



AGENDA

City of Salmon Arm Development and Planning Services Committee

Monday, May 3, 2021
8:00 a.m.
By Electronic Means

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <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>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 - 16	1.	Agricultural Land Commission Application No. ALC-402 [BC Transportation Financing Authority (Ministry of Transportation and Infrastructure)/Talisman Land Resource Consultants Inc./Christie, P.; Exclusion]
17 - 42	2.	Development Permit Application No. DP-430 [Aviator Business Park Ltd.; 3601 20 Avenue SE; Industrial]
43 - 58	3.	Zoning Amendment Application No. ZON-1193 [NTL Development Ltd./Franklin Engineering Ltd.; 1681 10 Street SE; R-1 to R-8]
59 - 72	4.	Zoning Amendment Application No. ZON-1207 [Johnson, D.; 481 34 Street SE; R-1 to R-8]
73 - 92	5.	Land Use Contract Termination [LUC N71309; Greyfriars Rentals Ltd.; 4121, 4141, 4161, 4181, 4221 and 4241 45 Street SE]
	6.	PRESENTATIONS
93 - 98	1.	G. Chomitz, BC Timber Sales - Mt. Ida Logging Plan
	7.	FOR INFORMATION
	8.	CORRESPONDENCE
	9.	ADJOURNMENT

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 21, 2021

Subject: Agricultural Land Commission Application No. 402 (Exclusion)
 Legal: Reference Plan (Plan EPP70260) of Arterial Highway through That Part of the SW ¼ of Section 16 which is bounded on the North by the South limit of the Indian Reserve Township 20, Range 10, W6M, KDYD, Except Plans B4822, 5227, 6454, 7469, 7962, 8971, 20042, 23759, 26804, M8516, 37957, H401 and EPP67151
 Civic Address: No Civic Address
 Owner: BC Transportation Financing Authority (Ministry of Transportation and Infrastructure)
 Agent: Talisman Land Resource Consultants Inc. (Paul Christie)

STAFF RECOMMENDATION

THAT: Council supports the Agricultural Land Commission Exclusion application submitted by Talisman Land Resource Consultants Inc. on behalf of the Ministry of Transportation and Infrastructure.

PROPOSAL

To Exclude the subject area from the Agricultural Land Reserve (ALR) in order to accommodate Highway 1 improvements.

BACKGROUND

The subject area is an arterial section of road that lies south of the industrial zoned parcels on 42 Street SW and is adjacent to Highway 1 (see Appendices 1, 2). The subject area is approximately 0.23ha in area. It is designated in the Official Community Plan (OCP) as Salmon Valley Agriculture and zoned A-2 Rural Holding Zone in the Zoning Bylaw No. 2303 (Appendices 3 and 4). As noted on the attached plan the subject property is Arterial Highway and described by relative location to known locations (Appendix 5) and is not a parcel of land. Appendix 6 is an aerial photo taken from the Ministry of Transportation and Infrastructure (MOTI) website and highlights the subject area in relation to on-going highway realignment and expansion in the area.

Adjacent land uses include the following:

North: Light Industrial Zone (M-2)/storage facilities
 South: Rural Holding Zone (A-2)/agriculture and highway
 East: Rural Holding Zone (A-2)/agriculture and highway
 West: Rural Holding Zone (A-2)/agriculture and highway

The applicant is requesting the Exclusion from the Agricultural Land Reserve (ALR) so that the subject area can be consolidated with the parcel to the north. The extension of 42 Street SW through the cul-de-sac and connection to Highway 1 is part of the planned Highway 1 improvements in this area. The road realignment will result in a portion of 420 42 Street SW being dedicated as Road and will lose a portion of their operating and storage space. Should the area be removed from the ALR the applicant intends to consolidate the subject area with the parcel to the north and this "would allow the owner/tenant to have a consistent ability to use the land for light industrial use". A letter of rationale from the applicant is attached as Appendix 7. In order to have the operation to the north expand into the subject area the owner would have to make

application for an OCP Amendment (from Salmon Valley Agriculture to Industrial) and rezone (from A2 – Rural Holding Zone to M2 – Light Industrial Zone).

The applicant is applying for the ALR Exclusion as a Prescribed Body under the *Agricultural Land Reserve General Regulations* (ALRGR) (section 16 (2)). Prior to September 30, 2020 individual applications could submit ALR Exclusion applications via the ALC application portal and the applications would be referred to the City for comment and resolution. Prescribed Bodies, such as MOTI, negotiated ALR Exclusions or Non-Farm Uses for projects such as highway expansion on a case-by-case basis. Local Governments were seldom involved at inter-ministerial negotiations. Under the current ALC regulations, the Prescribed Body must hold a Public Hearing, submit the notes from the Hearing to the Local Government to seek a Council resolution. With all those materials in place, the Prescribed Body may then make the application for Exclusion.

Official Community Plan

The Official Community Plan includes Transportation policies. Related this application is policy 12.3.14 which states:

12.3.14 Encourage MOTI to undertake design realignment and reconstruction of the Trans Canada Highway in the vicinity of the Salmon River bridge.

COMMENTS

Public Input

Pursuant to the *Agricultural Land Reserve Act* section 15 (2), the applicant is responsible to host the Public Hearing and for all notifications related to that Public Hearing. The applicant has provided information with regard to the Public Hearing and notes from the Hearing (Appendix 8). The Public Hearing occurred on March 30 at 12:00pm. Due to COVID-19 protocols, the Public Hearing was hosted via Zoom video conferencing. There were no submissions from the public and no one from the public attended. Minutes for the Public Hearing are enclosed.

Engineering Department

No concerns with ALC exclusion application.

Building Department

No concerns.

Fire Department

No concerns.

Agricultural Advisory Committee (AAC)

The AAC reviewed the application at their December 9, 2020 meeting and supported the application with a vote of 5 to 3.

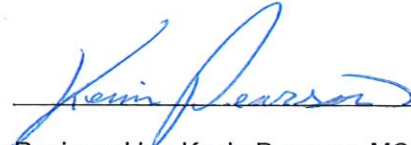
Planning Department

The application to exclude the subject property is part of the MOTI "Salmon Arm West Four Laning of Highway 1 Project". Staff have no objections with the Exclusion of the area from the ALR. The total area of ALR land within the City boundary is approximately 6100ha, the exclusion of the subject area would account for 0.23ha of that area and the importance of this Provincial Highway project, staff are supportive of the application.

Staff note that should the area be excluded from the ALR, the owner would have to apply for an OCP amendment and rezoning in order to consolidate the parcels and use the subject area for industrial purposes.

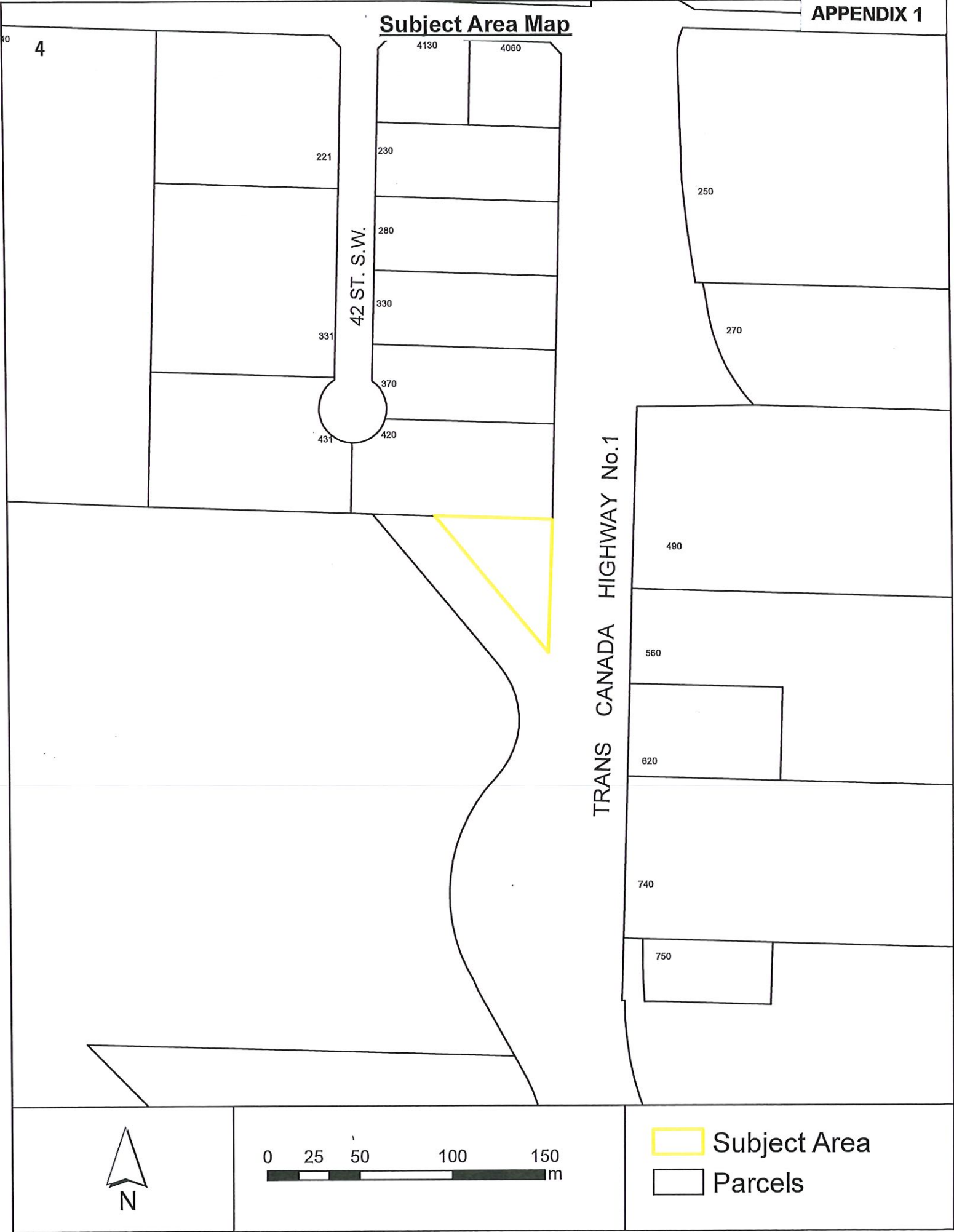


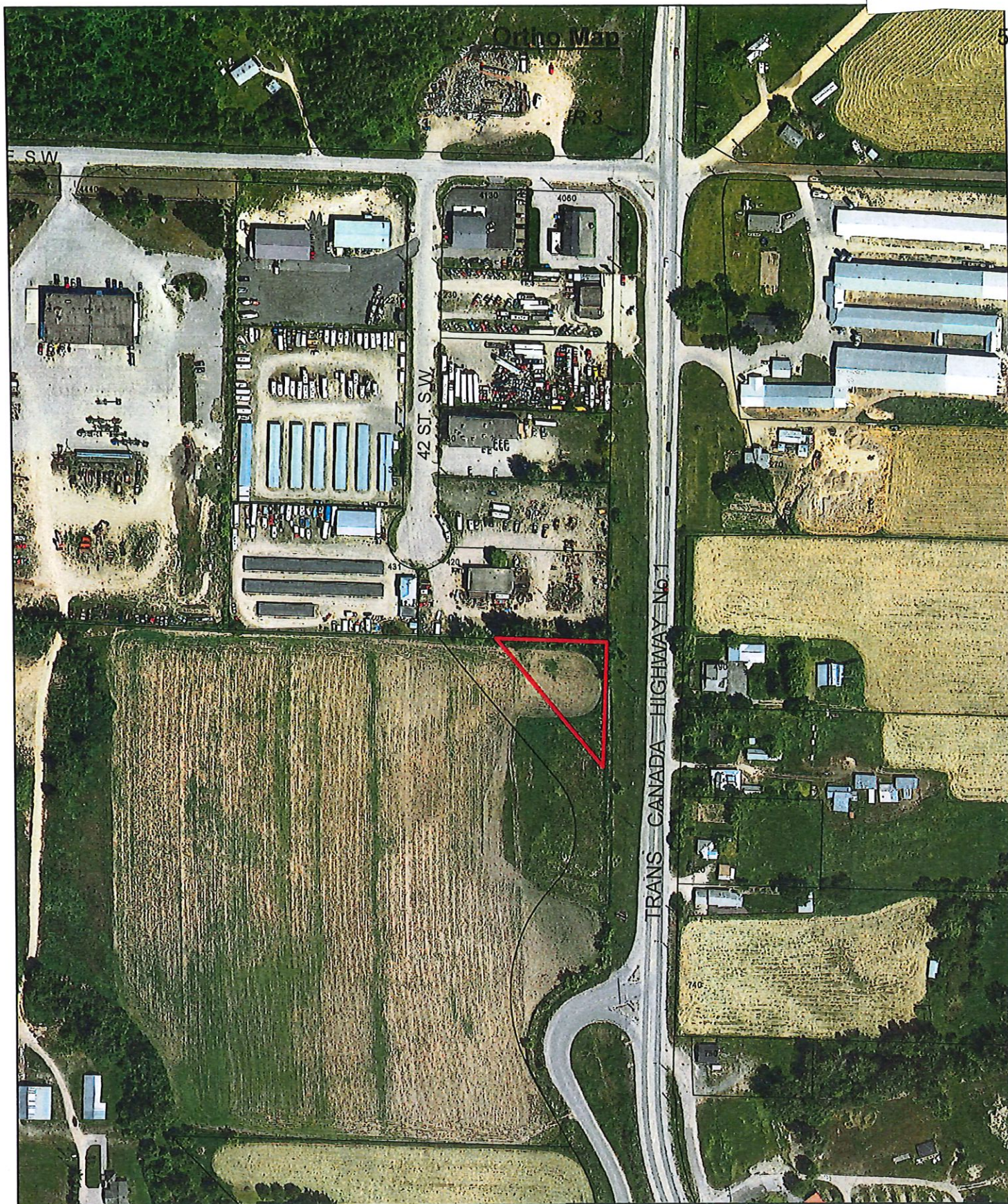
Prepared by: Melinda Smyrl, MCIP, RPP
Planner



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

Subject Area Map





0 25 50 100 150 200 m



A horizontal scale bar with alternating black and white segments, marked with the numbers 0, 25, 50, 100, 150, and 200, followed by the unit 'm'.

Subject
Property

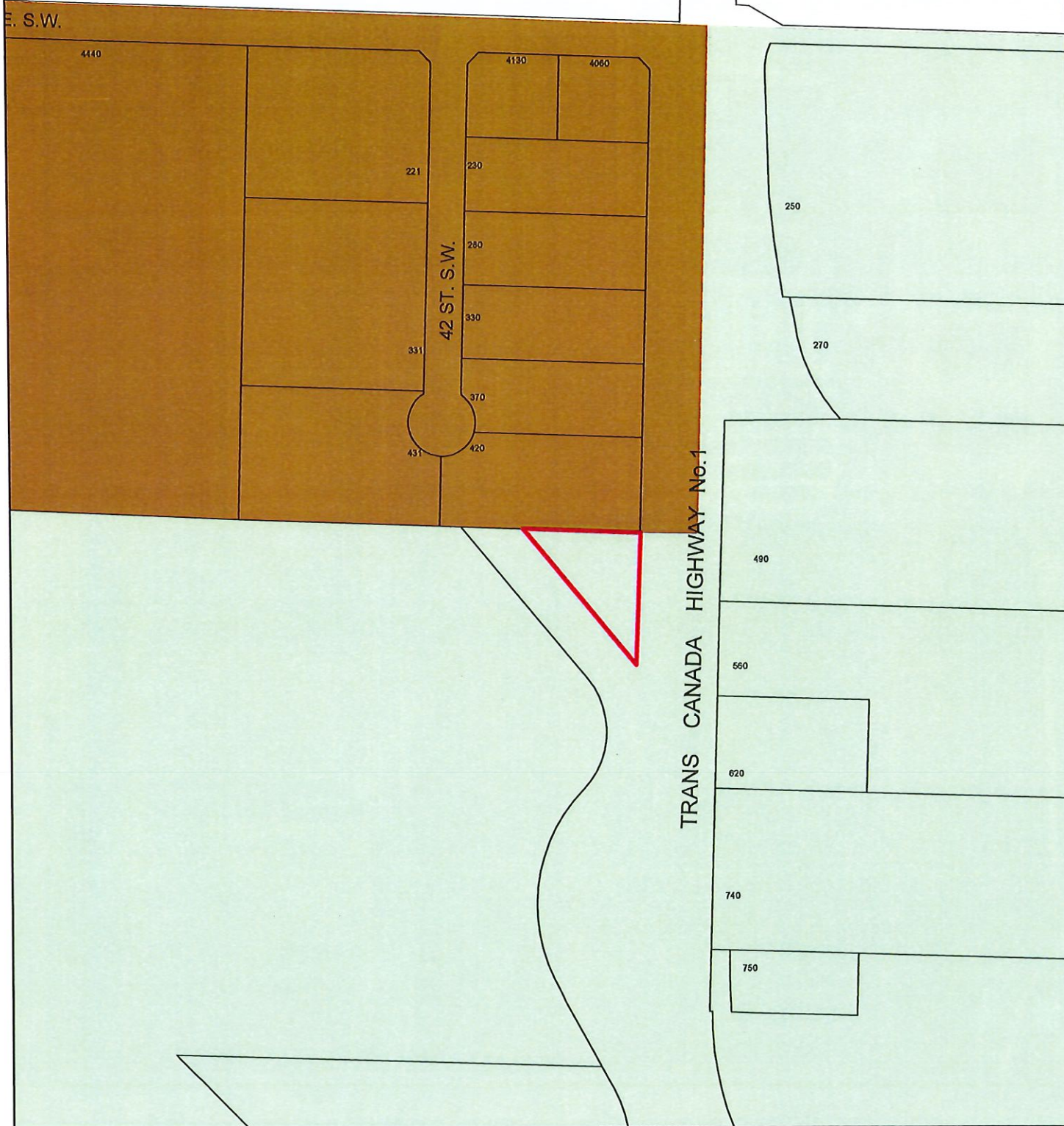


6

OCP Map

IR 3

E. S.W.



- Subject Property
- Salmon Valley Agriculture
- Industrial - General

Zoning Map

IR

IR 3

IR

E. S.W.

4440

221

M-2

42 ST. S.W.

4130

4060

230

280

330

331

370

431

420

CD-15

250

270

490

560

620

740

750

C-5

TRANS CANADA HIGHWAY No. 1

A-2



Subject
Property



Zoning



A-2



IR



C-5



M-2

8

Reference Plan of Arterial Highway through That Part of the SW1/4 of Sec 16 which is bounded on the North by the South limit of the Indian Reserve, Tp 20, R 10, W6M, KDYD

Except Plans B4822, 5227, 6454, 7469, 7962, 8971,
20042, 23759, 26804, M8516, 37957, H401 and EPP67151

Pursuant to Section 107 of the Land Title Act

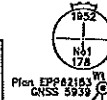
BCGS 82L.064

Scale 0 50 100

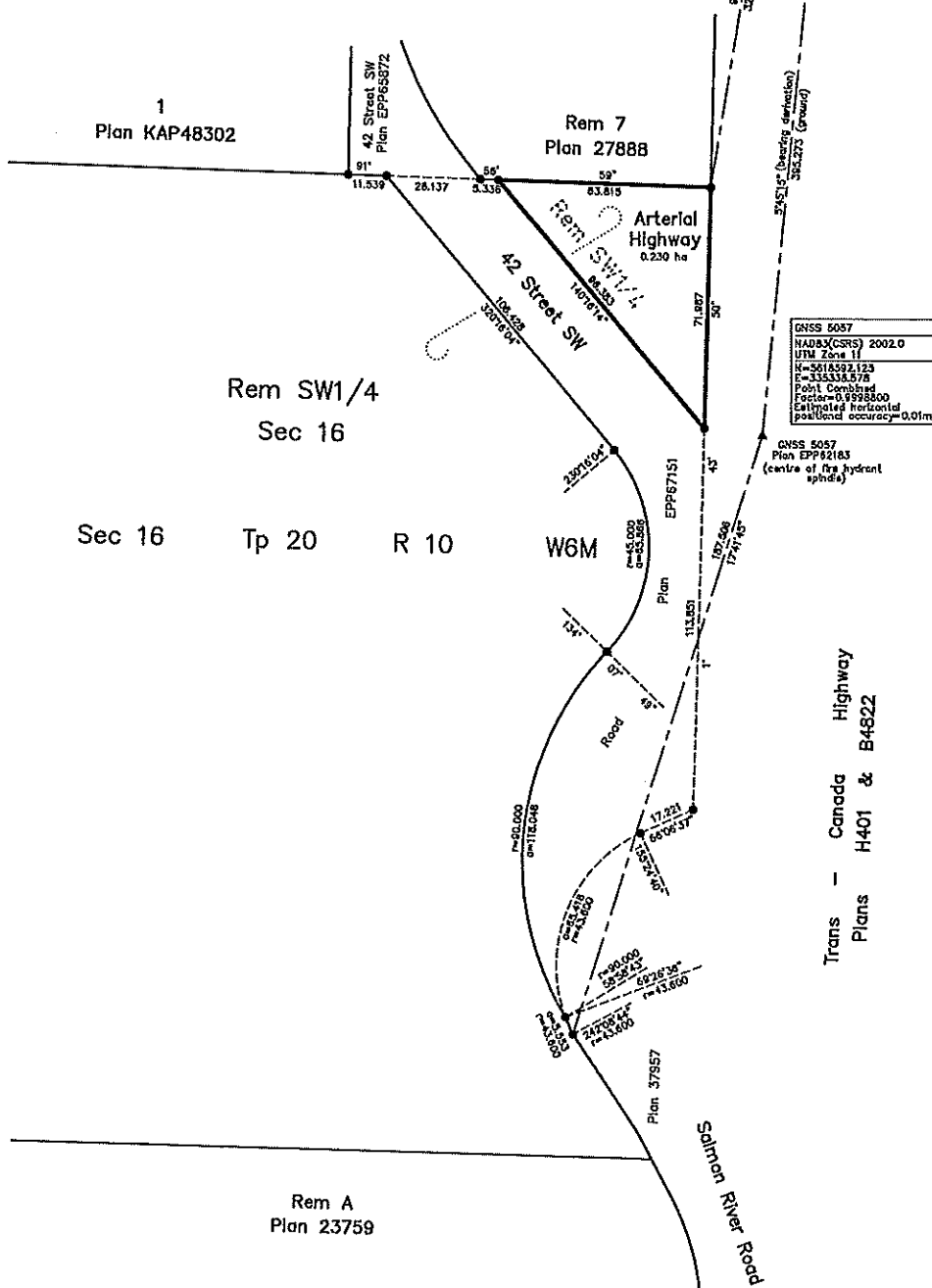
All distances are in metres.

