



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, May 16, 2022
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

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 - 22	1.	Development Permit Application No. DP-440 [Muto Holdings Ltd.; 130 Shuswap Street SE; 8 unit - High Density Residential]
23 - 38	2.	Zoning Amendment Application No. ZON-1234 [Sandhu, A., J. & P./Franklin Engineering Ltd.; 1281 20 Avenue SW; R-1 to R-4]
	3.	Development Variance Permit Application No. VP-549 [Sandhu, A., J. & P./Franklin Engineering Ltd.; 1281 20 Avenue SW; Setback requirements] <i>(see Item 5.2 for Staff Report)</i>
39 - 48	4.	Zoning Amendment Application No. ZON-1239 [Struk, K. & C.; 6841 46 Street NE; R-1 to R-8]
49 - 68	5.	Official Community Plan Amendment Application No. OCP4000-49 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]
	6.	Zoning Amendment Application No. ZON-1237 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] <i>(See Item 5.5 for Staff Report)</i>
69 - 76	7.	Licence Extension to include lounge and patio [Northyards Cider Co./Van der Ree, K.; 3181 11 Avenue NE]
	6.	FOR INFORMATION
	7.	IN-CAMERA
	8.	ADJOURNMENT

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TO: His Worship Mayor Harrison and Members of Council

DATE: May 4, 2022

SUBJECT: Development Permit Application No. 440 (8 Unit – High Density Residential)

Legal: Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506
 Civic: 130 – Shuswap Street SE
 Owner/Applicant: Muto Holdings Ltd.

MOTION FOR CONSIDERATION

THAT: Development Permit No. 440 be authorized for issuance for Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506 in accordance with the attached drawings in Appendix 3;

AND THAT: Issuance of Development Permit No. 440 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject parcel is located at 130 Shuswap Street SE (Appendix 1 and 2) and is currently vacant. This application is to permit a new 8-unit residential development, as described in the letter of proposal and shown on the site plan and building elevations attached as Appendix 3.

BACKGROUND

The subject property is 0.26 acres, designated High Density Residential (HR) in the City's Official Community Plan (OCP), and is currently zoned R-5.

Land uses directly adjacent to the subject property include the following:

North: Single family dwelling and accessory building	Zoned R-1
South: Church	Zoned P-3/R-1
East: Single family dwellings and accessory buildings	Zoned R-1
West: Church	Zoned P-3

Site photos are attached, as Appendix 6. The subject property has recently been under the consideration of Council, with OCP (INS – Institutional to HR - High Density Residential) and zoning (P-3 Institutional Zone to R-5 High Density Residential Zone) applications approved in 2019.

The proposed buildings are a traditional style with pitched rooflines, comprised of two 4-plexes, both of which are situated adjacent to a common parking area. With both buildings having a proposed height of approximately 7.5 metres (measured from the average existing grade to the top of the roof), both buildings are below the 12 m maximum height that is permitted. In addition, 10 parking spaces are required (1.25 spaces per dwelling unit), and have been provided.

COMMENTS

Fire Department

No Fire Department concerns.

Building Department

No concerns at this time. Building Permit and all other applicable permits required at construction stage. All British Columbia Building Code requirements must be adhered to.

FortisBC

No issue with this proposal.

Engineering Department

Comments attached (Appendix 7).

Design Review Panel

With the proposal for a high density residential development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the application, subject to the consideration of the following conditions: the inclusion of design elements to enhance the west building elevation facing Shuswap Street, such as 1) the inclusion of an additional roof gable and/or 2) the realignment of the entrances of the western units towards Shuswap Street. The April 27, 2022 DRP meeting minutes are attached, as Appendix 9. The designer has since provided staff with amended drawings, of which staff believe fulfill the DRP's comments and suggestions.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Permit Procedures Bylaw* notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on May 24, 2022.

Planning Department

The surrounding neighbourhood has been undergoing slow redevelopment with a mix of older, single family housing and high density residential buildings and newer institutional development. The most significant development has been the School District No. 83 District Education Support Centre to the southwest of the subject property.

The subject parcel is located in an area well-suited for higher density residential development. This area features developed sidewalks, proposed greenways and neighbourhood parks, transit routes, is within close walking distance of the commercial node, and schools including Salmon Arm Storefront School and Salmon Arm Secondary School (Jackson Campus).

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

Siting and Building

The applicant is proposing an 8-unit residential development in the form of two 4-plex buildings. The buildings will ultimately have a total combined footprint of 27.2% (55% would be permitted as per the zoning), situated adjacent to an access lane and common parking area, with the two separate buildings allowing for articulation and a reduced overall massing.

The building design is a traditional style with a "Coastal Gray" siding colour, white trim, and traditional pitched rooflines. OCP Residential Development Permit Area policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, which staff feel is achieved by the proposed design. The articulation of the facades and the relatively small size of the proposed buildings (2 level buildings) limit related impacts. As such, staff feel the design is acceptable with respect to OCP guidelines.

Landscape and Screening

The landscape plan (Appendix 8) prescribes a range of mostly shrubs and trees for screening predominately along the west parcel line, as well as decorative ground cover throughout the property, which staff view as aligned with OCP guidelines.

Access and Parking Area

The subject property is a double-fronting interior parcel with a singular one-way vehicle access/parking area proposed via the lane to the east. The 10 parking spaces as proposed meet the 10 required (1.25 parking spaces per dwelling unit) as specified by the Zoning Bylaw.

Height and Density

In reference to Zoning Bylaw regulations, the proposed 7.5 metre building heights would likely be considered favourable relative to surrounding development (such as the adjacent Anglican Church to the south) in comparison to a maximum permitted height of 12 m, which may also be increased to 15 m with the amenity of rental housing.

The maximum residential density permitted under R-5 zoning is 40 dwelling units per acre of land. The resulting maximum density permitted is 10 units based on the area (0.26 acres) of the subject parcel. With a density bonus under R-5 zoning for the provision of rental units, the maximum number of units can be increased to 11 units. The minimum residential density permitted under R-5 zoning is three (3) units in the form of a triplex. The applicant is proposing eight (8) units.

CONCLUSION

The form and character of the proposed development is consistent with the OCP guidelines. Staff recommend issuance of Development Permit No. 440.

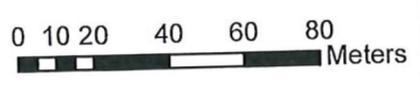
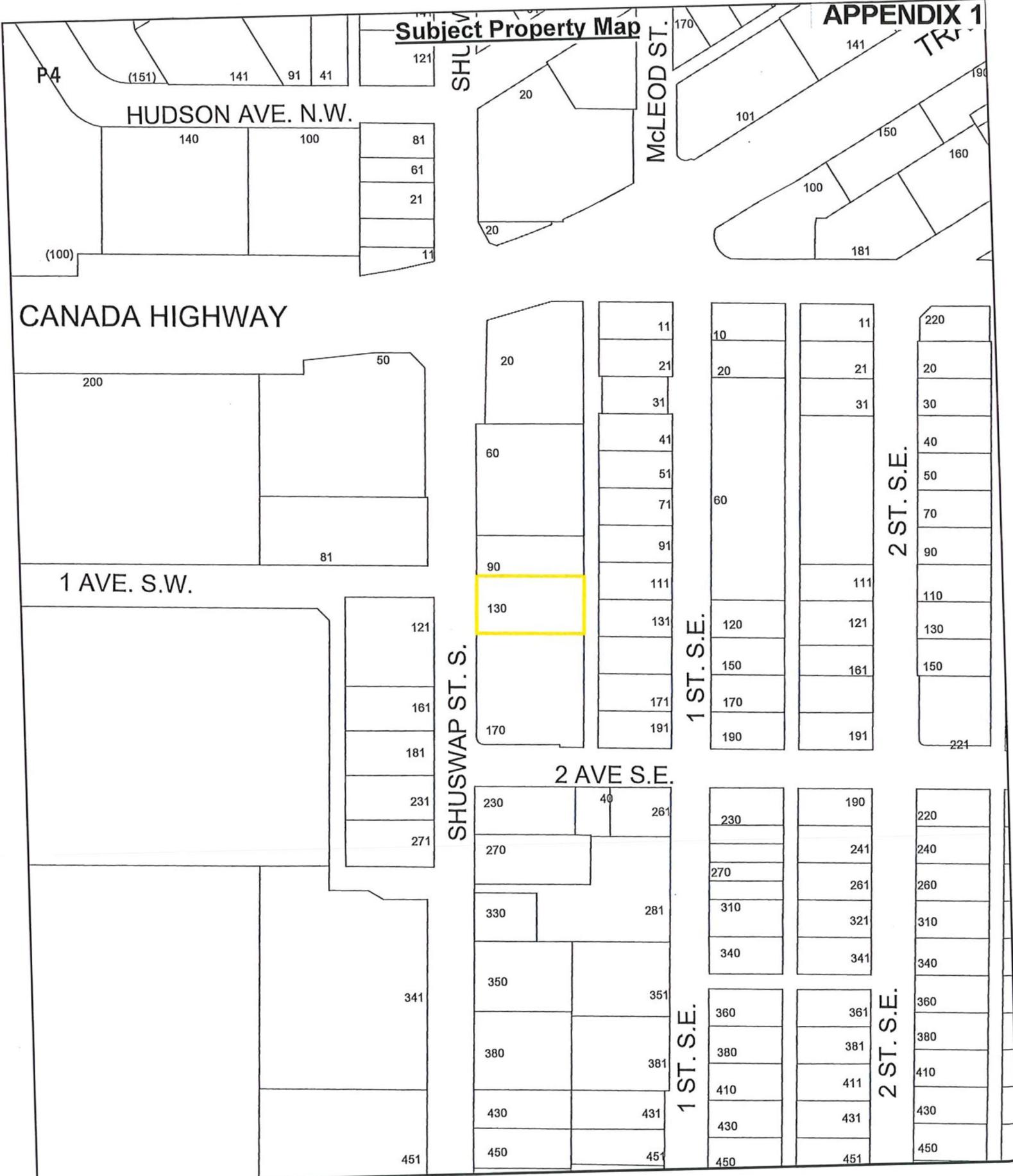


Prepared by: Evan Chorlton
Planner I

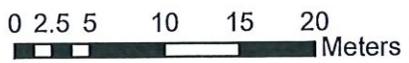
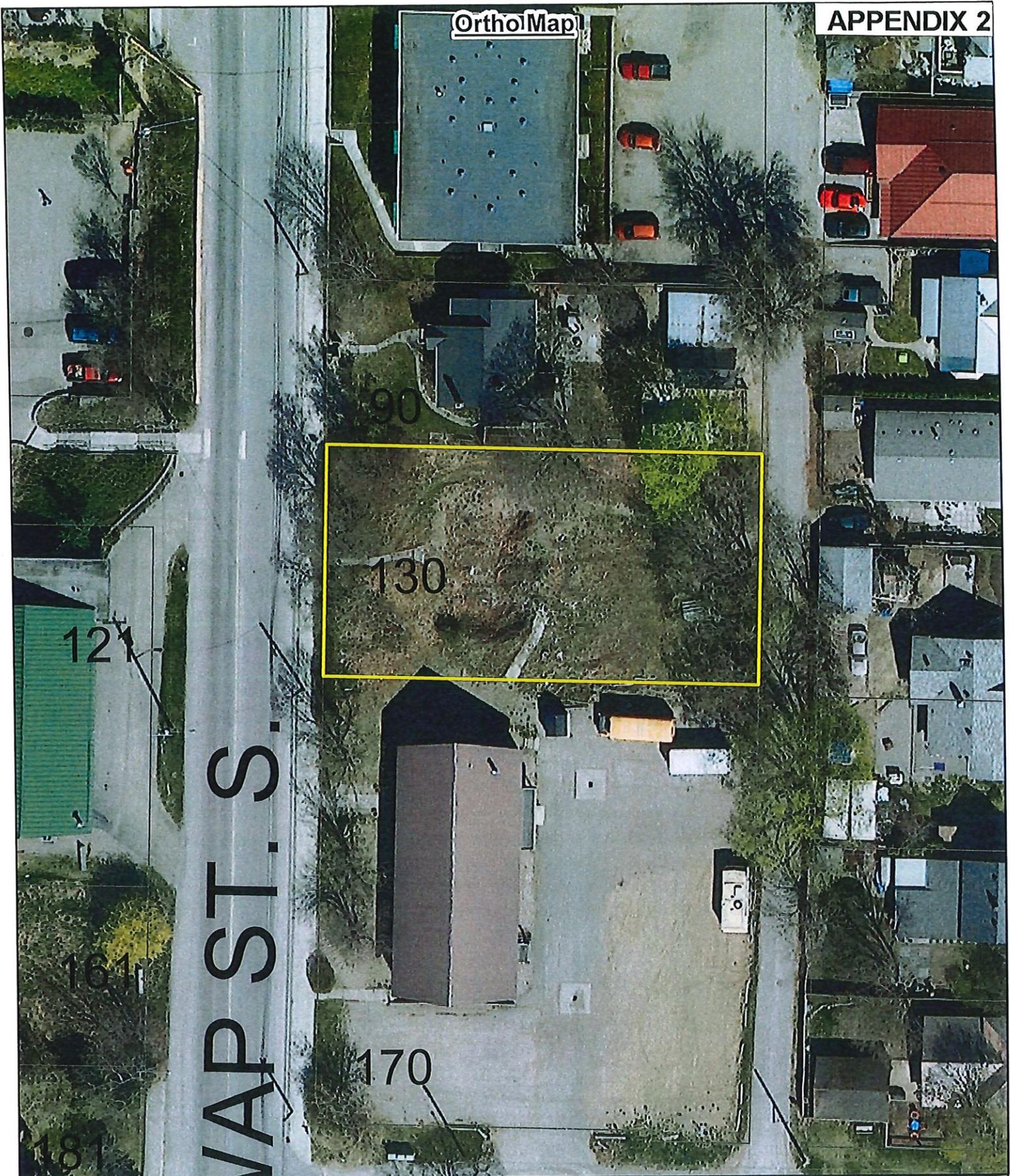


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property Map



 Subject Property
 Parcels



- Subject Property
- Parcels

Muto Holdings Ltd.
381 HWY 97B NE
Salmon Arm, BC V1E 1X5

APPENDIX 3

SENT VIA EMAIL: echorlton@salmonarm.ca

March 15, 2022

Attention: Evan Chorlton
Box 40, 500-2 Avenue NE
Salmon Arm, BC V1E 4N2

Dear Evan:

RE: Muto Holdings Development Permit for 130 Shuswap St., NE, Salmon Arm, BC

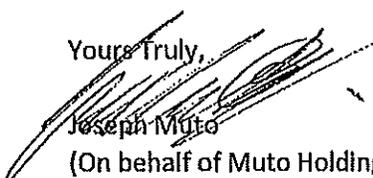
Muto Holdings Ltd. is proposing to develop 130 Shuswap St., NE, Salmon Arm, B.C. Prior to development permit Muto Holdings Ltd attended to the following applications with respect to the subject property: Official Community Plan Amendment App No. OCP 4000-39 and Zoning Amendment Application No: 1153. Both applications were successful. At the time of the aforementioned applications the developer was in attendance at the council meeting and heard the comments from the neighbouring properties and council members. Neighbouring property owners were concerned about a 10-unit development and a need for a variance for parking. Some council members advised the developer to take into consideration the parking variance upon the Development Permit Application.

