



## **DEVELOPMENT and PLANNING SERVICES COMMITTEE**

**Tuesday, August 7, 2018**

**City of Salmon Arm**

**Council Chamber**

**City Hall, 500 - 2 Avenue NE**

**8:00 a.m.**

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Page #	Section	Item#
	<b>1.</b>	<b><u>CALL TO ORDER</u></b>
	<b>2.</b>	<b><u>REVIEW OF THE AGENDA</u></b>
	<b>3.</b>	<b><u>DECLARATION OF INTEREST</u></b>
	<b>4.</b>	<b><u>PRESENTATION</u></b> n/a
	<b>5.</b>	<b><u>REPORTS</u></b>
1 - 22	5.1	DP-420, Reimer, R. & R., 791 – 5 Street SE, Multi Family Residential Development
23 - 34	5.2	ALC-376, McLeod, A. / Browne Johnson Land Surveyors Ltd., 1471 – 50 Street SW, Non-Farm Use – Covenant Amendment
	<b>6.</b>	<b><u>FOR INFORMATION</u></b> n/a
	<b>7.</b>	<b><u>IN CAMERA</u></b> n/a
	<b>8.</b>	<b><u>LATE ITEM</u></b> n/a
	<b>9.</b>	<b><u>ADJOURNMENT</u></b>

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<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: July 30, 2018

Subject: Development Permit Application No. DP-420 (Multi Family Residential)

Legal: Lot 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 5725

Civic: 791 5 Street SE

Owner / Applicant: Reimer, R. & R.

**MOTION FOR CONSIDERATION**

**THAT:** Development Permit No. 420 be authorized for issuance for Lot 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 5725 (791 5 Street SE) in accordance with the drawings dated June 5, 2018 and attached in Appendix 6 of this memorandum;

**AND THAT:** Development Permit No. 420 include the following variance to Zoning Bylaw No. 2303:

1. Section 9.9.4 – reduce the west exterior side parcel line setback adjacent to an access route from 2.0 metres to 0.4 metres for a portion of Units 7 and 8 in accordance with the drawings dated June 5, 2018 and attached in Appendix 6 of this memorandum;

**AND FURTHER THAT:** Issuance of Development Permit No. 420 be withheld subject to Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

**STAFF RECOMMENDATION**

**THAT:** The motion for consideration be adopted.

**BACKGROUND**

The subject parcel is located at 791 5 Street SE (Appendix 1 and 2). The approximate 0.28 hectare parcel currently contains a single family dwelling which is to be removed. The parcel is designated as High Density Residential land in the Official Community Plan (OCP) Bylaw (Appendix 3), and has recently been under Council's consideration in February / March 2018 with approval granted to rezone the parcel to R4 Medium Density Residential in the Zoning Bylaw. Site photos are attached as Appendix 4.

This application is to permit the development of 4 multi family residential buildings with a total of 8 residential units, as described in the letter (Appendix 5) and shown in the proposed Development Permit drawings attached as Appendix 6.

**COMMENTS**

**Building Department**

No limiting distance concerns and fire department access should be satisfactory.

Fire Department

No fire department concerns.

Engineering Department

No concerns. Engineering comments are attached as Appendix 7.

Design Review Panel

With the proposal for City Centre Commercial development, the application was referred to the Design Review Panel (DRP) for review. The Panel was supportive of the proposal as presented, and appreciative of the general proposal and specific design. The July 19, 2018 DRP meeting minutes are attached as Appendix 8.

Planning Department

The proposed development is subject to the guidelines of the "Residential Development Permit Area" as described in the section 8.4 of the OCP, suggesting characteristics under the topics of siting and building, landscape and screening guidelines, as well as access, circulation and parking area.

*Siting and Building*

The applicant is proposing an 8 unit multi family development in the form of 4 residential buildings, each with 2 units. The proposed buildings as illustrated would have footprints of approximately 140 to 180 square metres each and are generally comprised of 3 storeys to a height no taller than 10 metres (under R4 zoning, the maximum height can be increased up to 13 metres with the inclusion of specified special amenities). The heights proposed are aligned with the maximum permitted height in the R1 zone, and are substantially consistent with developments in the area.

The buildings are generally distributed along the north, west and east parcel boundaries following the irregular shape of the parcel. The 3 building designs are aligned in a contemporary style with varied facades and linear rooflines reasonably unified on all elevations and providing visual interest. High quality materials are incorporated with proposed cladding featuring wood, fiberboard, and metal siding.

A variance is requested to reduce the exterior side parcel line setback adjacent to the access route from 2 m to 0.4 m to accommodate the western portions of the building containing Units 7 and 8 as shown in Appendix 6. Unit 7 is 0.4 m from the access route at the northwest corner and 0.8 m at southwest corner, while Unit 8 is 1.6 m at the northwest corner and 2 m at its southwest corner. Staff have no concerns with this request considering: the relatively small distance requested, the adjacent access route orientation, and as it is a variance internal to the proposed development there appears to be limited potential for impact on adjacent developments. No further variances are requested and the setbacks between the proposed development and exterior parcel lines adjacent other parcels have been achieved.

*Landscape and Screening*

The landscape plan has been completed in alignment with the OCP guidelines. The landscape plan prescribes perimeter plantings along the parcel lines, including Pin Oak trees, reducing the impact of the proposed development on adjacent parcels. Surface parking is broken up and screened with landscaping, while screening is also proposed for the garbage/recycling collection. Furthermore, fencing is proposed along all interior parcel lines which will serve to screen the development from the adjacent properties. The estimate for landscaping is roughly \$38,160 and includes irrigation.

*Servicing*

Related to landscaping on the site, frontage improvements to the Urban Collector Road (RD-3) standard are required. Due to the narrow portion of frontage a 100% cash in lieu payment would be acceptable.

*Access, Circulation and Parking Area*

Vehicle access proposed is via a single shared 7.3 metre wide access route. There are a total of 16 parking stalls proposed (12 are required): 10 parking stalls proposed in garages, with an additional 6 surface parking stalls on site.

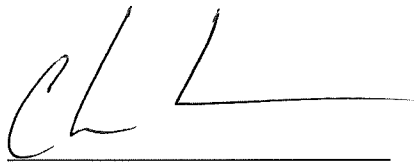
In association with the applicable Zoning amendment application, the applicants have had a consultant complete an Access Suitability Assessment related to 5 Street SE. The assessment concluded that the proposed access meets all safety requirements and that additional traffic flows related to the proposed development would be negligible.