The intended plot size of this plan is 432mm in width by 580mm in height
(C size) when plotted at a scale of 1:1000

GNSS 5939
NAD83(CRS) 2002.0
UTM Zone 11
N=5618955.559
E=335378.204
Point Combined
Factor=0.9998800
Estimated horizontal
positional accuracy=0.01m



Plan EPP62183 W1
GNSS 5939



PLAN EPP70260

LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998800. The average combined factor has been determined based on an ellipsoidal elevation of 337.3 metres.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

- Standard Iron Post Found
- ⊙ Standard Concrete Post Found
- ▲ Traverse Hub Found

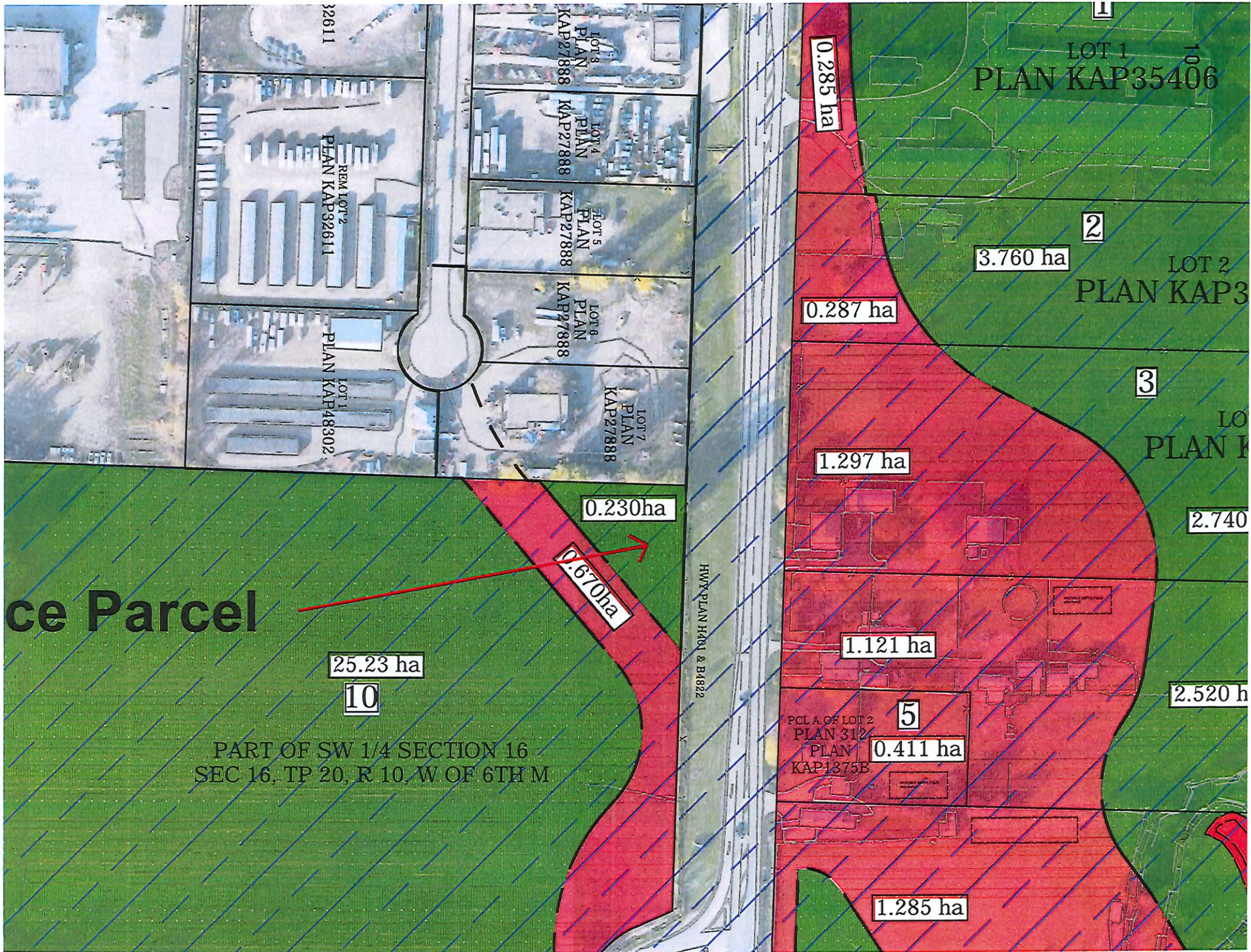
Note: This plan shows one or more witness posts which are not set on the true corner(s)

This plan image dedicates arterial highway as authorized by the Minister of Transportation and Infrastructure

This plan lies within the Columbia Shuswap Regional District

The field survey represented by this plan was completed on the 15th day of September, 2018
Joseph Charles Johnson, BCLS (604)

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 56-17 Fb.523 p.67
177-18.1aw





Date: April 12, 2021

Prepare For: City of Salmon Arm, Development Services Department

Attention: Melinda Smyrl, Planner

Proposal The Ministry of Transportation and Infrastructure proposes to exclude a parcel of land from the Agricultural Land Reserve (ALR) as it is severed from the parent parcel and is required for (1) the installation of public utilities, and (2) consolidation with the adjacent Lot 7 Plan 27888 to mitigate impacts to the property and business operations.

Background:

In 2016, the Province purchased a portion of the SW ¼ of Section 16, Township 20, Range 10, also known as Moore Farms, to facilitate construction of the 42nd Street SW extension. The acquisition left a small area of land, the SW corner, severed between the new municipal road and the Trans-Canada highway. This irregularly shaped severance was subsequently acquired by the Province in 2017 and surveyed as Arterial highway on plan EPP70260.

Previous Use:

For the last several years a local operator, Demille Farms, has been leasing the entire 26.6ha parcel. The small area, now severed from the larger parent parcel, is generally low lying, poorly drained, and subject to, at times, considerable standing water. Over time, because of its low-lying position and poor drainage, this south westerly corner has not been suitable for cultivation.

Proposed Use:

- 1) 42nd Street SW municipal street connection – a portion of the land (Arterial highway) will be used for the installation of a new waterline (public utility) along 42nd street SW, and enhanced drainage along the Trans-Canada highway.
- 2) Consolidation with the adjacent Commercial property, Lot 7 Plan 27888 (Jade Line Moving and Storage, and Reliable Rebuilders) to mitigate damages to the land and business as follows:
 - a. Access impacts – Construction of 42nd Street will require the existing access at the front of the business to be closed. Consolidation of the severance parcel to Lot 7 mitigates this loss; a new access to the property will be located within the adjacent severance.
 - b. Loss of parking – current parking in front of the building will be severely impacted. This has additional impacts to the circuitry of traffic in and around the buildings. The consolidation of a portion of the adjacent severance will allow the owner to reconfigure the site to allow for new parking and improved traffic circulation.

- c. Loss of Use of Building – The front bay of the existing building is located immediately adjacent to the area acquired for construction of the new municipal road. This severely impacts larger commercial vehicles from accessing the bay. Consolidation of the adjacent severance allows the owner/tenant room to construct an additional bay within the site, and still have sufficient room to reconfigure the parking and traffic circulation.
- d. Loss of existing storage – reconfiguration of the site for the new bay, parking, and traffic circulation impacts existing storage buildings. Consolidation of the adjacent severance could alleviate this by providing the owner/tenant an opportunity to re-establish storage in a different location.

Summary:

The severance parcel is now within the amended Hwy 1/42nd Street SW right-of-way and is designated Arterial Highway. A portion of the parcel is required for the installation of public utilities. The parcel has no utility for agriculture and is completely isolated by Hwy 1 and the 42nd Street connection and logically would be consolidated with the industrial property to the north.

While the consolidation of the severance area will not present any significant impacts to near-by agriculture, it is vital for the adjacent owner/tenant to revise their business operations with alternate access, reconfiguration of parking and traffic movements, and reinstatement of their front work bay and storage areas.

Removal of the severance from the ALR would allow the owner/tenant to have a consistent ability to use the land for light industrial use.

Public Hearing

Minutes

SUBJECT: Public Hearing for Salmon Arm Trans Canada Highway 4 Laning Agricultural Land Reserve Exclusion Application Process

MEETING DATE: March 30, 2021

TIME: 12:00 p.m.

LOCATION: Virtually via Zoom

ATTENDEES: Pam Robertson, Urban Systems (Moderator)
Dan Bella, Project Manager, Ministry of Transportation and Infrastructure (Chair)
Lori Alexander, Property Services, Ministry of Transportation and Infrastructure
John Harper, Land Consultant on behalf of the Ministry of Transportation and Infrastructure
Darren Lincoln, Property Coordinator and Land Consultant on behalf of the Ministry of Transportation and Infrastructure
Paul Christie, Project Agrologist on behalf of the Ministry of Transportation and Infrastructure
Jeff Knight, Ministry of Transportation and Infrastructure
Alex Miller, Urban Systems
Katrin Saxty, Urban Systems (Recorder)

1. Welcome

The moderator began the public hearing by welcoming everyone and thanking them for joining us. The moderator indicated that due to COVID-19 social distancing protocols, the Ministry of Transportation was unable to hold this public hearing in person as would normally be the case, which is why this public hearing is being done virtually via Zoom.

The moderator noted the Ministry of Transportation and Infrastructure acknowledges with respect and gratitude all Indigenous peoples on whose territories we work, live and play. The moderator also acknowledged the Secwepemc people.

2. Call to Order

The Chair called the public hearing to order at 12:03 pm.

As there were no members of the public present at this public hearing, the Chair read out the agenda for the public hearing below:

3. Statement of Public Hearing

4. Introduction of Proposal

5. Summary of Application Procedure

6. Comments from Agencies and Municipalities

7. Comments from Public Hearing Attendees

8. Comments from the Applicant (Ministry of Transportation and Infrastructure)

9. Close Public Hearing

As there were no members of the public present, the Chair closed this public hearing at 12:03 pm.

AGENDA

MEETING DATE: March 30, 2021

FILE: [File Number]

PAGE: 2 of 2

SUBJECT: Public Hearing for Salmon Arm Trans Canada Highway 4 Laning Agricultural Land
Reserve Exclusion Application Process

Katrín Saxty, Urban Systems,
Recorder

Dan Bella, Project Manager, MoTI,
Chair



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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 22, 2021

Subject: Development Permit Application No. DP-430 (Industrial)

Legal: Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094
Civic Address: 3601- 20 Avenue SE
Applicant: Aviator Business Park Inc.

STAFF RECOMMENDATION

THAT: Development Permit No. DP-430 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094;

AND THAT: Issuance of DP-430 be withheld subject to the following:

- 1) **Receipt of a bond in the amount of 125% of a landscaper's estimate for completion of the approved landscaping plan including screening measures for outside storage; and**
- 2) **Registration of a Section 219 covenant and survey plan to secure road reserve aligned with the road network preplan dated December 1, 2006.**

PROPOSAL

The subject parcel, 3601 20 Avenue SE, is a vacant parcel located approximately 600 m west of the Salmon Arm Regional Airport (Appendix 1).

The proposal is for the development of the first phase of a three-phased industrial use facility. Phase 1 includes construction of four 468 m² (5,038 ft²) storage buildings for *mini warehousing* use, totalling nearly 1,858 m² (20,000 ft²) in storage space (Appendix 2). A letter of proposal (Appendix 3) provides further details on the application and proposal.

BACKGROUND

The subject parcel is a 3.6 ha (8.9 ac) vacant parcel, designated Industrial - Light (IL) in the City's Official Community Plan (OCP), and zoned M-1 - General Industrial (Appendix 4 and 5). The parcel is within a designated Special Development Area, identified in the 1980s for the future expansion of the City's Industrial Park. In 2006, the parcel was excluded from the Agricultural Land Reserve (ALR) and rezoned from Rural Holding (A-2) to (M-1). With adoption of the OCP in 2011, the subject property and adjacent block of land (60 ha) fronting 10 Avenue SE and 20 Avenue SE were re-designated from "Industrial" to "Light Industrial" for future land use and included within the "Industrial Development Permit Area". This development permit area designation means that any development is subject to the form and character design policies under Section 10.5 of the OCP (attached as Appendix 6).

Land uses directly adjacent to the subject property are as follows:

- North: 4.0 ha A2 (Rural Holding) parcel within the ALR, OCP designation Industrial - Light (IL)
- South: 4.0 ha A2 (Rural Holding) parcel within the ALR
- East: 4.1 ha M2 (Light Industrial), OCP designation Industrial - Light (IL) (Access Precision)
- West: 0.4 ha M6 (Industrial Holding) parcel not in the ALR; and three rural parcels ranging from 3.9 ha to 7.3 ha all zoned A2 (Rural Holding) and within the ALR

This is the second form and character industrial development permit application within this designated Industrial - Light designated area to come before City Council, the first such development permit was issued for the property directly east in 2014 (Access Precision Machining). Staff note that a future road network has been planned over this area in order to support the future development areas on the subject parcel and adjacent lands (Appendix 7). The subject parcel is largely clear of vegetation, site photos attached (Appendix 8).

COMMENTS

Engineering Comments

Comments attached provided to applicant (Appendix 9).

Building Department

BC Building Code applies. DCCs payable at time of Building Permit. No concerns.

Design Review Panel

The Development Permit application triggered referral to the Design Review Panel (DRP). The DRP noted no concerns with the proposal.

Planning Department

This application is to permit the development of four large storage structures: simple buildings with concrete blocks and traditional pitched roofs. This is an initial phase of development, with additional phases to follow in the future. Sections of the site are to remain vacant or undeveloped until future development, including a large building site adjacent to 20 Avenue SE.

Staff recognize there is some misalignment between the land uses supported by the OCP and Zoning Bylaw, with the design expectations for such services, including "storage" and "mini warehouse" uses. This development is subject to the form and character design policies under Section 10.5 of the OCP (attached as Appendix 6), categorized specifically as siting and building, landscape and screening, as well as access, circulation, and parking area guidelines.

Siting and Building Guidelines

The proposed development includes four buildings and associated drive aisles, as well as landscaping along the property's frontage.

The form and character of the buildings proposed is similar to other industrial buildings in the area. The materials proposed are stacked grey and tan split face blocks, with a blue metal roof and doors. Minimal architectural details are proposed, with no roof overhang, flat faced buildings, and due to the nature of this business, the buildings also have no windows. The buildings proposed as part of this phase would be set back significantly from the property lines. The buildings run north-south and feature pitched rooflines with the narrow ends oriented towards 20 Avenue, breaking up the building massing (aligned with OCP policy 10.5.9 and 10.5.10). The colours, rooflines and building massing helps provide some interest and lessens related impacts associated with the massing of flat larger industrial warehouse buildings. Aligned with OCP policy 10.5.13, future solar panels are also shown on the roof plans for the buildings.

The proposal for four separate buildings, as opposed to one or two larger buildings, enhances the associated sightlines. Staff still have some concerns around alignment with Crime Prevention Through Environmental Design (CPTED) principles (OCP 10.5.11) since no lighting plan has been provided. Staff recommend the applicant complete a plan to provide exterior site lighting.

Staff feel that the proposed development substantially aligns with the Industrial Development Permit Area objectives and design guidelines. The Design Review Panel noted no concerns through their review.

Landscape and Screening Guidelines

This phase of the development proposes a 1.5 m landscape buffer along the frontage of the property consisting mostly of shrubs and grasses, with two trees on either end of the buffer (a Sky Rocket Juniper and a Japanese Lilac Tree). All plantings proposed are drought tolerant and deer resistant, aligned with OCP policies 10.5.15 and 10.5.18.

The proposed phasing of this development means that the front of the parcel will remain largely undeveloped in a semi-natural permeable state until Phase 2. Additionally, the entire northern portion of the lot will not be developed until Phase 3. This means that a significant amount of the parcel will remain as is until Phase 3.

A 2.0 m high chain link fence is proposed around the property as a means of site security starting at Phase 1 and following property lines to the north, west, and east (along future property line at road reserve boundary). This includes a sliding gate at the driveway access to Phase 1.

Staff note that visual screening is required by the Zoning Bylaw for any outside storage. Furthermore, temporary garbage and recycling collection are proposed to be located to the west of Phase 1, and are likewise required to be screened.

Access, Circulation, and Parking Guidelines

The current 4 building development proposes a curving access route and adjacent parking spaces consisting of permeable gravel crush, aligned with OCP policies 10.5.24 and 10.5.25.

Zoning

The proposed mini warehouse and storage use is permitted in the M-1 General Industrial Zone, subject to BC Building Code and zoning regulations, parking area and access, screening and landscaping requirements. The proposed buildings are slightly less than 5 metres in height, far less than the 15 m maximum building height, while all requisite setbacks are met.

Staff note that one parking space is required for every two employees and a total of two loading spaces for this phase of the development as illustrated on the site plan.

Both the driveway and circulation surfaces surrounding the buildings are proposed as crushed gravel. The Zoning Bylaw does not require industrial zoned land to have a paved surface. Aisle widths of 7.3 m and 6.0 m are proposed, meeting circulation requirements.

As noted previously, this application addresses an initial phase of development, with the site plans submitted showing a Phase 2 and 'open storage' on Phase 3. While permitted within the M-1 Zone, storage yards are subject to additional screening and landscaping requirements of the Zoning Bylaw. As the subject parcel is within the "Industrial Development Permit Area" these further phases will also be subject to the form and character design policies under Section 10.5 of the OCP, and will require Development Permit applications prior to development proceeding.

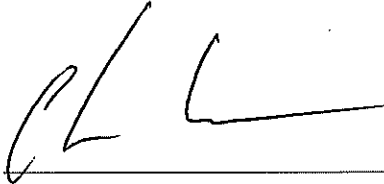
Road Reserve

A future road network has been planned affecting the subject parcel to support the future development and expansion of the Industrial Park (Appendix 6), and as such is a key element of this proposal. The proposal includes a 10 m wide strip along the east parcel line for the future road network. Given road construction is premature at this time but recognizing the importance of the future road plan, staff recommend the registration of a Section 219 road reserve covenant be made a condition of issuance of this permit to secure the future road alignment.

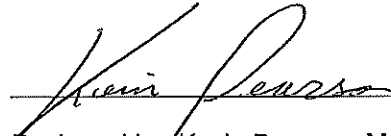
A building setback of over 6.0 m is proposed on the east side of Phase 1 from buildings #2 and #4 to the 10.0 m future road, as required for an exterior side setback in the M-1 zone (Appendix 6). At the Development Permit stage, road dedication, upgrades and the extension of water, sanitary and storm sewer mains (or a cash contribution in lieu of those extensions) are not required. Servicing upgrades, including road dedication, may be required either at time of Building Permit or upon further subdivision of the property.

CONCLUSION

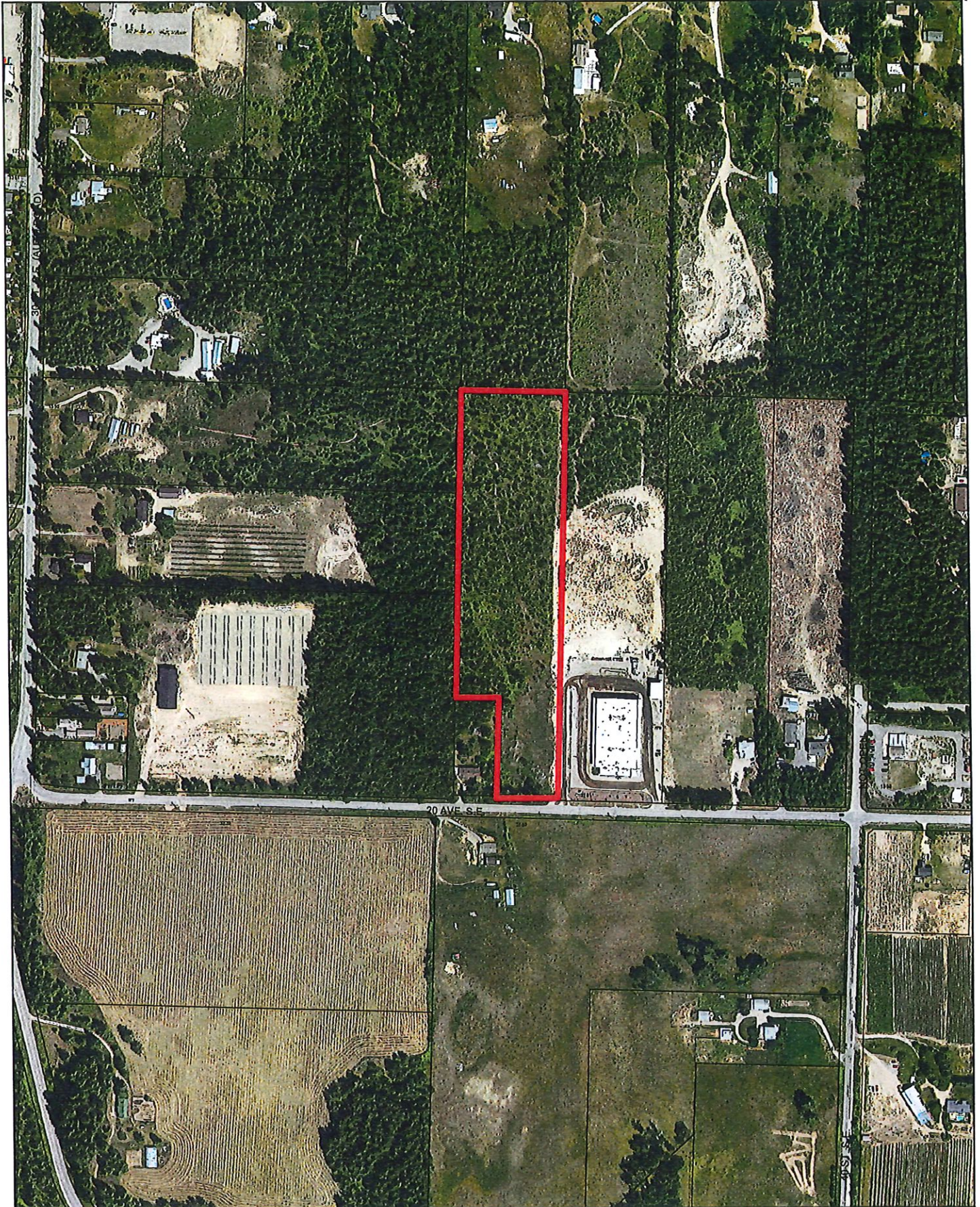
Staff consider the development as proposed to be generally consistent with the Industrial Development Permit objectives and guidelines, and note that the future road plan for this area has been included in the proposal. Considering the use and the location, and noting the development potential of the site and the opportunity for a visually appealing building adjacent the street in the future, staff recommend support of the proposed development subject to the receipt of landscaping bonding and the registration of a Section 219 road reserve covenant.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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



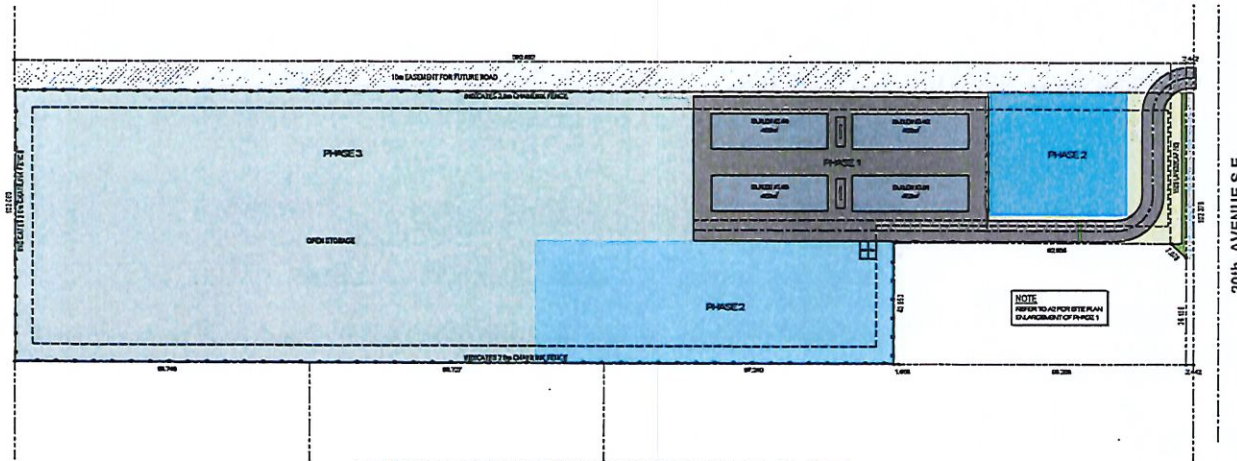
0 55 110 220 330 440 Meters



Subject Parcel



CONTEXT PLAN
SCALE: 1:5000



PROPOSED PHASE 1 DEVELOPMENT & PHASE PLAN

NOTE: SITE PLAN PREPARED BASED ON DATA TAKEN FROM SURVEY PLAN
PREPARED BY BROWNE JOHNSON LAND SURVEYORS, DATED JANUARY 4TH, 2001,
PROVIDED BY THE CLIENT.