Taking neighbours comments and hearing council's concerns, the parking variance was taken under advisement, and the developer has now reduced the number of units from 10 to 8, eliminating the need for a parking variance.

The developer's concept is to provide affordable housing within the city Centre/downtown core. There would be two four-plex units of approximately 800 sq. feet each. The footprint of the fourplexes are relatively small given that the 800 sq. feet would be on two stories, totalling only 1600 sq. feet per building. The developer is considering a six-foot crawl space to accommodate storage in the units. The units would be for rental. While there is ample parking the developer believes the units will be attractive to the rental market who are interested in downtown core living where a vehicle is not necessary.

We hope that the City of Salmon Arm will consider these quaint, functional, cozy units as a welcomed addition to the downtown core.

Yours Truly,



Joseph Muto

(On behalf of Muto Holdings Ltd)

DEVELOPMENT PERMIT DRAWINGS
DO NOT USE FOR CONSTRUCTION



1 3D COLOUR - WEST



2 3D COLOUR - SOUTH

CLIENT	MUTO
JOB	4-PLEX DEVELOPMENT
	130 SHISHAP ST SE SALMON ARM, B.C.
JOB #	7529
REVISIONS	
PRELIM EXTERIOR	JAN 31 2022
REVIEW	FEB 15 2022
DP APPLICATION	MAR 11 2022
ELEVATIONS	MAR 14 2022
REVISED EXTERIOR	APR 26 2022
APR 27 2022	WEST GABLES
DATE	APR 27 2022
DRAWING	3D
SCALE	
PAGE	40

GENERAL NOTES

- 1 ALL CONSTRUCTION, MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE & ALL OTHER CODES, ZONING AND BYLAWS THAT MAY APPLY.
- 2 THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO MRG IMMEDIATELY.
- 3 ALL FRAMING MATERIAL TO BE SPF #2 OR BETTER
- 4 CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS. FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
- 5 ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR CRISPY MATERIAL.
- 6 DAMPROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 7 0.5 ML ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A) 4" OF GRANULAR COMPACTIBLE FILL UNDER EXTERIOR OR GARAGE SLABS OR B) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.
- 8 ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS.
- 9 GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
- 10 ALL TRUSSES, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.

GENERAL NOTES

- 11 CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
- 12 ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT.
- 13 DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCDED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING.
- 14 ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 1'2" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
- 15 RAINWATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
- 16 ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
- 17 APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
- 18 REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM, POST AND FOOTING LOCATIONS AND SIZES AND ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON MRG PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZES OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.
- 19 MRG RESIDENTIAL DESIGN ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS WITH THIS SET OF DRAWINGS THAT MAY NEGATIVELY AFFECT CONSTRUCTION. IF ERRORS ARE FOUND, PLEASE CONTACT MRG AT YOUR EARLIEST CONVENIENCE.

CITY OF SALMON ARM, R5 ZONING (HIGH-DENSITY RESIDENTIAL)

GENERAL INFO:

CIVIC ADDRESS: 130 SHUSWAP STREET, SE, SALMON ARM, B.C.
 LEGAL DESCRIPTION: LOT 2 SECTION 14 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN E.M.C.O.P.'S DIVISION YALE DISTRICT PLAN 28550
 LOT SIZE: 1849.24M² (11,294.1 FT²)
 ZONING: R5 HIGH DENSITY RESIDENTIAL

GENERAL REGULATIONS:

HEIGHT: 7.5M 2D STR (12.0M MAXIMUM)
 (MEASURED FROM AVG EXISTING GRADE TO TOP OF ROOF)
 LOT COVERAGE: 27.2% (40.0% ALLOWABLE)

DENSITY:

PROPOSED # UNITS: 8
 ALLOWED # UNITS: 0.2415 ACRES x 5.26 UNITS PER ACRE = 127 UNITS

BUILDING SETBACKS (S.B.):

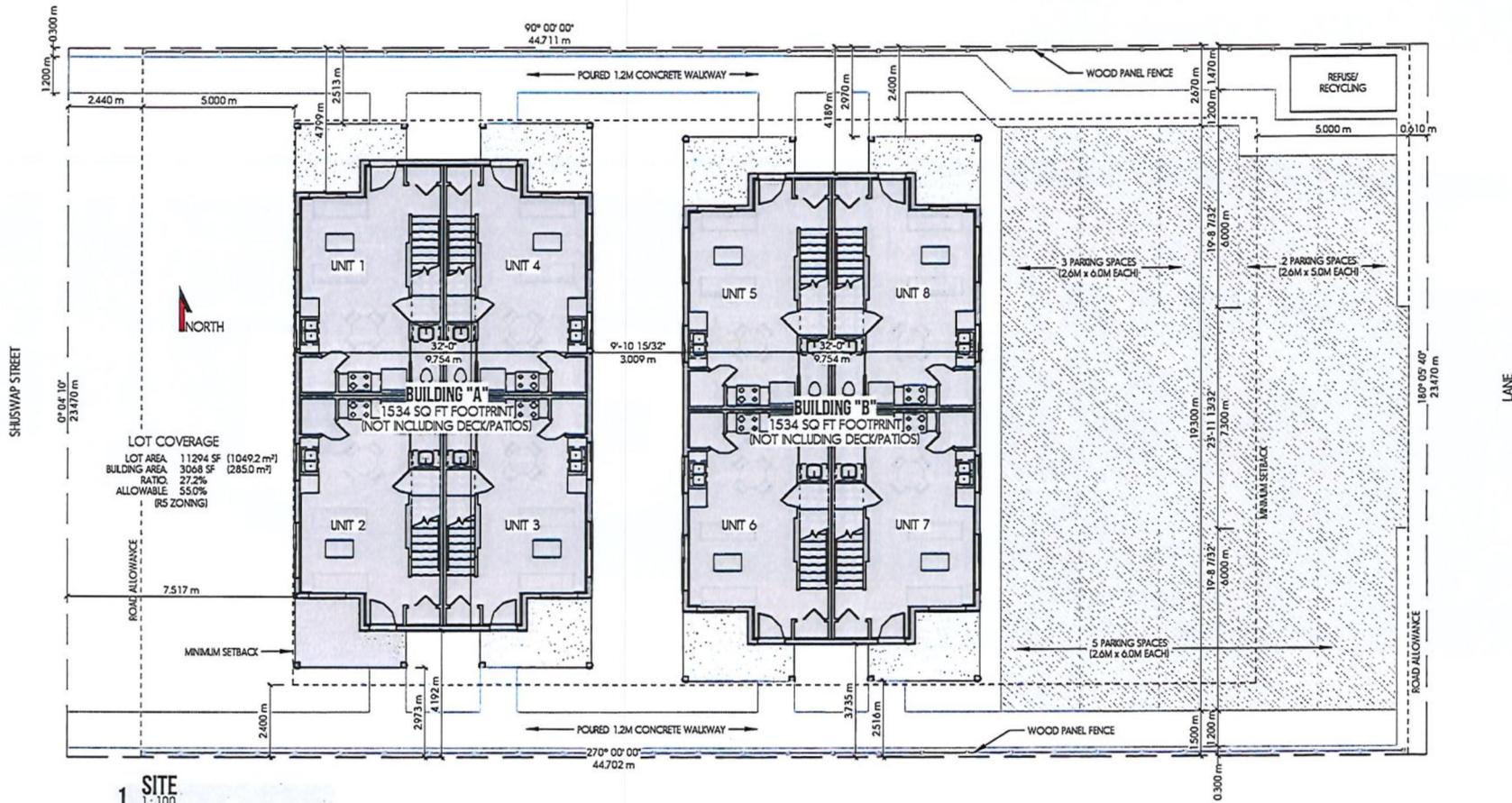
WEST S.B.	6.09M	(5.0M MINIMUM)
NORTH S.B.	5.10M	(2.0M MINIMUM)
EAST S.B.	2.50M	(1.5M MINIMUM)
SOUTH S.B.	2.51M	(2.0M MINIMUM)
BETWEEN BUILDINGS	3.09M	(3.0M MINIMUM, BLDGS OVER 1 STOREY)

PARKING:

REQUIRED: 8 UNITS X 1.25 PER UNIT (R5 ZONING) = 10 STALLS
 PROVIDED: 10 STALLS (8@2.6Mx6.0M, 2@2.6Mx5.0M)

2 ZONING ANALYSIS

1/4" = 1'-0"



1 SITE
1:100



250.804.5403
MRGDESIGN@GMAIL.COM

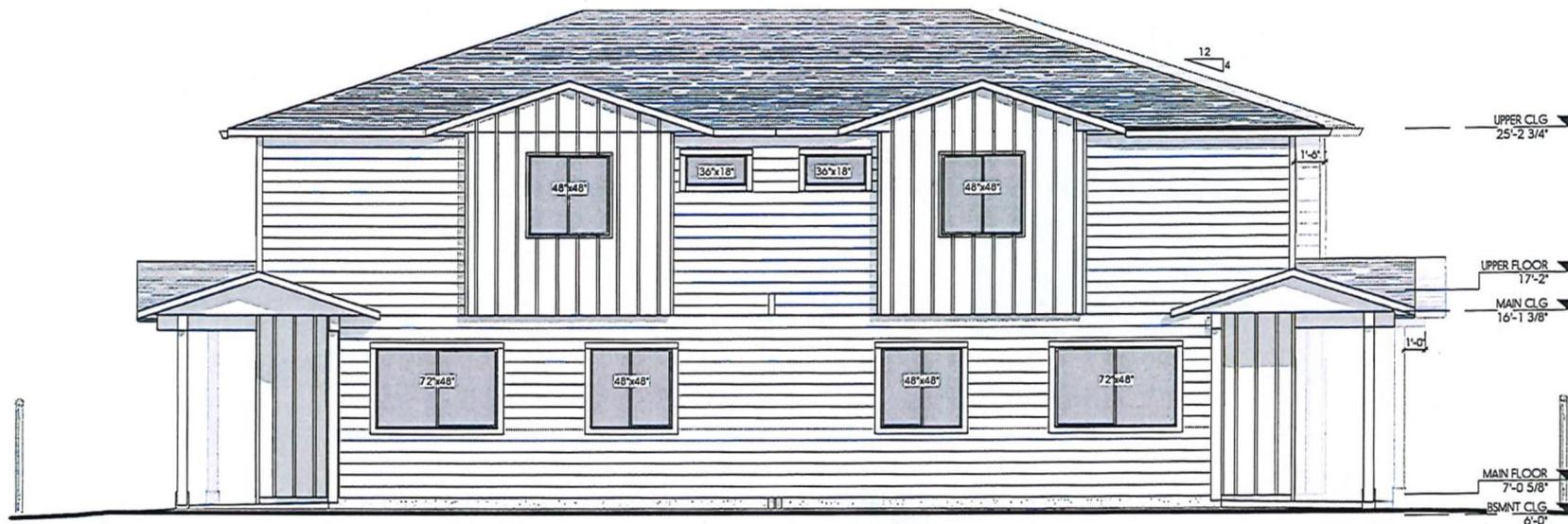
DEVELOPMENT PERMIT DRAWINGS
DO NOT USE FOR CONSTRUCTION

CLIENT	MUTO
JOB	4-PLEX DEVELOPMENT
	130 SHUSWAP ST SE SALMON ARM, B.C.
JOB #	7529
REVISIONS	
PRELIM EXTERIOR	JAN 31 2022
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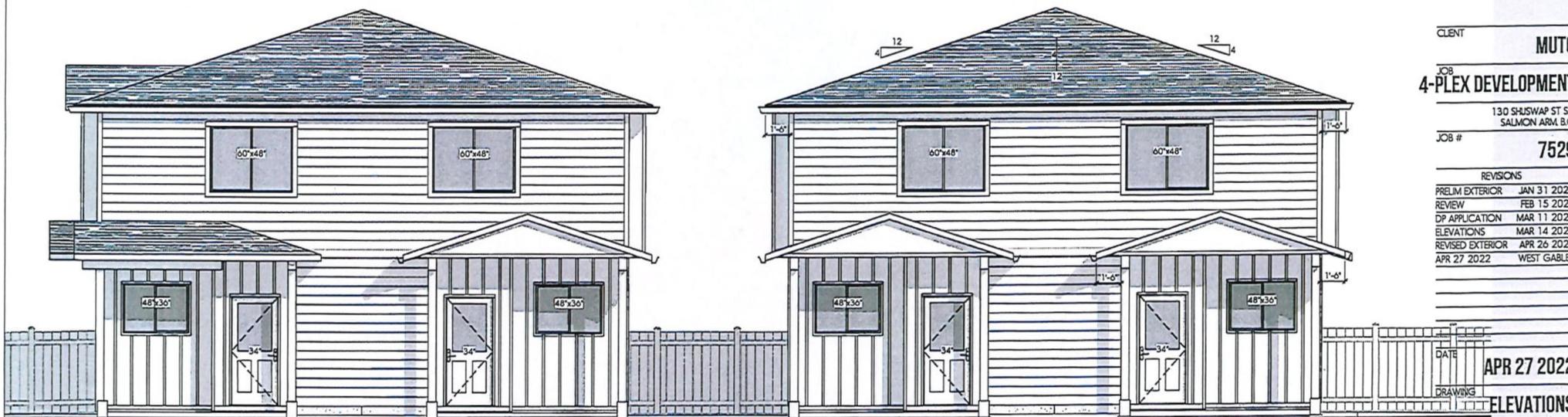
DATE: APR 27 2022
 DRAWING: SITE/ZONING
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DEVELOPMENT PERMIT DRAWINGS
DO NOT USE FOR CONSTRUCTION