#### Migratory Birds Convention Act

The Environment and Climate Change Canada's Canadian Wildlife Service (ECCC-CWS) has received reports of active Great Blue Heron (*Ardea herodias*) nests located near the subject parcel. Information on the Migratory Birds Convention Act has been provided to the applicants. While nests do not appear to be on the subject property, the applicants have been in contact with ECCC-CWS and intend to adhere to the Act as required.

#### CONCLUSION

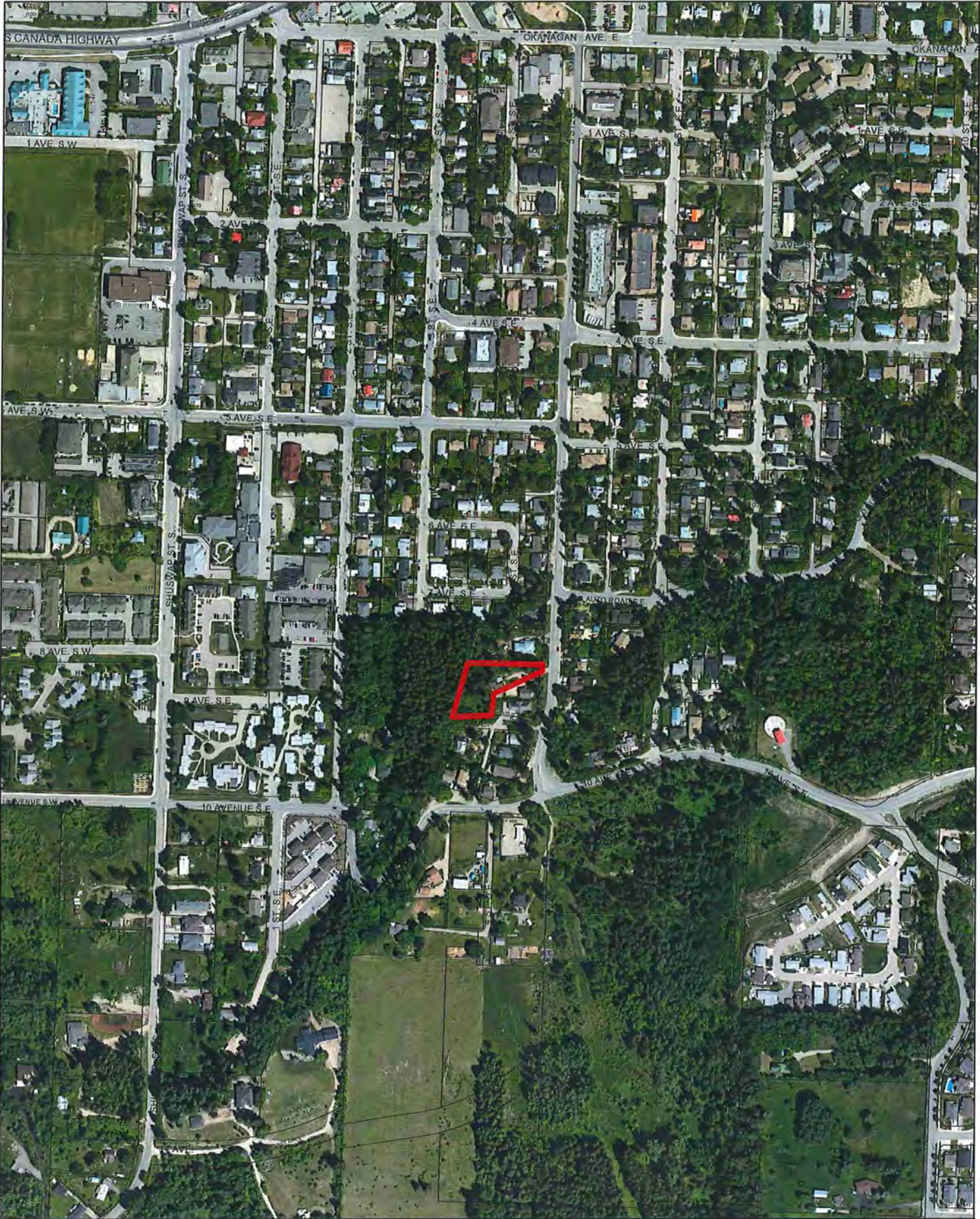
The applicant is applying for a Development Permit to support a multi family residential development. The proposal aligns with the Development Permit Area guidelines as described in the OCP. Staff recommends approval of Development Permit No. 420 and the associated variance.

A handwritten signature in black ink, appearing to read 'CL', followed by a horizontal line.

Prepared by: Chris Larson, MCP  
Planning and Development Officer

Reviewed by: Carl Bannister, C.A.O.