SCALE: 1:750

AVIATOR BUSINESS PARK
3401 20th AVENUE S.E., SALMON ARM, BC

PROJECT DATA & SITE PLAN

PROJECT INFO:	OFFICIAL COMMUNITY PLAN:
CIVIC ADDRESS:	INDUSTRIAL LIGHT
3401 20th AVENUE S.E.	
LEGAL:	ZONING:
LOT 15, PLAN 1230	M1 - GENERAL INDUSTRIAL
EXCEPT PLAN 1446/2004	
SEC. 7, T20, R9, 16M KYO	SITE AREA:
	3.81ha (9.32ac)

THE CITY OF SALMON ARM ZONING BY-LAW NO. 2363

BY-LAW	PROPOSED
ZONING M-1	ZONING M-1
GENERAL INDUSTRIAL ZONE	GENERAL INDUSTRIAL ZONE
28.1 PURPOSE	28.1 PURPOSE
GENERAL INDUSTRIAL AND MANUFACTURING	GENERAL INDUSTRIAL AND MANUFACTURING
28.2 REGULATIONS	28.2 REGULATIONS
AS PER ZONING BYLAWS	AS PER ZONING BYLAWS
28.3 PERMITTED USES	28.3 PERMITTED USES
MINI WAREHOUSING AND STORAGE YARDS	MINI WAREHOUSING AND STORAGE YARDS
28.4 MAX. HEIGHT PRINCIPLE BUILDING	28.4 MAX. HEIGHT PRINCIPLE BUILDING
HEIGHT 15.0m (49.2')	HEIGHT 15.0m (49.2')
28.5 MAX. SITE COVERAGE	28.5 MAX. SITE COVERAGE
BUILDINGS 60%	BUILDINGS 60%
28.6 MIN. PARCEL AREA	28.6 MIN. PARCEL AREA
483.00m (0.000.44)	483.00m (0.000.44)
28.7 MIN. PARCEL WIDTH	28.7 MIN. PARCEL WIDTH
15.0m (49.2')	15.0m (49.2')
28.8 MIN. SETBACKS OF PRINCIPLE BUILDING	28.8 MIN. SETBACKS OF PRINCIPLE BUILDING
1) FRONT PARCEL LINE 6.0m (19.7')	1) FRONT PARCEL LINE 6.0m (19.7')
2) REAR PARCEL LINE 6.0m (19.7')	2) REAR PARCEL LINE 6.0m (19.7')
3) INTERIOR PARCEL LINE 6.0m (19.7')	3) INTERIOR PARCEL LINE 6.0m (19.7')
4) EXTERIOR PARCEL LINE 6.0m (19.7')	4) EXTERIOR PARCEL LINE 6.0m (19.7')
28.9 ACCESSORY RETAIL SPACE	28.9 ACCESSORY RETAIL SPACE
SHALL NOT EXCEED 25% OF THE MAX. FLOOR AREA OF THE PRINCIPAL BUILDING DEFINED UNDER LIGHT INDUSTRIAL	SHALL NOT EXCEED 25% OF THE MAX. FLOOR AREA OF THE PRINCIPAL BUILDING DEFINED UNDER LIGHT INDUSTRIAL
28.10 OUTSIDE STORAGE	28.10 OUTSIDE STORAGE
SHALL BE SCREENED FROM ANY ADJACENT LOT NOT ZONED INDUSTRIAL	SHALL BE SCREENED FROM ANY ADJACENT LOT NOT ZONED INDUSTRIAL
28.11 PARKING AND LOADING	28.11 PARKING AND LOADING
PARKING REQUIRED: WAREHOUSING 1 PER 2 EMPLOYEES	PARKING REQUIRED: WAREHOUSING 1 PER 2 EMPLOYEES
LOADING REQUIRED: 400sqm - 2500sqm 2 SPACES	LOADING REQUIRED: 400sqm - 2500sqm 2 SPACES

PRELIMINARY CODE REVIEW

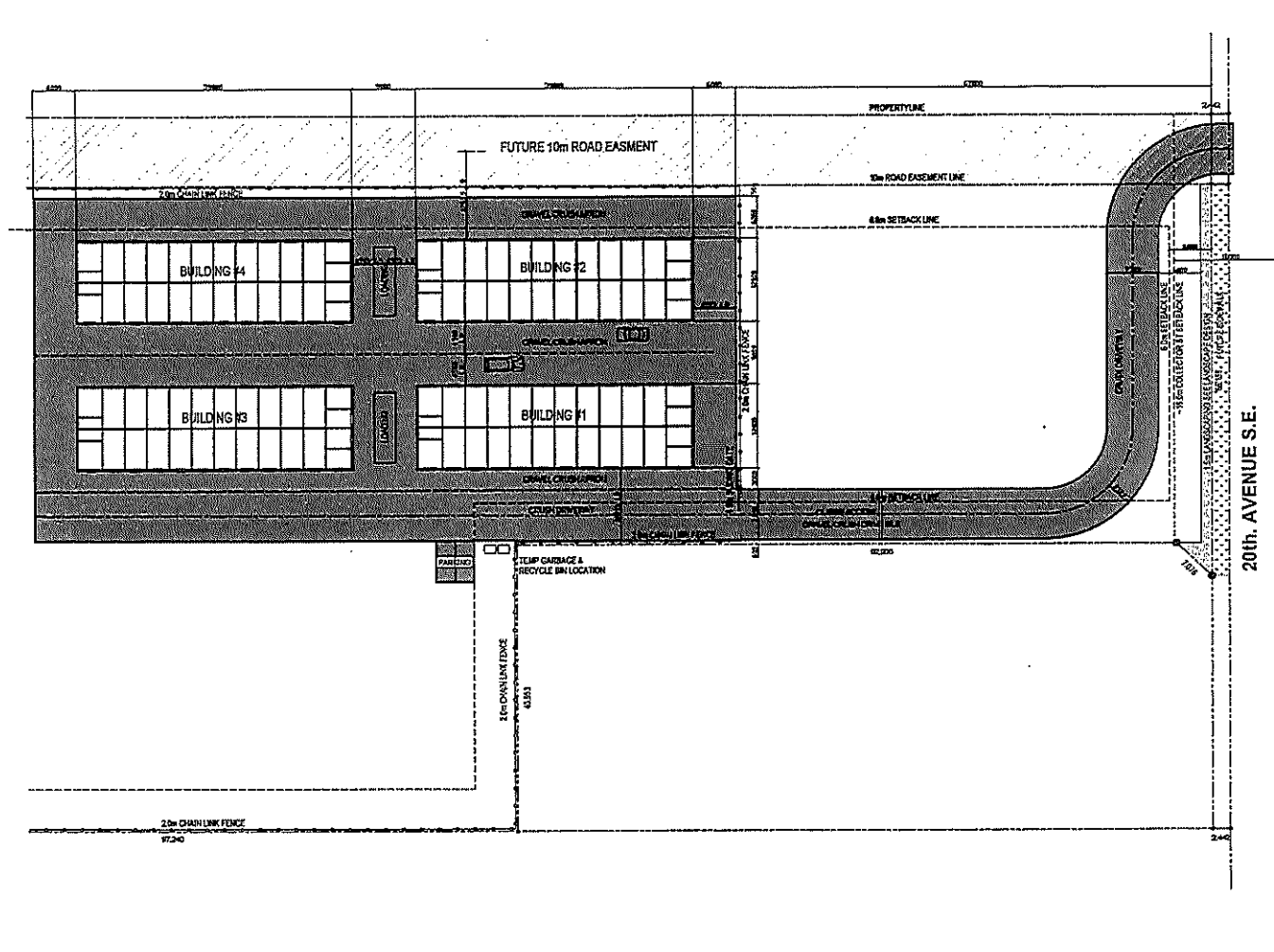
TYPE OF WORK	NEW CONSTRUCTION
BASIS FOR CODE ANALYSIS	BC BUILDING CODE EDITION 4018
ACCEPTABLE SOLUTIONS & PRESCRIPTIVE REQUIREMENTS (DIVISION B), PART 8	ALTERNATE SOLUTIONS REQUESTED: NO
BUILDING AREA (TYPICAL BLDG #1-4, UNLESS NOTED OTHERWISE)	488m ²
BUILDING FOOTPRINT:	FOOTPRINTS ARE INCORPORATED INTO OVERALL DESIGN: NO
OCCUPANCY CLASSIFICATION (8.16.2)	MEDIUM-HAZARD INDUSTRIAL (GROUP F2)
MAJOR OCCUPANCIES (GROUP DIVISION):	SELF STORAGE
SUBSIDIARY OCCUPANCIES:	NA
BUILDING HEIGHT	FLAT SITE
STORIES:	1 STOREY
FIRE RESISTANCE RATINGS FOR STRUCTURAL MEMBERS AND ASSEMBLIES (TABLE 8.16.1.1)	2 STOREYS, ALL OTHER OCCUPANCIES
FLOOR:	45min FRR
WALL:	NO REIL
ROOF:	NO REIL
LOADS BEARING:	NOT LESS THAN SUPPORTED
FIRE SEPARATIONS	SEPARATION OF SUITE: 45MIN FRR
MULTIPLE TENANT SELF STORAGE WAREHOUSES (8.16.2.2):	3.3.3.3 - SPRINKLERED OR 45MIN FRR
SPATIAL SEPARATION (SUBSECTION 8.16.4)	YES
FIRE DEPARTMENT RESPONSE TIME <10MIN	NO
UNSPRINKLERED STOREY	NO
7.1 LIMITING DISTANCE USED	3.1m X 2.8m = 8.7m ²
EXPOSURE AREA OF COMPACTION (TYPE):	MAX = 6' * 4.5m ² = 2.7m ²
UNPROTECTED OPENINGS (MAX 5' (1.5m))	1.5m X 2.3m = 3.45m ² < 5.1m ²
AREA OF UNPROTECTED OPENINGS (PROVIDED):	
FIRE FIGHTING PROVISIONS (SECTION 8.16.2.3)	
ACCESS TO ABOVE GRADE STORIES	NA
ACCESS TO ROOFS	NA
FIRE DEPARTMENT ACCESS TO BUILDINGS	TO EACH BUILDING (8.16.2.3)
PORTABLE FIRE EXTINGUISHERS	PER BC FIRE CODE (NFPA-10)

LIST OF DRAWINGS

A1	PROJECT DATA & SITE PLAN
A2	PHASE 1 - ENLARGED SITE PLAN
A3	FLOOR PLAN & ROOF PLAN
A4	ELEVATIONS & BUILDING SECTION

BlueCROW
Architecture Inc.
1103 Phoenix Dr.
Vancouver, British Columbia V6A 3K4
P: 203.207.3176, info@bluecrow.ca

PROJECT NO: 2021-02
DATE: AS INDICATED
REVISION: ISSUED FOR DEVELOPMENT PERMIT - REV 1
DATE: JANUARY 18, 2021



AVIATOR BUSINESS PARK
2401 20TH AVENUE S.E., SALMON ARRA, BC

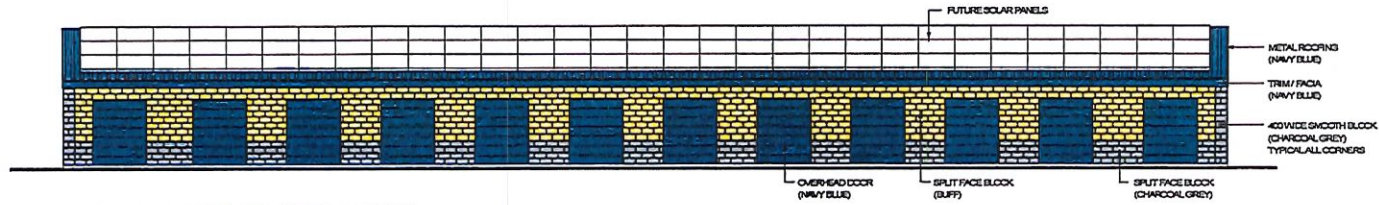
PHASE 1 - ENLARGED SITE PLAN

PROJECT NO: 2021-452 SCALE: 1:300 REVISION: ISSUED FOR DEVELOPMENT PERMIT - REV 1 DATE: MARCH 18, 2021

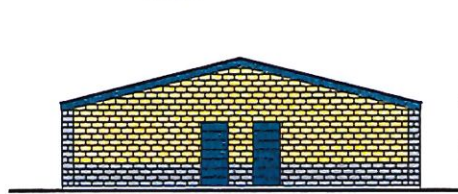
BlueCROW
Architecture
1103 Phoenix
Vancouver, British Columbia
P. 604.207.2176, F. 604.207.2177

REVISION: A2

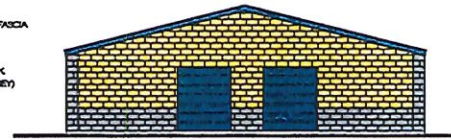
Appendix 2: Site Plans & Elevations



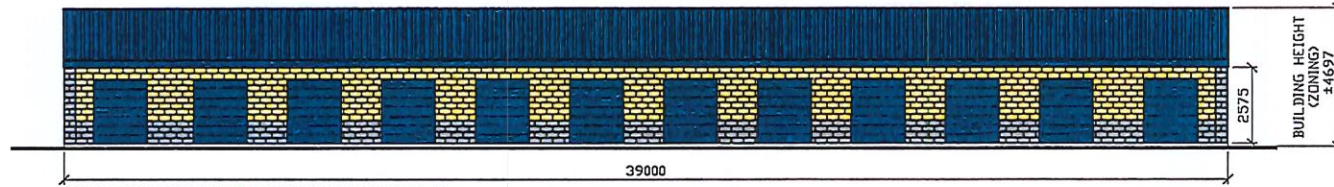
WEST ELEVATION (WITH SOLAR PANELS)
SCALE: 1/75



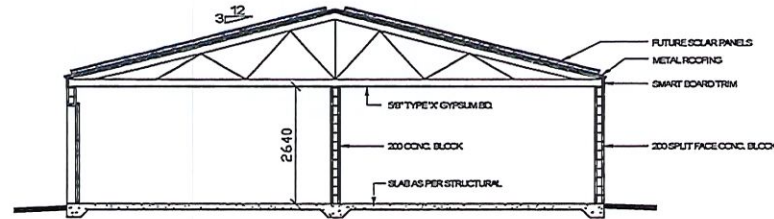
NORTH ELEVATION
SCALE: 1/75



SOUTH ELEVATION
SCALE: 1/75



EAST ELEVATION (WITHOUT SOLAR PANELS)
SCALE: 1/75



GENERAL BUILDING SECTION
SCALE: 1/50

AVIATOR BUSINESS PARK
3401 2081 AVENUE S.E., SALMON ARM, BC
TYPICAL ELEVATIONS & BUILDING SECTION

PROJECT NO: 2021-02 SCALE: AS INDICATED PERMIT: ISSUED FOR DEVELOPMENT PERMIT - REV 1 DATE: MARCH, 18, 2021



[illegible]

uuu—

AVIATOR BUSINESS PARK			
3601 20TH AVE SE, SALMON ARM			
Unit	1250	DATE	1 FEB 2021
NAME	PAT DILON	QUANTITY	ONE

Patrick Dillon
778-230-4661

11 February 2021

Mr. William Sokol

Re: Aviator Business Park Landscape Installation Estimate

Dear Mr. Sokol

The estimated cost for landscaping the Aviator Business Park property in Salmon Arm is as follows:

- | | |
|---------------------------|-----------------|
| • Top soil | \$2,200 |
| • Composted bark mulch | \$1,800 |
| • Plants | \$1,320 |
| • Trees | \$680 |
| • Irrigation | \$4,200 |
| • Total construction cost | \$10,200 |
| • GST 5% | \$510 |
| • Total cost | \$10,710 |

Price includes labor and is based on using information on drawing dated 11 February 2021.

Please let me know if you require any further information.



Sincerely, Pat Dillon



The Proposal

The subject property is located between 30th Ave SE and the Salmon Arm Regional Airport. The proposal is to develop 20,000 sq ft of mini storage units as Phase 1 of a industrial commercial development. The buildings will all be constructed from concrete masonry block giving the area an upscale look with attractively designed buildings with neutral colors. Phase 1 of the development also includes chain link fencing to provide security to the area for potential customers.

Parking lots will not be paved in the short term, but the property will utilize aggregates to provide a level area for entries, exits and parking.

All setbacks to provide future road reserves have been accounted for in the application. Reasonings for the requirements of the development:

Background

Over the last decade, Western Canada has seen a large migration of people to the Thompson Okanagan region. Most of these migrants are retirees moving from the lower mainland or Alberta. The Thompson Okanagan region extends from the Shuswap Lake in the North all the way to the Osoyoos lake and US border in the South. Migrants are attracted by its warm dry climate and lakeshore communities.

Most recently, the outbreak of the COVID-19 virus and the advent of remote working due to advances in technology has created a new kind of migrant as well as creating a real estate boom in many of the areas. Days on the Market for residential homes has dropped to only a handful of days in some markets.

This has created stresses on these communities for services as well as infrastructure. There is a lack of industrial and commercially zoned land as many areas are protected for agricultural purposes. Self-Storage availability shortages are particularly acute as people require storage for everything from furniture to recreational equipment. Self-Storage establishments sometimes have in excess of a 6 month wait for services in key markets.

In addition, leasable industrial space for tradesman is also negligible. It is hard to find shop space for these professionals and trades which are instrumental to the area development.

There exists a significant opportunity to develop self-storage and industrial/commercial shop facilities in the region.



Aviator Business Park Inc. (ABP)

ABP was established in order to take advantage of opportunities in the area and leverage the knowledge, expertise and leadership of the key individuals to develop an upscale business park that businesses and trades people will choose to work.

Solar Energy

Based on the design and shape of ABP's storage buildings they could become perfect platforms for solar energy. There is an opportunity to supply neighboring buildings and infrastructure, secure solar energy even during severe power grid disruptions. This would enable the business park to potentially offer UPS to businesses that could find this service critical.

The economics depend on many factors including government incentives and the market for electricity and renewable electricity certificates. Almost half of ABP shareholders have a background in utilities, mainly electricity. This team has a vision of developing what could be a source of safe, reliable, renewable energy that would be secure from a variety of threats to surrounding businesses and infrastructure through a distributed energy business model.

The Property:



Located only 600m from the regional airport in Salmon Arm this property is 8.9 acres that has utility access to water and electricity. The land requires grading, tree clearing, graveling, and fencing. The land is zoned M-1 or industrial making it perfect for a Self-Storage, industrial and micro electricity generation development. The property is bordered by a large machine shop to the east and a tree farm to the west.



The Team

Marty Bray BA, CIM, MBA, CPA, PMP, RIMS-CRMP, CBCP, Principal

Marty is a Chartered Professional Accountant with years of experience at Project Management, Risk Management as well as growing a successful North American energy services business. Most recently he led several high-profile Projects at one of Canada's largest utilities. These Projects consisted of Business Continuity, Trading, Risk Management and Financial Transformation. Before commencing his career in utilities Marty co-founded what would become one of the largest drilling fluids management companies in North America. Starting with only \$140 thousand of seed capital the company grew into a formidable player in the industry with hundreds of millions of dollars in assets operating across the continent. Leveraging on his entrepreneurial experience and ability to grow a grass roots start-up into a solid business this expertise will be key to ABP's growth and financial stewardship.

As a lifelong learner with passion to make a difference he is in the process of relocating to the Thompson Okanagan.

Most recently Marty achieved the following certifications:

- Incident Command System – Level 200, ICS Alberta
- Global Business and Politics Certificate, YALE

He is also currently enrolled in the Health Care Management Program at YALE.



Jade Nielsen, Principal

Jade is a Certified Red Seal Journeyman brick layer with 26 years of experience in the industry. After earning his trade in Creston, BC he moved to Calgary and established one of the best Masonry companies in the area that has been in operation for 20 years. His business has generated revenue in excess of \$11 million over the last five years while also building a business that delivers projects on time and on budget.