1 WEST ELEV
1/4" = 1'-0"



2 NORTH/SOUTH ELEV
1/4" = 1'-0"

CLIENT MUTO

JOB 4-PLEX DEVELOPMENT

130 SHUSWAP ST SE
SALMON ARM, B.C.

JOB # 7529

REVISIONS

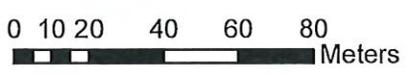
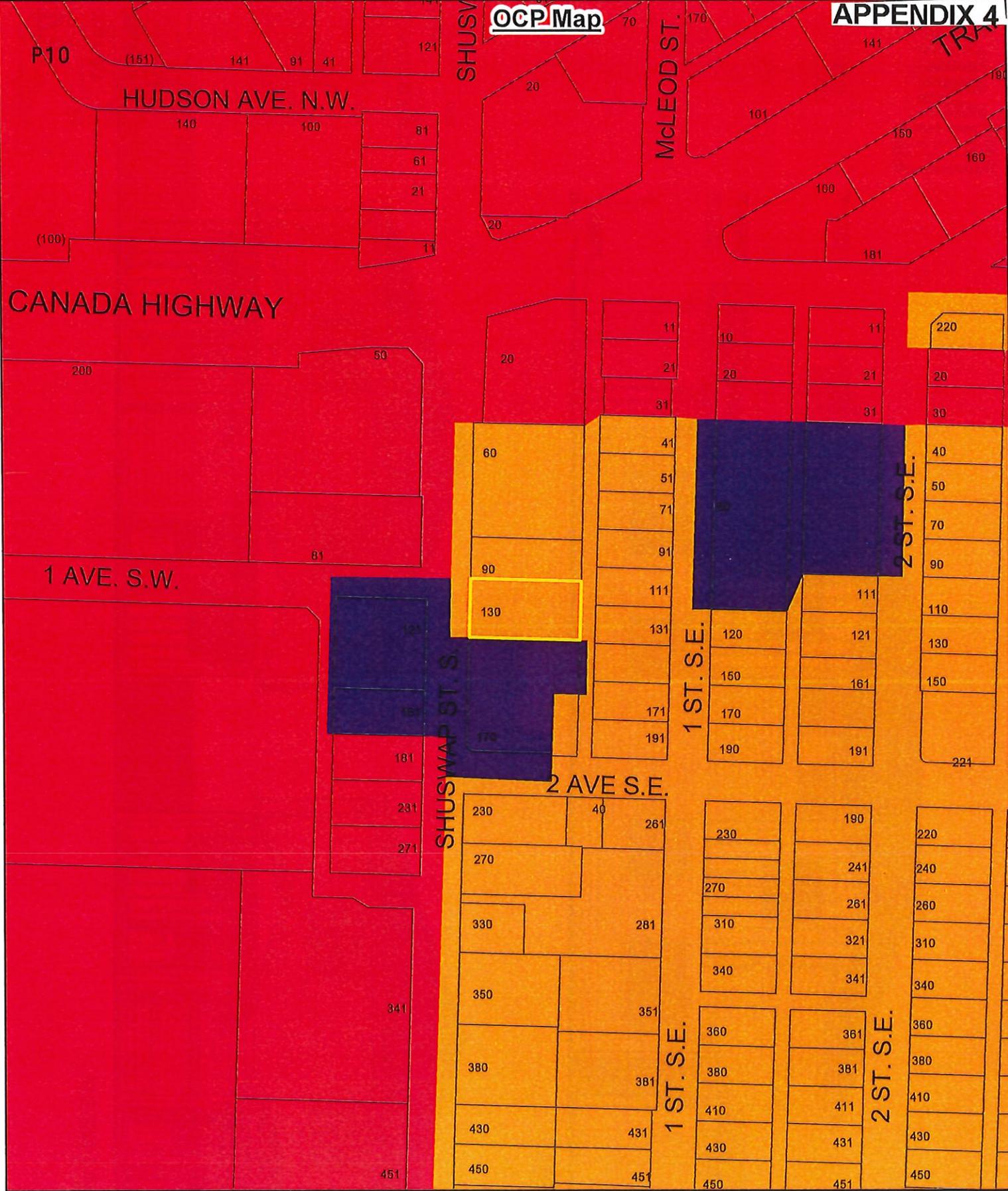
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DATE APR 27 2022

DRAWING ELEVATIONS

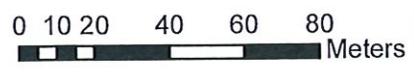
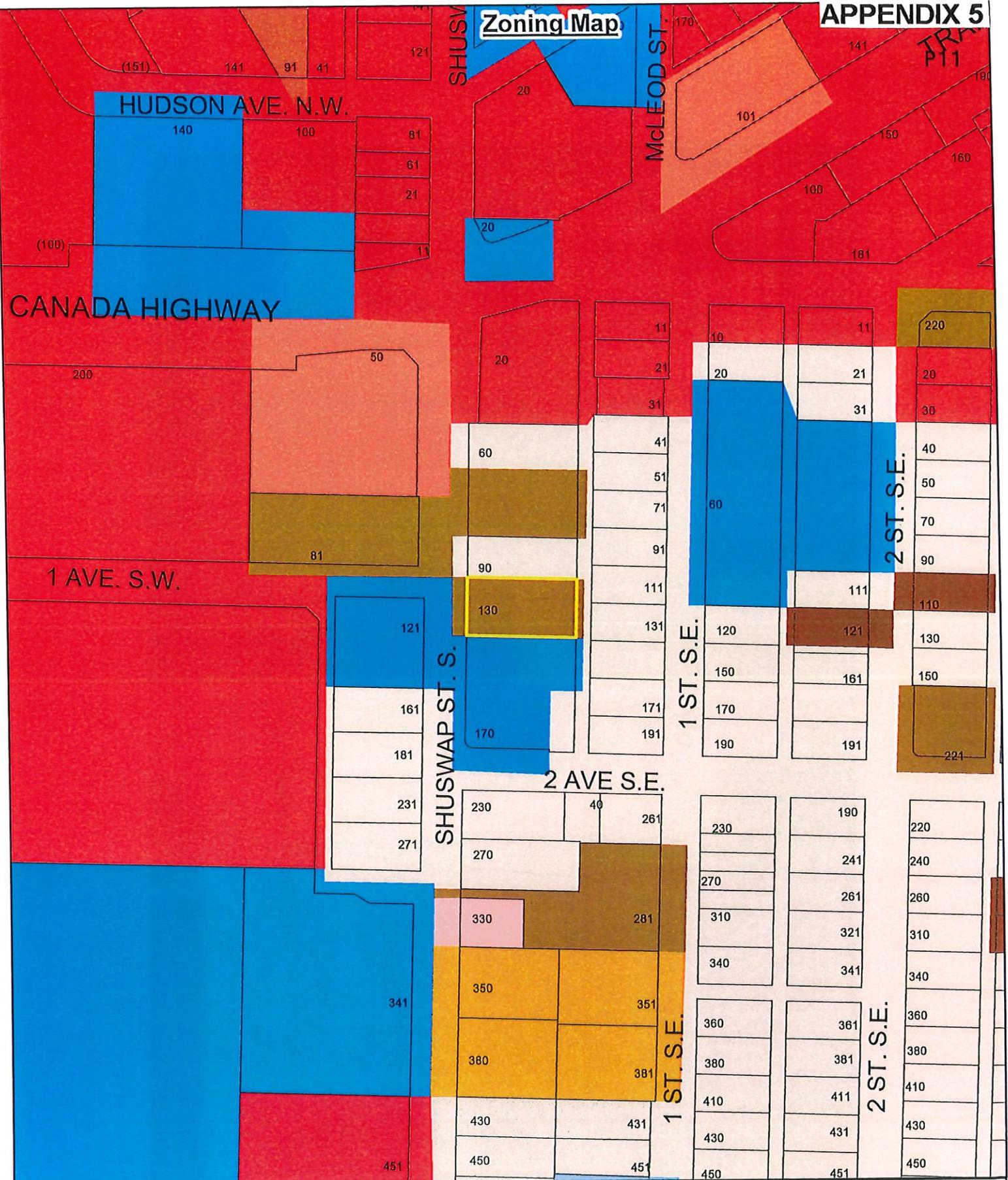
SCALE 1/4" = 1'-0"

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- Subject Property
- Parcels
- Institutional
- Residential - High Density
- Commercial - City Centre

Zoning Map



- Subject Property
- Parcels
- C-1
- C-2
- C-3
- C-4
- CD-4
- P-3
- R-1
- R-4
- R-5
- R-8

APPENDIX 6



APPENDIX 7

TO: Kevin Pearson, Director of Development Services
DATE: March 22, 2022
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: **Muto Holdings Ltd.**, 381 HWY 97B NE, Salmon Arm, BC
SUBJECT: **DEVELOPMENT PERMIT APPLICATION No. DP-440**
LEGAL: Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 2850
CIVIC: **130 Shuswap Street SE**

Further to your referral dated March 17, 2022, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground 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 will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of 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.

Development Permit APPLICATION FILE: DP-440

March 22, 2022

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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.
10. 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 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. Shuswap Street, on the subject properties western boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS). The City may require additional right of way to accommodate City's infrastructure, if required under item 2.
2. Shuswap Street is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, an offset multi-use path, street lighting and underground hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. The Lane on the subject properties eastern boundary, is designated as a Lane standard, requiring 7.3m road dedication (3.65m on either side of lane centerline). Available records indicate that 0.65m of additional road dedication is required (to be confirmed by a BCLS).
4. The Lane is currently constructed to a Lane standard. No upgrades are anticipated at this time.
5. Shuswap Street, on the subject properties western boundary, is designated as an Urban Arterial Road standard. Driveway access will not be permitted onto Shuswap Street. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on Shuswap Street. No upgrades will be required at this time.
2. The subject property is to be serviced by a single metered water service connection, installed in a pit at property line (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit, at

Development Permit APPLICATION FILE: DP-440

March 22, 2022

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the Owner / Developer's cost. Does the strata comment regarding single services/meters apply here? I'm not sure what their intent is, but maybe check with Chris.

3. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on Shuswap Street. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012)

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on Shuswap Street and partially fronts a 150mm diameter sanitary sewer on the Lane on the east property line. Upgrading this sanitary 150mm diameter sewer to 200mm diameter is required. However, since the sanitary sewer line fronting this property is the first run, 150mm diameter may be accepted, subject to the design engineer proving sufficient capacity.
2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer located in the Lane on the eastern property line. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with no current sanitary capacity concerns according to the Sanitary Master Plan (Urban Systems 2016).

Drainage:

1. The site does not front on an enclosed storm sewer system.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The subject property shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing

Development Permit APPLICATION FILE: DP-440

March 22, 2022

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requirements of the development. Owner / Developer's engineer is to identify a suitable existing City storm sewer to receive the proposed discharge from the development and offsite extension of the City storm sewer will be required. Owner / Developer is responsible for all associated costs.

5. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020).

Geotechnical:

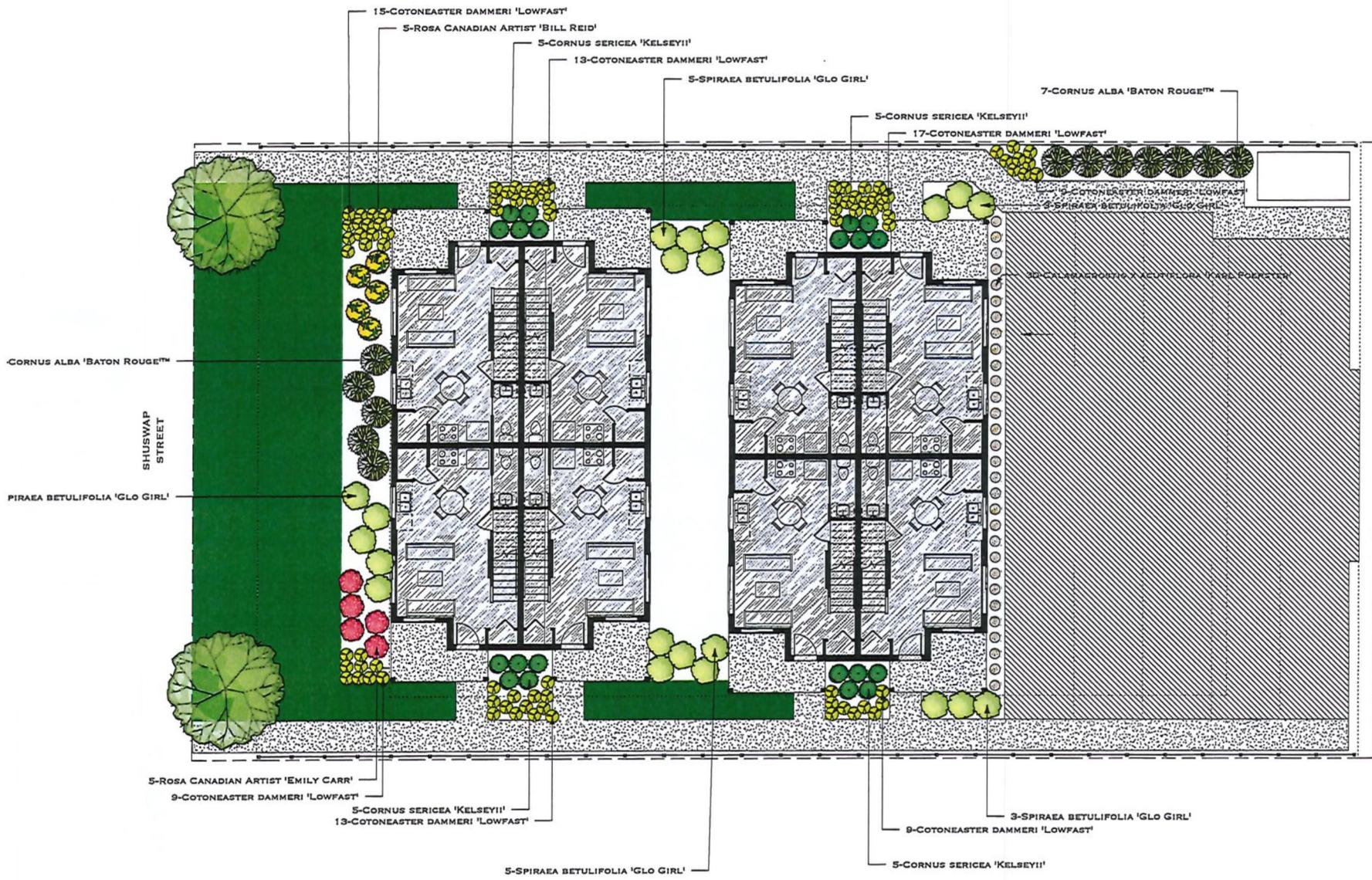
1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), is required.