0 50 100 200 300 400  
Meters



Subject Parcels



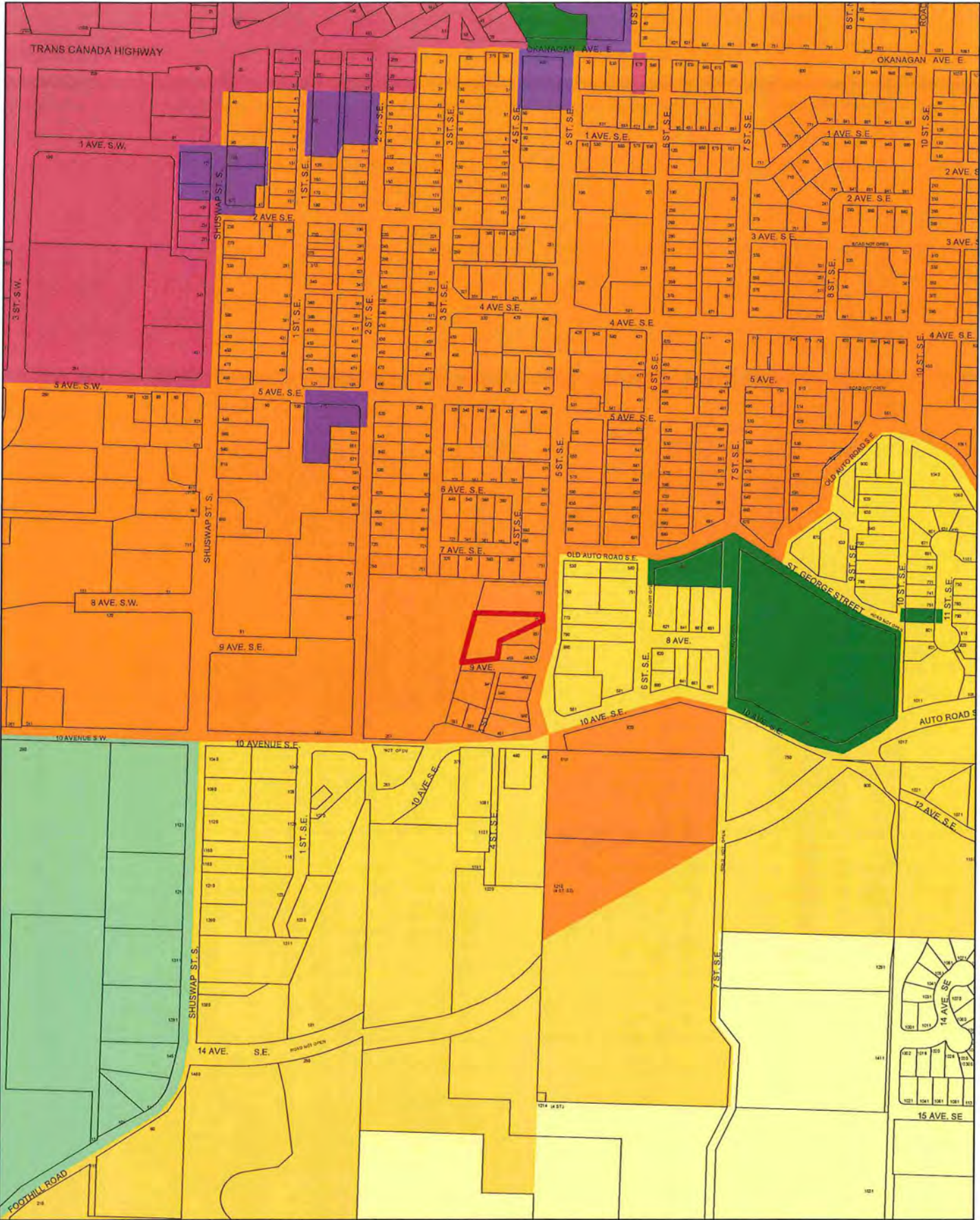


0 5 10 20 30 40  
Meters





Subject Parcels









0 30 60 120 180 240  
Meters

  
N

 Subject Parcel

 Institutional

 Commercial - City Centre	 High Density Residential
 Park	 Medium Density Residential
 Acreage Reserve	 Low Density Residential



## Appendix 4: Site Photos



View southwest of subject parcel from 5 Street SE, showing neighbouring home and shared access.



View northwest of subject parcel from 9 Avenue SE.

## Appendix 5: Design Rationale



**MARC A. LAMERTON**, Principal  
Architect AIBC  
B.A., M.Arch., LEED AP

June 5, 2018

**To: City of Salmon Arm**  
**Development Services Department**  
**Box 40, 500 – 2<sup>nd</sup> Avenue N.E.**  
**Salmon Arm, BC, V1E 4N2**

**Re: Development Permit Application – ‘Hillcrest Place’ – (791, 5<sup>th</sup> Street S.E.)**  
**Design Rationale**

The proposed development at the above noted address involves the construction of 8 semi-detached units in 4 duplex clusters. The consultant team worked closely with the Owner to develop a site plan that addressed the irregular-shaped lot, the sloped topography, and the concerns of the neighbours.

Overall, the project is consistent with the vision of the Official Community Plan (OCP), which calls for higher density development in this part of Salmon Arm, near the downtown. Because of the irregular property shape, the proposal does not achieve the maximum allowable R-4 density of 11 (or the R-5 density of 28). However, we feel it meets the intent of the OCP, while still offering a residential development with sensible access and sufficient open space.

The project entrance is from 5<sup>th</sup> St SE and an Access Route - limited to 90m in length - serves the units. Fencing (6' high) will follow the property lines, providing basic privacy for neighbours and for residents of the proposed development. Landscaping – as per the Landscaping Plan – has been included at the backs and sides of the units and along the Access Route as means to soften the hard surfaces and building edges and to replace vegetation in the open spaces.

The design approach for the duplexes is inspired by the urban townhome typology – it is decidedly contemporary, but includes shapes, materials, and details that add character to the project streetscapes and to the neighborhood. There is an intentional consistency with the expression of the different unit types, yet each is unique, creating a diverse environment for the residents. Where possible, an attempt was made to organize the designs to minimize the impact on adjacent single-family properties. (For instance, Unit Type B steps away from the north property line – as seen in the East/West Elevation on drawing A05).

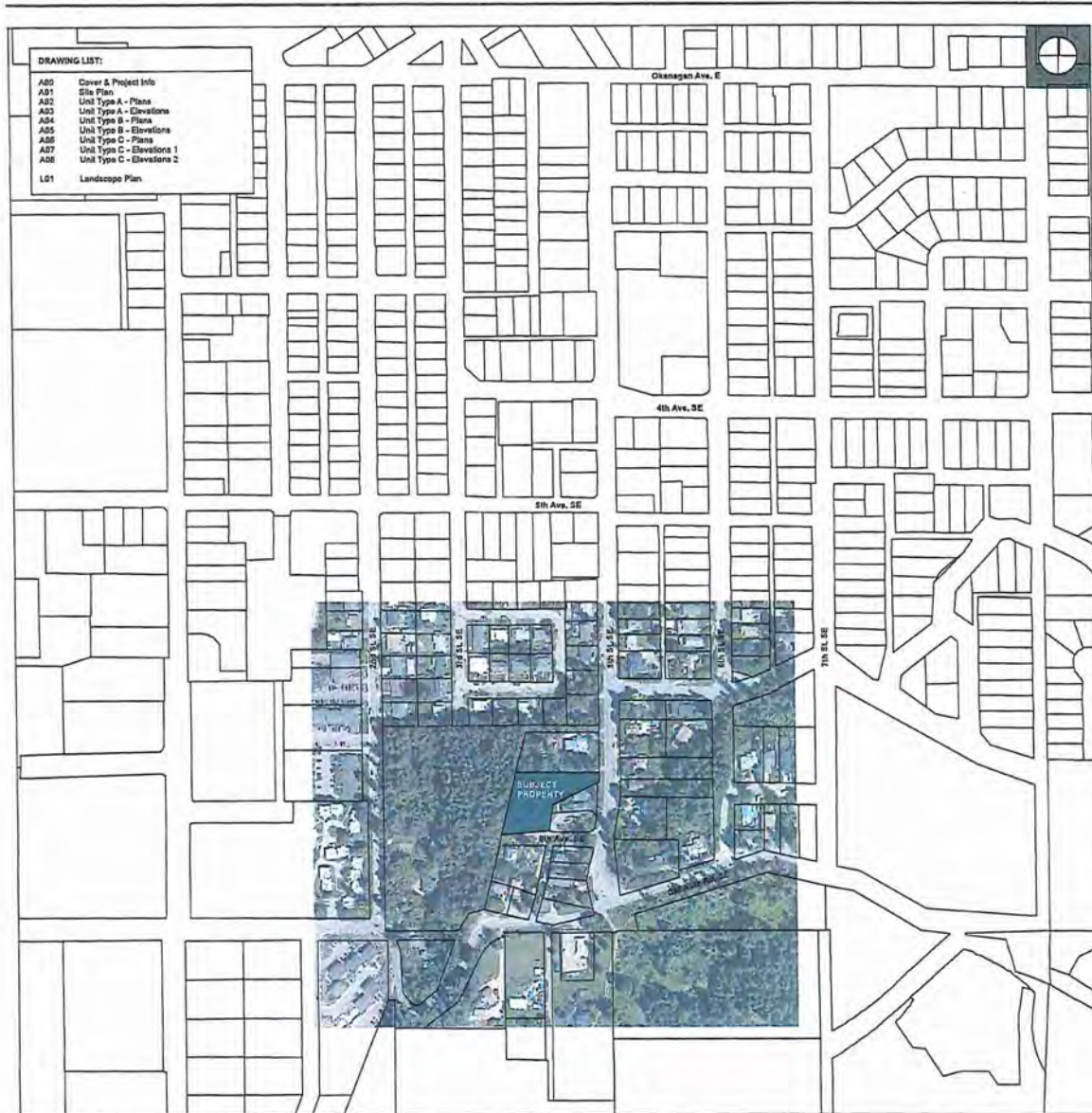
The floor plans are varied in such a way as to provide unit types that could appeal to a range of potential buyers – from retirees looking to down-size property and be closer to the downtown, to young families looking for a more affordable housing option that is new and low-maintenance.