Over his years of experience, he has worked with these organizations:

- Catholic School Board
- Calgary Public School Board
- CO-OP grocery stores
- Anthem Properties
- Tsuut'ina Nation
- Foothills School Board

Working with these organizations he has developed the following types of infrastructure:

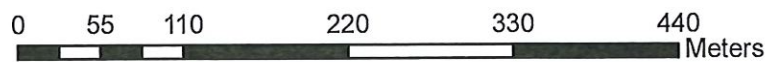
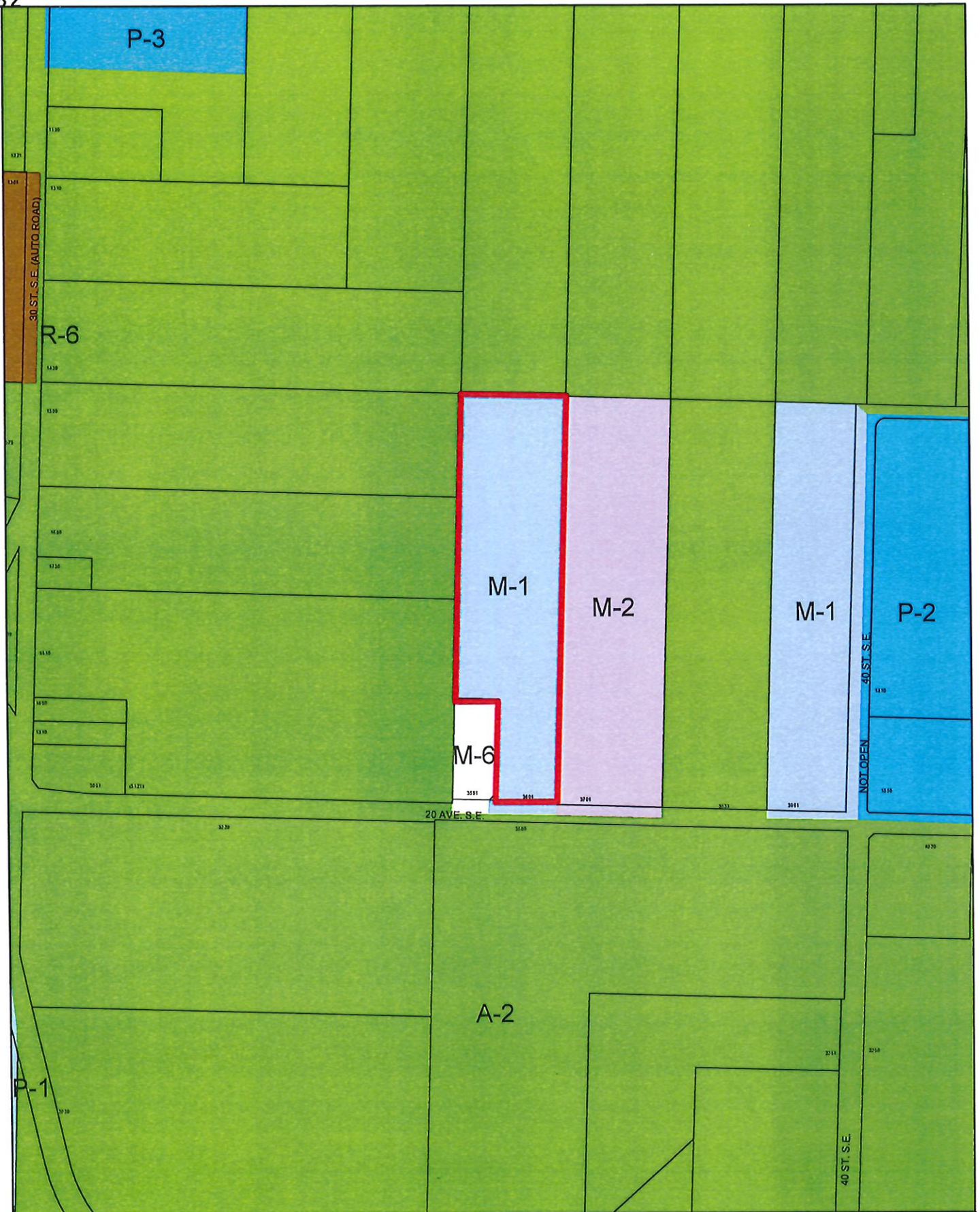
- Multiple Industrial and commercial buildings
- Self-Storage Facilities
- Schools
- Grocery Stores
- Shopping Malls
- Car Washes
- Recreation Centers
- Senior Facilities

In Jade's career he has always seen the opportunity and profitability of the developments his Company has constructed. With this always on his mind, he believes the timing is right to leverage on his knowledge for building and developing Self Storage facilities for his own endeavor rather than building for other developers. Jade has recently relocated to Salmon Arm British Columbia and this has expanded his realization that there exists a significant opportunity to build a Self-Storage development with his crew and team that are already established with many years of experience. His family was personally advised of a six month wait for access to a storage unit that would satisfy their needs.

Jade currently sits as:

- President, Masonry Contractors Association of Alberta, Southern Region
- Alberta Representative on Board of Directors for Canadian Masonry Contractors Association
- Venture Partner Representative on the Board of Directors for Canada Masonry Design Centre for Southern Alberta





Subject Parcel

- e. description of noise, odours, dust, pollution, lighting, aesthetics, parking and industrial traffic; and
- f. the potential impact of the proposed industrial use on the natural environment.

Expiration of Permit

- 10.4.8 Upon expiration of a Temporary Industrial Use Permit, the use of the property shall revert to those outlined in the current Zoning Bylaw. The applicant may, prior to the expiration of the Temporary Industrial Use Permit, apply for a one time permit renewal of up to three years, approval of which will be at the discretion of City Council.

10.5 Industrial Development Permit Area

Designation

Pursuant to Section 919.1(1)(f) of the *Local Government Act*, all lands designated for Light Industrial, General Industrial, or Airport Industrial/Commercial use as shown on Map A-1 Land Use, and fronting the Trans Canada Highway, Highway 97B, 10 Avenue SE, or the north side of 20 Avenue SE are designated "Industrial Development Permit Area".

Objectives

- 10.5.1 To promote quality building, site and landscape design.
- 10.5.2 To ensure that industrial developments provide a positive impression of Salmon Arm along provincial highways and city streets.
- 10.5.3 To promote environmentally sensitive building and landscape approaches.

Submission Requirements

- 10.5.4 Drawings submitted for a Development Permit application must meet the following minimum requirements:
- a. The site plan must include lot dimensions and setback dimensions taken from the building to all property lines; non-vehicular and vehicular access and parking layout, with dimensions for parking stalls and traffic aisles; refuse and recycling container areas, mechanical equipment at grade, and all surface materials such as paving and landscape areas;
 - b. A grading and drainage plan must indicate existing and proposed grades, proposed building floor elevations, location, layout, and elevations at top and bottom of all steps and retaining walls; and on-site infiltration areas and storm drainage;
 - c. Drawings illustrating the building appearance shall indicate the materials, finish and colour of the



buildings;

- d. A landscape plan must indicate existing vegetation to be retained and protected; hard surfaces; steps and retaining walls; mowed and rough grass areas; planting areas; and a planting plan with a plant list showing the number, species and sizes of proposed plants; extent and type of irrigation, and landscape amenity features.

10.5.5 Development permit application drawings should be prepared by a registered architect or a draftsman with experience in urban design.

10.5.6 Landscape plans should be prepared by a registered landscape architect or a landscape designer.

10.5.7 Prior to formal site planning, applicants are encouraged to consult with the City's Development Services Department to determine which natural features should remain on the development site.

Siting and Building Guidelines

10.5.8 Design the site layout and building locations to:

- a. retain and protect important natural vegetation, rocks, and unique site features, including unique tree species, mature trees that are not a hazard, other significant vegetation, nesting areas, and other wildlife habitat;
- b. work with the existing topography, minimizing the need for cut and fill or tall retaining walls; and
- c. provide a buffer for surrounding residential developments.

10.5.9 Orient main entrances to the dominant street frontage, with well defined entries.

10.5.10 Design entrances and portions of buildings visible from a provincial highway or city street with some architectural interest.

10.5.11 Consider the safety and security of businesses and customers in the design and layout of the development with a particular focus on Crime Prevention Through Environmental Design (CPTED) principles.

10.5.12 Screen roof top mechanical equipment from views in a manner that is consistent with the architectural design of the building. Screening of on-grade large mechanical equipment with noise and vibration abatement material is encouraged.

10.5.13 Consider the use of alternative technologies for on-site energy production, e.g., geothermal, photovoltaic and fuel cells, heat pumps.

Landscape and Screening Guidelines

- 10.5.14 Maximize the amount of landscaped areas on site to increase the natural infiltration of rain water, with landscaping along adjacent streets and adjoining residential sites.
- 10.5.15 Select trees and other plants that will be readily established and provide significant visual impact upon planting.
- 10.5.16 In the landscape plan, consider finished site grades, location and heights of retaining walls, utilities, views, shade and sun angles, needs for privacy or screening, user safety, maintenance and irrigation requirements, and all other typical site planning criteria.
- 10.5.17 Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, allow sunlight and daylight into buildings.
- 10.5.18 Developments are encouraged to incorporate native, low maintenance and xeriscape (drought resistant, low water requirement) concepts in landscape plans.
- 10.5.19 Plant a uniform alignment of street trees planted along public streets at the spacing recommended by the City. Appropriate spacings are 15 metres along arterials, 10 metres along local and collector roads, lower spacing for smaller trees. If boulevard tree planting is not feasible along a street right-of-way, then tree planting along the front and exterior lot boundaries may be required at appropriate intervals.
- 10.5.20 For street tree selection along public boulevards, use the City's "Landscape Standards and Recommended Species Guide" as a reference.
- 10.5.21 Visual screening in the form of solid landscaping and/or fencing may be required along some segments of a site's perimeter, particularly adjacent to residential development.
- 10.5.22 Where landscaping for visual screening is required, plants selected shall be of sufficient height at maturity to provide a continuous screen not less than 2 metres in height and planted at a sufficient density to provide a hedge effect. Alternate screening measures such as solid fencing not less than 2 metres in height may be considered instead of or in combination with planting.

- 10.5.23 Locate refuse and recycling container areas where they are accessible to businesses and to container pick-up trucks, screen them with an appropriate durable enclosure, and provide landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.

Access, Circulation and Parking Area Guidelines

- 10.5.24 Design the internal road and parking system for efficient circulation of all types of vehicles, with a layout that discourages speeding and provides safe pedestrian routes from parking lots to building entrances.
- 10.5.25 Encourage permeable materials for parking areas where possible, including gravel for areas that are used less frequently.
- 10.5.26 Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.
- 10.5.27 Provide curb let-downs to accommodate universal accessibility from disabled parking spaces to buildings.
- 10.5.28 Encourage shared parking lot accesses to adjacent developments.
- 10.5.29 Design on-site lighting to minimize glare and overspill into adjacent residential properties, and into the sky. Submission of a detailed lighting plan may be required.



















Exemptions

- 10.5.30 Development permits are not required in the Industrial Development Permit Areas for:
- a. interior renovations;
 - b. an exterior renovation which does not require a building permit;
 - c. an exterior addition with less than 100 square metres of floor area, in which the design is consistent with the form and character of the existing buildings as determined by the Development Services Department;
 - d. an accessory building with less than 100 square metres of floor area, in which the design is consistent with the form and character of the existing principal buildings as determined by the Development Services Department; or
 - e. subdivision.
















LEGEND

EXISTING

 HYDRO/TELEPHONE POLE
 HYDRO/TELEPHONE POLE C/W WIRE
 HYDRO POLE
 HYDRO POLE C/W TRANS.
 POST TOP STREET LIGHT
 GUT
 SEWER MANHOLE
 STORM MANHOLE
 CATCHBASIN
 FIRE HYDRANT
 GATE VALVE
 SEWER STOP
 WATER MAIN
 GAS
 UNDERGROUND TELEPHONE
 FENCE
 DECOMMISSIONED/ABANDONED
 HEDGE

PROPOSED

 SEWER MANHOLE
 WATER MANHOLE
 CATCHBASIN
 GATE VALVE
 FIRE HYDRANT
 SEWER STOP
 STORM SEWER
 WATER MAIN
 INLET/OUTLET MANHOLE
 D/S C/P
 WHEEL CHAIR RAMP
 DRIVEWAY LOT/DOWN
 BIKE LANE

NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH UTILITY COMPANIES PRIOR TO DRAINING.
- CONTRACTOR TO RE-DEVELOP UTILITY RELATIONSHIP WORKS WITH CITY ENGINEER'S OFFICE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON ARM SUBDIVISION AND DEVELOPMENT BYLAW 2006-12-01.

REV.	DATE	DESCRIPTION	BY	APP'D

DESIGN	JLA
	DRAWN JLA
	DATE 2006-12-01
CHECKED	EWJ

PAVING SOALES 0 HOME = 102500 125

GENTECH ENGINEERING INC.

CITY ENGINEERING

CITY OF SALMON ARM

INDUSTRIAL PARK
CONCEPTUAL DESIGN
SALMON ARM, B.C.

CONCEPTUAL
LAYOUT &
AERIAL PHOTO
PLAN VIEW

PROJECT NAME: SA06-0822

SHEET 7 OF 7

DTCL. No. 1-7
 REV. No. -



View northwest along east boundary of subject parcel.



View northeast along 20 Avenue SE over adjacent property towards subject parcel.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 31 March 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 APPLICANT: **Aviator Business Park Inc.**
 SUBJECT: **DEVELOPMENT PERMIT APPLICATION No. DP-430**
 LEGAL: LOT 15 SECTION 7 TOWNSHIP 20 RANGE 9 W6M KDYD PLAN 1230
 EXCEPT PLAN KAP83094
 CIVIC: **3601 – 20 Avenue SE**

Further to your referral dated 5 March 2021, we provide the following servicing information.

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 shall have all necessary public infrastructure installed to ensure properties can be serviced with electrical and telecommunication wiring upon development.
4. Property 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 may be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of building permit 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 on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City. For the off-site improvements at the time of 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

DEVELOPMENT PERMIT APPLICATION No. DP-430

31 March 2021

Page 2

applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

9. All works shall conform to The Industrial park Conceptual Design (prepared by Gentech Engineering Inc. Drawings, Project No. SA06-0822)

Roads / Access:

1. 20 Avenue SE, on the subject properties southern boundary, is designated as a Rural 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. 20 Avenue NE is currently constructed to an Interim Rural Paved Road standard. Upgrading to a Rural Paved Collector Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction, boulevard construction, ditching and tree removal, street lighting. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. Future 37 Street SE is proposed along the eastern boundary of the subject property, within the Industrial Park Conceptual Design (Prepared by Gentech Engineering Inc.) Road reserve will be required at time of development, including 5m x 5m corner cut. Site access shall be designed to work with the future road network in the Industrial park Conceptual Design.

Water:

1. The subject property fronts a 200mm diameter Zone 5 watermain on 20 Avenue SE. Upgrading this watermain to 250mm diameter across the frontage of the property is required. Since 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.
2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost.
3. Records indicate that the existing property is current not serviced. Since the owner does not require water service for the current proposed use (storage units), a cash in lieu payment will be accepted for the future installation of a water service. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with insufficient fire flows and pressures for industrial zoning according to the 2011 Water Study (OD&K 2012). Planned upgrade to the Zone 5 booster

DEVELOPMENT PERMIT APPLICATION No. DP-430

31 March 2021

Page 3

station will bring flows and pressure to bylaw requirements; therefore, no upgrades are required at this time.

5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:


1. The subject property does not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, private on-site disposal systems will be required where sanitary is installed.

Drainage:

1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

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), is required.



Chris Moore
Engineering Assistant



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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 21, 2021

Subject: Zoning Bylaw Amendment Application No. 1193

Legal:	Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 11982
Civic:	1681 – 10 Street SE
Owner:	NTL Development Ltd.
Applicant:	Franklin Engineering Ltd.

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 11982 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

PROPOSAL

The subject parcel is located at 1681 – 10 Street SE (Appendix 1 and 2), is approximately 1.69 hectares (4 acres) in area, and contains an existing single family dwelling. A subdivision application has been submitted which would split the parcel into 15 lots. This proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the future option for construction and use of *secondary suites* on the existing and new proposed parcels. Although at this time, the subdivision proposal is premature due to the lack of connecting infrastructure and there are no detailed building plans, both the existing and proposed parcels meet the conditions to accommodate a *secondary suite* or a *detached suite*.

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 & 4).

The subject parcel is located in an area largely comprised of R-1, R-8, and A-2 zoned parcels containing single family dwellings. There are presently 14 R-8 zoned parcels within the vicinity of the subject parcel. The proposed zoning and subdivision aligns with the parcel to the north of the subject parcel, which is in the early stages of developing under a subdivision application proposing 42 new R-8 parcels (subdivision plans are attached as Appendix 5 and 6). The properties located to the west of the subject parcel have A-2 zoning that allows for secondary suites.

Site photos are attached as Appendix 7.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property as well as the proposed parcels all have potential to easily meet the conditions for the development of a *secondary suite* (or *detached suite*), including sufficient space for an additional off-street parking stall.

COMMENTSEngineering Department

No objections to the proposed rezoning. Comments attached as Appendix 8.

Building Department

Geotech review/report required. A Building Permit application will be required to create a secondary suite.

Fire Department

No concerns.

Fortis BC

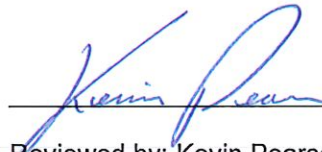
A transmission pipeline runs through the subject parcel which will require permits, detailed engineer drawings, posting plans, and an onsite Fortis BC representative through the various stages of development. FortisBC comments are attached (Appendix 9).

Planning Department

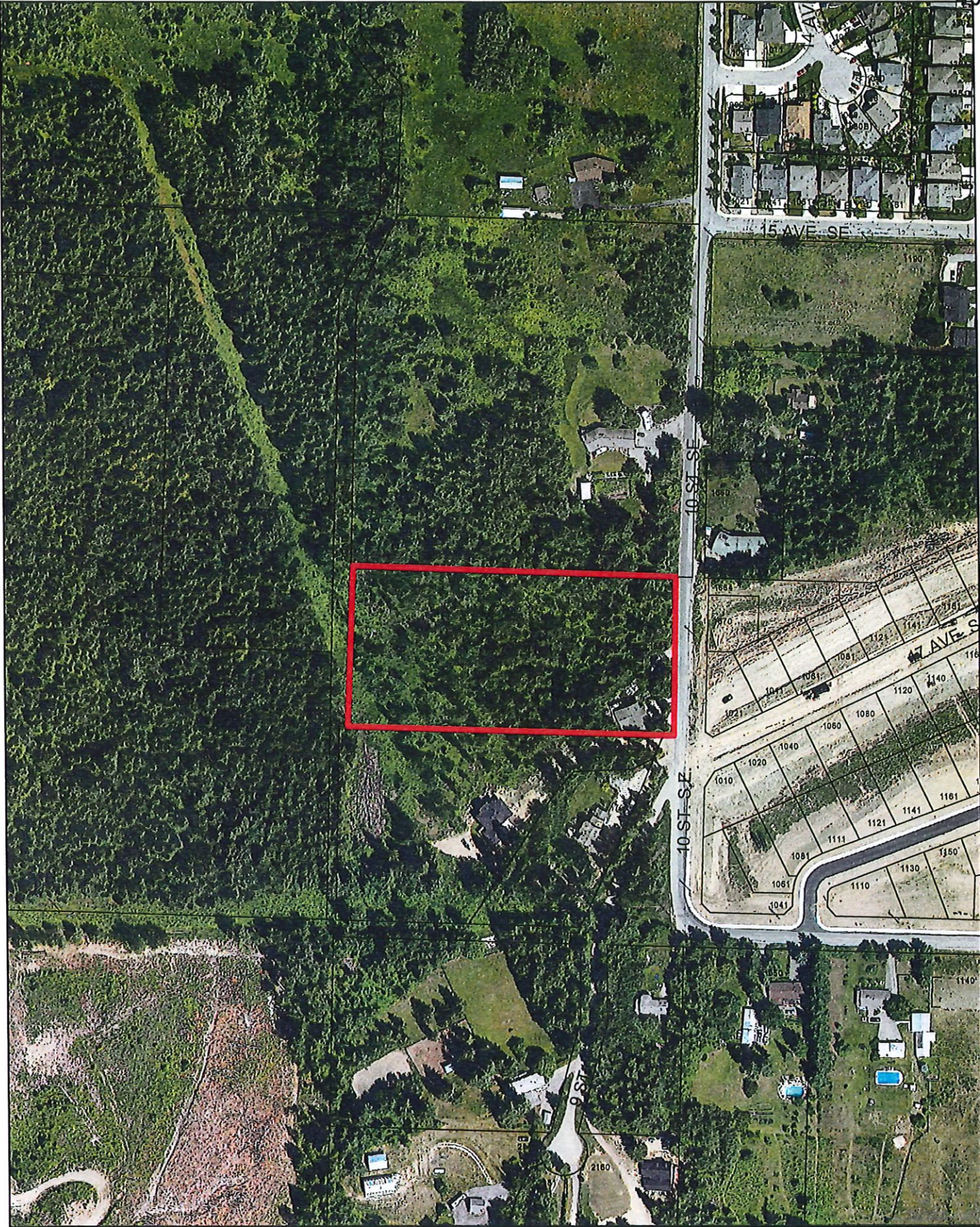
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large subject parcel is well suited to R-8 development and the proposed parcels have more than sufficient area to meet all R-8 Zone requirements, including the provision of onsite parking. The future development as proposed is directly dependent on road networks yet to be developed and infrastructure yet to be installed extending to the subject parcel. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

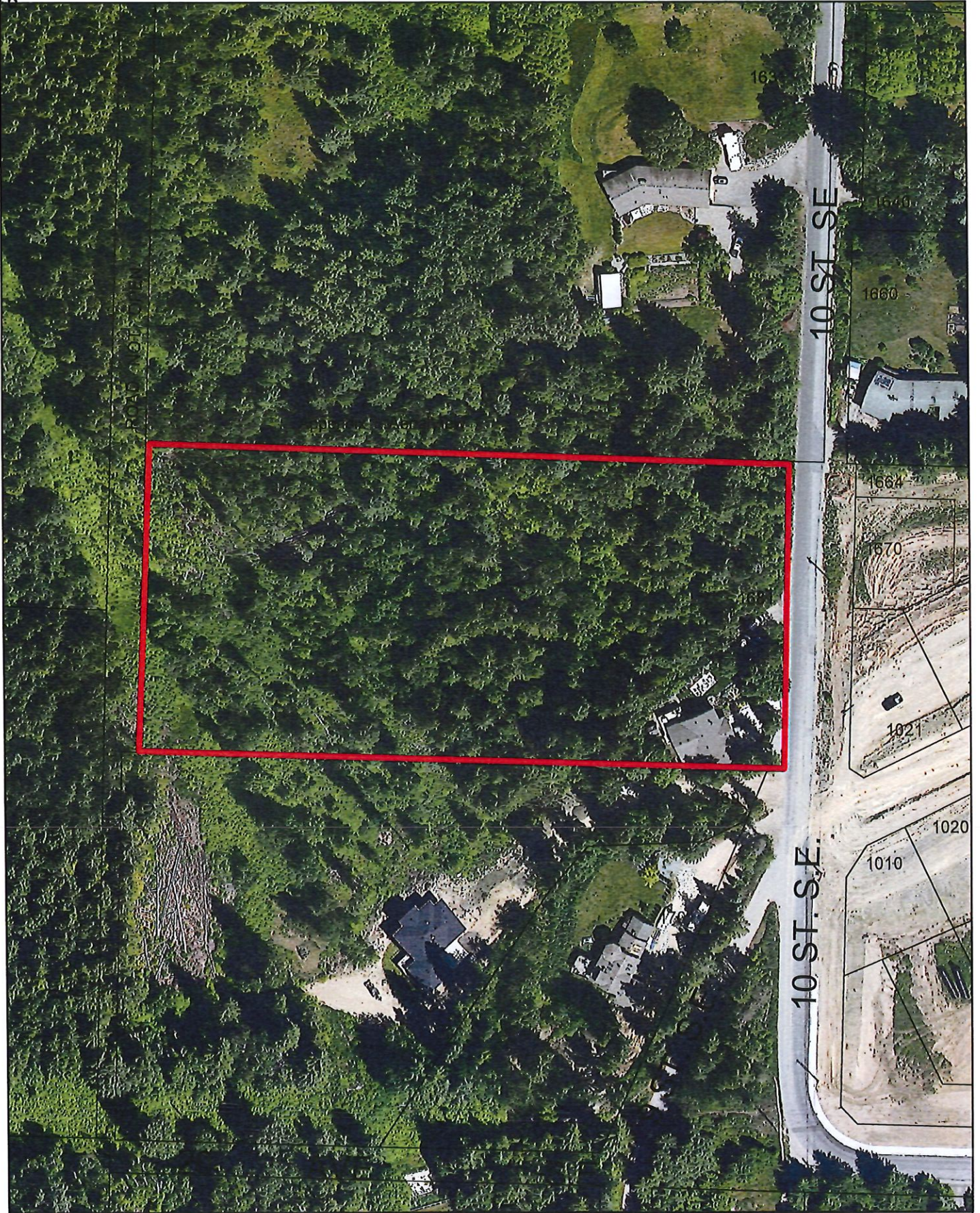


Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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