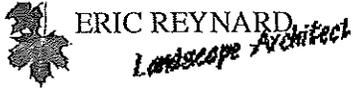
Mustafa Zakreet
Engineering Assistant



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



C



301 SHUSWAP STREET S.

11 APRIL 2022

QTY	BOTANICAL NAME	COMMON NAME	SIZE
<u>TREES</u>			
2	Acer rubrum 'Armstrong'	Armstrong Red Maple	7cm cal.
SHRUBS			
30	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
12	Cornus alba 'Baton Rouge'™	Baton Rouge Dogwood	#2 pot
20	Cornus sericea 'Kelseyii'	Kelsey Dogwood	#2 pot
85	Cotoneaster dammeri 'Lowfast'	Lowfast Spreading Cotoneaster	10cm pot
5	Rosa Canadian Artist 'Emily Carr'	Emily Carr Rose	#2 pot
5	Rosa Canadian Artist 'Bill Reid'	Bill Reid Canadian Artist Rose	#2 pot
21	Spiraea betulifolia 'Glo Girl'	Glo Girl Birch-Leaf Spirea	#2 pot

No substitutions without written permission of the Landscape Architect.



Eric Reynard
Landscape Architect

11 April 2022

RoseMarie Muto
Lawyer/Mediator
Woolley & Co.
#203, 270 Hudson Avenue NE
Salmon Arm, BC

497 Mallory Road
Enderby, BC V0E 1V3

250 832-7766
250 804-6690 cell

eric.reynard@ericreynard.com

**RE: Cost Estimate
301 Shuswap Street S, Salmon Arm, BC**

Dear Ms. Muto

Based on the drawings L.01 for submission to the City of Salmon Arm dated 11 April 2022, I estimate the complete installed cost of the soft landscape to be 13,150.00. This cost includes irrigation, soil, mulch and plant materials necessary to complete the project as submitted.

If you have any questions please do not hesitate to contact me.

Sincerely

A handwritten signature in black ink, appearing to be 'ER' with a long vertical stroke extending downwards from the 'R'.

Eric Reynard, MBCSLA

Present: Marc Lamerton (Panel Member)
Dennis Lowe (Panel Member)
Bill Laird (Panel Member - Chair)
Chris Larson (Senior Planner)
Evan Chorlton (Planner)
Rose Muto - Muto Holdings Ltd. - DP-440
Matt Gienger - MRG Design - DP-440
Al Waters & Craig Shantz - 1334672 BC Ltd. - DP-441
Matt - 925R Design - DP-441
Cole Robillard - AR Broadview Holdings Ltd - DP-442
Kim Fuller - Lake Monster Studio - DP-442

Applications: Development Permit Applications No. DP-440, DP-441, and DP-442

Application No. DP-440
130 Shuswap Street S – Muto Holdings Ltd. (MRG Design)

Staff, the applicant, and agent provided an overview of the proposal under current application. Panel members discussed the proposal and the need for rental housing. The DRP discussed how the proposed design is fairly simple and relatively utilitarian in terms of the site layout, fitting the relatively small site. An opportunity to enhance the impact to the streetscape was suggested, with a discussion of potential revisions/additions to the west building elevation. The applicant/agent were generally amenable. With these considerations, the DRP is supportive of the proposal as such:

Panel Recommendation

THAT the DRP supports application DP-440 subject to the consideration of the following conditions:

the inclusion of design elements to enhance the west building elevation facing Shuswap Street such as:

- the inclusion of an additional roof gable, and/or
- the realignment of the entrances of the western units towards Shuswap Street.

Application No. DP-441
1180 Old Auto Road SE – 1334672 BC Ltd. (925R Design)

Staff, the applicant, and agent provided an overview while the designer detailed the proposal under current application, noting site challenges. Panel members discussed the proposal and the need for a range of housing. The panel was favourable to the design presented, noting the importance of including landscaping for privacy along the north parcel line, also discussing the streetscape impact. The setback variance was not of concern. The DRP complimented the form of the buildings. The DRP is supportive of the proposal as presented.

Panel Recommendation

THAT the DRP supports application DP-441 as presented.

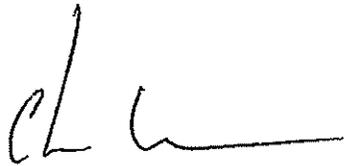
Application No. DP-442

1231 1 Street SE – AR Broadview Holdings Ltd. (Lake Monster Studio)

Staff, the applicant, and agent provided an overview of the proposal under current application. Panel members discussed the proposal. The DRP discussed the need for a range of housing types as proposed. The DRP had a positive discussion in support for the proposed building design and landscape plan noting the unique and thoughtful approach to a challenging site, commenting on the thought-out modern design.

Panel Recommendation

THAT the DRP supports application DP-442 as presented noting the high quality design of both the buildings and site.

A handwritten signature in black ink, appearing to be 'CL' followed by a stylized flourish.

Endorsed on behalf of Design Review Panel



To: His Worship Mayor Harrison and Members of Council

Date: May 3, 2022

Subject: Zoning Bylaw Amendment Application No. 1234
Development Variance Permit Application No. VP-549 (Setbacks)

Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719
Civic Address: 1281 20 Avenue SW
Owner: Sandhu, A., J., & P.
Agent: Franklin Engineering Ltd.

MOTION FOR CONSIDERATION

THAT: A Bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719 from R1 (Single Family Residential Zone) to R4 (Medium Density Residential Zone).

AND THAT: Development Variance Permit No. VP-549 be authorized for issuance for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719 which will vary the provisions of the R-4 – Medium Density Residential Zoning regulations as follows:

Section 9.9.2 – Reduce the proposed future Rear Parcel Line Setback along the west parcel line from 5 m to 4.5 m.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 1281 20 Avenue SW (Appendix 1 & 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R4 (Medium Density Residential) in order to facilitate subdivision into a 14 bare land strata lot medium density residential development (Appendix 3).

BACKGROUND

The parcel is designated Medium Density Residential (MR) in the City’s Official Community Plan (OCP), and zoned Single Family Residential (R1) in the Zoning Bylaw (Appendix 4 & 5). The subject property is located in a semi rural transitional area north of Foothill Road. The property is adjacent ALR land, and the Urban Containment Boundary (UCB) runs along the west and north property lines (Appendix 6).

The surrounding uses largely consist of single family residences and farmland, with more recent medium density development to the northeast, and Blackburn Park, Piccadilly Mall and other commercial uses located further north. There are five similar R4 developments in close proximity to the subject parcel.

Land uses directly adjacent to the subject property include the following:

- | | |
|--|-----------------|
| North: Farmland | Zoned A1 |
| South: Single Family Residential | Zoned R1 |
| East: Single and Multi Family Residential | Zoned R1 and R4 |
| West: Farmland and Single Family Residential | Zoned A1 and R4 |

5.2/5.3

1281 20 Avenue SW is approximately 2 acres in size. The subdivision proposal would create 14 single family residential strata lots ranging in size from roughly 350 to 700 square metres, with a single access route off of 20 Avenue SW. The parcel currently contains a single family dwelling and accessory buildings.

Site photos are attached as Appendix 7.

COMMENTS

BC Hydro

No concerns.

Engineering Department

Appendix 8 attached details servicing requirements on the assumption that this rezoning is approved. The applicant has been provided a copy of the Engineering Servicing Report.

The report notes that road dedication is required for 20 Avenue SW, with frontage improvements required to bring this street up to Urban Local Road (RD-2) standard. Required improvements include road widening, curb and gutter, sidewalk, boulevard construction, street lighting, and utility upgrades.

Building Department

No concerns.

Fire Department

Would require T turnaround or cul-de-sac if more than 90 m in length. No other concerns.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the statutory public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

Planning Department

OCP Policy:

This property is designated Medium Density Residential (MR) in the OCP which supports R4 zoning.

Staff note that this parcel is located in Residential Development Area B, meaning this is in an area considered to be second priority for residential development. This area has only 10% medium density designation. The OCP states that when sufficient infilling has occurred within Area A, municipal cost sharing programs, including Development Cost Charge expenditures and capital works programs, may be allocated to Area B, as determined by Council and City Bylaws.

A Residential Development Permit is not required for single family dwellings. Some forms of multi-family development not contemplated at this time may trigger a DP application.

Agricultural Land Reserve:

The internal access road will not be permitted to terminate at the ALR boundaries as shown in proposed subdivision plan. Buffering (fencing) along the ALR boundary will be required as per ALC fencing guidelines.

Zoning Regulations:

The R4 zone permits a variety of housing types including small lot single family residential and different forms of multifamily development (see R4 zoning regulations attached as Appendix 9). This proposal aims to utilize the smaller lot sizes permitted for single family dwellings under the R4 zone (300 m² minimum).

Access:

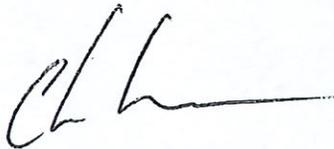
One common access route is being proposed for the entire site. Since this is proposed to be a strata development, this will be a privately maintained road. A turnaround is required to provide sufficient access for emergency vehicles, with a T-turn around proposed. Layout will require revisions to eliminate access roads terminating at the ALR boundaries.

Variance Request:

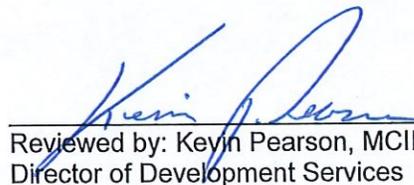
Considering the requested rear parcel line variance request from 5 m to 4.5 m shown in Appendix 3, staff are not concerned, as this requested reduction is a relatively minor amount and it is only to support the position of the existing house. An interior side parcel line is subject to a 1.5 m setback in the R-1 Zone, or a 1.8 m setback in the R-4 Zone. Any new development is required to meet the applicable setbacks.

CONCLUSION

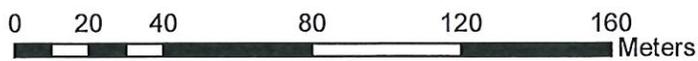
Although this proposal is for single family residential lots, the smaller parcel sizes will result in medium density development similar to other nearby developments. Given that the OCP land use designation for this property is Medium Density Residential, staff feel that the proposed R4 zone is well suited to the subject property and neighbourhood. Staff support the requested variance for the position of the existing single family dwelling.



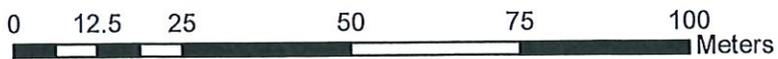
Prepared by: Chris Larson, MCIP, RPP
Senior Planner



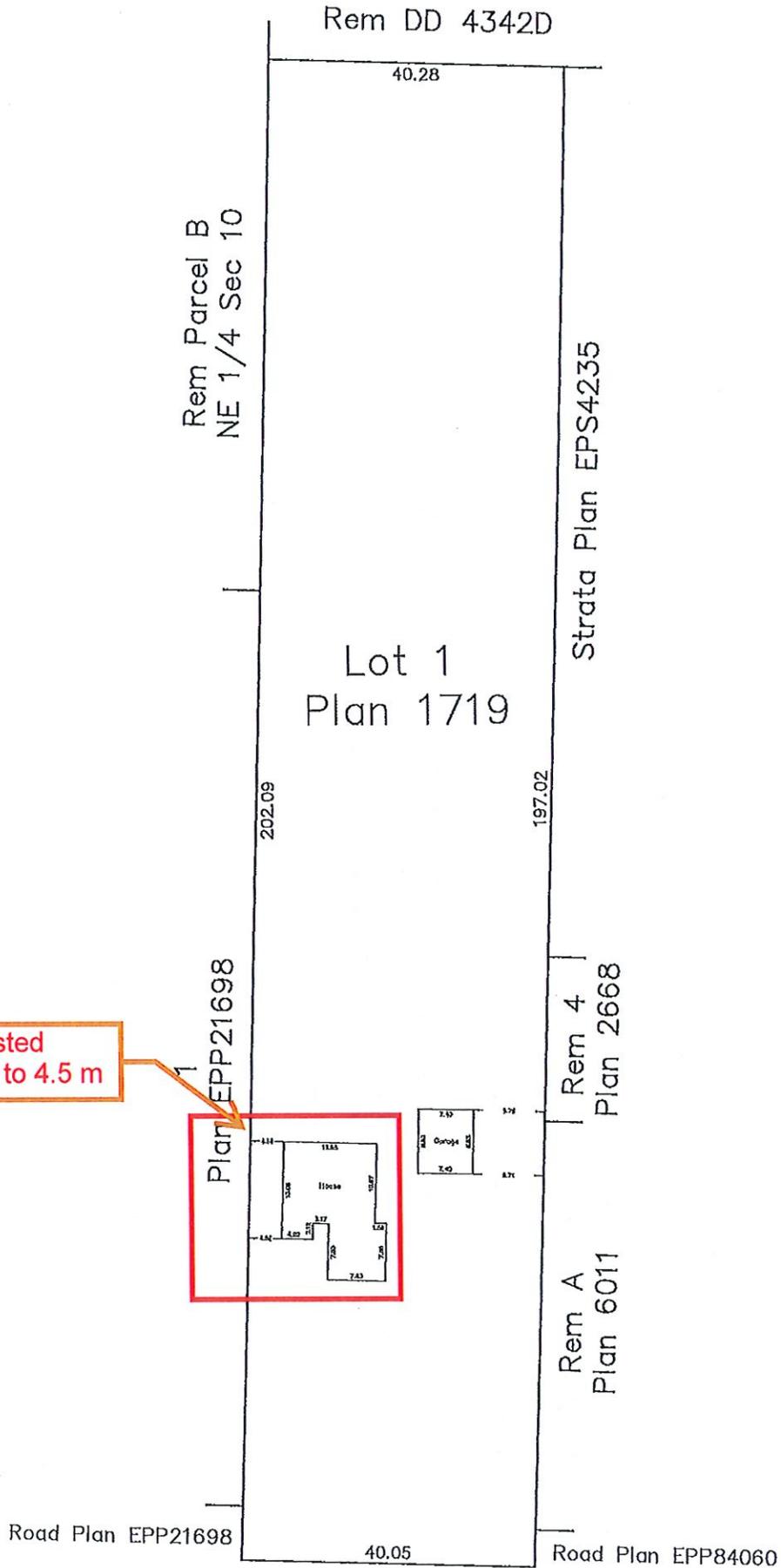
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