Should you have any questions regarding the proposed development, please do not hesitate to contact me.

Yours very truly,

Marc Lamerton, Architect AIBC  
B.A., M.Arch, LEED AP





#### DRAWING LIST:

A00	Cover & Project Info
A01	Site Plan
A02	Unit Type A - Plans
A03	Unit Type A - Elevations
A04	Unit Type B - Plans
A05	Unit Type B - Elevations
A06	Unit Type C - Plans
A07	Unit Type C - Elevations 1
A08	Unit Type C - Elevations 2
L01	Landscape Plan

#### PROJECT DATA:

**CHS Address:**  
 791 - 5th St. SE, Salmon Arm, BC  
**Legal Description:**  
 Lot 5, Plan 5725, Sec. 14, T. 20, R. 16, W. 6, K. 1, D. 1.  
**Site area:**  
 2,875.0m (20,822sf)  
 0.709 acres  
**DCP Designation:**  
 High Density Residential  
**Zoning:**  
 R4 (Medium Density Residential)  
**Allowable Density:**  
 18.2 units / acre = 11 units: Proposed 8 units  
**Allowable Parcel Coverage:**  
 55%: Proposed 28.3%  
**Maximum Building Height:**  
 10.0m (32.8ft) for Principal Buildings  
 Proposed = 19.0m (62.3ft)  
**Setbacks:**  
 Front Yard 2.0m (6.6ft)  
 Rear Yard 5.0m (16.4ft)  
 Side Yard (Interior) 1.0m (3.3ft)  
 Side Yard (Exterior) 5.0m (16.4ft)  
**Min. Separation Between Residential Buildings on Same Lot**  
 - If not more than one story = 1.0m (3.3ft)  
 - If more than one story = 3.0m (9.8ft)

#### PROJECT SUMMARY:

**Unit Totals:**  
 4 x Duplex (2)  
 = 8 Units  
**Unit Types:**  
 Units 1-4  
 Footprint = 700m per unit (753.5sf) + Garage  
 Living Spaces on Main Floor  
 Bedrooms On Upper Floor  
 Walk-Out Basement  
 Approx. Gross Floor Area 222.2m (2,392sf)  
 Units 5-8  
 Footprint = 910m (980sf) + Garage  
 Living Spaces + Master Suite on Main Floor  
 Extra Bedrooms / Den Upstairs  
 Approx. Gross Floor Area 254.6m (2,730sf)  
 Units 7-8  
 Footprint = 780m (840sf), including Garage  
 Living Spaces on Second Floor  
 Bedrooms On Third Floor  
 Approx. Gross Floor Area 196.4m (2,116sf)  
**Parking:**  
 Required = 1.5 Slots / Unit = 12  
 Proposed = 18 Units 1-4 with 1-Car Garage, Units  
 7-8 with 2-Car Garage, plus 8 Curbside  
**Driveway Area:**  
 Approx. 737m (7,935sf)



**ISSUE**      **DATE**  
 Prepared for (Client)      Feb 14, 2014  
 Prepared for (City)      Jan 22, 2014  
 Drafted for (City)      Jan 1, 2014

**DRAWN BY:** J.S.  
**DATE:** Jan 2014  
**SCALE:** not to scale

**PROJECT:**  
**"Hillcrest Place"**  
 Residential Development  
 791 - 5th Street S.E.  
 Salmon Arm, BC

**DRAWING TITLE:**  
**COVER & PROJECT INFO**

**DRAWING NO.:**  
**A00**

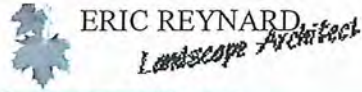








## Appendix 6: Site Plans &amp; Elevations

**HILLCREST PLACE**

Jun 4, 2018

QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>			
4	Quercus palustris	Pin Oak	7cm cal
<b>SHRUBS</b>			
29	Berberis thunbergii 'Gentry'	Royal Burgundy Japanese Barberry	#2 pot
18	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#2 pot
27	Berberis thunbergii 'Sunsation'	Sunsation Japanese Barberry	#2 pot
12	Cornus alba 'Baihalo'	Ivory Halo Dogwood	
75	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	#1 pot
36	Mahonia aquifolium	Oregon Grape Holly	#1 pot
2	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#1 pot
50	Pennisetum alopecuroides	Fountain Grass	#1 pot
5	Pinus mugo 'Pumillo'	Dwarf Mugo Pine	#5 pot
8	Physocarpus opulifolius 'Mindia'	Coppertina Ninebark (R)	#2 pot
9	Rosa Canadian Artist 'Campfire'	Campfire Canadian Artist Rose	#2 pot
9	Rosa Canadian Artist 'Emily Carr'	Emily Carr Rose	#2 pot
	Rosa 'JP Connell'	JP Connell Explorer Rose	#2 pot
14	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	Goldflame Spirea	#2 pot
36	Spiraea x bumalda 'Goldmound'	Goldmound Bumald Spirea	#2 pot

No substitutions without written permission of the Landscape Architect.





