



## ***AGENDA***

### **City of Salmon Arm Development and Planning Services Committee**

**Monday, January 18, 2021**

**8:00 a.m.**

**By Electronic Means**

| <b>Page #</b> | <b>Item #</b> | <b>Description</b>                                                                                                                                                                                                            |
|---------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | <b>1.</b>     | <b>CALL TO ORDER</b>                                                                                                                                                                                                          |
|               | <b>2.</b>     | <b>ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY</b><br><i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i> |
|               | <b>3.</b>     | <b>REVIEW OF AGENDA</b>                                                                                                                                                                                                       |
|               | <b>4.</b>     | <b>DISCLOSURE OF INTEREST</b>                                                                                                                                                                                                 |
| <b>1 - 16</b> | <b>5.</b>     | <b>REPORTS</b>                                                                                                                                                                                                                |
|               | <b>1.</b>     | Development Variance Permit Application No. VP-523 [Salmon Arm Ready Mix Ltd./LaTosky, M.; 2851 13 Avenue SW; Servicing requirements]                                                                                         |
|               | <b>6.</b>     | <b>PRESENTATIONS</b>                                                                                                                                                                                                          |
|               | <b>7.</b>     | <b>FOR INFORMATION</b>                                                                                                                                                                                                        |
|               | <b>8.</b>     | <b>CORRESPONDENCE</b>                                                                                                                                                                                                         |
|               | <b>9.</b>     | <b>ADJOURNMENT</b>                                                                                                                                                                                                            |

**FOLLOWED BY SPECIAL (BUDGET) COUNCIL MEETING AT 9:00 A.M.**

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# CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: January 8, 2021

SUBJECT: Variance Permit Application No. VP-523 (Servicing)  
 Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 25597 Except Plan EPP68720  
 Civic Address: 2851 – 13 Avenue SW  
 Owner/Applicant: Salmon Arm Ready Mix Ltd. / LaTosky, M.

## MOTION FOR CONSIDERATION

**THAT: Development Variance Permit No. VP-523 be authorized for issuance for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 25597 Except Plan EPP68720 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the development of an accessory building as permitted under the M-1 – General Industrial Zoning regulations.**

## STAFF RECOMMENDATION

THAT: Council consider the following options with respect to the Motion:

- 1) Approve the Development Variance Permit as presented in the Motion for Consideration (i.e. what the applicant is requesting – to waive all requirements);
- 2) Approve the Development Variance Permit as presented in the Motion for Consideration, subject to registration of a Section 219 Land Title Act Covenant on the subject property stipulating no further development or subdivision covenant until fully serviced to City Bylaw standards;
- 3) Defeat the Motion for Consideration and support either all or some of the Engineering Department's Recommendation outlined in the Memorandum dated January 5, 2021 (attached as Appendix 7); or
- 4) Defeat the Motion for Consideration (i.e. deny the Development Variance Permit).

## PROPOSAL

The owners submitted a Building Permit application on October 14, 2020 for an accessory building with a declared value of \$150,000 to contain existing aggregate storage and weighing bins associated with concrete production. This proposal triggers service and frontage upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163. The applicant has requested (October 21, 2020) that Council vary all of these provisions. A letter of rationale has been provided (Appendix 3), including drawings of the proposed building.

## BACKGROUND

The subject parcel is located at 2851 – 13 Avenue SW (Appendix 1 and 2), just southeast of the TCH and 30 Street SW intersection. The subject parcel is within a small industrial area along 13 Avenue SW, a



relatively small section of road (300 m) within the 1:200 year floodplain which currently terminates to the east at an Agricultural Land Reserve boundary. The subject parcel is approximately 3 acres in size, with an existing industrial / commercial development on the property. The parcel is designated "General Industrial" in the City's Official Community Plan (OCP), is just within the Urban Containment Boundary, and is zoned General Industrial (M-1) in the Zoning Bylaw (Appendix 4 & 5). The uses "concrete products and readi-mix concrete" are permitted within the M-1 zone. Site photos are attached as Appendix 6.

#### COMMENTS

##### Engineering Department

Detailed comments are attached as Appendix 7.

##### Building Department

No concerns.

##### Fire Department

No concerns.

##### Planning Department

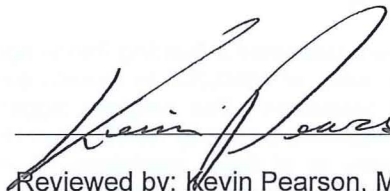
The applicant is requesting variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate development permitted by the present M-1 zoning. Given the M-1 zoning, the parcel does not qualify for exemptions. Full frontage and servicing upgrades are triggered including road upgrades (to the RD-6B standard), water main upgrades, fire hydrant installation, sanitary sewer line installation, and storm sewer installation. As they are considered premature at this time, cash in lieu contributions would be accepted for the road upgrades, sanitary sewer and storm sewer upgrades. The City's Engineering Department suggests an estimated cost of \$230,000 for these upgrades. Noting the need to avoid service gaps and to provide expected levels of service, Engineering staff have recommended against the Motion, with their comments noting support for a 50% variance for the sanitary sewer requirement.

The purpose behind these servicing requirements is to ensure that properties under development are connected to the municipal systems, and to ensure that each system (water, sanitary and storm sewers) is extended to the boundary of an adjacent property to mitigate gaps in the systems. The larger the gap, the more expectation there is that the City should either take on the works and services to facilitate development, or allow for a reduction in standards. The subject property is in an area with a history of service requests for road and drainage improvements.