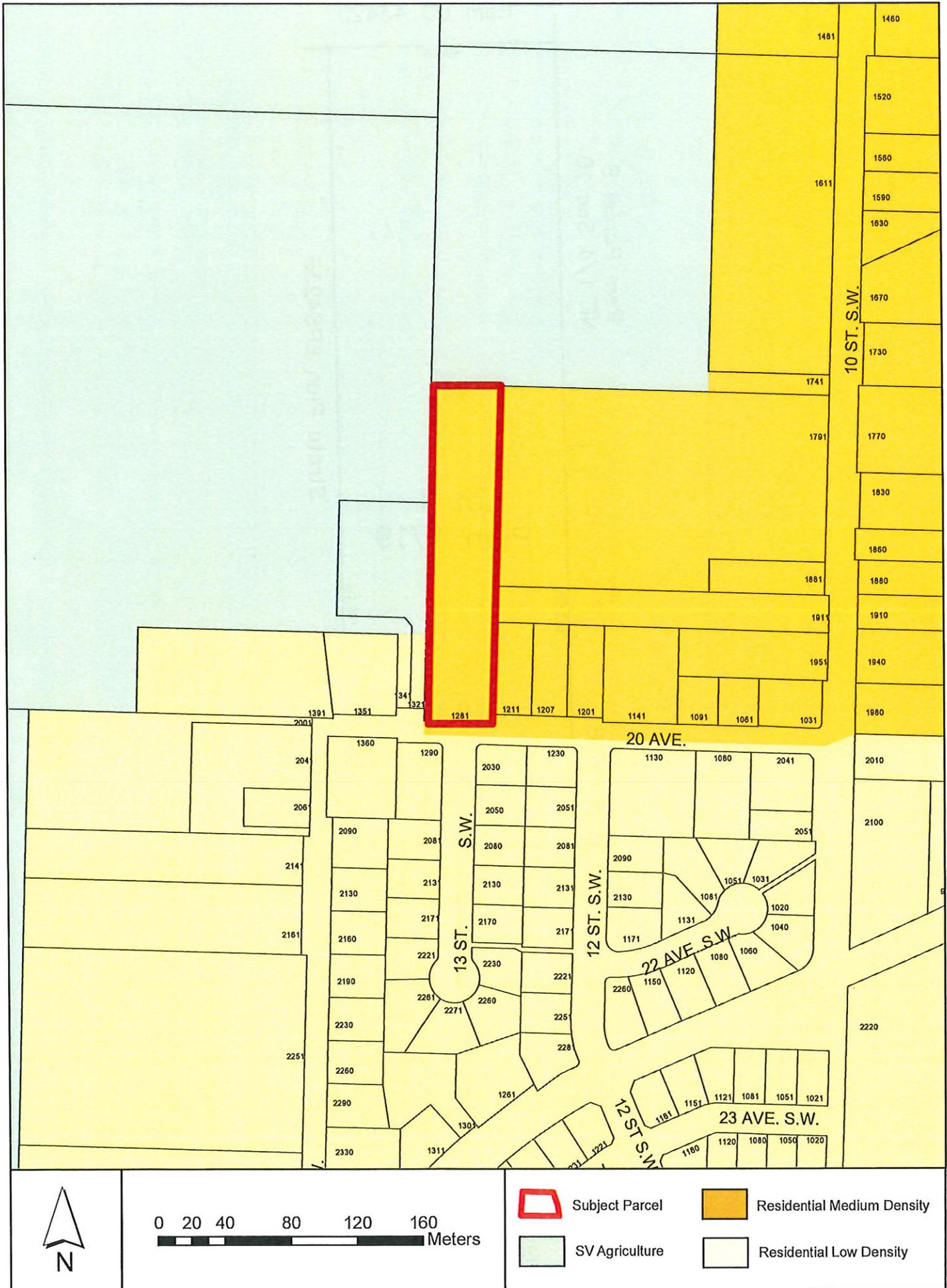


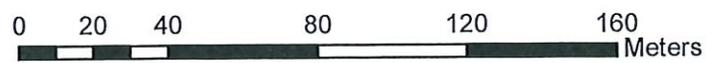
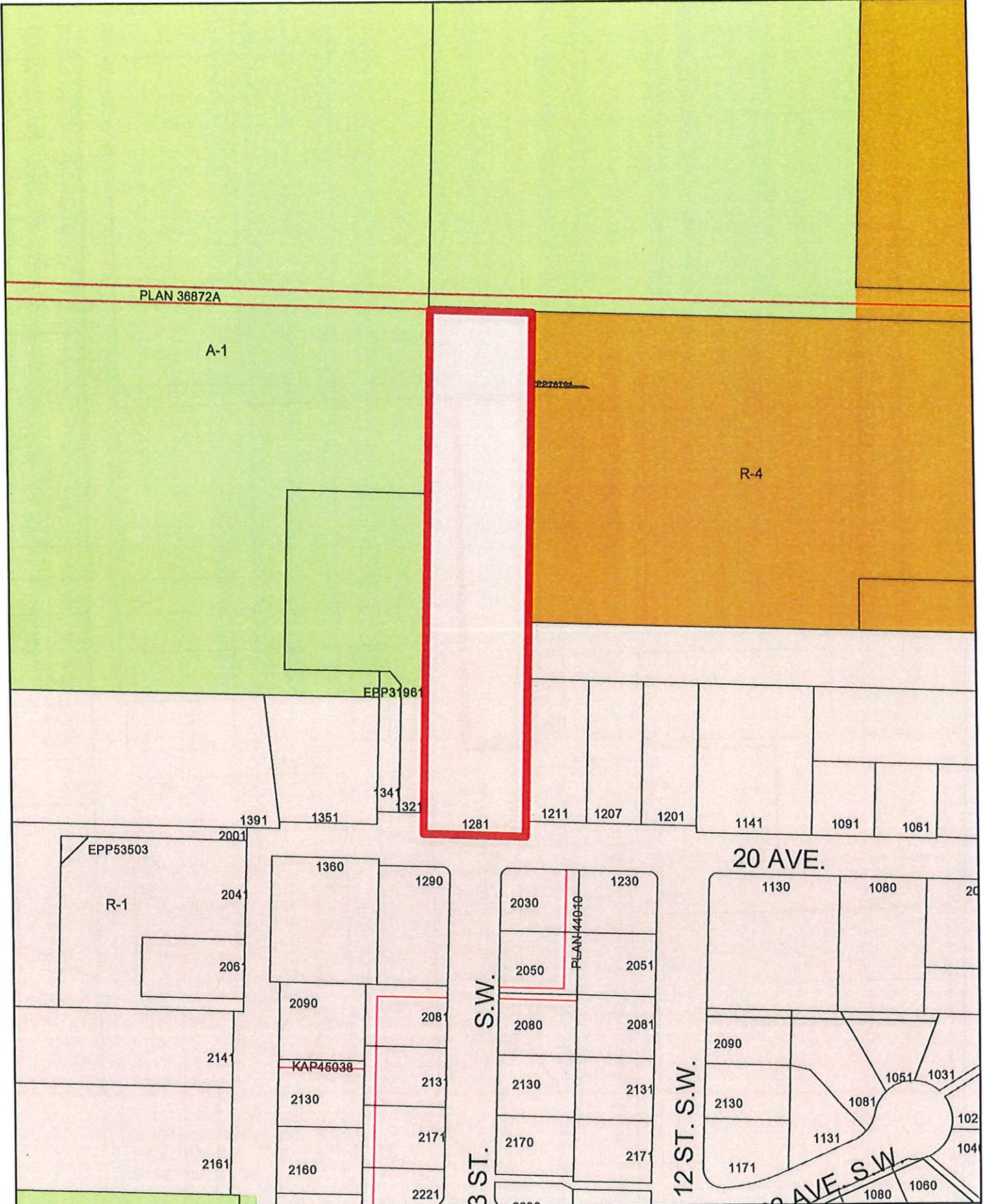
Subject Parcel

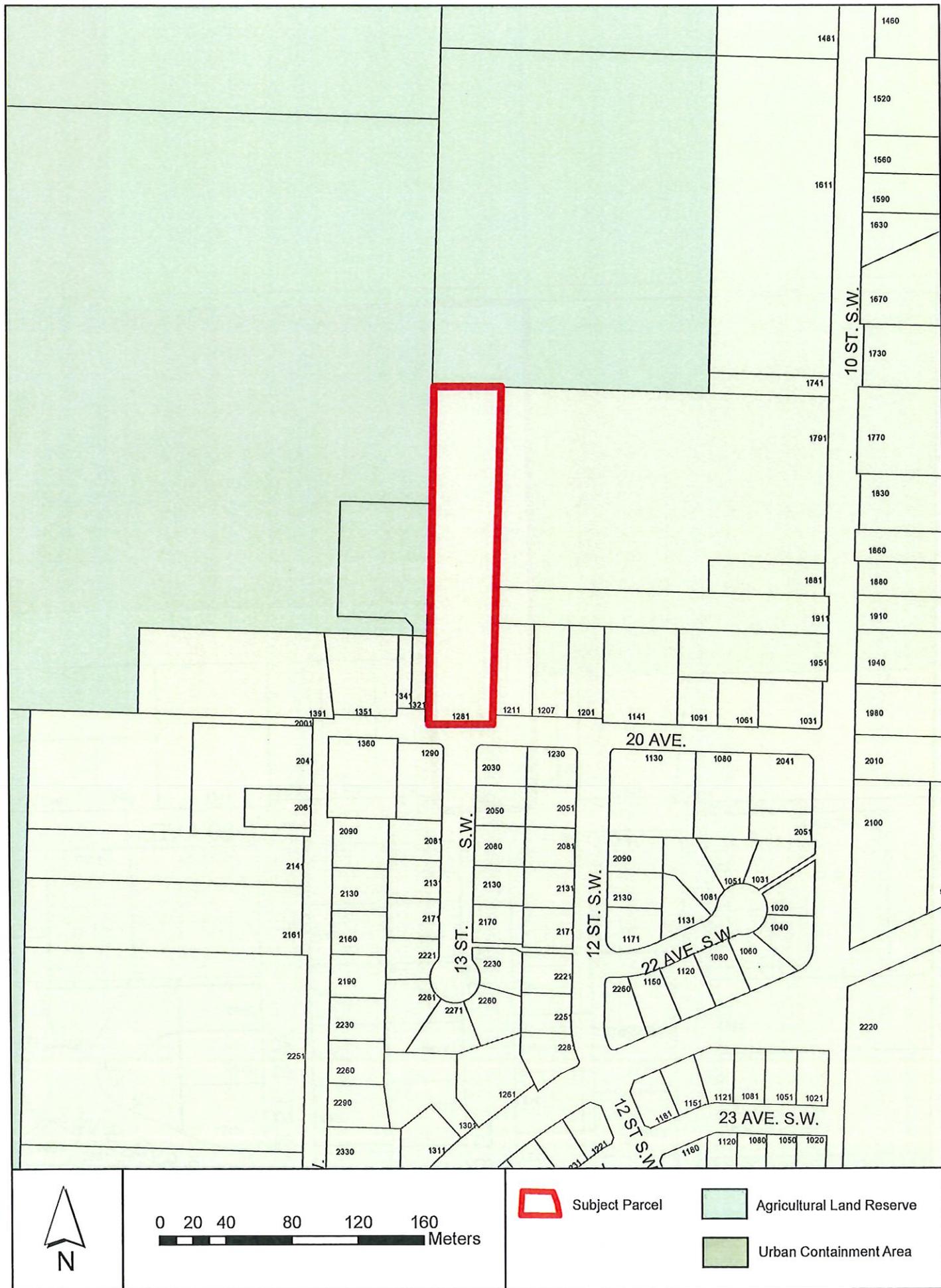


 Subject Parcel











View southeast of subject property from 20 Ave SW.



View southeast of subject property from 20 Ave SW.

**CITY OF
SALMON ARM**

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: March 11, 2022
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: Franklin Engineering Ltd.
SUBJECT: SUBDIVISION APPLICATION NO. 22-05
LEGAL: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719
CIVIC: 1281 – 20 Avenue SW

Further to your referral dated February 25, 2022, 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 underground 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 will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of 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

SUBDIVISION APPLICATION FILE: 22-05

March 11, 2022

Page 2

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.

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. 20 Ave SW, on the subject property's southern 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 4.971m of additional road dedication is required (to be confirmed by a BCLS).
2. 20 Ave SW 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, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 20 Ave SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 20 Ave SW. Due to the age and the size of the water service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner/ Developer is responsible for all associated costs.
3. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more

SUBDIVISION APPLICATION FILE: 22-05

March 11, 2022

Page 3

information. All meters will be provided at time of building permit by the City, at the owner/developers cost.