### Type A - Elevations (Units 1-4)

**MATERIAL LEGEND:**  
 M1 - Corrugated Metal Cladding - Westform Metals 'Stone Grey'  
 M2 - Cement Fibreboard Siding - HardiePlank Smooth Siding 'Weathered Blue'  
 M3 - Pre-Finished Metal  
 M4 - Painted Wood  
 M5 - Vertical Wood Shingle or Cladding - Clear Stain



**PRELIMINARY**

ISSUE	DATE
Issue 1: Pre-Design	March 2018
Issue 2: Pre-Design	June 2018
Issue 3: Pre-Design	June 2018

DRAWN BY: PLS
DATE: June 2018
SCALE: 3/16" = 1'-0"

**A** ARCHITECT

PO BOX 3104  
 408 - 4th St SE  
 Capitol Hill, BC V1C 1K1  
 TEL: 604-681-1111  
 E: paul@paularchitect.ca  
 W: www.paularchitect.ca

**PROJECT:**  
 'Hillcrest Place'  
 Residential Development  
 PM - Sun Street SE  
 Salmon Arm, BC

**DRAWING TITLE:**  
 ELEVATIONS

**DRAWING NO:**  
 A03



## Type B - Elevations (Units 5-6)

**MATERIAL LEGEND:**  
 M1 - Corrugated Metal Cladding - Western Metals "Stone Grey"  
 M2 - Cement Fibreboard Siding - HardiePlank Smooth Siding "Southbay Blue"  
 M3 - Pre-Finished Metal  
 M4 - Painted Wood  
 M5 - Vertical Wood Siding or Cladding - Clear Stain



**PRELIMINARY**

Client: Hillcrest Place  
 Project: Hillcrest Place  
 Location: 2911 - 5th Street S.E., Salmon Arm, BC

**DATE**  
 10/10/2018  
 10/10/2018  
 10/10/2018

**DRAWN BY:** J.S.  
**DATED:** 10/10/2018  
**SCALE:** 3/16" = 1'-0"

**ARCHITECT**  
 J.S. ARCHITECTS  
 2911 - 5th Street S.E., Salmon Arm, BC  
 V1E 4K3  
 T: 250-835-4601  
 E: j.s@j.sarchitects.ca  
 W: www.j.sarchitects.ca

**PROJECT**  
 'Hillcrest Place'  
 Residential  
 Development  
 2911 - 5th Street S.E.,  
 Salmon Arm, BC

**DRAWING TITLE:**  
 ELEVATIONS

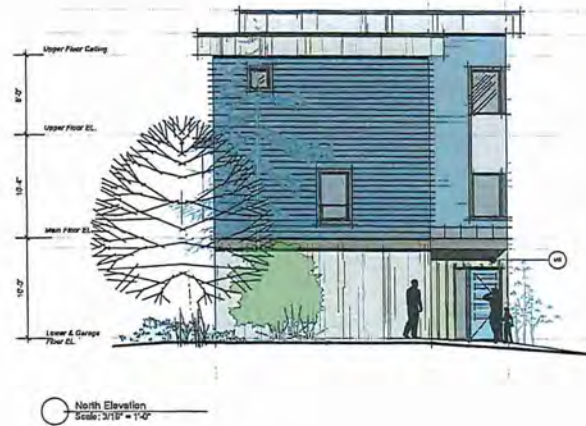
**DRAWING NO:**  
 A05





### Type C - Elevations (Units 7-8)

**MATERIAL LEGEND:**  
 M1 - Corrugated Metal Cladding - Weatherform Metals 'Stone Grey'  
 M2 - Cement Fibreboard Siding - HardiePlank Smooth Siding 'Slate Grey Blue'  
 M3 - Pre-Finished Metal  
 M4 - Painted Wood  
 M5 - Vertical Wood Siding or Cladding - Clear Stain

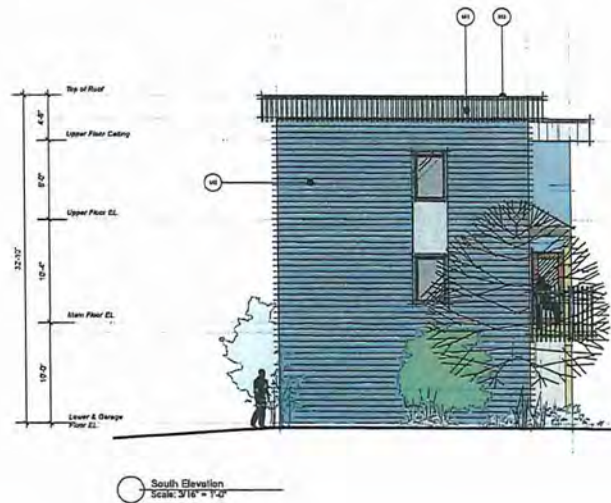


	
<b>ISSUE</b> Issue 1: Final Design Project: Hillcrest Place Date: June 2018 Drawn By: JLS Checked By: JLS Date: June 2018	<b>DATE</b> June 2018 June 22, 2018 June 22, 2018
<b>DRAWN BY:</b> JLS <b>DATE:</b> June 2018 <b>SCALE:</b> 3/16" = 1'-0"	
<b>PROJECT:</b> 'Hillcrest Place' Residential Development 791 - 5th Street SE Solon, Ariz, AZ	
<b>DRAWING TITLE:</b> ELEVATIONS	
<b>DRAWING NO.:</b> A07	



### Type C - Elevations (Units 7-8)

**MATERIAL LEGEND:**  
 M1 - Corrugated Metal Cladding - Waveform Metals 'Stone Grey'  
 M2 - Cement Fibreboard Siding - HardiePlank Smooth Siding 'Soothing Blue'  
 M3 - Pre-Finished Metal  
 M4 - Painted Wood  
 M5 - Vertical Wood Siding or Cladding - Clear Stain



	
<b>ISSUE</b> Hillcrest Place Hillcrest Place Hillcrest Place Hillcrest Place	<b>DATE</b> Hillcrest Place Hillcrest Place Hillcrest Place Hillcrest Place
<b>DRAWN BY:</b> JL <b>DATE:</b> June 2018 <b>SCALE:</b> 3/16" = 1'-0"	
<b>PROJECT:</b> 'Hillcrest Place' Residential Development 791 - 5th Street S.E. Salmon Arm, BC	
<b>DRAWING TITLE:</b> ELEVATIONS	
<b>DRAWING NO:</b> A08	





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

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TO: Kevin Pearson, Director of Development Services  
 DATE: 31 July 2018  
 PREPARED BY: Chris Moore, Engineering Assistant  
 OWNER: Reimer, Roderick, 929 Musgrave Road, Enderby, BC V0E 1V3  
 APPLICANT: Owners  
 SUBJECT: **DEVELOPMENT PERMIT APPLICATION NO. DP-420**  
 LEGAL: Lot 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 5725  
 CIVIC: **791 – 5 Street SE**

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Further to your referral dated 19 June, 2018, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development Permit; 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. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. 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 at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. 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.
8. 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.