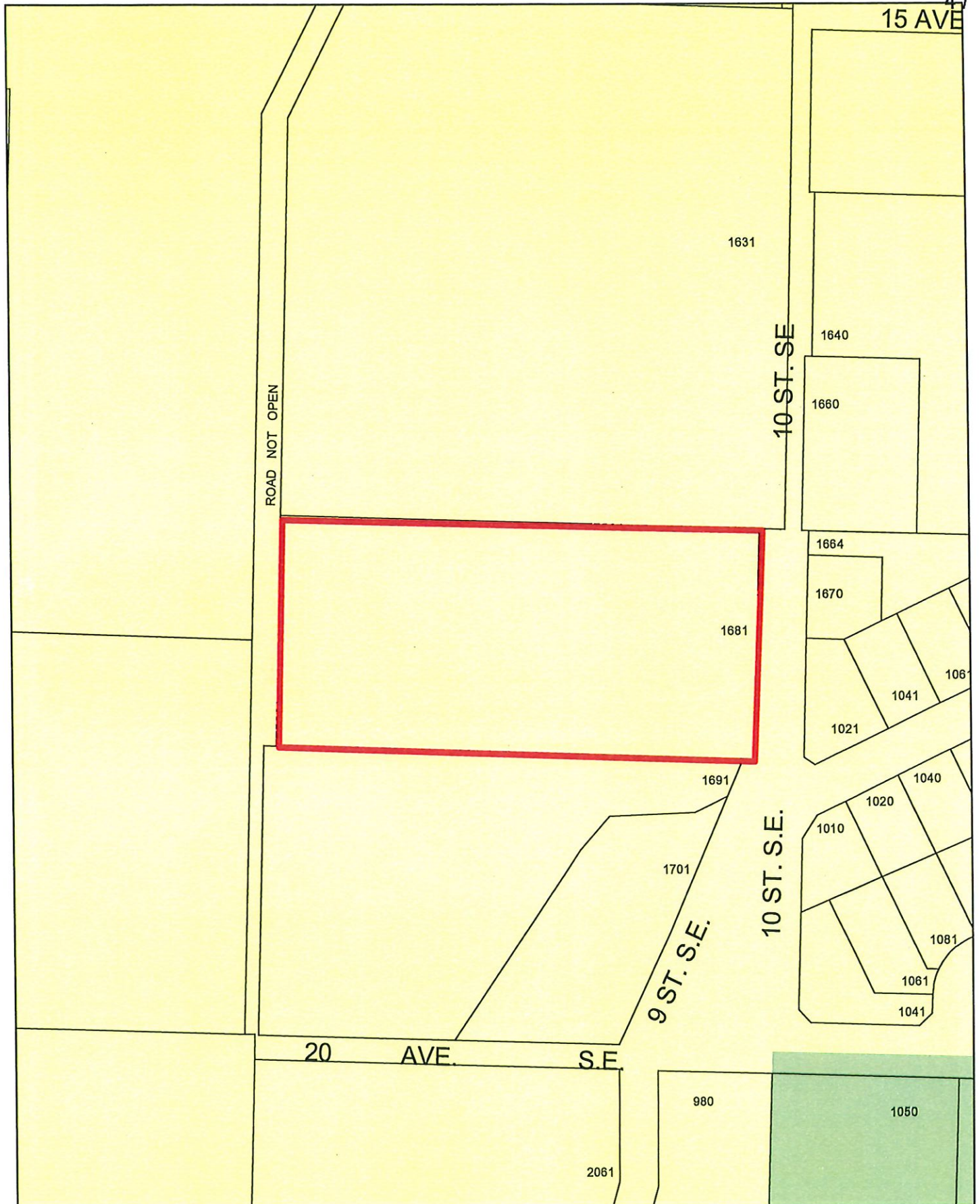




0 12.5 25 50 75 100 Meters



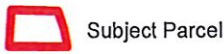
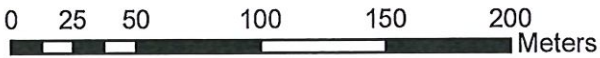
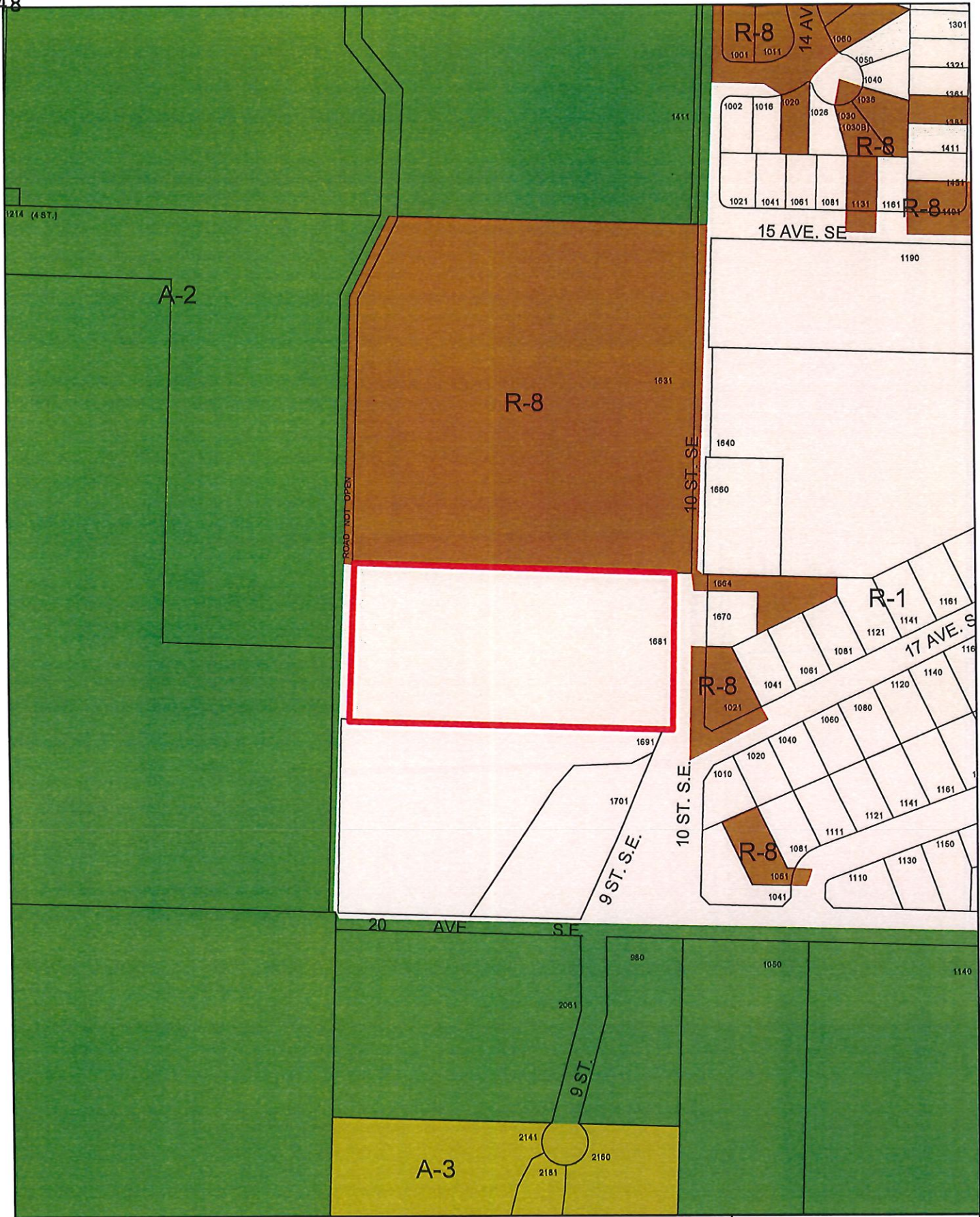
Subject Parcel

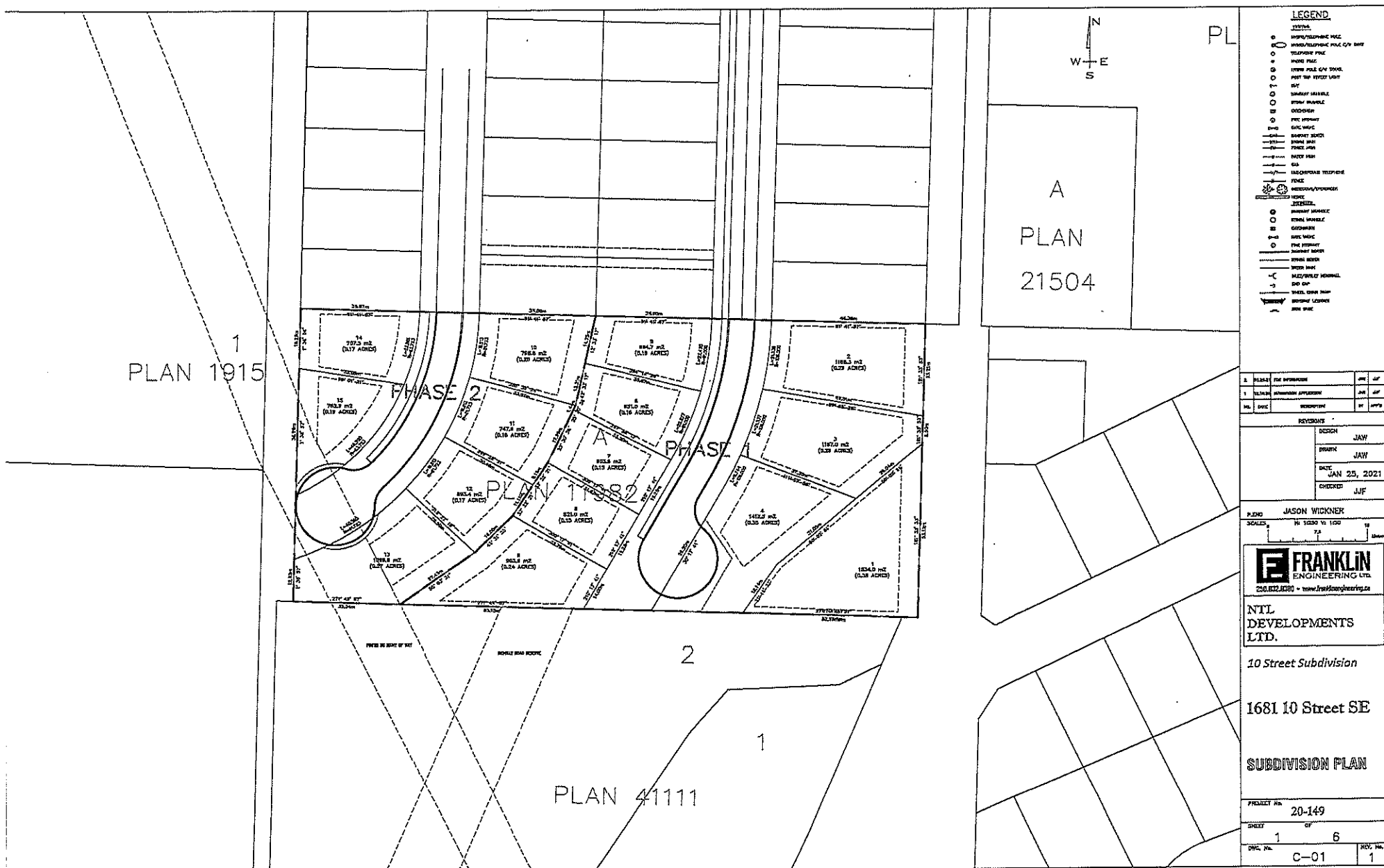


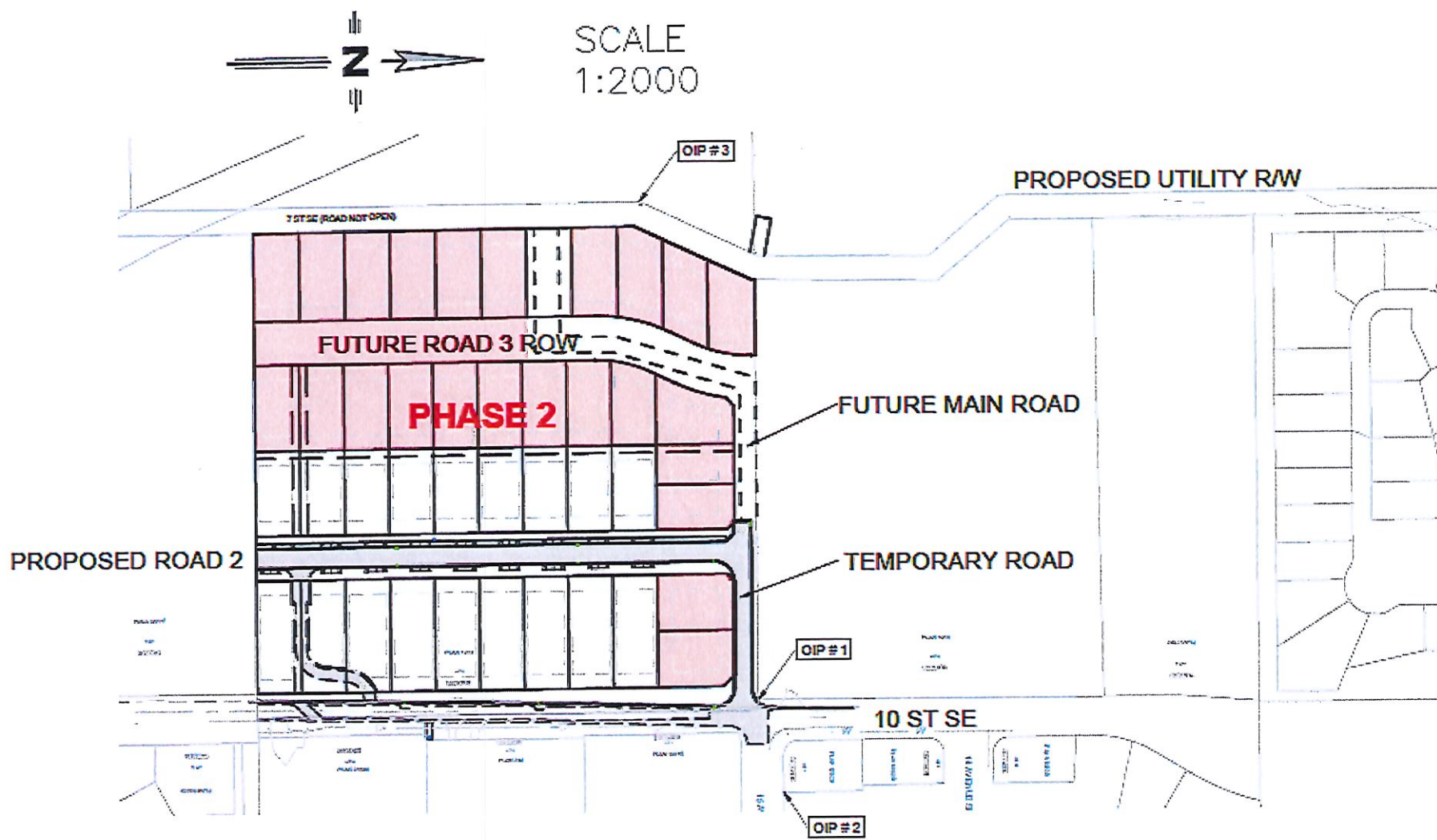
0 12.5 25 50 75 100 Meters

 Subject Parcel

 Residential Low Density
 Acreage Reserve

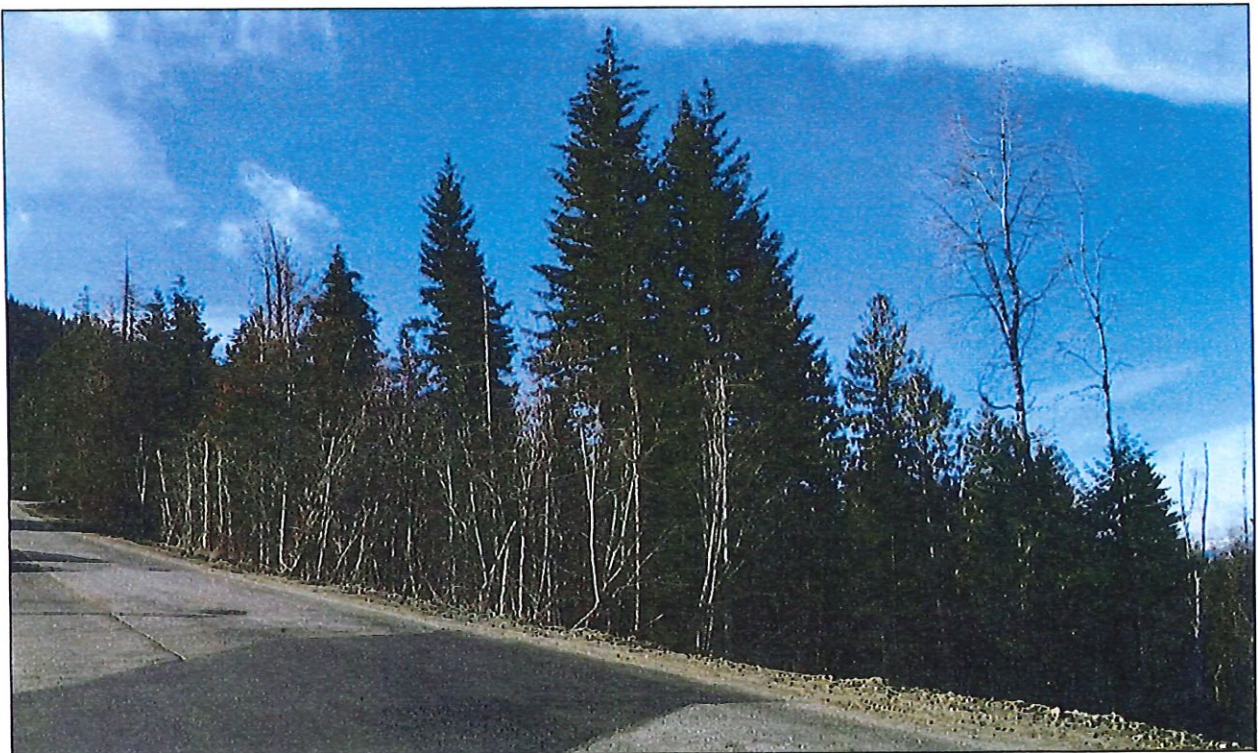








View of subject property looking northwest from 10 Street SE.



View southwest of subject property from 10 Street SE.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 11 March 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 APPLICANT: Franklin Engineering Ltd.
 SUBJECT: ZONING AMENDMENT & SUBDIVISION ZON-1193 & SUB 20.17
 LEGAL: Lot A, Section 11, Township 20, Range 10, W6M KDYD, Plan 11982
 CIVIC: 1681 - 10 Street SE

Further to your referral dated 10 February, 2021, we provide the following servicing information.

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. Comments provided assume that the subdivision of 1631 10 St SE on the northern boundary of the subject property has been completed and that all necessary infrastructure has been installed as per the City approved designs.
4. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
5. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
6. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
7. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
8. At the time of subdivision 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.
9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.

SUBDIVISION APPLICATION FILE: 2020-17

11 March 2021

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10. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision 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. 10 Street SE, on the subject properties eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 10 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 8 and 9 Street SE are both to be constructed to the northern property line as Urban Local Road (Hillside Development) standards, with 18.0m dedication. Extension of these roads as Urban Local Roads (Hillside Development) with an ultimate 18.0m dedication is required. Owner/developer will be required to construct roads in accordance with specification drawings RD-15. Parking will only be permitted on one side of each road, as already established through the adjacent subdivision and shall be clearly signed prior to development.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway, unless otherwise specified in Hillside Development cross-sections.
5. The maximum allowable cul-de-sac or T-Turn around length in the urban areas is 160 meters. This measurement shall be measured along centerline from the centre of the first intersection having access from two alternate routes to the center of the cul-de-sac or T-Turn around. Where the maximum cul-de-sac or T-Turn around length is exceeded a secondary emergency access shall be provided. Emergency accesses are to be constructed in conformance with Policy 3.11 (Emergency Accesses). If a secondary access on 8 Street SE is not practical, a Variance Application will be required for exceeding the 160m.
6. Permanent dead-end roads shall be terminated in a cul-de-sac in accordance with Specification Drawing No. RD-11. Temporary dead-end roads at the limits of the subject property shall be terminated with temporary cul-de-sacs in accordance with Specification Drawing No. RD-11a.
7. The 8 Street SE cul-de-sac is located partially over a High Pressure Gas main. Approval from Fortis BC will be required before this road can be approved by the City.

SUBDIVISION APPLICATION FILE: 2020-17

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Water:

1. The subject property fronts a 150mm diameter Zone 5 watermain on 10 Street SE. No upgrades will be required at this time.
2. A 150mm diameter watermain is proposed to be constructed to the northern property line on 8 and 9 Street through the adjacent subdivision. Extension of these watermain to the termination of 8 and 9 Street on the south-west and south property lines is required.
3. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Records indicate that the property has a water meter already installed. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing property is serviced by a 19mm service from the 150mm diameter watermain on 10 Street SE. Due to the age of the existing service, no further upgrading will be required at this time. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The proposed lots are each to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost.
6. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
7. Fire protection requirements to be confirmed with the Building Department and Fire Department.
8. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the low density spacing requirements of 150 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SE. No upgrades will be required at this time.
2. A 200mm diameter sanitary sewer is proposed to be constructed to the northern property line on 8 and 9 Street through the adjacent subdivision. Extension of these sewers to the termination of 8 and 9 Street on the south-west and south property lines is required.
3. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.

SUBDIVISION APPLICATION FILE: 2020-17

11 March 2021

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4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

Drainage:

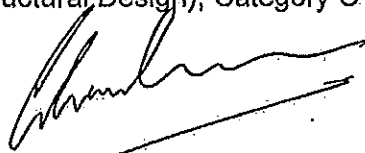
1. The subject property fronts a 250mm diameter storm sewer on 10 Street SE. No upgrades will be required at this time.
2. A 300mm diameter storm sewer is proposed to be constructed to the northern property line on 8 and 9 Street through the adjacent subdivision. Extension of these sewers to the termination of 8 and 9 Street on the south-west and south property lines is required.
3. 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 for the proposed and remainder lot.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) 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. It is anticipated that onsite disposal will be problematic in this location due to the steep topography and downstream springs.

5. Storm water discharge from the subject property into the City storm sewers is to be restricted to the 2 year pre-development rate for the 25 year post development flows, due to limited downstream pipe capacity.