4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant spacing along 20 Avenue NE is adequate; however, fire hydrants may be required internally, to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property does not front a sanitary main; however, a 200mm diameter sanitary sewer exists approximately 22m east on 20 Ave SW. Extension of the sanitary main would normally be required, however, due to the topography that creates difficulty connecting to the sanitary main, the City will allow a force service line on its right of way to permit connection. An encroachment agreement will be required.
2. 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.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
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. Records indicate that the existing property is not serviced by a storm service. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

SUBDIVISION APPLICATION FILE: 22-05

March 11, 2022

Page 4

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4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Downstream area is a known with capacity concern; controlling to the 5 year pre-development storm flow is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Mustafa Zakreet
Engineering Assistant



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

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To: His Worship Mayor Harrison and Members of Council

Date: May 2, 2022

Subject: Zoning Bylaw Amendment Application No. 1239

Legal: Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597
 Civic Address: 6841 46 Street NE
 Owner/Applicant: K. & C. Struk

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

AND THAT: final reading of the zoning amendment bylaw be withheld subject to approval by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite.

BACKGROUND

The subject property is located in the new Turtle Ridge subdivision in the Canoe neighbourhood (Appendix 1 & 2). The parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwelling	Zoned R1
South:	single family dwelling (under construction)	Zoned R8
East:	single family dwelling (under construction)	Zoned R8
West:	vacant lot (future subdivision)	Zoned R1

The subject property is 849.4 m² in area/size. A 24'x56' (1,344ft²) lower floor foundation with a manufactured home above is being proposed, as permitted in the proposed R-8 zone. The proposed basement suite (finished floor area) is 537 ft². The plans show that the entrance to the proposed suite will be on the east side of the building. Drawings provided in support of the rezoning application are attached as Appendix 5. Parking is to be provided onsite within the eventual driveway.

The site contains a 6.0 m Statutory right of way along the east property line (adjacent to 46 Street NE), as well as a 21.348 m wide (329.5 m²) covenant on the west side of the property. The right of way protects BC Hydro and Power Authority utility connections, while the covenant area is intended for Geotech/steep slope-related purposes. The proposed development will not impact either of these areas. To date, there are

currently two other properties in this subdivision that were recently rezoned from R1 to R8 (6821 and 6840 46 Street NE) and approximately ten (10) other R8 properties within the greater Canoe community. Site photos are attached, in Appendix 6.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTS

FortisBC

FortisBC has no issues with this proposal.

Building Department

New construction, no concerns. BCBC applies.

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

Engineering Department

No engineering concerns.

Fire Department

No Fire Department concerns.

Public Consultation

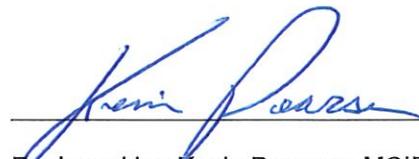
Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the statutory public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

Planning Department

Based on the parcel area and considering the right of way and covenant area, the subject property still has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy, and the proposed layout of the unit is compliant with zoning requirements. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



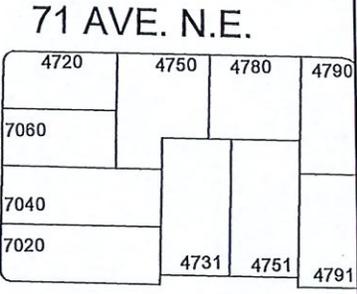
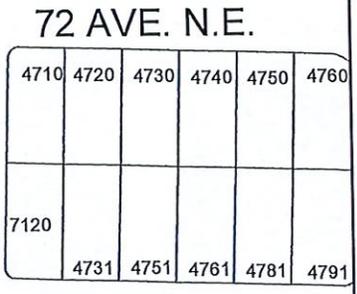
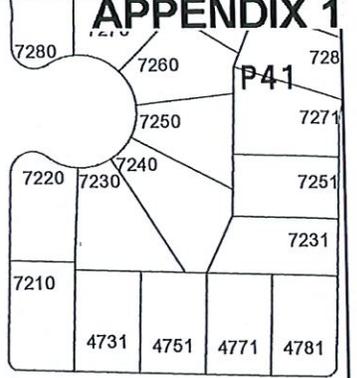
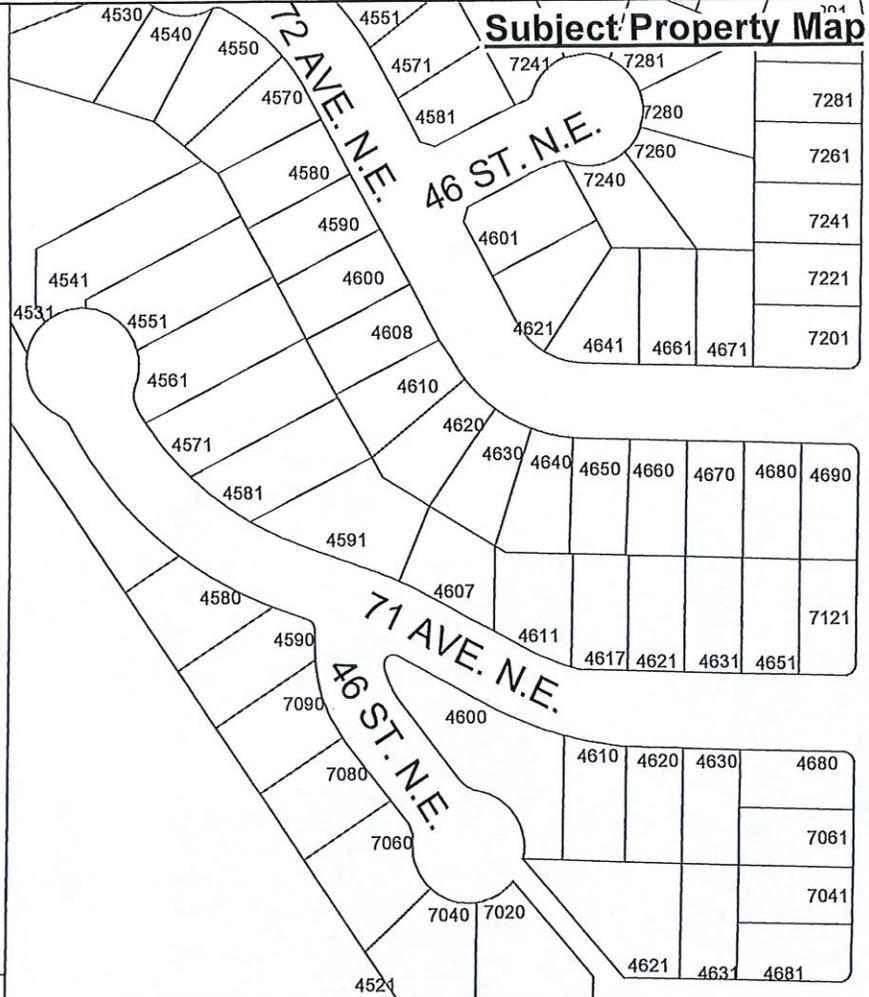
Prepared by: Evan Chorlton
Planner I



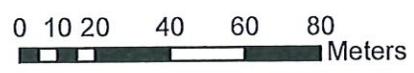
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property Map

APPENDIX 1



70 AVE. N.E.



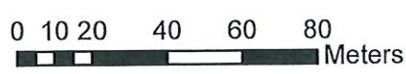
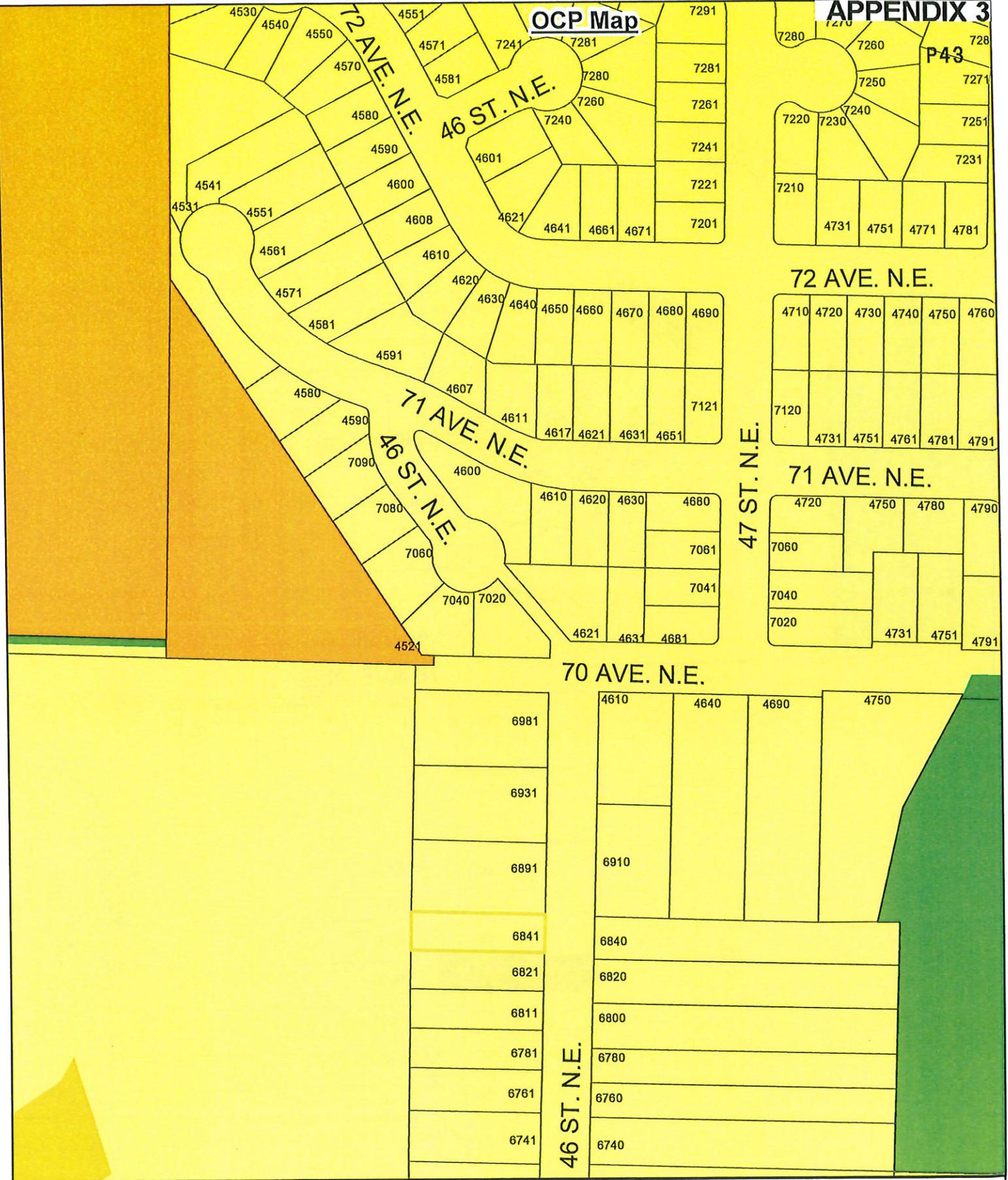
- Subject Property
- Parcels



0 2.5 5 10 15 20 Meters

 Subject Property

 Parcels

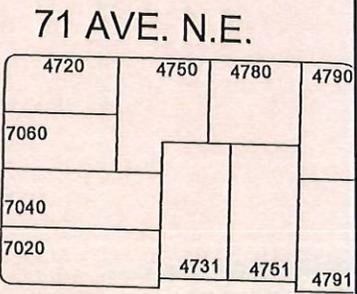
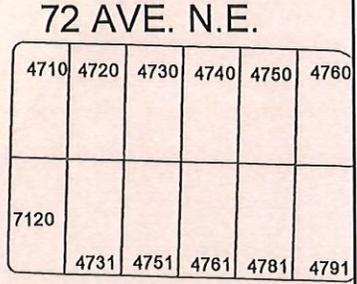
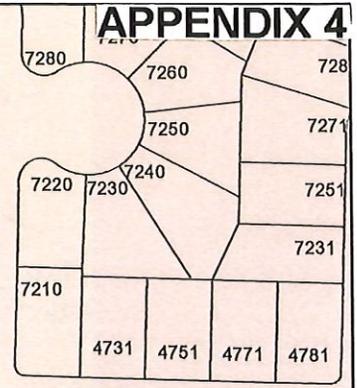
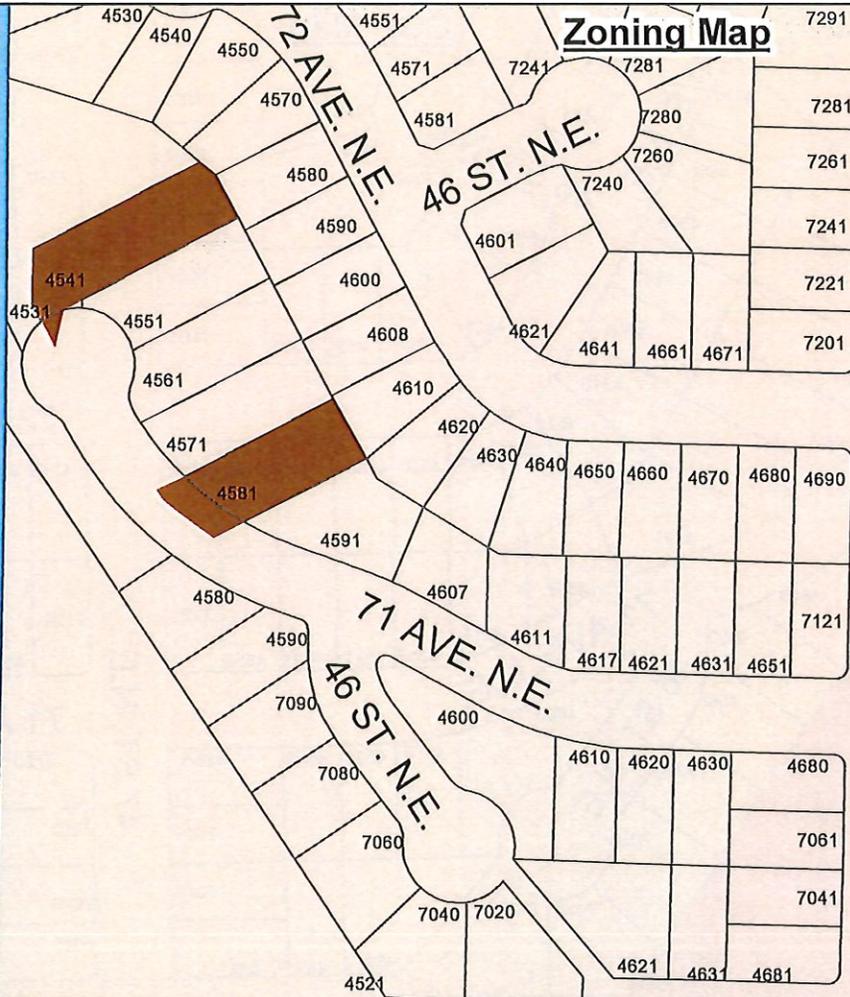