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9. For the off-site improvements at the time of development/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 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.

#### **Roads / Access:**

1. 5 Street SE, on the subject properties eastern 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. 5 Street SE is currently constructed to an Interim Collector Road standard. Upgrading to an Urban Collector Road Standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs. In consideration of the narrow frontage onto 5 Street NE, this upgrade is premature at this time. A 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
3. 9 Avenue SE, on the subject properties southern boundary, is designated as a Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 9 Avenue is only 9.2m wide at the west end, however no additional dedication will be required since the existing grade is too steep to construct a road to City standards. For this reason, the full upgrade of 9 Avenue SE will not be required, however existing road drainage issues will need to be addressed.
4. 851 5 Street SE currently shares an access with the subject property. A reciprocal access easement will be required to protect the access of 851 5 Street SE.
5. Owner / Developer is responsible in ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
6. The conclusions of the Franklin Engineering Traffic and Access Assessment are that the proposed access meets all safety requirements and that additional traffic flows on 5 Street SE will be negligible. The Engineering Department agrees with these conclusions. However, the report does also recommend that vehicles should be able to turn onsite to prevent exiting the driveway in reverse. A suitable turn-around should therefore be provided onsite to allow all vehicles to turn and exit in a forward direction. This would also permit the strata to opt in to the City's Garbage and Recycling Program.



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**Water:**

1. The subject property fronts a 150mm diameter Zone 1 watermain on 5 Street SE. No upgrades will be required at this time.
2. The subject property fronts on 9 Avenue SE where no watermain is currently constructed. Since extending a watermain along 9 Avenue SE is premature at this time, a 100% cash contribution for the future construction of a watermain across the frontage on 9 Avenue SE will be required.
3. The property is to be serviced by a single water service connection, adequately sized to satisfy the proposed use. Strata lots shall have individual water meters that will be supplied by the City at the time of Building Permits. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing property is serviced by a 12.5mm service from the 150mm diameter watermain on 5 Street SE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.

**Sanitary:**

1. The subject property fronts a 200mm diameter sanitary sewer located on 5 Street SE and a 150mm diameter sanitary sewer located on 9 Avenue SE. Upgrading to a minimum 200mm diameter will be required across the frontage of the property on 9 Avenue SE.
2. The property is 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.
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 5 Street SE. 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 600mm diameter storm sewer located on 5 Street SE and a 300mm diameter storm sewer located on 5 Street SE. There is no storm sewer located on 9 Avenue SE. Since 9 Avenue SE is not required to be upgraded, the provision of a storm sewer across the frontage of the property is not required. The owner / developer is however required to provide a storm water system to address existing flows on 9 Avenue, to prevent

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31 July 2018

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these discharging onto private property. Owner / Developer is responsible for all associated costs.

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.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed lot shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Geotechnical:**

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), Category C (Landslide Assessment).

  
**Chris Moore**  
Engineering Assistant  
**Jenn Wilson P.Eng., LEED® AP**  
City Engineer





## CITY OF SALMON ARM

### DESIGN REVIEW PANEL MINUTES

July 19, 2018  
Room No. 100, City Hall

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Present: Bill Laird (Panel Chair)  
Paul Burrows (Panel Member)  
Dennis Lowe (Panel Member)  
Trent Sismey (Panel Member)  
Marc Lamerton (Applicant DP-420)  
R & R Reimer (Applicants DP-420)  
Chris Larson (Planning and Development Officer)

Application: Proposed High Density Residential Development at 791 – 5 Street SE  
Development Permit Application No. DP-420

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The meeting was called to order at 2:01 p.m.

Development Permit Application No. DP-420

The Applicant summarized the proposal, referring to the site plans and building elevations, providing background information and an explanation of the rationale of building siting and design, as well as site access. It was noted that no height variance is being requested, however a variance for reduced setback from the internal access lane for one of the buildings has been asked for. The Applicant further clarified their intent to install panel fencing.

Panel members discussed the proposal. The DRP was complimentary of the building design and materials presented. The variance requested is considered to be reasonable and the need for this form of housing was noted. The DRP is supportive of the proposal.

#### Panel Recommendation

THAT the application drawings under review for application DP-420 be supported noting that the DRP is appreciative of both the general project and specific design given the local need for this form of housing.



Bill Laird, Panel Chair

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*City of Salmon Arm*  
*Development Services Department Memorandum*

To: Her Worship Mayor Cooper and Members of Council

Date: July 31, 2018

Subject: Agricultural Land Commission Application No. ALC-376 (Non-Farm Use – Covenant Amendment)

Legal: Lot 1, Section 8, Township 20, Range 10, W6M, KDYD, Plan KAP81700  
Civic: 1471 – 50 Street SW  
Owner: Arlene McLeod  
Applicant: Browne Johnson Land Surveyors Ltd.

**MOTION FOR CONSIDERATION**

**THAT: Agricultural Land Commission Application No. ALC-376 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 1471 – 50 Street SW as shown in APPENDICES 1 & 2. The property is 3.7 ha (9.1 acres) in size with an existing hay barn located approximately in the centre of the property. The applicant is proposing to amend an existing covenant which restricts the area where a single family dwelling could be constructed. The existing covenant area and the proposed amended covenant area are shown in APPENDIX 3. In this case, the restrictive covenant was a condition of the ALC for its approval of the subdivision in 2006 which created the parcel; it was not a requirement by City Council or the Approving Officer. Site photos are attached as APPENDIX 4 and a letter of rationale provided by the applicant is attached as APPENDIX 5.