However, Planning staff recognize the rationale behind the requested variances given the scale and cost of the proposed development relative to the improvements required, and the location of the parcel within a small and relatively isolated industrial area at the edge of the Urban/Rural area, and have thus provided Council with options to consider. Planning staff note the potential benefits related to aesthetic improvements, noise and dust abatement from the proposed accessory building which would serve to contain and to improve upon an existing use, rather than to enable some new use of the subject property. Should the owner choose to undertake additional future development, service upgrades will be required to the full standard of the SDS bylaw, with or without a Covenant.

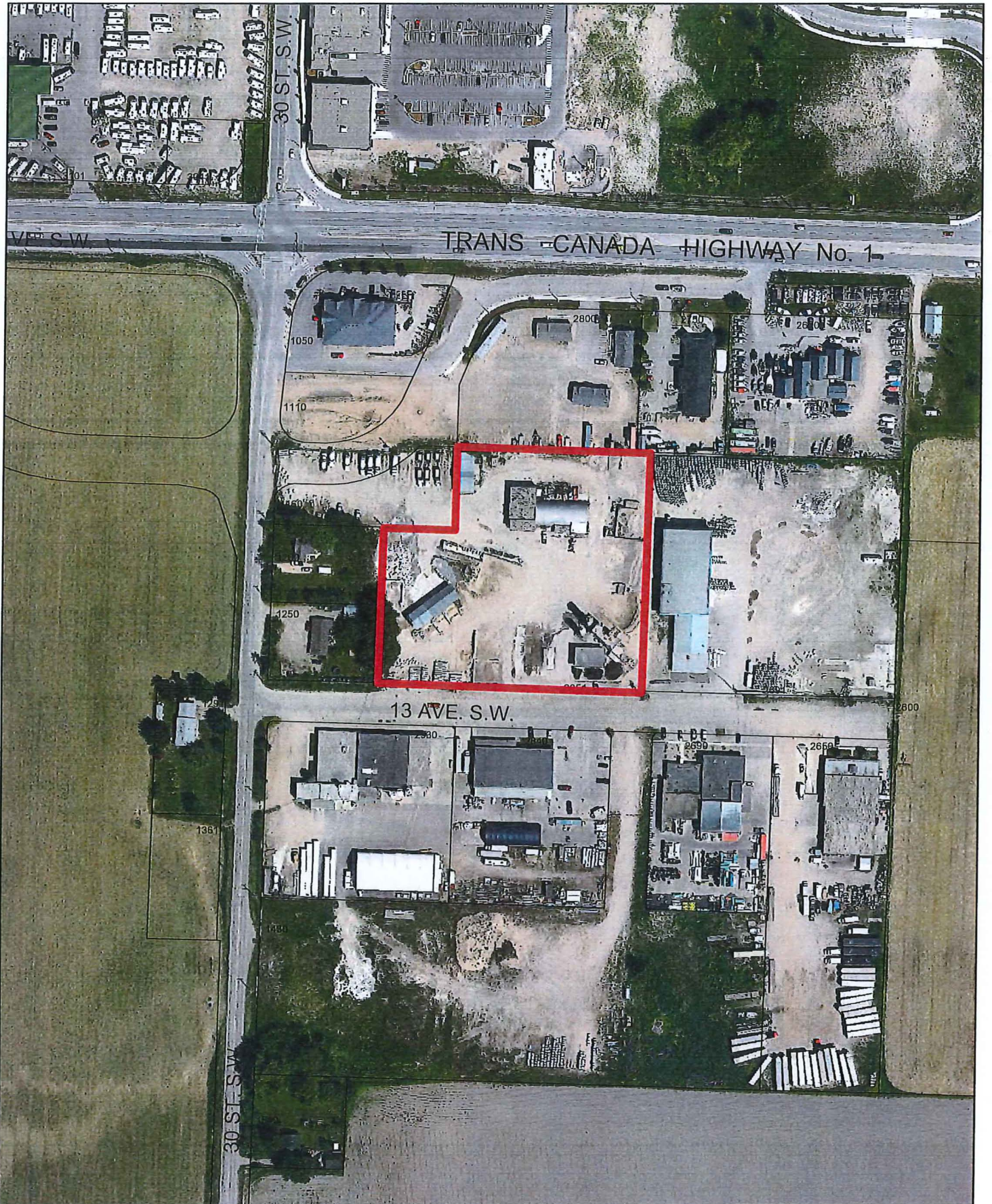


Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



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





0 25 50 100 150 200 Meters

 Subject Parcel





13 AVE. S.W.

0 10 20 40 60 80 Meters

 Subject Parcel



Salmon Arm Ready Mix Ltd.  
2851-13Ave SW  
PO Box 1317  
Salmon Arm, BC, V1E 4P4  
Ph 250-832-7056 Fax 250-832-7176

**Re: Variance Permit for 2851 – 13ave sw**

Oct. 20, 2020

Dear Salmon Arm Council and Technical Planning Committee;

