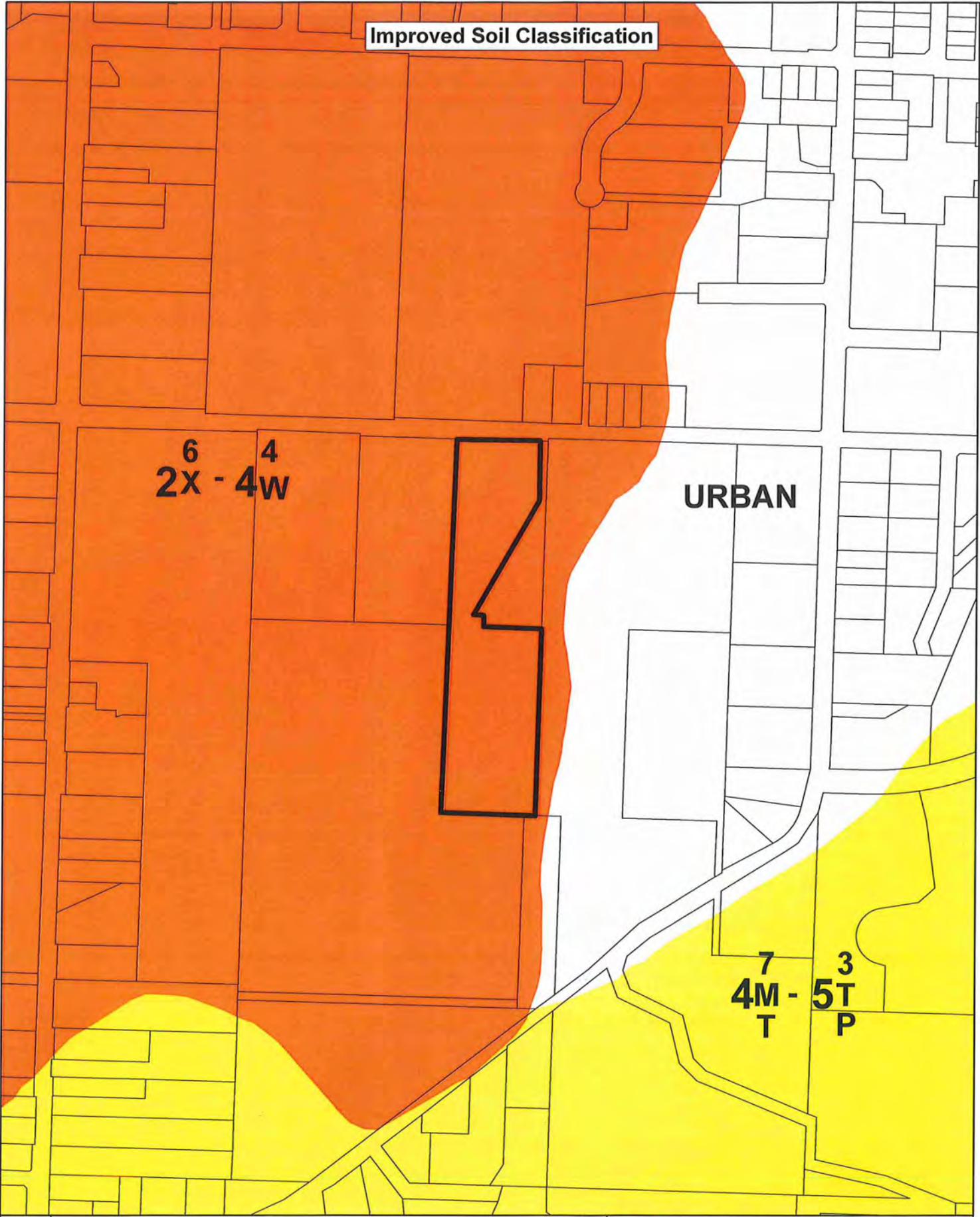


Residential - High Density



-  Subject Parcel
-  Rural Holding
-  Park and Recreation
-  Single Family Residential
-  Medium Density Residential







City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

TO: Kevin Pearson, Director of Development Services
DATE: November 23, 2017
PREPARED BY: Chris Moore, Engineering Assistant
OWNER: **Page, Peter**, 460 – 10 Avenue SW, Salmon Arm, BC V1E 1T5
APPLICANT: Owner
SUBJECT: AGRICULTURAL LAND COMMISSION APPLICATION. ALC-373
LEGAL: Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414
CIVIC: **460 – 10 Avenue SW**

Further to your referral dated November 2, 2017, the Engineering Department has no objection to the proposed application for non-farm use. City services are not affected by the proposed changes.

A Temporary Use Permit will be required which will address connection to the City Sanitary and City water system, including water meters, backflow prevention and sewage disposal.

Chris Moore
Engineering Assistant

Jennifer Wilson, P. Eng., LEED® AP
City Engineer

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