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), is required.



Chris Moore
Engineering Assistant



Jerin Wilson P.Eng., LEED @ AP
City Engineer

From: Referrals <Referrals@fortisbc.com>
Sent: February-22-21 2:46 PM
Subject: RE: [External Email] - ZON-1193 & SUB 20.17 / 1681 - 10 ST SE

Hello,

FortisBC has reviewed the above noted referral. There is a Transmission Pressure pipeline that runs through this property. Any work done within 10m or crossing this pipeline, and/or within the right of way will require a permit. You can apply for a permit at www.fortisbc.com/rightofway.

If there are any proposed driveways or parking lots over the right of way or pipeline detailed engineer drawings must be submitted for review. An engineering assessment will be required to establish the potential impact to the FortisBC pipeline to establish any potential upgrades to the pipeline required to address the change in land use. The applicant/proponent will be responsible for all costs associated with any pipeline improvements required from this proposal.

Please be advised that FortisBC prohibits the stockpiling of excavated building or other materials within the right of way. There is to be no deterioration of soil stability or drainage patterns within or adjacent to the right of way. No preloading within or adjacent to the right of way. No buildings foundations or structures within the right of way. This includes overhanging roofs, tree canopies, decks, etc. Storage of any kind is prohibited within the right of way. If any heavy machinery will be crossing over the pipeline or in the right of way, a permit is required.

PROPOSED ROAD DEDICATION

If the subject referral proposes road dedication over the existing FortisBC Statutory Right of Way (SRW). Please note that prior to FortisBC relinquishing its SRW and consenting to road dedication, the applicant will be required to provide FortisBC with a legal posting plan showing the proposed road dedication area within the FortisBC right of way boundaries and the location of its facilities (with dimensions).

Relinquishing FortisBC SRW is subject to senior management review and approval.

Standard compensation principals will be used to establish the value of the FortisBC SRW being relinquished, based on BC Assessment data and available information with respect to recent comparable sales in the area. The applicant may retain the services of an Appraiser at its cost, however we suggest that FortisBC approval to relinquishment of the SRW is received prior to the applicant proceeding with any works associated with the road dedication or incurring an expense for an appraiser.

Should road dedication be approved:

- A geotechnical report should confirm the depth of the gas pipeline, soil types involved (above and below the gas pipeline) and confirm the impact of the dedication of additional road (road widening) over the transmission pressure gas pipeline in terms of vertical and horizontal ground movement.
- Provide complete civil drawings showing plan, profile and cross-sectional views in relation to FortisBC transmission pressure gas pipeline. Please provide start and end points of the dedication of additional road (road widening) by providing UTM coordinates. From road boundary to road boundary.

- Prior to the dedication of additional road (road widening) over FortisBC transmission pressure gas pipeline, the FortisBC transmission pressure gas pipeline may need to be inspected and/or upgraded to accommodate the change in land use. Cost responsibilities will be as set out in the Oil and Gas Activity Act or prevailing operating agreement as applicable.

FortisBC Permitting Requirements

Transmission Pressure Gas Pipeline

Any work within 10m of a FortisBC transmission pressure gas pipeline and/or within a FortisBC right-of-way requires a permit.

Distribution Pressure Gas Pipeline

FortisBC does not issue permits for works in close proximity to FortisBC distribution pressure gas pipelines. The applicant may proceed with the works. The applicant does not require any permit and onsite representative for the proposed works. However if the proposed work/activity is in close proximity to a FortisBC distribution pressure gas pipeline that is bigger than 10 inches, an onsite FortisBC representative would be required. To arrange for an onsite distribution representative, the applicant can call 604-576-7212. In all cases, the applicant must contact BC OneCall prior to beginning any excavations.

Process to Apply for an Online Permit Application

The applicant can submit a permit application through our new and quick automated permit system at www.fortisbc.com/rightofway. If they have any questions they can call 1-877-599-0996.

To complete and submit an application, please go to:

www.fortisbc.com/rightofway

How to apply for a right of way permit
online permit application

****Please allow a minimum of 15 working days for processing****

If you should have any questions please contact our permit desk at 604-576-7021. Thank you!

Best regards,



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To: His Worship Mayor Harrison and Members of Council

Date: April 15, 2021

Subject: Zoning Bylaw Amendment Application No. 1207

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551
 Civic Address: 481 - 34 Street SE
 Owner/Applicant: Johnson, D.

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone), as shown on 'Schedule A';

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to submission of a Building Permit application showing that the proposed *detached suite* conforms to BC Building Code and Zoning Bylaw requirements.

PROPOSAL

The subject parcel is located at 481 – 34 Street SE (Appendix 1). The proposal is to rezone the parcel from R1 (Single Family Residential) to R8 (Residential Suite Zone) to facilitate construction of a *detached suite* (Appendix 2 & 3).

BACKGROUND

The parcel is designated Low Density Residential (LDR) in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 & 5).

The subject property is located in the Little Mountain Park neighbourhood which largely consists of R1 and R8 zoned parcels. In fact, there are four R8 parcels in very close proximity to the subject property.

This property is located within the Urban Containment Boundary (UCB). Land uses directly adjacent to the subject property include the following:

North: R1 (Single Family Residential), R8 (Residential Suite), and P1 (Park and Recreation)
 South: R1 (Single Family Residential)
 East: R1 (Single Family Residential), R8 (Residential Suite)
 West: R1 (Single Family Residential), and pedestrian walkway

The property is approximately 0.10 ha (994 m²) in size and contains a recently constructed single family dwelling. The proposal is to construct a *detached suite* between two right of ways on the property, the maximum size of the suite being shown as 87.5m² (940ft²) on the site plan submitted. Site photos are attached as Appendix 6. The right of ways are for a pedestrian walkway (along west property line) and utilities (to the east of the proposed building site).

COMMENTS

Engineering Comments

- Second access permitted as proposed (details to be confirmed at building permit application).

Item 5.4

- No portion of future building or structure (including overhangs) to encroach over Right of Way.
- No engineering concerns with proposed rezoning.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

OCP Policy:

Policy 8.3.25 within the OCP provides support for either a *secondary suite* or *detached suite* within all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Neither this policy, nor the Zoning Bylaw, supports subdivision of a *detached suite* from the principle building on a property.

Access and Parking:

The property owner is requesting a second driveway to provide access to the detached suite at the corner of 33 Street SE and 5 Avenue SE. Three parking spaces are required for the uses on this property (two for the existing single family dwelling and one for the proposed *detached suite*). This second access would be sufficient to provide the third required parking space.

Siting:


The site plan provided indicates an approximate location for the detached suite. With respect to siting, the suite appears to be proposed close to the northern (interior side) parcel line and western (rear) parcel line. The suite can be located no closer than 2.0 m from the interior side parcel line and 3.0 m from the rear parcel line with an allowable eave projection of up to 0.6 m into the setback. The applicant has been advised of zoning regulations.

Parcel Width:

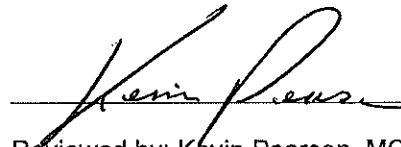
One portion of the property does not technically meet the minimum parcel width of 20.0 m for a detached suite. However, the long exterior parcel boundary compensates for that giving a sufficient lot depth to overcome the no build areas of the right of ways.

Conclusion:

The lot has a suitable size, dimensions, and location for a *detached suite*. Subject to compliance with the BC Building Code, and confirmation that the suite will meet setbacks, staff are in support of this rezoning application.



Prepared by: Brenda Kolenbrander
Planner



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

Appendices:

- Appendix 1 – Subject Property Map
- Appendix 2 – Proposal Letter and Photos
- Appendix 3 – Site Plan
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Photos
- Appendix 7 – R8 Zoning Regulations



0 3.25 6.5 13 19.5 26 Meters

 Subject Property
 Parcels

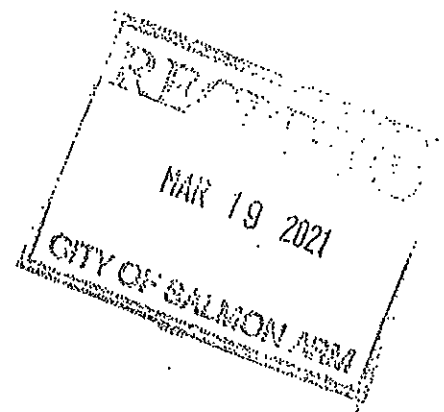
To Whom It May Concern:

The Re-zoning request at 481 34th street SE is an attempt to add one of two secondary suite options to the existing property.

Ideally we would like to add a detached suite that will sit in between the two right of ways at the back side of the property. The detached suite in question would be a single level one bedroom unit, trying to keep it as low and inconspicuous as possible among the neighborhood. I have attached a photo and print I found online as a general idea only about what we are hoping to put in place. In between the detached suite and the principal residence would be a cedar fence matching the rest of the property to segregate the two buildings and try to provide as much privacy as possible to the neighbors to the north. We would also be requesting approval for vehicular access off of 5th ave. I have attached pictures of the current landscape, the access in question would be a single wide crush gravel driveway similar to whats seen. The current gated fence would be removed and the drive would be left open.

If our detached suite option is not approved we would be looking at the potential for a basement suite. The current house that we built in 2017 is laid out to easily be converted to a basement suite. This would turn the principal building into a 3 bedroom 2 bath, with a one bed one bath basement suite.

Dan Johnson



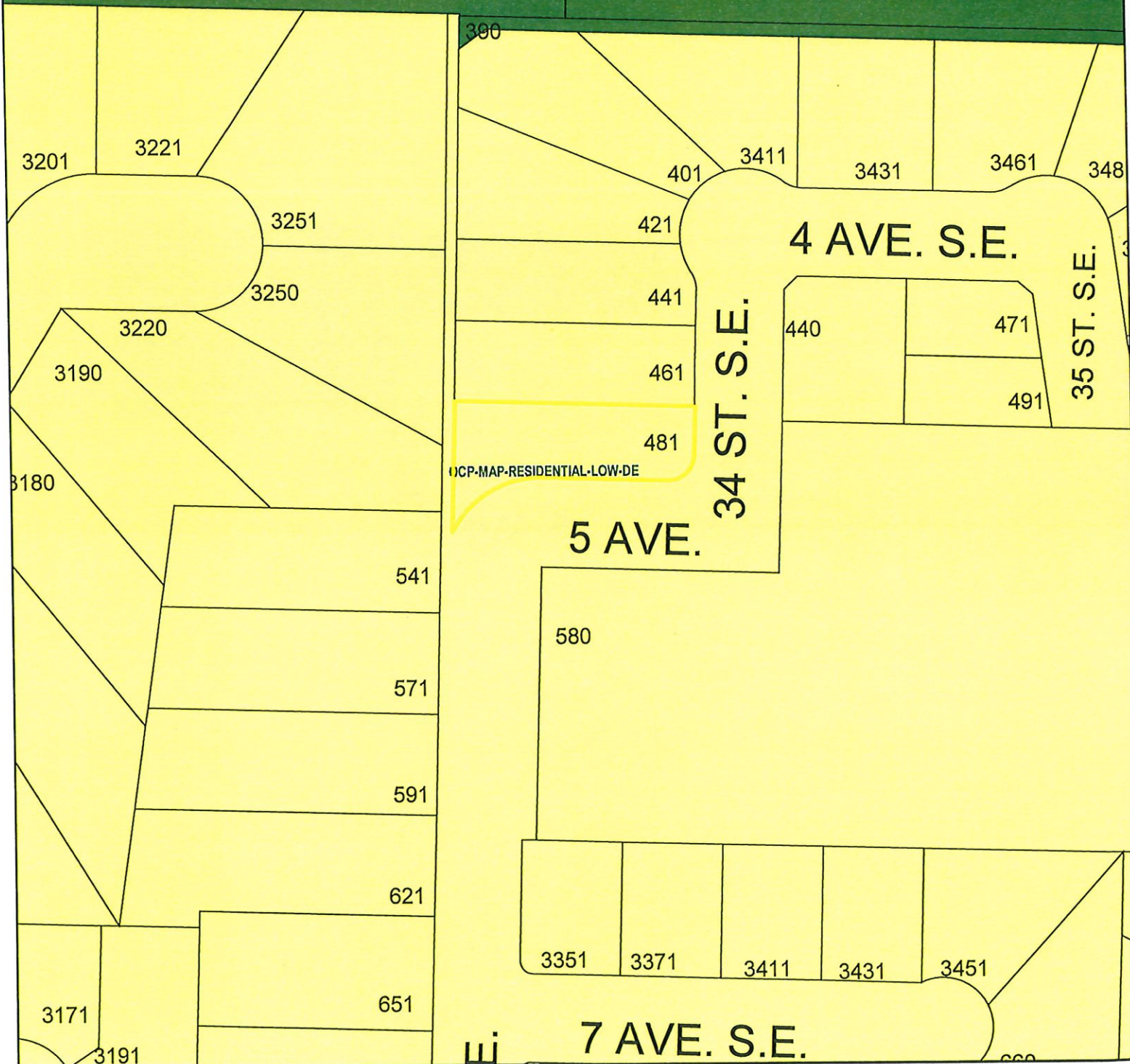








OCP MAP PARK

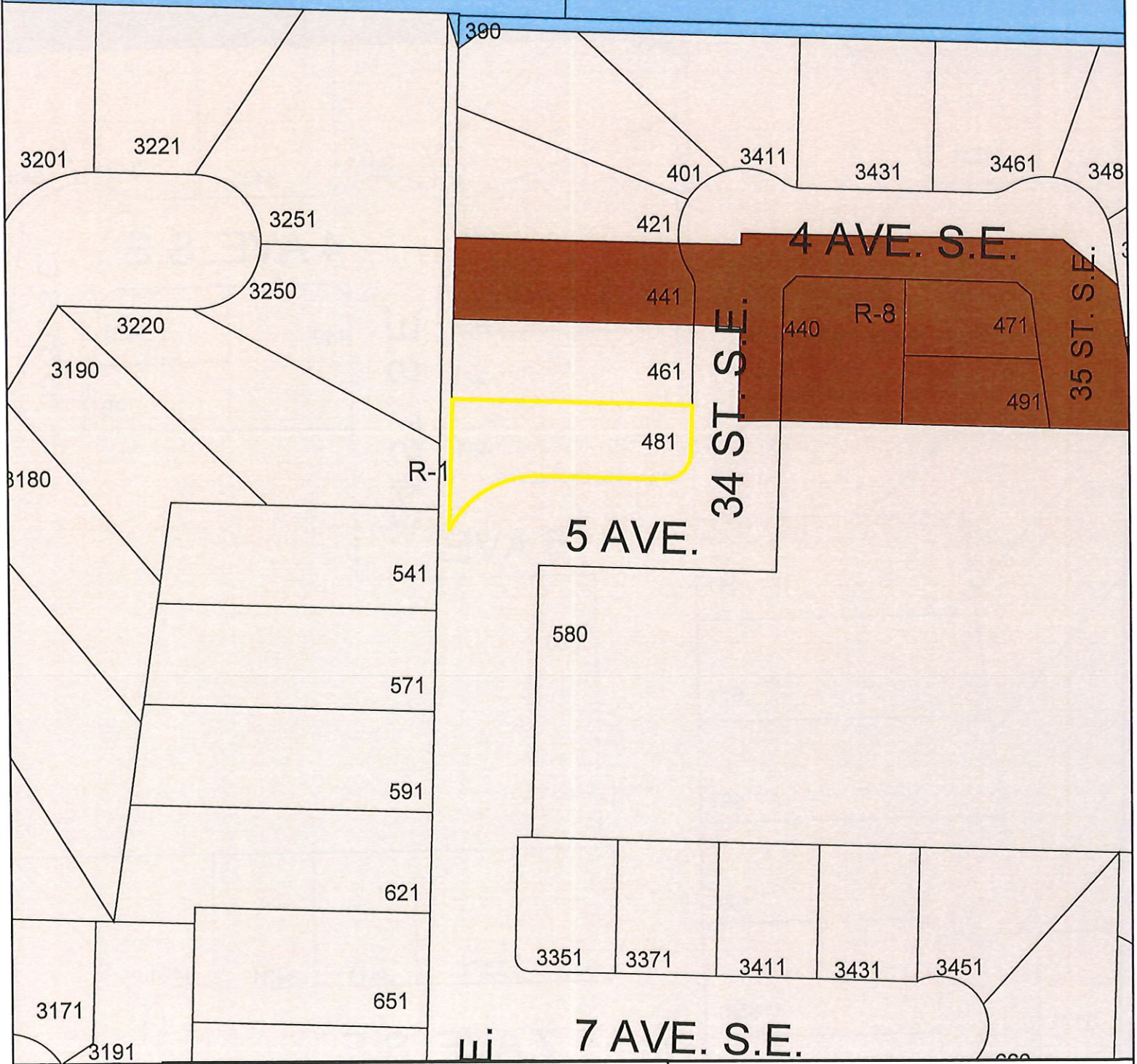


0 10 20 40 60 80 Meters



-  Subject Property
-  Parcels
-  Park
-  Residential - Low Density




68

P-1



0 10 20 40 60 80 Meters

 Subject Property
 Parcels

 P-1
 R-1
 R-8



Property facing northeast



Property facing west

70

Purpose

- 13.1 The purpose of the R-8 Zone is to permit the use of a *secondary suite* contained within a *single family dwelling* or a *detached suite* contained within an *accessory building*.

Regulations

- 13.2 On a *parcel zoned R-8*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-8 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 13.3 The following uses and no others are permitted in the R-8 Zone:

- .1 *boarders*, limited to two;
- .2 *family childcare facility*; #3082
- .3 *group childcare*; #3082
- .4 *home occupation*;
- .5 *public use*;
- .6 *public utility*;
- .7 *single family dwelling*;
- .8 *accessory use*, including *secondary suite* or *detached suite*.

Maximum Number of Single Family Dwellings

- 13.4 One (1) *single family dwelling* shall be permitted per *parcel*.

Maximum Number of Secondary Suites

- 13.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Height of Principal Building

- 13.6 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 13.7
- .1 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).
 - .2 The maximum *height* of an *accessory building* containing a *detached suite* shall be 7.5 metres (24.6 feet).

Maximum Parcel Coverage

- 13.8 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for all *accessory buildings*, which may be increased to a maximum of 15% for all *accessory buildings* including those containing a *detached suite* provided the *accessory building* containing the *detached suite* has a lesser *building area* than the *single family dwelling*. #4272

Minimum Parcel Area

- 13.9
- .1 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).
 - .2 The minimum *parcel area* of a *parcel* containing a *detached suite* shall be:
 - .1 With lane or second *street* frontage 465.0 square metres (5,005.2 square feet)
 - .2 Without lane or second *street* frontage 700.0 square metres (7534.7 square feet)

Minimum Parcel Width

- 13.10
- .1 The minimum *parcel width* shall be 14.0 metres (45.9 feet).
 - .2 The minimum *parcel width* of a *parcel* containing a *detached suite* shall be:
 - .1 With lane or second *street* frontage 15.0 metres (49.2 feet)
 - .2 Without lane or second *street* frontage 20.0 metres (65.6 feet)

Maximum Floor Area and Floor Area Ratio

13.11

- .1 The maximum *floor area* of a *detached suite* shall be 90.0 square metres (968.8 square feet).
- .2 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Principal Building13.12 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Notwithstanding Sections 13.12.2 and 13.12.3., a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet). #3426
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply #2811

Minimum Setback of Accessory Buildings13.13 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Minimum Setback of a Detached Suite13.14 The minimum *setback* of an accessory *building* containing a *detached suite* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line* shall be 2.0 metres (6.5 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 *Parcel line* adjacent to a lane 1.2 metres (3.9 feet)

Parking

13.15

- .1 Parking shall be required as per Appendix I.
- .2 An offstreet parking space provided for a *secondary suite* or *detached suite* shall not be sited in tandem to a parking space provided for a *single family dwelling*.

Detached Suite

13.16 Refer to Section 4.2 for General Regulations.

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 23, 2021

Subject: Land Use Contract Termination – Greyfriars Rentals Ltd.

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would terminate the following Land Use Contract N71309 for the parcels legally described as:

004-278-399	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4121 45 Street SE
004-278-411	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4141 45 Street SE
002-983-249	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4161 45 Street SE
003-076-938	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4181 45 Street SE
003-076-946	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4221 45 Street SE
003-076-962	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4241 45 Street SE

PURPOSE

The early termination of LUC N71309, a Land Use Contract (LUC) that governed the development of industrial lands located at 4121, 4141, 4161, 4181, 4221 and 4241 45 Street SE (Appendices 1 and 2).

BACKGROUND

The subject property is designated "Industrial" Land Use in the Official Community Plan (OCP) and zoned M1 (General Industrial) within Zoning Bylaw No. 2303 (see Appendices 3 and 4). The existing uses of the subject property include welding and fabrication shops and a cabinet woodworking shop – all uses are consistent with the M1 zone.

The surrounding uses are as follows:

North: M1 (General Industrial) Industrial
 East: M1 (General Industrial) Industrial
 West: M1 (General Industrial) Industrial
 South: M1 (General Industrial) Industrial

In 1978, prior to the LUC, the subject property was owned by the City and part of a larger pre-planned area for industrial development. The developer (Greyfriars Rentals Ltd.) negotiated the purchase of the subject property for a five (5) lot subdivision and the construction of two (2) buildings with one building straddling three lots. The realigning of the Inland Gas Line and right-of-way to accommodate later phases of industrial development were to be undertaken by the developer but never completed. An additional condition of the LUC included the registration of an easement along the westerly 10m of the subject property for a private access lane.

74

At the time, the City could have supported the development by approving a number of Development Variance Permits; however, a LUC was a simpler means to approve the complex proposal. Zoning Bylaw No. 1180 did not permit party wall subdivision of non-residential multi-unit buildings or 0.0m side yard setbacks, LUC N71309 effectively waived these requirements. Zoning Bylaw No. 2303 does permit party wall setbacks for multi-unit buildings on fee simple lots. Lot Consolidation and/or Building Strata would be the appropriate development scenario today.

When a LUC affects a parent parcel, at the time of subdivision the LUC transfers to any newly created parcel. The original lot configuration of affected properties is shown in Schedule "B" of LUC N71309 (Appendix 5). In 1986 the owner further subdivided and realigned parcel lines affecting the three most southern lots. When new land titles were created the LUC was transferred onto those land titles. There are currently six titles affected by LUC N71309.

The table below provides a quick summary of the zoning bylaw comparison between Zoning Bylaw 1180 and Zoning Bylaw No. 2303.

Table 1. M1 – General Industrial Zone Comparison Zoning Bylaw No. 1180 & Zoning Bylaw No. 2303

Bylaw Provision	Zoning Bylaw 1180	Zoning Bylaw 2303
Minimum Parcel Area	464.5m ² (5000ft ²)	465m (5005.4ft ²)
Minimum Parcel Width	15m (49.21ft)	15m (49.21ft)
Building Setbacks		
• Front	6.0m (19.68ft)	6.0m (19.68ft)
• Side yard without Lane access	4.0m	N/A
• Exterior side yard	N/A	6.0
Building Heights	15.0m (49.2ft) or not greater than 3 storeys	15.0m (49.2ft)
Permitted Uses	Manufacturing – welding shops	Welding, machine or metal fabrication
Parking	1 per 2 employees on duty	1 stall per 100m ² of building area plus 1 per 2 employees

COMMENTS

Engineering Department

The Engineering Department is unaffected by the proposed LUC termination and rezoning.