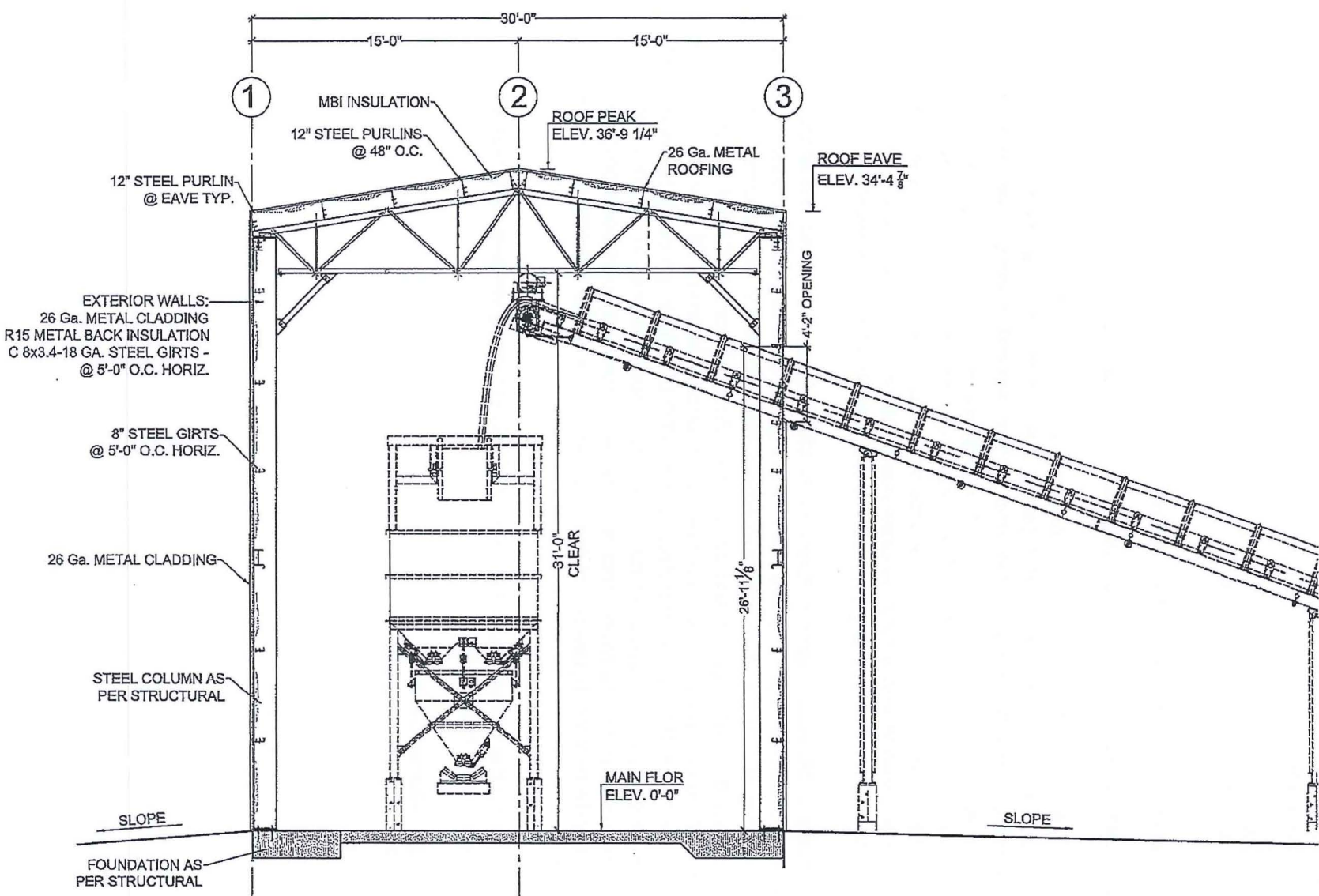
Salmon Arm Ready Mix simply wishes to erect a building to house equipment being added to our concrete batch plant. It is unfortunate that we must go to the expense and everyone's valuable time for this request, however we understand and are applying for variance to our building permit. The building is very simple and relatively small, 1800sq ft. The housed equipment is used to store and weigh sand and gravel for the production of ready mix concrete. All set backs are in compliance and structural drawings in place. No services are required from the city for this building and as it is a metal structure fire resistant.

For close to 50 years Salmon Arm Ready Mix Ltd. has operated out of the present location at 2851-13 ave. SW. During this time SARM has contributed to the building of Salmon Arm, offering employment to many, contributing to the community through support and donations. We took control SARM in 2002 and have had no complaints from our neighbors since this time. Of note during these many years SARM has contributed over \$1,000,000.00 in property taxes related to this property and in doing so have seen no improvements to our location. As with any enterprise improvements are ongoing, however to impede progress on such a wide ranging bylaw is not fair to business, or those wishing to initiate growth.

Considering the inconsequential impact of this structure we feel variance should be granted with haste.

Regards; Murray LaTosky  
Salmon Arm Ready Mix Ltd.