- Subject Property
- Parcels
- Community Park
- Neighbourhood Park
- Park
- Residential - Low Density
- Residential - Medium Density

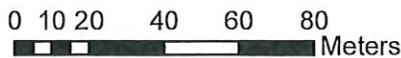
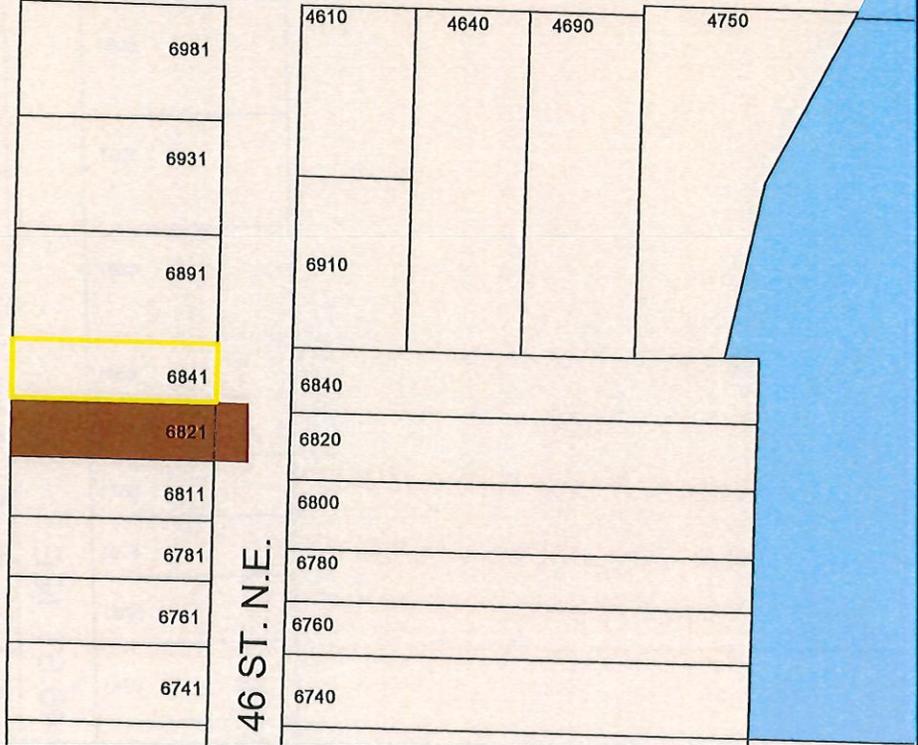
P44

Zoning Map

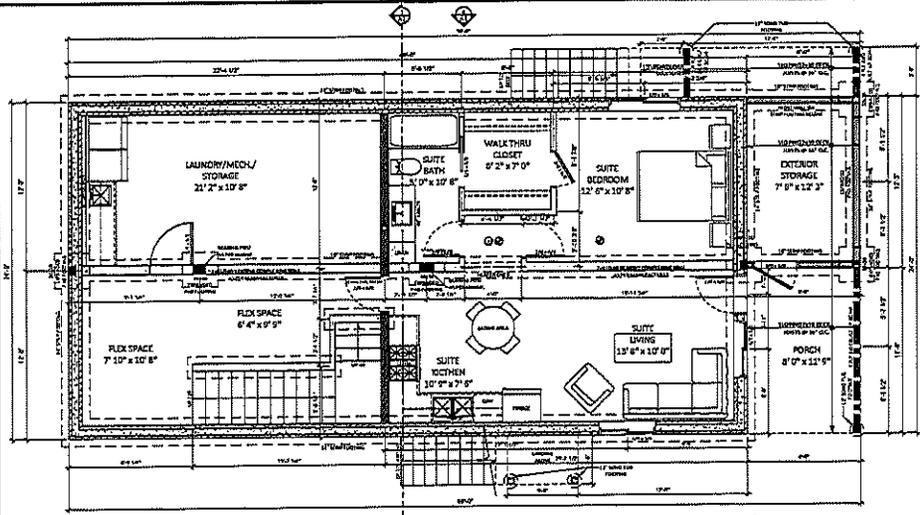
APPENDIX 4



70 AVE. N.E.



- Subject Property
- Parcels
- P-1
- R-8
- R-1

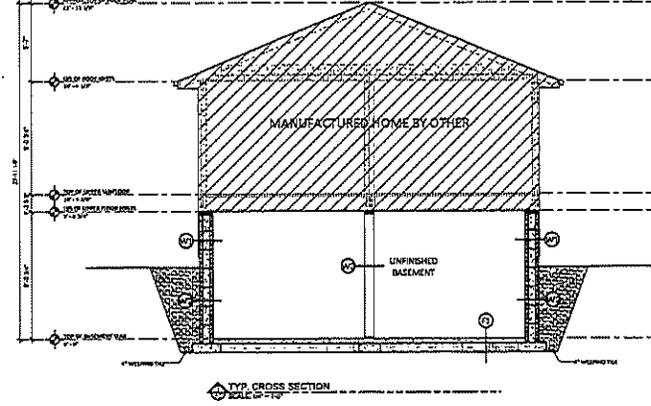


TOTAL LOWER FLOOR AREA: 1,091 SQ.FT.
 SUITE FINISHED FLOOR AREA: 537 SQ.FT.
 EXTERIOR STORAGE AREA: 98 SQ.FT.

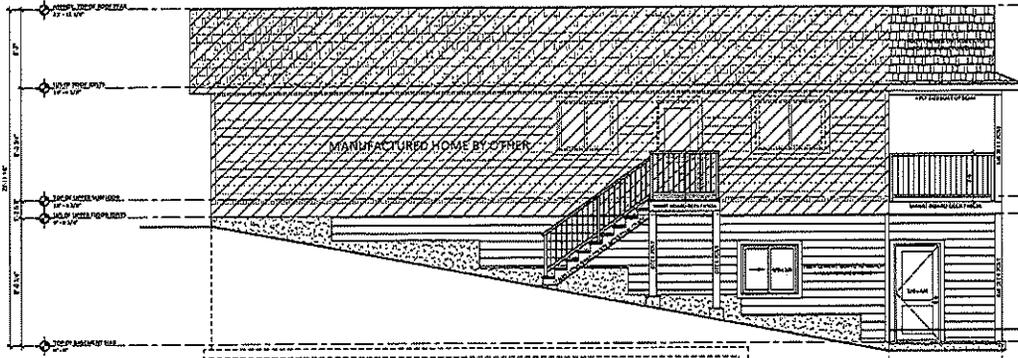
LOWER FLOOR/FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

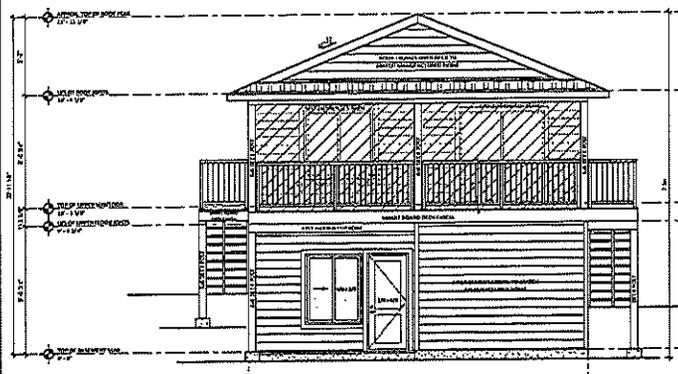
- 1. GENERAL NOTES: SEE ALL NOTES ON SHEET P47.
- 2. FOUNDATION: SEE FOUNDATION PLAN ON SHEET P47.
- 3. FINISHES: SEE FINISH SCHEDULE ON SHEET P47.
- 4. ROOFING: SEE ROOFING PLAN ON SHEET P47.
- 5. EXTERIOR WALLS: SEE EXTERIOR WALL SCHEDULE ON SHEET P47.
- 6. INTERIOR WALLS: SEE INTERIOR WALL SCHEDULE ON SHEET P47.
- 7. FLOORS: SEE FLOOR FINISH SCHEDULE ON SHEET P47.
- 8. CEILING: SEE CEILING FINISH SCHEDULE ON SHEET P47.
- 9. MECHANICAL: SEE MECHANICAL PLAN ON SHEET P47.
- 10. ELECTRICAL: SEE ELECTRICAL PLAN ON SHEET P47.
- 11. PLUMBING: SEE PLUMBING PLAN ON SHEET P47.
- 12. HAZARDOUS MATERIALS: SEE HAZARDOUS MATERIALS PLAN ON SHEET P47.
- 13. SPECIAL NOTES: SEE SPECIAL NOTES ON SHEET P47.



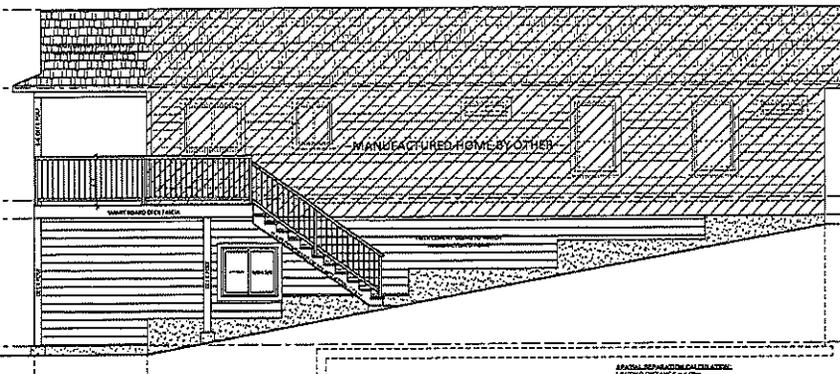
TYP. CROSS SECTION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

RK | STUDIO
 RESIDENTIAL DESIGN AND DRAFTING
 1740 HOOVER BLVD., KNOXVILLE, TN
 (615) 517-8875 rkstudio@gmail.com

PROJECT NAME	MANUFACTURED HOME - BASEMENT
DRAWN BY	RK
DATE	2021-04-07
TITLE	SUITE DRAWING

SCALE	1/4" = 1'-0"
DATE	2021-04-07
TITLE	SUITE DRAWING

A2

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF RK STUDIO AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF RK STUDIO.

MANUAL FOR MANUFACTURED HOMES:
 LIVING DISTANCE = 0.00
 TOTAL NUMBER OF BUILDING FEET TO BE CALCULATED: 794.0' (PLINT)
 TOTAL NUMBER OF UNPROTECTED OPENINGS:
 TOTAL AREA OF UNPROTECTED OPENINGS:
 TOTAL AREA OF UNPROTECTED OPENINGS: 194.0' x 12.1' = 2347.14
 PROPOSED AREA OF UNPROTECTED OPENINGS: 61.87'

APPENDIX 6



46 STREET NE

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CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: May 2, 2022

SUBJECT: Official Community Plan Amendment Application No. OCP4000-49
 Zoning Amendment Application No. 1237

Legal: Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392
 Civic: 30 – 2 Street SE
 Owner: I.E. Burmeister
 Agent: Timberline Solutions / K. Lowe

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Centre Commercial) to HR (High Density Residential);

AND THAT: Pursuant to Section 475 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;

AND THAT: Pursuant to Section 476 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after required consultation with School District No. 83;

AND THAT: Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:

1. The Financial Plans of the City of Salmon Arm; and
2. The Liquid Waste Management Plan of the City of Salmon Arm;

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392, from C-2 (Town Centre Commercial Zone) to R-5 (High Density Residential Zone);

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

1. Ministry of Transportation and Infrastructure approval; and
 2. Adoption of the associated Official Community Plan Amendment Bylaw.
-

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

5.5/5.6

BACKGROUND

The civic address of the subject property is 30 – 2 Street SE. The property is located near the corner of Okanagan Avenue SE and 2 Street SE, south of the Trans Canada Highway (Appendices 1 & 2). The ultimate intent is to construct a duplex development on the now-vacant parcel. Site photos are attached, as Appendix 3. In December 2018, the Single Family Dwelling on the subject property was demolished.

Only upper or lower floor dwelling units, not both, are permitted in the C-2, Town Centre Commercial Zone. As such, to eliminate any potential commercial space requirements, both an OCP and a zoning amendment are necessary. This is because, in order to eliminate any commercial space requirements, an OCP amendment back to HR is necessary in order to also rezone to R-5, where commercial space is not required.

This application proposes to change the OCP designation from TC (Commercial City Centre) to HR (High Density Residential); and a Zoning Amendment to change the zoning from C-2, Town Centre Commercial Zone, to R-5, High Density Residential Zone. OCP and zoning maps are attached, as Appendices 4 & 5. The C-2 and R-5 zones are attached as Appendices 6 and 7.

Land uses adjacent to the subject parcel include the following:

North:	single family dwelling	Zoned C-2
South:	single family dwelling	Zoned R-1
East:	single family dwelling	Zoned R-1
West:	single family dwelling with home occupation	Zoned R-1

In 2012, the subject property, 20 2 Street SE and 220 Okanagan Avenue SE were re-designated from HR to TC and rezoned from R-1 to C-2 to accommodate a larger-scale development. However, the owner proceeded with only developing 220 Okanagan Avenue SE. The single family dwelling on the subject property was demolished, but no further development has occurred. The property currently remains vacant.