A development of this scale under the current Subdivision and Servicing Bylaw would trigger requirements for lighting, ditching and other improvements in this area. However, the existing condition of the services and associated rights-of way are consistent with other developments of a similar age and the termination of the LUC would not require upgrades. Any future building additions or a new building would require a Building Permit and servicing upgrades current to the Subdivision and Servicing Bylaw.

Building Department

No comments.

Fire Department

No comments.

BC Assessment

BC Assessment has advised that the current property assessments would remain relatively unchanged.

Planning Department

In 2014, amendments to the *Local Government Act* established June 30, 2024 as the expiry date for all LUCs in the province. After that date, the LUCs no longer have force or effect. The same amendments included the establishment of an 'early termination' process for Local Governments to address the discharge of the LUCs and consider how or if the other development tools need to be utilized to ensure properties governed by LUCs

are conforming to existing bylaws in the absence of the LUC. The benefits of the early termination process is that, rather than relying on existing rules which may not adequately capture the provisions of the LUC, the City and landowners have an opportunity to consider the introduction of zoning or variances that might better reflect currently permitted uses and density. In this instance, no additional bylaw amendments would be required.

PUBLIC CONSULTATION

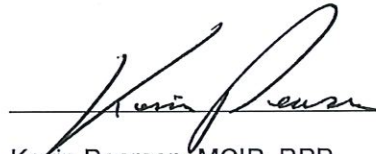
As part of the LUC Early Termination project, owners of land affected by a LUC received information letters in advance of the process beginning. Letters sent on October 9, 2020 advised all property owners that the LUC Early Termination process was to begin and they would receive further information as staff progressed through a list of outstanding LUC areas. In addition to letters, staff have created a "Land Use Contract – Early Termination" page on the City's website that provides more information to property owners. A second information letter, specific to this LUC Termination was mailed on March 25, 2021. In advance of the Statutory Public Hearing, newspaper ads and letter notices to property owners in the LUC area will be completed as per the legislative requirements.

CONCLUSION

Given the changes in legislation setting an expiry date for LUCs, consistency with OCP designation and appropriate zoning, staff are supportive of the termination of LUC N71309 and rezoning is not necessary. This type of development would be nearly impossible to achieve today without lot consolidation and/or building stratification.

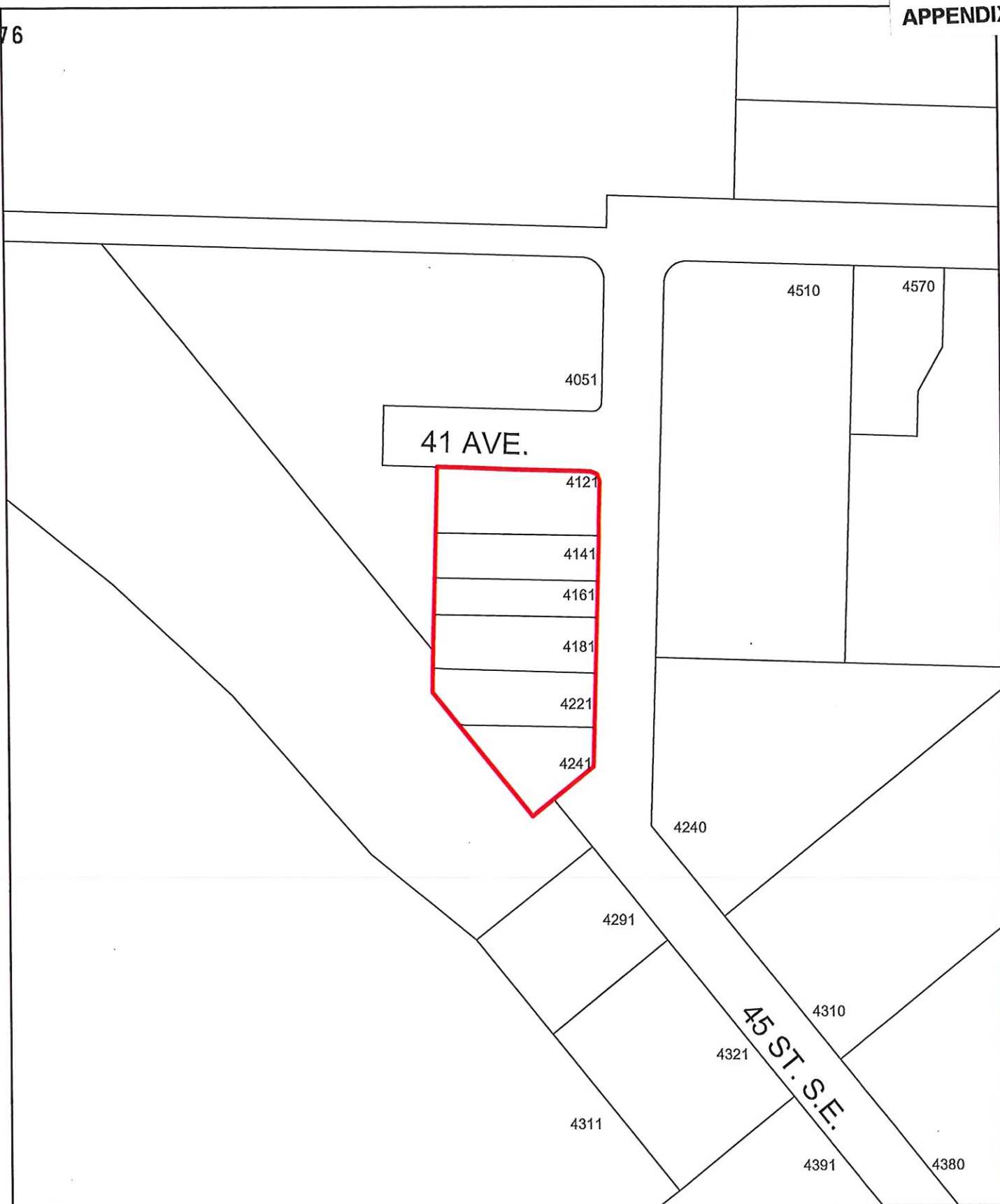


Melinda Smyrl, MCIP, RPP
Planner



Kevin Pearson, MCIP, RPP
Director of Development Services

76



0 12.5 25 50 75 100 Meters

■ Subject Property (LUC)

Land Use Contract No. N71309 Subject Area
Ortho Map 4051

41 AVE

4121

4141

4161

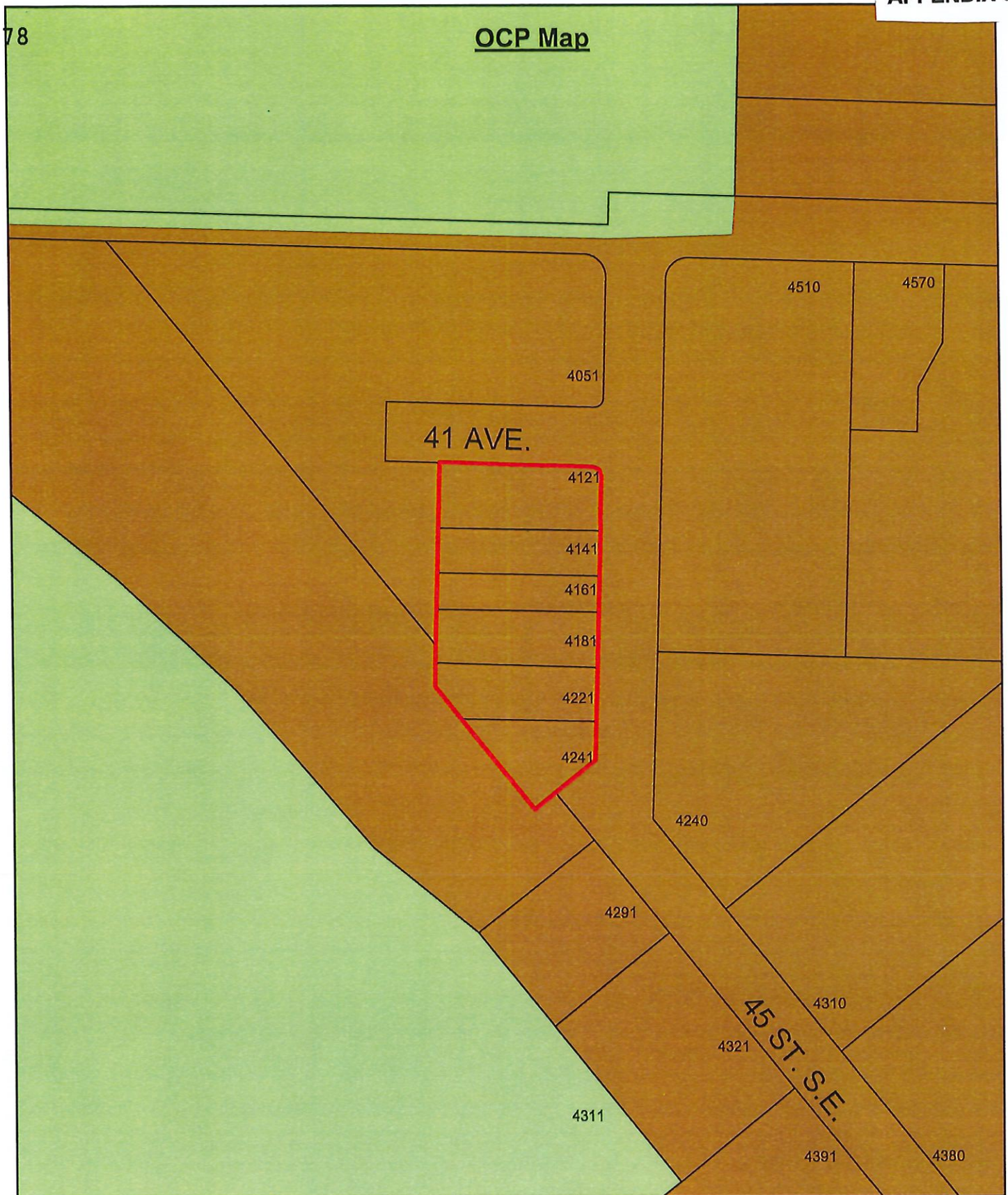
4181

4221

4241

4240

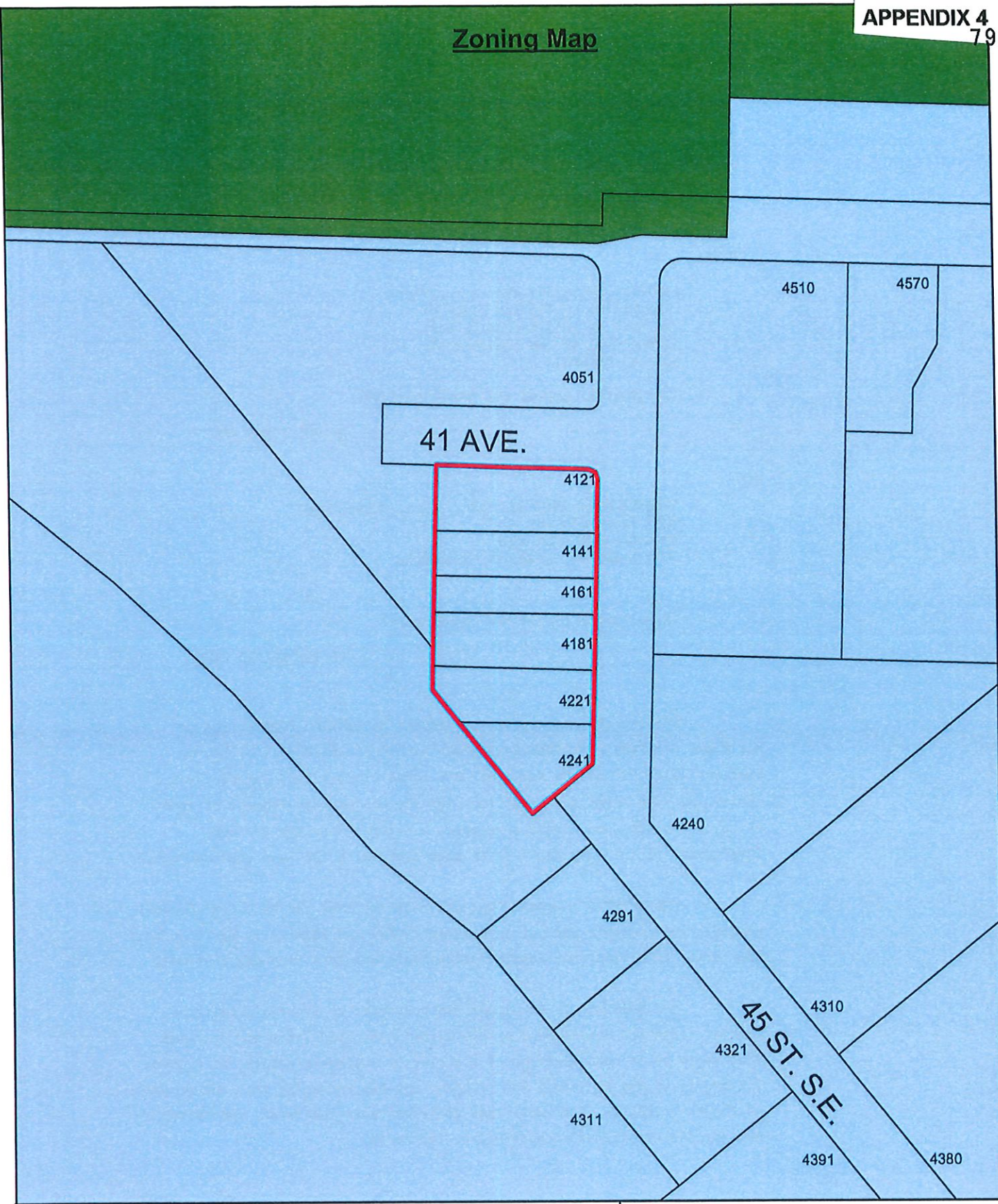
 LUC Area



0 12.5 25 50 75 100 Meters

- ▮ Subject Property (LUC)
- Official Community Plan (2010)
- ▮ Acreage Reserve
- ▮ Industrial - General

Zoning Map



0 12.5 25 50 75 100 Meters

- Subject Property (LUC)
- Zoning
- A-2
- M-1

*Rec'd
Dec 14/78*

RECEIVED
LAND REGISTRY OFFICE
KAMLOOPS B.C.

N 71309

LAND USE CONTRACT

19 DEC 7 11:31

THIS AGREEMENT made the 9th day of NOVEMBER, 1978

BETWEEN:

DISTRICT OF SALMON ARM, a municipal corporation having its place of business at 8640 Harris Street, Salmon Arm, in the Province of British Columbia

(hereinafter called the "Municipality")

OF THE FIRST PART

AND:

GREYFRIARS RENTAL LTD. (inc. #135,766)
315 Ross Street
Salmon Arm, in the
Province of British Columbia

(hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS the Municipality, pursuant to Section 702A of the Municipal Act, may, notwithstanding any by-law of the Municipality, or Section 712 or 713 of the Municipal Act, enter into a land use contract containing such terms and conditions for the use and development of land as may be agreed upon with a developer, and thereafter the use and development of the land shall be in accordance with the land use contract;

AND WHEREAS the Municipal Act requires that the Municipal Council consider the criteria set out in Section 702(2) and 702A(1) in arriving at the terms, conditions and consideration contained in a land use contract;

AND WHEREAS the Developer has presented to the Municipality a scheme of use and development of the within described lands and premises that would be in contravention of a by-law of the Municipality, of Section 712 or 713 of the Municipal Act or both, and has requested that the Council of the Municipality enter into this contract under the terms, conditions and for the consideration hereinafter set forth;

SUBSTITUTE FOR FORM "C"

Nov 29 1978
LAND USE CONTRACT
NOMINAL
LRO
N/A
WYNNE & BARTLETT
832-7061
Box 910
SALMON ARM

-2-

AND WHEREAS the Council of the Municipality, having given due consideration to the criteria set forth in Sections 702(2) and 702A(1) of the Municipal Act, have agreed to the terms, conditions and consideration herein contained;

AND WHEREAS if the land is within a radius of one-half mile of the intersection of a controlled access highway and another highway, the approval of the Minister of Highways to the terms hereof must be obtained;

AND WHEREAS the land is within a development area of the Municipality;

AND WHEREAS the Municipality and the Developer both acknowledge that the Council of the Municipality could not enter into this Agreement, until the Council held a public hearing in relation to this Agreement, and considered any opinions expressed at such hearing, and unless a simple majority of the members of the Council present at the meeting at which the vote is taken and entitled to vote on the by-law voted in favour of the by-law authorizing the Municipality to enter into this Contract;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the Municipality and the Developer covenant and agree as follows:

NER

1. The Developer is the registered owner of an estate in fee simple of all and singular that certain parcel or tract of land and premises, situate, lying and being in the District of Salmon Arm, in the Province of British Columbia, and being more particularly known and described as:

Lot 1,
Section 6,
Township 20,
Range 9,
West of the 6th Meridian
Kamloops Division Yale District,
Plan 29085,

(hereinafter called the "Land")

NSENTS

2. The Developer has obtained the consent of all persons having a registered interest in the Land as set out in the schedule prefacing the consents to the use and development set forth herein which consents are attached hereto.

COMPLIANCE

3. Except as hereinafter specifically provided the Developer shall in his use and development of the Land comply with all of the by-laws of the Municipality and in particular, without limiting the generality of the foregoing, the Developer shall comply with the provisions of "The Salmon Arm Zoning By-Law 1976 No. 1180" as amended from time to time.

DEVELOPMENT

4. Notwithstanding the provisions of Section 51.6.1.1 of Zoning By-Law 1180 the land may be subdivided strictly in accordance with the Plan of Subdivision annexed hereto as Schedule "A" subject to the approval of the Approving Officer of the Municipality.

EASEMENT

5. The Developer shall, at his cost, cause a plan of easement to be prepared which plan shall set out an easement over the westerly 10m. of the said land. The Developer shall cause easement agreements in the form set out in Schedule "C" to be entered into by all of the owners or persons interested in the land crossed by such easements and shall arrange for concurrent registration of such easements in the Land Registry Office with the subdivision plan, Schedule "A".

BUILDINGPERMITS

6. Notwithstanding the provisions of Section 51.6.2.1.C of Zoning By-law 1180 any building constructed, placed or erected upon the Land shall be sited strictly in accordance with the sketch plan attached hereto as Schedule "B" hereof and the Developer shall construct all common party walls separating any building on one lot of the said subdivision from any building on any other lot of the said subdivision in strict compliance with the applicable provisions of the National Building Code of Canada, 1977 and shall in respect of any such party walls and before obtaining any occupancy permits from the Municipality for any buildings constructed upon the Land, cause appropriate party wall agreements to be registered against each of the lots within the said subdivision providing, without limitation, for the joint maintenance thereof by the owners of adjoining lots.

INSPECTIONFEES

7. The Developer shall pay to the Municipality inspection fees of \$20.00 per lot.

LEGAL FEES

8. The Developer shall pay to the Municipality any legal costs incurred by the Municipality in the preparation or registration of this contract.

- 4 -

- INCORPORATION 9. Schedules "A" to "C" are hereby incorporated into and made a part of this Agreement.
- REPRESENTATIONS 10. It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Developer and the Developer has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Municipality in either case other than those in this contract.
- REGISTRATION 11. This agreement shall be construed as running with the Land and shall be registered in the Land Registry Office, Kamloops, British Columbia by the Municipality pursuant to the provisions of Section 702A (4) of the Municipal Act.
- DISCHARGE 12. It is further understood and agreed by the parties hereto that this contract may be discharged by the Municipality by the registration in the Land Registry Office in Kamloops of a Quit Claim Deed referring to the registration of this contract, at any time after the registration of same.
- INTERPRETATION 13. Whenever the singular or masculine is used herein the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.
- BINDING 14. Except as hereinafter provided this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

A public hearing on this Contract was held on the 19th day of October, 1978.

THIS AGREEMENT was approved by an affirmative vote of a majority of all the members of the Council of the Municipality present at the meeting at which the vote was taken and entitled to vote on the by-law authorizing this Contract on the 27 day of November, 1978.

IN WITNESS WHEREOF the parties hereto have here-
unto affixed their respective hands and seals the day and year
first above written.

THE CORPORATE SEAL OF THE)
DISTRICT OF SALMON ARM was)
hereunto affixed in the pr-)
esence of:)

Margaret Lund)
Mayor)
[Signature])
Clerk)

(seal)

THE CORPORATE SEAL OF GREY-)
FRIARS RENTAL LTD. was here-)
unto affixed in the pres-)
ence of:)

[Signature])

(seal)

LAND USE CONTRACTSchedule of Persons Having a Registered Interest In the Land Whose Consents Are Required

<u>Full Name</u>	<u>Address</u>	<u>Occupation</u>	<u>Nature of Charge</u>
SALMON ARM SAVINGS AND CREDIT UNION	Box 686 Salmon Arm, B.C.	Credit Union	/ Mortgage # N36301 June 29, 1978

CONSENT

KNOW ALL MEN by these presents that:

SALMON ARM SAVINGS AND CREDIT UNION of
P. O. Box 868, Salmon Arm, British Columbia being
 the holder of a charge by way of mortgage registered
 in the Land Registry Office at Kamloops under
 Number N36301 against all and singular that certain parcel or
 tract of land and premises being in the District of Salmon Arm
 in the Province of British Columbia and known and described as:

inter alia Lot 1, Section 6, Township 20, Range 9, West
 of the 6th Meridian, Kamloops Division Yale District, Plan
 29085

in consideration of the sum of One Dollar (\$1.00) hereby agrees and consents
 to the registration of a Land Use Contract, made between the registered owner
 of the said Lands and the District of Salmon Arm dated
 the day of 1976, against the aforementioned Lands in priority
 to the said charge in the same manner and to the same effect as if it had been
 dated and registered prior to the said charges.

Salmon Arm Savings
 and Credit Union
 BOX 868, SALMON ARM, B. C.

[Signature]
 GENERAL MANAGER
[Signature]
 SECRETARY

SKETCH PLAN FOR SITE

SCHEDULE "B"

45-03

PROPOSED EVIDENCE
(154 - C¹ x 851 - O¹)

١٠٠

2010

8. PLANNING OFFICE
9. BUREAU OF BACH

0450

VISION

66-5" ROADWAY

500 GAL. SEPTIC TANKS
2- 23'-0" RUNS
DOUBLE ROCK, BELOW
3 PERSON LOAD EACH

PROPOSED
ADDITION:

2
FAY
EPA

23.

EXISTING,
BUILDING,

2
EAST FIVE
STREET

23

PROPOSED
ADDITION

2
HARVARD
MUSEUM

PAID
\$5.00

THESE

၁၂၃၄၅
၁၂၃၄၅

FUTURE ROADWAY

THIS INDENTURE made the day of 1978.