**BUILDING SECTION A-A**

Scale: 3/16" = 1'-0"

GENERAL NOTES:



Building By:  
**ECONOSPAN**  
STRUCTURES  
11111A COTAC RD. TEL: 250 475-1100  
VICTORIA, BC FAX: 250 475-1101

Designed By:  
**SHUSWAP DESIGN INC.**  
11111A COTAC RD. TEL: 250 475-1100  
VICTORIA, BC FAX: 250 475-1101

Structural Engineering:  
**K D KITCHEN & ASSOCIATES LTD.**  
11111A COTAC RD. TEL: 250 475-1100  
VICTORIA, BC FAX: 250 475-1101

Project:  
**SALMON ARM READY MIX LTD. 60'-0"x 30'-0" SHOP**

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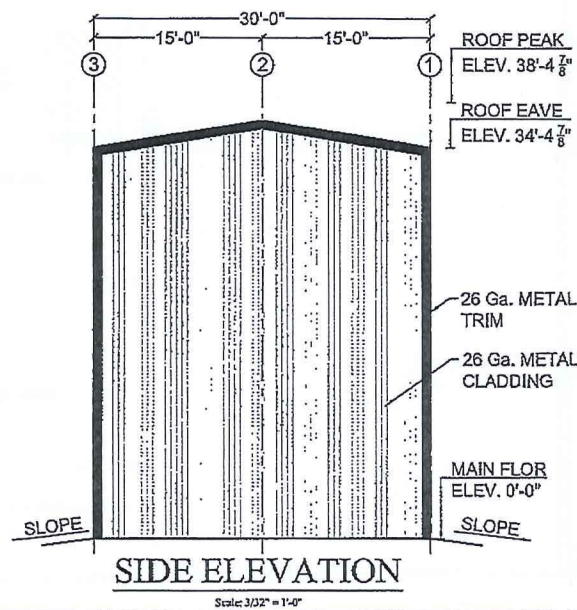
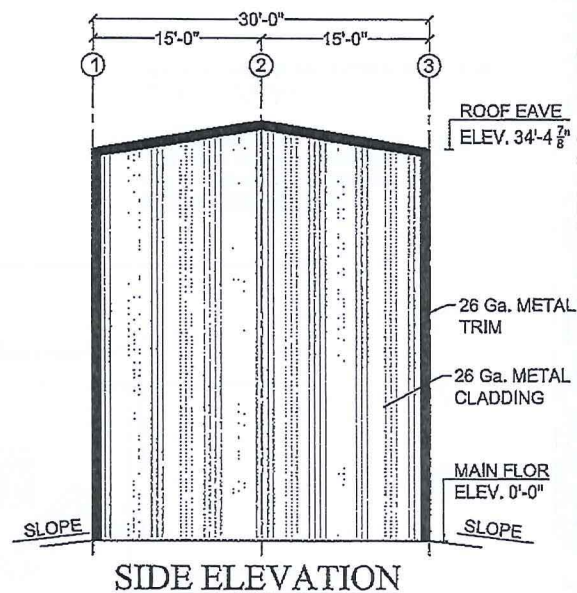
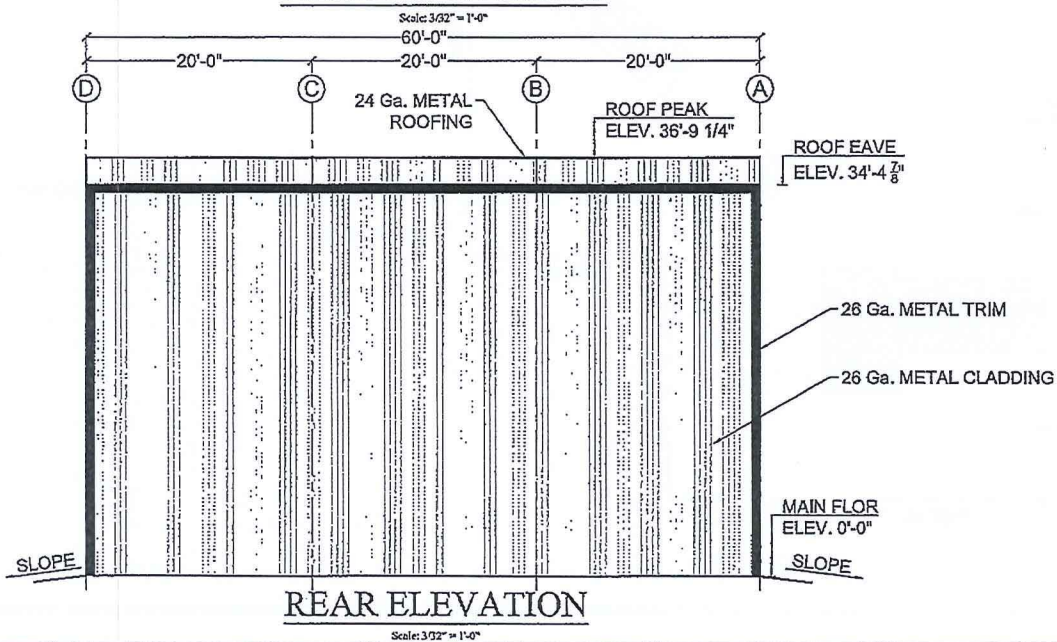
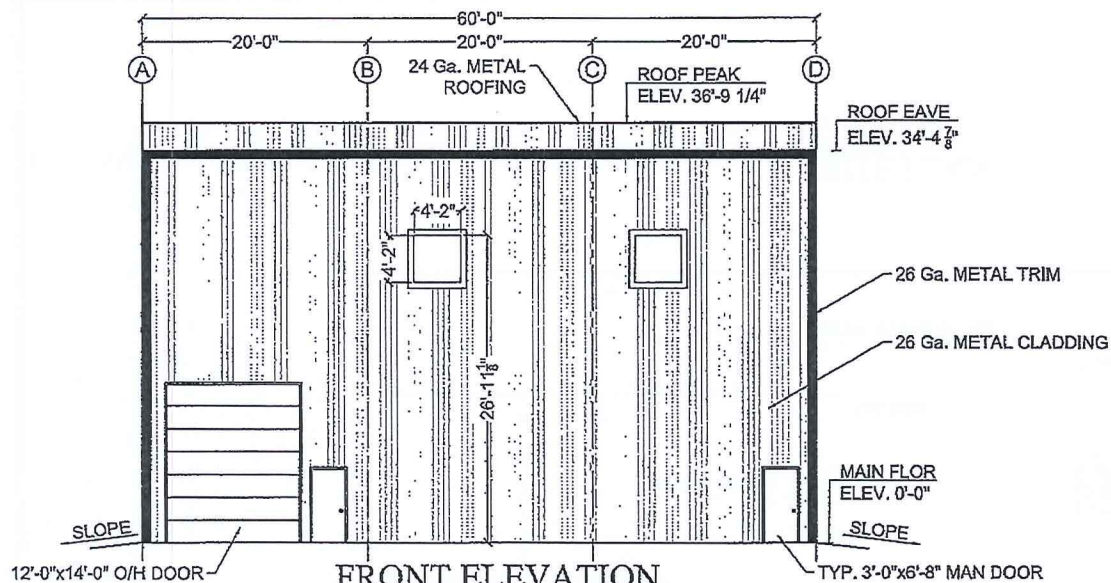
| Rev. | Description       | Date     | By |
|------|-------------------|----------|----|
| A    | ISSUED FOR REVIEW | 09/09/20 | DK |
| D    | ISSUED FOR D.P.   | 09/09/20 | DK |