**BACKGROUND**

The subject property is designated Salmon Valley Agriculture in the Official Community Plan (OCP), is zoned Rural Holding (A-2) and is totally within the ALR. The parcel is currently vacant of any dwelling and is used for hay crop. The property was created in 2006 and received ALR approval in 2005. As a requirement of the ALC approval, a restrictive covenant which limited the construction of a single family dwelling to the westerly portion of the property. Further, as part of the subdivision approval the City of Salmon Arm required a restrictive covenant prohibiting access from Christison Road and requiring geotechnical reporting prior to any construction or development. The applicant purchased the property in 2008.

Adjacent zoning and land uses include the following:

North: Salmon Valley Agriculture (A-1) / hay field and residential  
South: Salmon Valley Agriculture (A-1) / hay field and residential  
East: Salmon Valley Agriculture (A-1) / hay field and residential  
West: Rural Holding (A-2) / residential

*Improved Soil Classification*

The approximate western half of the subject property has an Improved Soil Capability Rating of 70% Class 3(TR) and 60% Class 6(T) and the eastern half is rated 70% Class 2(X) and 30% Class 4(TW) 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.)

COMMENTSBuilding Department

No concerns.

Engineering Department

No concerns.

Agricultural Advisory Committee

This proposal was taken to the Agricultural Advisory Committee (AAC) at its meeting of May 16, 2018; however quorum was not met and therefore no resolution was made.

The members of the Committee in attendance did discuss the application including the driveway location, proximity to 50 Street SW, drainage issues, and positioning the home closer to the barn which may limit impact on the agricultural land. In general, the attending members did not have any objections to the proposed covenant amendment.

Planning Department

The creation of the subject property was approved subject to a restrictive covenant limiting the building of a single family dwelling to the area shown in APPENIDX 3. The premise of the covenant is to limit the impact of residential development on the hay crop field currently in production. The applicant is requesting to amend the covenant to a 20.0 m x 20.0 m (400 m<sup>2</sup>) area located in the centre of the property next to the existing barn. The total proposed area is much smaller than the area currently permitted, however is within the agriculturally productive area. The applicant has stated the a watercourse and pond have developed over the last five years which makes it even more difficult to construct a single family dwelling outside of the covenant area.

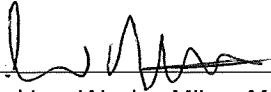
Staff have the following concerns and considerations:

1. The proposed covenant area is relatively small at 400 m<sup>2</sup> and is near an already constructed barn. This could assist in limiting the impact to the productive agricultural land, however there would still be an increased residential impact.
2. Access is required to be from 50 Street SW so the impact of a future driveway could potentially be reduced as its length through the productive agricultural land would be reduced.
3. The currently permitted building area is a steep slope with over 30% grades. Further geotechnical reporting is required in advance of any construction and issuance of Building Permit.
4. A similar application (ALC-371) to amend a restrictive covenant area of a single family dwelling in the Gleneden area was reviewed and supported by Council in October 2017; however the application was not supported by the ALC.



CONCLUSION

The proposal is a Non-Farm Use application to amend an existing restrictive covenant. Staff recommends the application be forwarded on to the ALC for consideration.



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

Reviewed by the C.A.O.



Location Map



0 80 160 240 320  
Meters



Subject Parcel





Orthophoto

2

PLAN 9633

CHRISTISON ROAD

REM  
N 1/2 OF S 1/2  
OF N 1/2  
OF NE 1/4 OF SEC. 8

1  
KAP81700

N 1/2 N 1/2 S 9

S 1/2 N 1/2 S 9

PLAN 2031

REM  
N 1/2 NE 1/4

50 ST. SW

1470  
(1470.5)



0 25 50 75 100  
Meters



Subject Parcel



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# LEGEND

— Dimensions derived from Plan KAP81700

Civic Address: 1471 50 Street SW

Parcel Identifier(PID): 026-778-394

List of documents registered on title which may affect the location of improvements:  
Covenant LA113865, LA113867,  
LA113871 & LA113873  
Easement LA113869