BETWEEN:

GREYFRIARS RENTAL LTD. a company duly
incorporated under the laws of the
Province of British Columbia under
No. 135,766 with registered office at
315 Ross St., Salmon Arm, British
Columbia

(herein called the "Grantor")

OF THE FIRST PART

AND:

GREYFRIARS RENTAL LTD. a company duly
incorporated under the laws of the
Province of British Columbia under
No. 135,766 with registered office at
315 Ross St., Salmon Arm, British
Columbia

(herein called the "Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner of
Lots 1 to 4 inclusive on the plan of subdivision attached as
Schedule "A" hereto, more particularly described herein;

AND WHEREAS to facilitate access to and the installation
of utilities to each of the said lots, the Grantee has determined
to execute this easement as a charge over each of the said lots
in favour of the others.

WITNESSETH THAT in consideration of the covenants herein
contained the Grantor DOTH HEREBY GRANT, CONVEY, confirm and transfer
unto the Grantee the full, free and uninterrupted right, licence,
liberty, privilege and permission to enter upon and pass and repass
both with and without machinery or vehicles and where necessary
to dig up, install, and maintain utilities upon, over, under and
across that part of the Grantor's lands shown outlined in red
on a plan of easement attached hereto and as prepared by M.D.
Browne, B.C. Land Surveyor and sworn the 2nd day of November, 1978.

THE GRANTOR hereby covenants and agrees with the
Grantee as follows:

- 2 -

- (a) That the easement herein granted shall be a joint and several easement over each of the said four lots in favour of all of the others and the rights herein granted may be exercised by the Grantee or any subsequent owner of any of the said lots over all of the others;
- (b) That the Grantor will not do or permit the erection, installation or maintenance of any building, structure, pipe, wire or conduit on, over or under the said easement that in any way interferes with the use of the said easement by the Grantee;
- (c) That the Grantor will from time to time and upon all reasonable requests and at the cost of the Grantee do and execute such further assurances whatsoever for the attainment of the rights herein granted to the Grantee.

THE GRANTEE hereby covenants and agrees with the Grantor as follows:

- (a) That the Grantee will, as soon as weather and soil conditions permit, and so often as it may dig up or disturb the surface of the Grantor's lands, replace the surface soil as nearly as may be possible to the same condition as it was prior to such entry PROVIDED HOWEVER that if the easement area be used by the Grantee for access he shall be entitled to gravel or otherwise surface it as he sees fit;
- (b) That the Grantee will, as far as reasonably possible, carry out all work in a proper and workmanlike manner so as to do as little injury to the lands of the Grantor as possible.

The parties hereto each HEREBY COVENANT and agree with the other, that the covenants herein contained shall be covenants

remaining with the land and shall be binding upon the parties hereto and all subsequent owners of the lands affected herein.

THIS AGREEMENT shall enure to the benefit of the parties hereto and their respective heirs, successors, administrators and assigns forever.

IN WITNESS WHEREOF the corporate seals of the Grantor and Grantee have been hereto affixed in the presence of their duly authorized officers on the day and year first above written.

THE CORPORATE SEAL of the
GRANTOR was hereto affixed
in the presence of:

(seal)

THE CORPORATE SEAL of the
GRANTEE was hereto affixed
in the presence of:

(seal)

Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the _____ day of _____, 19____,
at _____, in the Province of British Columbia,
(whose identity has been proved by the evidence on
oath of _____, who is) personally known to me,
appeared before me and acknowledged to me that he is the _____ of
who subscribed his name to the annexed instrument as _____, and that he is the person
of the said _____
and affixed the seal of the _____
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to
the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of
British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at _____ in the Province of
British Columbia, this _____ day of _____
one thousand nine hundred and _____

.....
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits for British Columbia.

NOTE—WHERE THE PERSON MAKING THE ACKNOWLEDGMENT IS PERSONALLY KNOWN TO THE OFFICER TAKING THE SAME, STRIKE OUT THE WORDS IN BRACKETS.

FORM NO. 206 ACKNOWLEDGMENT OF OFFICER OF A CORPORATION.

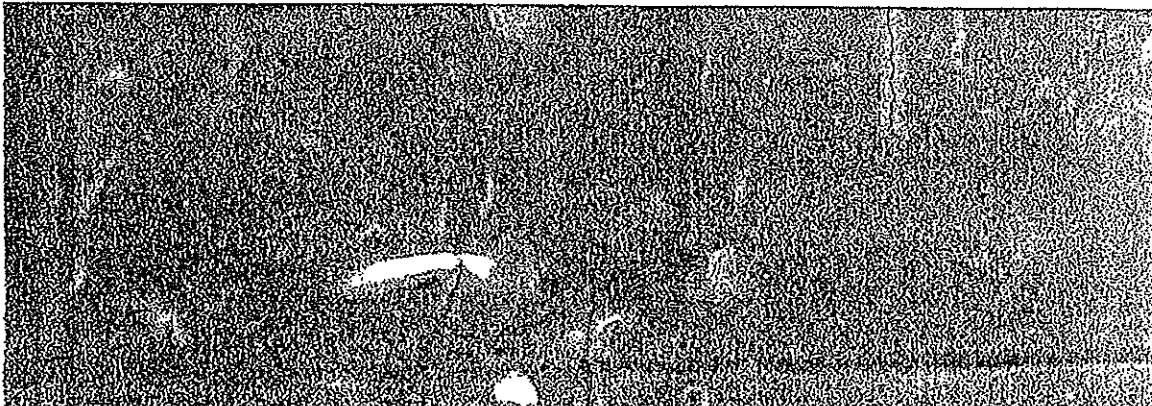
Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the _____ day of _____, 19____,
at _____, in the Province of British Columbia,
(whose identity has been proved by the evidence on
oath of _____, who is) personally known to me,
appeared before me and acknowledged to me that he is the _____ of
who subscribed his name to the annexed instrument as _____, and that he is the person
of the said _____
and affixed the seal of the _____
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to
the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of
British Columbia.

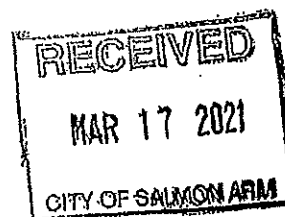
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at _____ in the Province of
British Columbia, this _____ day of _____
one thousand nine hundred and _____

.....
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits for British Columbia.

NOTE—WHERE THE PERSON MAKING THE ACKNOWLEDGMENT IS PERSONALLY KNOWN TO THE OFFICER TAKING THE SAME, STRIKE OUT THE WORDS IN BRACKETS.



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File: 18046-30/BCTS FSP 771

SIGNING DATE: March 11, 2021

City of Salmon Arm
PO Box 40 Stn Main
Salmon Arm BC V1E4N2

Dear City of Salmon Arm:

Re: Referral on Proposed BCTS cut blocks and roads within the Okanagan Columbia Business Area and 3400954.

As an identified stakeholder organization that has a potential interest in BC Timber Sales operating areas, you are invited to provide comments on the following development that may overlap your areas of interest.

BCTS plans to prepare and develop 1 new cut blocks totalling 38.90 hectares and associated roads that may affect your interests. Please see the attached table and web link below to review the location of the proposed development. If you require any other information please let me know and I will provide it for you.

If you have any technical or operational comments, or have questions or concerns on how this proposed development may impact your interests on the areas to be harvested, please respond in writing to the undersigned before **May 12, 2021** to ensure consideration before activities commence.

Yours truly,

G. Chomitz

Grace Chomitz
Planning Forester, BC Timber Sales
Okanagan Columbia Timber Sales Office
Grace.Chomitz@gov.bc.ca
(778) 943-0170

Ministry of Forests, Lands and
Natural Resource Operations and
Rural Development

BC Timber Sales
Okanagan-Columbia
Business Area

Mailing Address:
2501-14th Avenue
Vernon, BC V1T 8Z

Tel: (250) 558-1700
Fax: (250) 549-5485

Website: <https://www2.gov.bc.ca/gov/content/industry/forestry/bc-timber-sales>

Attachment: Development Summary tables

Blocks:

Number of Blocks: 1 Gross Area: 38.90

Operating Area	Licence ID	Block ID	Gross Area
Mt. Ida	TA1133	BK25E	38.9

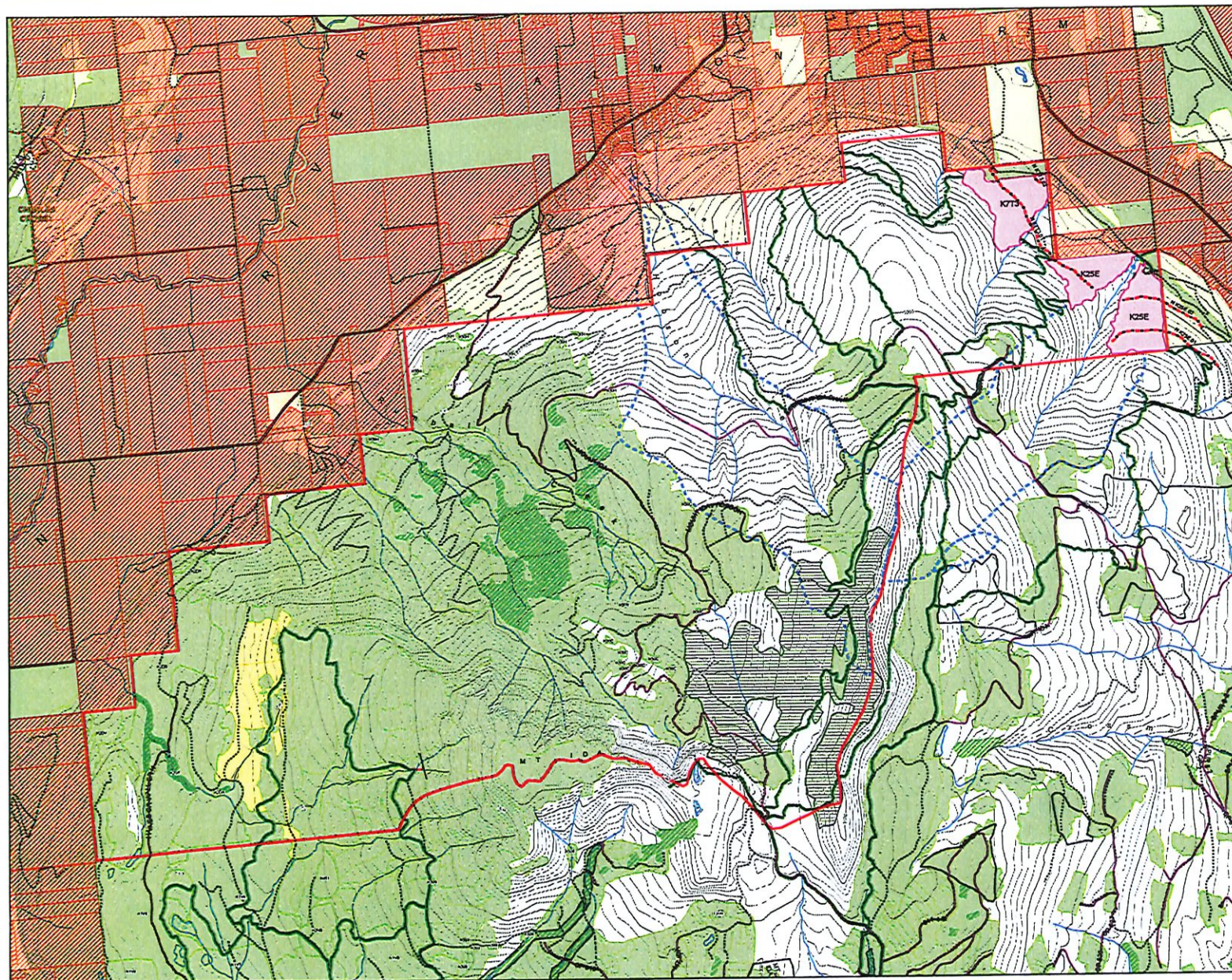
Roads:

Road Name	Road Length
N K25E.01	1003.0
N K25E.02	722.0

Please follow the link below for PDF maps and KMZ (Google Earth) files:

<https://www2.gov.bc.ca/gov/content/industry/forestry/bc-timber-sales/fsp/okanagan-columbia-fsp>

Related maps and spatial data are located within the Proposed Cut Block and Road Referral folder and divided up by field team.



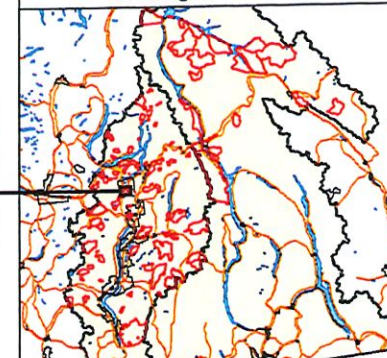
Consultation Map 2021

Operating Area

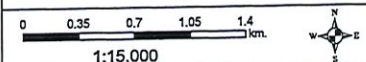
Mt. Ida

Business Area

Okanagan Columbia

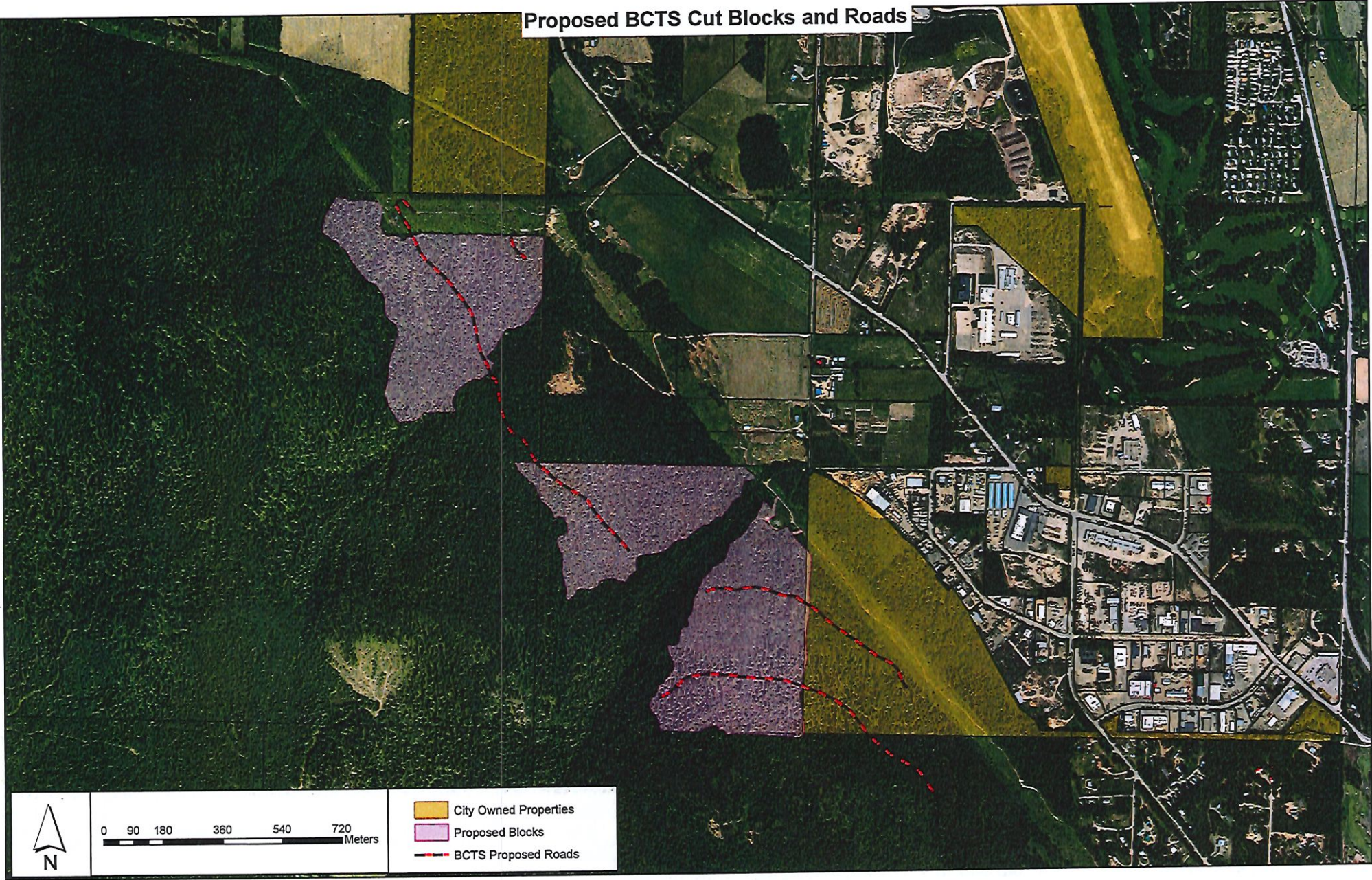


- | | |
|---|---|
| Administrative Boundaries
BCTS Operating Area
Landscape Unit
TFL (Tree Farm Licence)
Com & Dom Watershed
Parks & Protected Area | Crown Grants
Private Land
First Nation Reserve
Range Tenure |
| Access Management
BCTS Proposed Road
Tenured Road | Non-status Road
Conceptual Road |
| Block Management
Proposed Blocks
Previously Referred
Conceptual
WTP / WTRA
Other Licensee Block | Harvested Areas
Logging Started
Logging Completed
SR
FG & IMM |
| Other
Cattleguard
Gate
Corral
Crossing
Enclosure
Salt
Water Development
Cabin | Other Type
Fence
Stock Trail
Water Development
Mod-Steep Slope
Recreation Trail
CGMA
MOGMA |
| Topographic Features
Contour
Stream | Wetland
Lake/River |

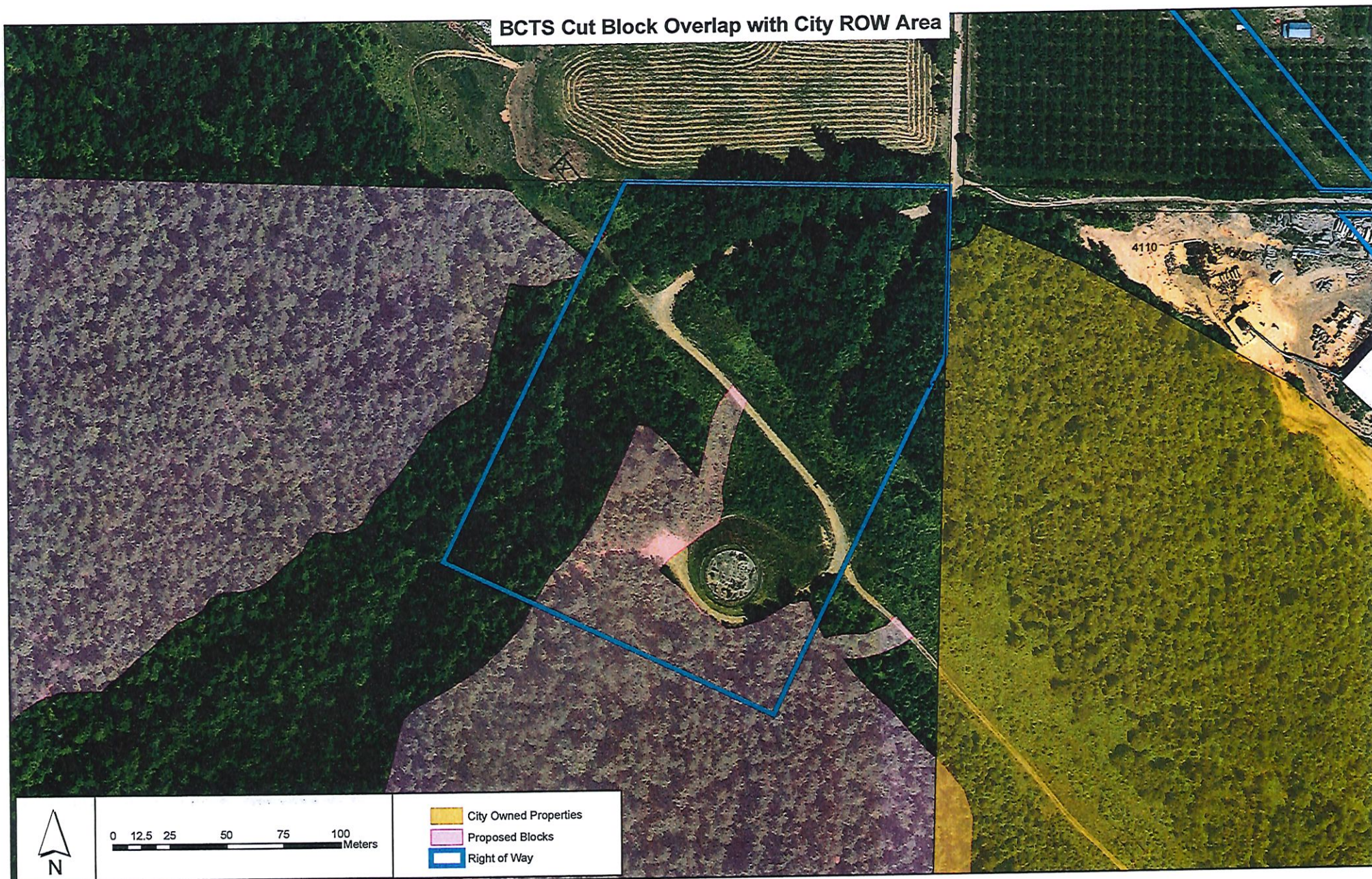


Date: 2/25/2021 User: gshevche
 Template Name: TOC Consultation Map
 Coordinate System: NAD 1983 BC Environment Albers
 Document Path: W:\P\2021\TOC\Projects\2021\Map_Template\TOC Consultation Map.mxd

Proposed BCTS Cut Blocks and Roads



BCTS Cut Block Overlap with City ROW Area



Plan of Statutory Right-of-Way
in the S.W. 1/4, Sec. 6,
Tp. 20, Rge. 9, W6M, K.D.Y.D.

Scale 1:2500

All distances are in metres except where otherwise noted.

PLAN NO. C-18184

Registered in the Land Title Office at Vancouver, B.C.
on the 28th day of March 1984

Registrar

This source for Land Title Office use only

LEGEND

Measurements are astronomic and are derived from
Plan 27676

- U.P. Denotes iron post found
- C.P. Denotes copper post found
- J.P. Denotes pipe post found
- P.P. Denotes pipe post set
- D.C. Denotes common type post
- C.A. Denotes corner across road
- S.C.P. Denotes concrete post found

1:2500 = 1:1000 Columbia Shuswap Regional District

BOOK OF REFERENCE	
Description	Area Acre
SW 1/4, Sec. 6, Tp. 20, Rge. 9, W6M, K.D.Y.D.	3417 ha.

I, J.C. Johnson, a British Columbia land surveyor,
do hereby certify that this is a true and correct copy of the
survey represented by this plan, and that the same is correct
and complete on the 20th day of October 1983.

J.C. Johnson
B.C.L.S.

M.D. BROWNE & ASSOC.,
B.C. LAND SURVEYORS,
SALMON ARM, B.C.
Reg-196-83 To R-22
P.20-23