Drawn By:  
**R. SHAKESPEARE**  
Checked By:  
**K. KITCHEN**  
Date:  
**Oct. 3, 2020**  
Sheet:  
**A4.1** of **04**

Appendix







## GENERAL NOTES:



Drawing by:

**ECONOSPAN**  
STRUCTURES  
FLATBY  
117 ATKINSON ROAD, SUITE 101  
VANCOUVER, BC V6L 1A1  
TEL: 604-271-1102  
FAX: 604-271-1103

Designed by:

**SHUSWAP DESIGN INC.**  
BUS. DEV. & MGMT.  
2100 W. 4TH AVE. SUITE 100  
VANCOUVER, BC V6L 1A1  
TEL: 604-271-1102  
FAX: 604-271-1103

STRUCTURAL ENGINEER:

**K D KETCHEN & ASSOCIATES LTD.**  
SALMON ARM, BC  
2000 W. 4TH AVE. SUITE 100  
VANCOUVER, BC V6L 1A1  
TEL: 604-271-1102  
FAX: 604-271-1103

Project:  
**SALMON ARM  
READY MIX LTD.  
60'-0" x 30'-0" SHOP**

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| Rev. | Description       | Date       | By |
|------|-------------------|------------|----|
| A    | ISSUED FOR REVIEW | 2020-10-26 | DK |
| D    | ISSUED FOR I.P.E. | 2020-10-26 | DK |

Drawn by:

R. SHAKESPEARE

Checked by:

K. KETCHEN

Date:

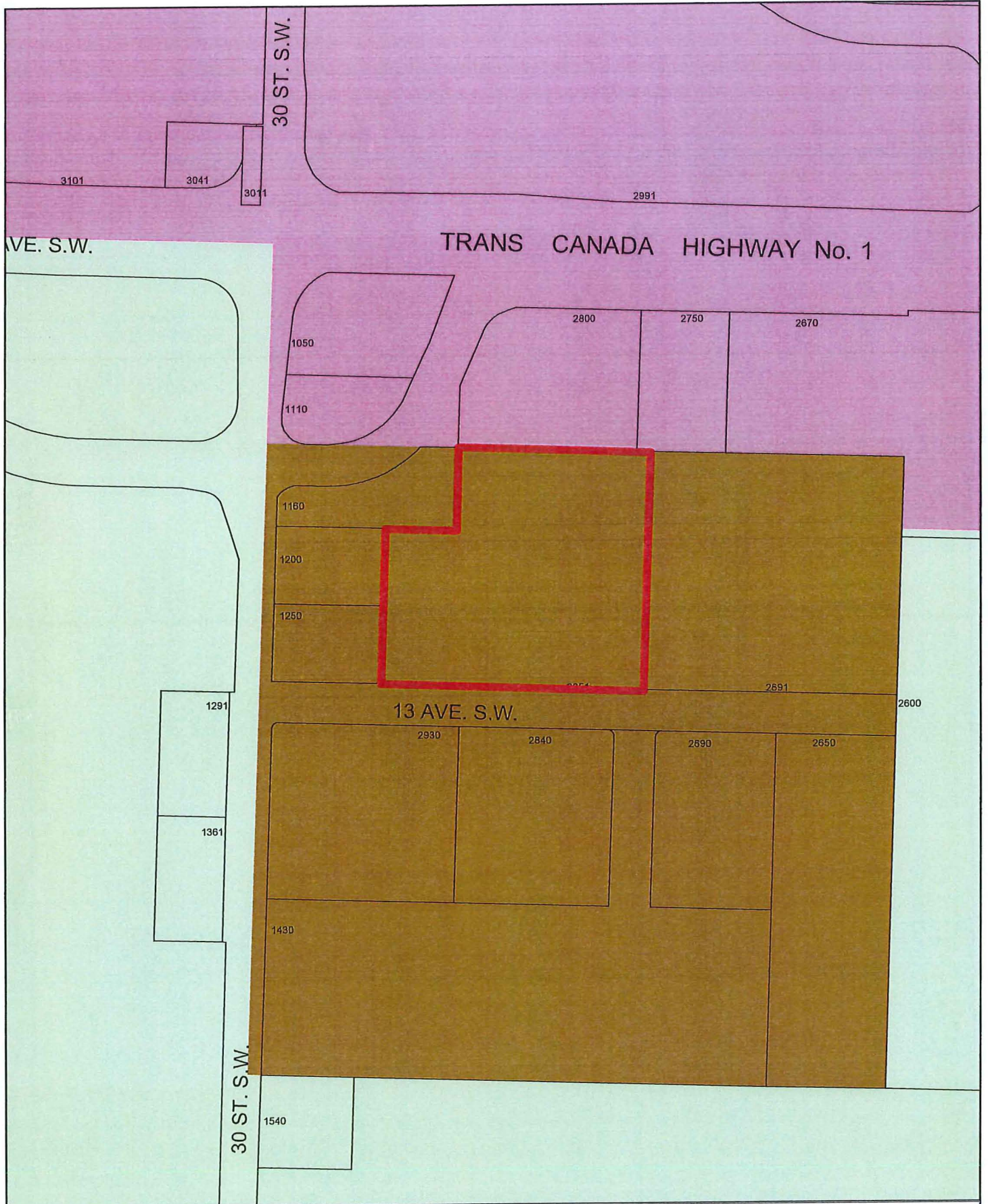
Oct. 5, 2020

Scale:

A3.1

Appendix





0 1020 40 60 80  
Meters



Subject Parcel



Commercial - Highway Service

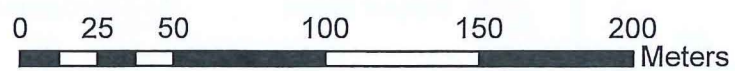
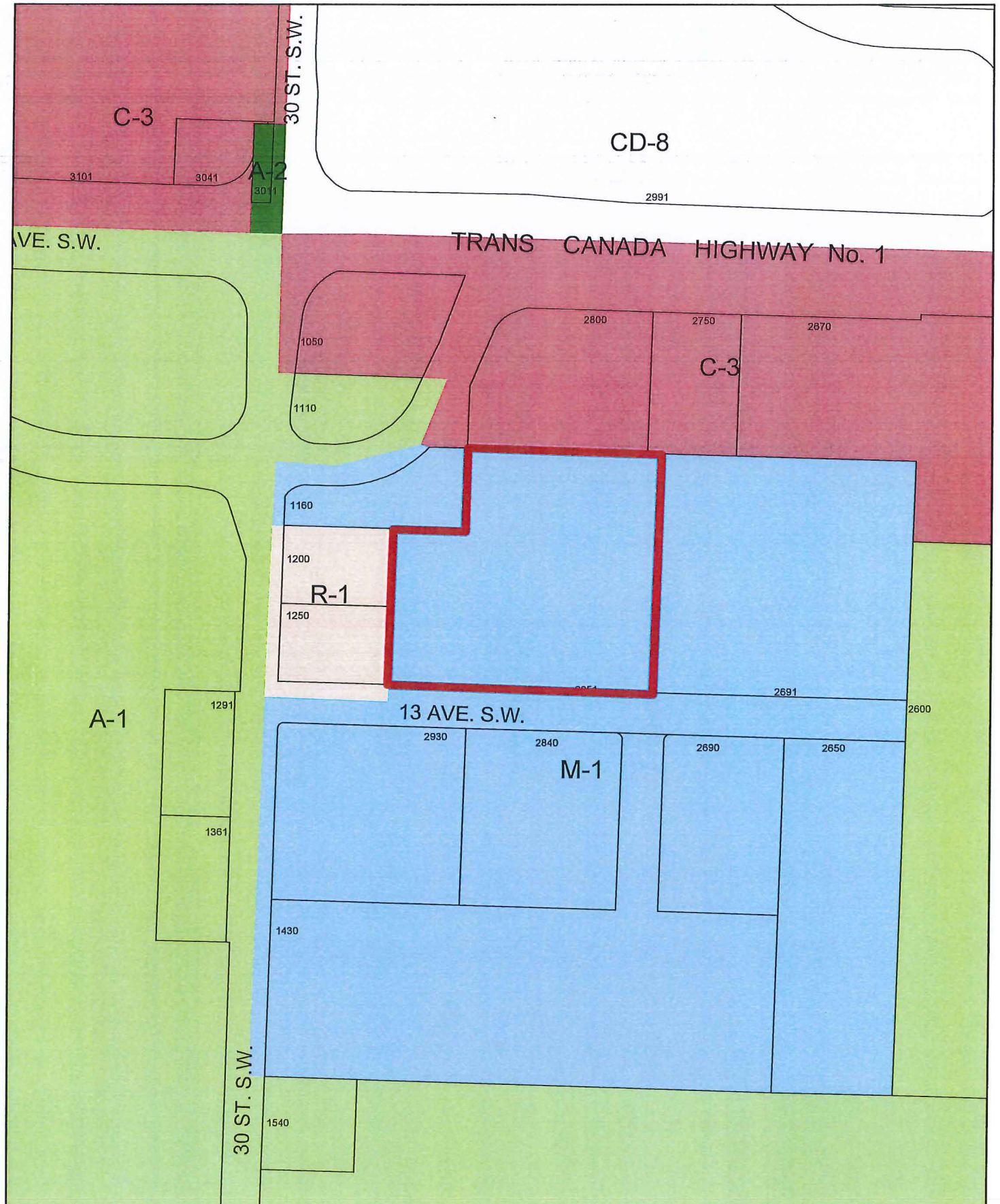