## Sketch Plan of Proposed Covenant in Lot 1, Sec 8, Tp 20, R 10, W6M, KDYD, Plan KAP81700

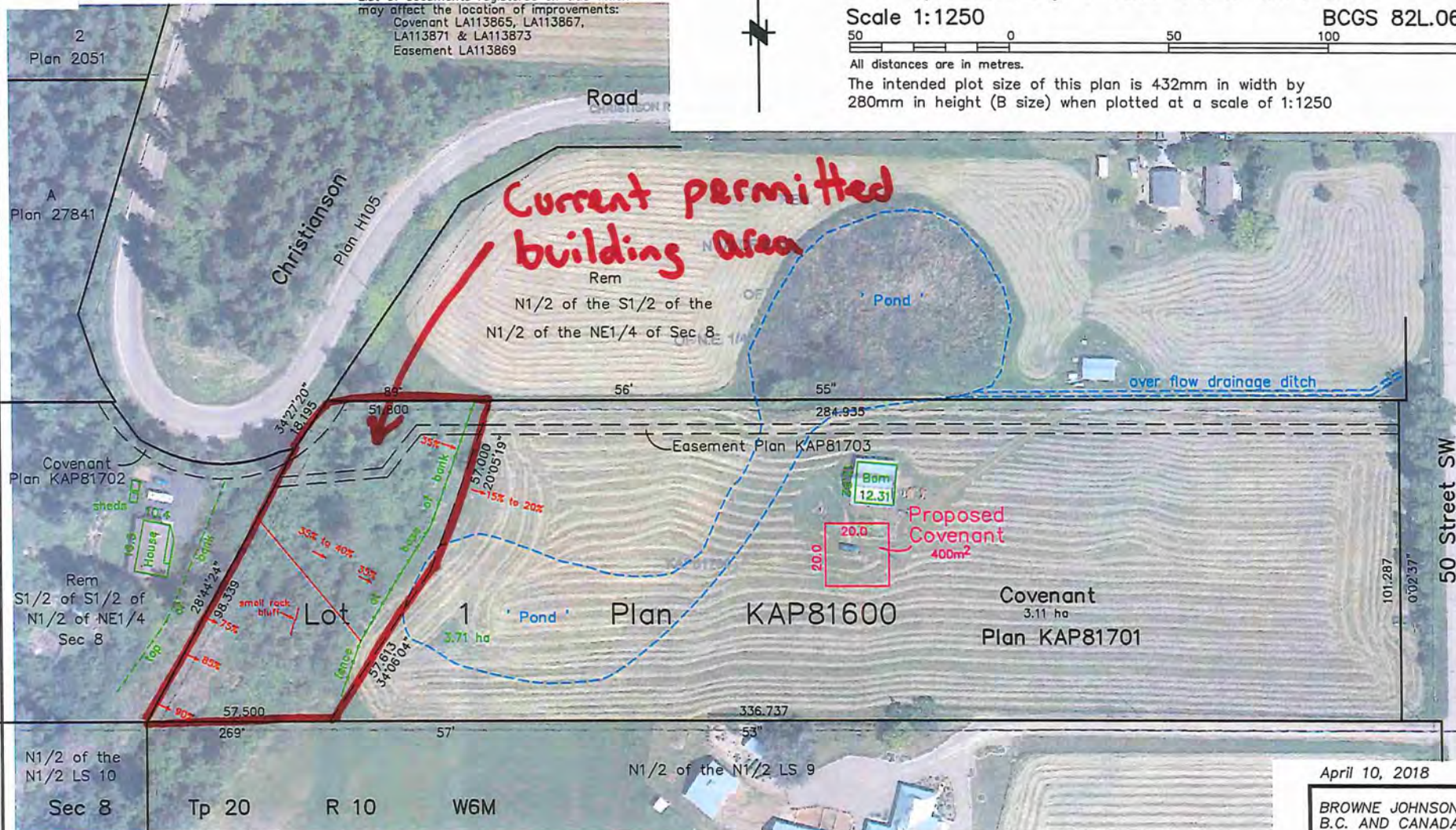
Scale 1:1250

BCGS 82L.064

50 0 50 100 150

All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1250



April 10, 2018

BROWNE JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. 250-832-9701  
File: 452-16



## APPENDIX 4



Photo 1: Photo looking west at the subject property from 50 Street SW.



Photo 2: Photo looking west at the current and proposed access from 50 Street SW.





Photo 3: Photo looking south from Christison Road at the adjacent pond and subject property in the background.

March 21, 2018

Browne Johnson Land Surveyors  
Box 362,  
Salmon Arm, B.C. V1E-4N5  
Email: office@brownejohnson.com  
Ph: 250-832-9701  
Attention: Joe Johnson

Re: Lot 1, Plan KAP 81700, PID-026778394, relocate house site location

The purpose for my application to the Land Commission is to relocate the site from where my home must be constructed, pursuant to Covenant LA 113865, to a different location as indicated on the enclosed supporting documentation.

The reason I wish to relocate the house site has been made necessary by the water course and pond that has developed over the past 5-6 years, as indicated on the enclosed documentation, that makes access to the Covenant area from 50th. St. S.W. difficult if not impossible. Access to the property and Covenant area from Christianson Road to the northwest is impossible due to extreme grades and City of Salmon Arm Covenant LA-113867. Any roads or works done on or near the water course area would have an adverse affect on the agricultural viability of the property. My submission would allow for continued use of the area affected by the water course for agricultural purposes, provided the area is farmed at specific times. (as I have been doing)

The current site in the Covenant area only allows for the house to be constructed in the area as marked on my Schedule AAA and pursuant to Geotech report referenced in City of Salmon Arm Covenant LA113873 and my Schedule C. I mention this as any road to the current approved site would have to traverse the property to the center of the Covenant site. There is no avoiding the water courses.

I must also mention I farm this property and have farm status. I have all of the equipment, a barn on the property that I rebuilt (pictures) and having been raised on a farm the desire to continue "working the land". I am not a foreigner who purchased the property for carbon credits and now wants to build a 25000 sq. ft. house. I commend the Land Commission for clamping down on that practice however I am caught up in the middle. I applied for this house locate in 2016 but my application was shelved by the Commission because they had to deal with the foreigners and I now have to pay \$1500 in my attempt to legally do what the foreigners have illegally doing for years. Just thought I'd get that in my application.



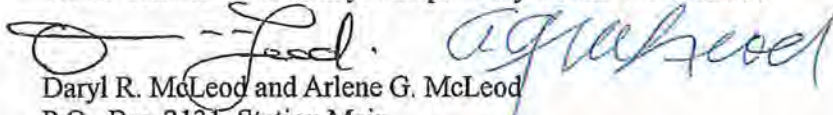
I am enclosing the following documentation for your perusal:

- 1.) Schedule "A"- Google map showing my property prior to any water course
- 2.) Schedule "AA"- Google map where I have marked the Covenant area, the present approved location for house construction, the water course and pond, the barn, and the proposed house location.
- 3.) Schedule "AAA"-map of house location in the Covenant area marked in yellow.
  - the water course, pond and drainage ditch marked in blue.
  - the proposed new house location marked in pink and covering an area of 650 square meters of alr land.
  - the area of alr land required for road to access the covenant area marked in orange ( 363 sq. meters) and land reclaimed for farm use from the covenant area also marked in orange comprising 541 sq. meters. for a total of 904 sq. meters. (not to scale)
  - a marking of BB and another marking of B- 1-12 which indicates pictures, where they were taken from, and an arrow indicating the direction picture was taken.

All of these pictures are enclosed and have notations on each indicating the relevance to my submission.
- 4.) Schedule "C"- Plan showing Covenant area.
  - land reclaimed from Covenant area for farm use marked in yellow
  - only area where house could be built marked in orange
  - pursuant to Geotech report, area where you cannot build marked in pink
- 5.) 2018 - Property Assessment Notice
- 6.) State of Title certificate

The net gain of land for agricultural use based on my submission is 284 sq. meters.

Please contact me should you require any further information.



Daryl R. McLeod and Arlene G. McLeod  
 P.O. Box 2131, Station Main,  
 Salmon Arm, B.C. V1E-4R2  
 email: darylmcleod@live.ca  
 Cell: 250-833-5110  
 Home: 250-832-3494

April 2, 2018

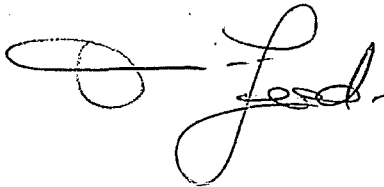
Browne Johnson Land Surveyors  
Att: Joe Johnson

Addendum to my Land Commission submission to relocate house location.

Please reduce the site location size I am requesting for the house from 650 sq. meters to 400 sq. meters. This would result in a net gain of land for farm use from my original 294 sq. meters to 494 sq. meters.

If my house could be built on the site, I am proposing the new covenant could be adjusted to cover just the area the house footprint is, based on a survey certificate. Then the actual land used for the house location would be considerably less than the 400 sq. meters I am requesting.

Please note the limitations for construction on the existing covenant site as shown on my Schedule C of my submission. The Covenant LA-113873 limits where the house can be located and the water seepage/course is along the permitted house location.

A handwritten signature in black ink, appearing to read "Joe Johnson", with a stylized flourish at the end.