Industrial - General



Salmon Valley Agriculture

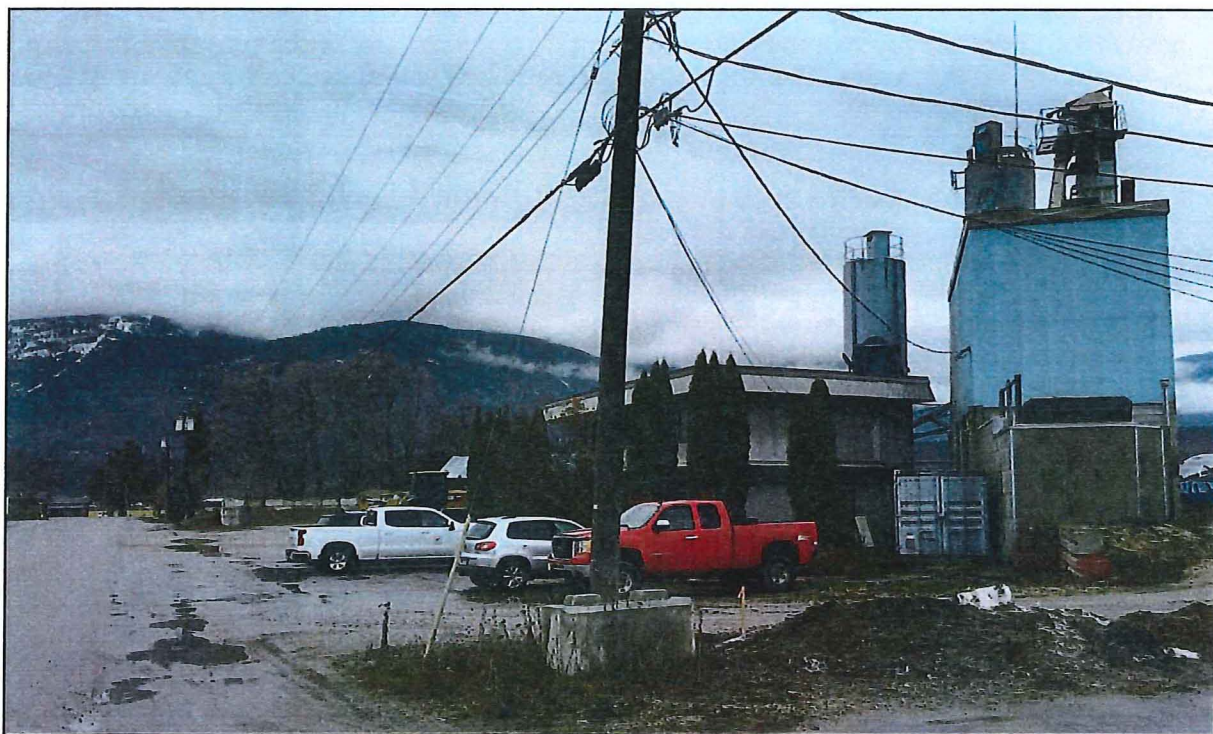








View of subject parcel northeast from 13 Avenue SW.



View northwest from 13 Avenue SW.



# CITY OF SALMON ARM

*Memorandum from the  
Engineering and Public  
Works Department*

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| TO:          | Kevin Pearson, Director of Development Services                                   |
| DATE:        | 5 January 2021                                                                    |
| PREPARED BY: | Chris Moore, Engineering Assistant                                                |
| OWNER:       | Salmon Arm Ready Mix Ltd., PO Box 1317, Salmon Arm, BC V1E 4P4                    |
| APPLICANT:   | Owner                                                                             |
| SUBJECT:     | DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523                      |
| LEGAL:       | LOT 1 SECTION 10 TOWNSHIP 20 RANGE 10 W6M KDYD PLAN 25597<br>EXCEPT PLAN EPP68720 |
| CIVIC:       | 2851 – 13 Avenue SW                                                               |

Further to the request for variance dated November 19 2020; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

**The applicant applying to vary all upgrades that are required under the Subdivision and Development Servicing bylaw 4163 (SDSB). These upgrades are required through "development" as the applicant has applied for a building permit.**

**The works under the requested Building Permit do not meet any of the exemptions listed in Section 5 of the bylaw and the following servicing variances are therefore being requested by the applicant:**

**1. Waive the requirement for Road Upgrades across the frontage of the subject property:**

13 Avenue SW is currently constructed to an Interim Industrial Road standard. Upgrading to the New Industrial Park standard is required, in accordance with Specification Drawing No. RD-6B. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction and street drainage. Owner / Developer is responsible for all associated costs. Since this upgrade is premature at this time, a 100% cash in lieu payment towards future upgrading would be accepted.

There has been a history of complaints and requests for upgrades to 13 Avenue SW, some of which relate to safety concerns over poor road drainage.

**Recommendation:**

**The Engineering Department recommends that the requested variance to waive the requirement for Road Upgrades be denied. Waiving this requirement of the SDSB would put the full cost of upgrading 13 Avenue on the City.**



**DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523**

5 January 2021

Page 2

**2. Waive the requirement to Upgrade the Watermain across the frontage of the subject property:**

The subject property fronts a 150mm diameter Zone 1 watermain on 13 Avenue SW. Upgrading this watermain to 250mm diameter across the frontage of the property is required by the SDSB.

Likely due to undersized watermain, the subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). To ensure that adequate fire flow is achieved, the Owner's authorized engineer will be required to identify what upgrades are necessary to meet the required fire flows. This may include the requirement to make upgrades to the water distribution system beyond the frontage of the subject property.

**Recommendation:**

**The Engineering Department recommends that the requested variance to waive the requirement to upgrade the Watermain be denied.** Since the area is already identified as deficient in fire flow, waiving the requirement to make the necessary upgrades has potential safety and liability implications.

**3. Waive the requirement to install a Fire hydrant:**

One additional Fire Hydrant is required to meet the High Density spacing requirements of 90 meters as required by the SDSB. This is also in accordance with the recommendations of the Fire Underwriters Survey. The current spacing across the frontage of the subject property is 180m.

**Recommendation:**

**The Engineering Department recommends that the requested variance to waive the requirement to install a Fire Hydrant be denied.** The Engineering Department does not support waiving of safety related requirements, due to possible liability concerns.

**4. Waive the requirement to install a 200mm diameter Sanitary Sewer across the frontage of the property:**

The subject property does not front on a City sanitary sewer. Installation of a 200mm diameter sanitary sewer across the frontage of the property is required by the SDSB. Since this upgrade is premature at this time (a sanitary service is not required to service the proposed development), a 100% cash in lieu payment towards future upgrading would be required through the bylaw. In similar circumstances the City has often reduced the Cash-in-lieu contribution to 50% of the improvements to equally share the improvements with all fronting properties.

Although not a safety concern, there have been many requests over the years for the extension of sanitary sewer to 13 Avenue SW. The provision of sanitary service will provide greater flexibility for the use of the properties within this industrial area. **Recommendation:**

**DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523**

5 January 2021

Page 3

The Engineering Department recommends that the requested variance to waive the requirement to install sanitary sewer be denied. However, there has been a history of accepting 50% contributions in similar circumstances and the Engineering Department would support the 50% variance.

**5. Waive the requirement to install a 250mm diameter storm sewer across the frontage of the property:**

Installation of a 250mm diameter storm sewer across the frontage of the property is required by the SDSB. Since this upgrade is premature at this time (a storm service is not required to service the proposed development as the parcel is large enough to employ sheet drainage for stormwater management), a 100% cash in lieu payment towards future upgrading would be required through the bylaw.

As per item 1. there have been many requests over the years for the extension of storm sewer to 13 Avenue SW, due to poor road drainage and flooding issues. During certain times of the year there are safety concerns due to icing and the provision of storm sewer and road drainage would resolve these issues.

**Recommendation:**

The Engineering Department recommends that the requested variance to waive the requirement to install storm sewer be denied. Although there has been a history of accepting 50% contributions in similar circumstances, this is complicated by the need for storm sewer to be installed to allow for road drainage, required in item 1.

For information only, the estimated cost for upgrades, based on existing cost estimates is:

|                                                              |                     |
|--------------------------------------------------------------|---------------------|
| Roads (including reinstatement following main installation): | \$90,000.00         |
| Sanitary Sewer                                               | \$44,000.00         |
| Storm Sewer                                                  | \$47,000.00         |
| Water main                                                   | \$35,000.00         |
| Fire Hydrant                                                 | \$14,000.00         |
| <b>Total estimate cost:</b>                                  | <b>\$230,000.00</b> |

Note: These values are estimates; actual costs are to be confirmed by an Engineer and will be used for any cash in lieu payments. (Owner would be responsible for all associated costs.)



**DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523**

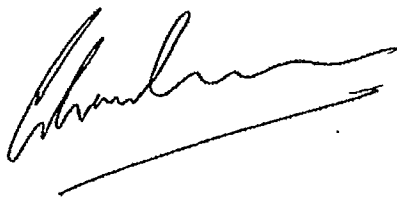
5 January 2021

Page 4

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**Community Economic Recovery Infrastructure Program (CERIP)**

It should be noted that the City has applied for a Community Economic Recovery Infrastructure Program (CERIP) grant for the 13 Avenue SW Upgrades. This is a 100% funded grant and should the application be approved all of the above upgrades would be fully funded by the grant, with exception of the water system improvements which are not part of the grant application. Therefore, should the applicant be required to pay any cash in lieu payments covered by the grant funding, this money would be refunded on approval of the grant.



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**Chris Moore**  
Engineering Assistant



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**Jenn Wilson P.Eng., LEED ® AP**  
City Engineer