OCP POLICIES

This application proposes to reverse the OCP designation on the subject property back to its 2011 designation of High Density Residential. This property essentially borders the boundary between City Centre Commercial and High Density Residential. OCP Policy 8.3.19 supports high density residential developments in areas with good access to the following:

- transportation routes, including transit, trails and sidewalks, and roads;
- recreation, parks and open space;
- community services, e.g., commercial uses, schools.

Section 475 & 476 – Local Government Act

Pursuant to Section 475 and 476 of the Local Government Act (consultation during OCP development/amendments), the proposed OCP amendment was referred to the following external organizations:

Adams Lake Indian Band:	Response (attached as Appendix 8)
Neskonlith Indian Band:	No response to date
Economic Development Society:	Response (attached as Appendix 11)
School District No. 83:	No response to date

Section 477 – Local Government Act

Pursuant to Section 477 of the *Local Government Act* (adoption procedures for Official Community Plan), after first reading, the OCP amendment bylaw must be considered in relation to the City's Financial and Waste Management Plans. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTS

Fire Department

No Fire Department concerns.

FortisBC

FortisBC has reviewed the subject proposal and has no objections.

Building Department

No concerns at this time. British Columbia Building Code requirements must be adhered to at Permit Stage.

Engineering Department

Comments attached (Appendix 9).

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted (Appendix 10).

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Public Hearing and information regarding attending the Public Hearing. It is expected that the Public Hearing for this application will be held on June 27, 2022.

Planning Department

The location of the property is just south of the Trans-Canada Highway and essentially borders the downtown commercial area to the north and the residential area to the south. The property is centrally located and provides good access to amenities in the downtown core. The neighbourhood of the property ranges from low density, single family dwellings to higher density multi-family residential developments.

A covenant prohibiting some commercial uses that were considered non-compatible in this transitional area between the Town Centre commercial area and the residential area was a condition for rezoning the parcel to C-2 in 2013. Because the property is located in this transitional area, changing the designation and rezoning the property back to residential is supported based on its location. Should development proceed, the covenant could be removed at either the Development Permit or Building Permit stage.

The maximum density permitted in the R-5 zone is 100 dwelling units per hectare or 40.5 dwelling units per acre. With R-5 zoning, the maximum density on this property would be four (4) dwelling units or five (5) units with a density bonus. The practicality of achieving that density is limited by the narrowness of the

lot, the parking easement (6 m wide) along the lane, and parking regulations. Two dwelling units are proposed (i.e. a duplex).

The setbacks are significantly different between commercial and residential zoned properties. The current zoning, C-2 Town Centre Commercial, allows the maximum parcel or site coverage to be 100% of the parcel or site area and 0.0 m setbacks. The proposed R-5, High Density Residential zoning, the maximum parcel coverage is 55% for all buildings. The setbacks for principal buildings in the R-5 zone are 5.0 m for the front, rear and exterior side parcel lines; and 2.4 m for interior side parcel lines.

With respect to parking requirements, the proposal requires a minimum of 4 parking spaces (2 per dwelling unit for a Duplex). In 1981, there was a 6 m wide Easement registered on Title for the east portion of the property (off of the lane). The intent of this was/is for nearby property 21 3 Street SE to use the Easement as a parking lot. As such, all parking spaces will need to be accessed/located on the west (off of 2 Street SE). Staff believe there is sufficient space to fulfill the minimum parking requirements of the R-5 zone for a duplex development.

The City's OCP does not require a Form and Character Development Permit application for a duplex. The R-5 zone was amended in 2021 to permit *duplex* development in the R-5 zone.

CONCLUSION

This OCP and zoning amendment application proposes to revert the subject property from commercial back to high density residential to facilitate the construction of a duplex. The property is located in a transitional area essentially bordering the downtown commercial area to the north and the high density residential area to the south. The location of the property is supportive of this proposal. In addition, given that the parcel is currently vacant, the density and parking provisions of the R-5 zone could be achieved. Staff are supportive of the land use changes.



Prepared by: Evan Chorlton
Planner I



Reviewed by: Kevin Pearson MCIP RPP
Director of Development Services

220

20

30

40

50

P54

S.E.



0 1.5 3 6 9 12
 Meters

 Subject Property

 Parcels

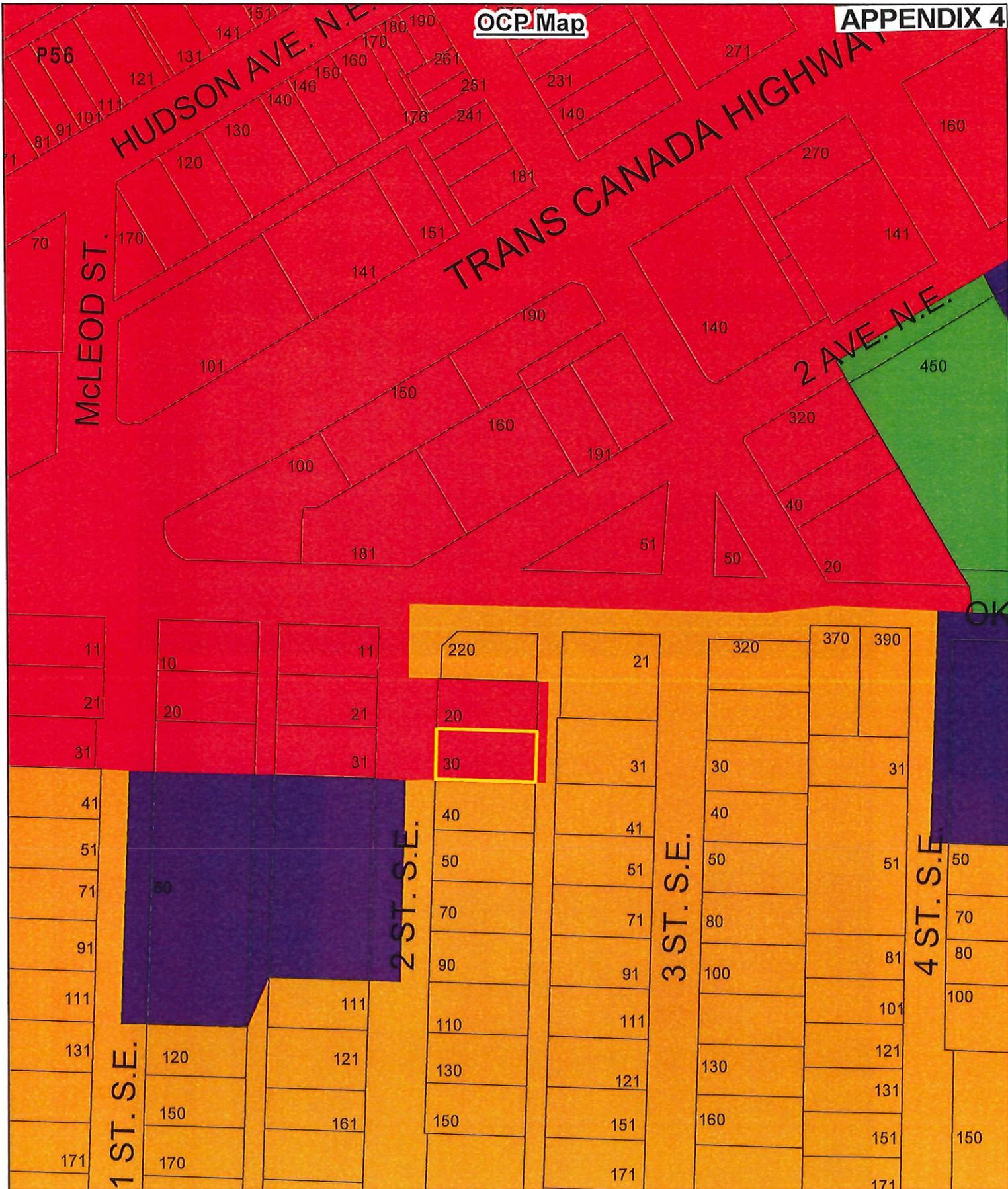
APPENDIX 3



2 STREET SE

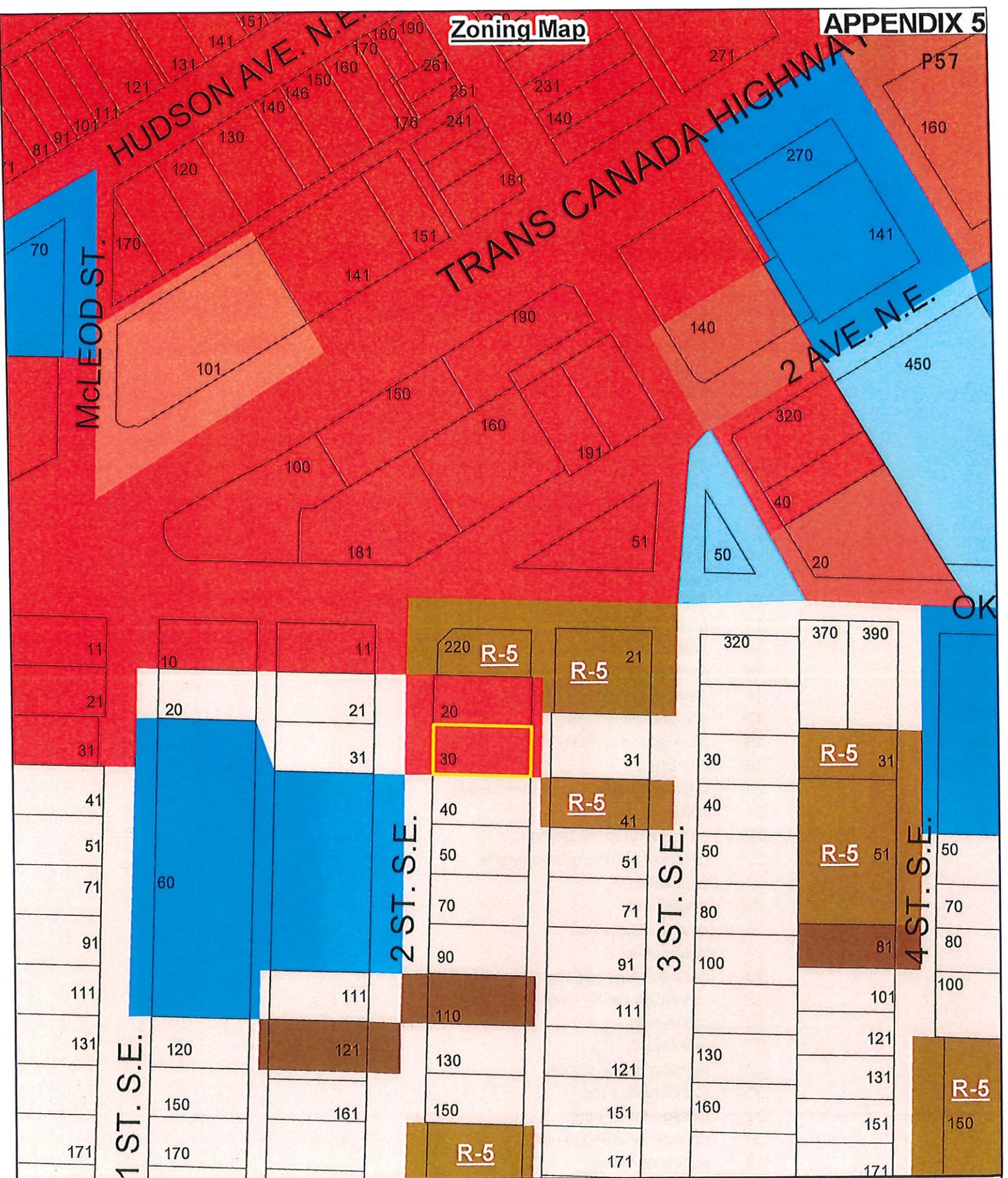


LANE



0 5 10 20 30 40
 Meters

- Subject Property
- Parcels
- Neighbourhood Park
- Park
- Institutional
- Residential - High Density
- Commercial - City Centre



- Subject Property
- Parcels
- C-2
- C-3
- C-4
- P-1
- P-3
- R-1
- R-5
- R-8

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE

P58

APPENDIX 6

Purpose

16.1 The C-2 Zone is intended to function as the central business district of the *Municipality* and as such be oriented to pedestrian traffic and provide for a wide variety of activities including retail, business, entertainment, cultural and limited residential uses. New *developments zoned C-2* may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

16.2 On a *parcel zoned C-2*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

16.3 The following uses and no others are permitted in the C-2 Zone:

- .1 assembly hall;
- .2 auto parts retail; #3001
- .3 cabaret;
- .4 cafe; #2900
- .5 churches; #2819
- .6 commercial daycare facility;
- .7 congregate housing; #3067
- .8 education/training facility;
- .9 entertainment facility;
- .10 financial institution;
- .11 health services centre;
- .12 high technology research and development; #4368
- .13 home occupation; #2782
- .14 hotel;
- .15 licensee retail store; #3223
- .16 lower floor dwelling units; #3951
- .17 neighbourhood pub;
- .18 mobile food vending; #4240
- .19 nightclub;
- .20 outside display of goods and wares;
- .21 office;
- .22 parkade/off street parking;
- .23 personal service establishment;
- .24 print service;
- .25 public use;
- .26 private utility; #3060
- .27 public utility;
- .28 radio and television broadcasting station;
- .29 recreation facility - indoor;
- .30 restaurant;
- .31 retail store;
- .32 sporting goods stores;
- .33 tourist retail shop;
- .34 transportation use;
- .35 upper floor dwelling units;
- .36 upholstery shop;
- .37 accessory use.

Maximum Height of Principal Buildings

16.4 The maximum *height* of the *principal buildings* shall be 20.0 metres (65.6 feet).

Maximum Height of Accessory Buildings

16.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

16.6 The maximum *parcel or site coverage* shall be 100% of the *parcel or site area*.

Minimum Parcel Size or Site Area

16.7 The minimum *parcel size or site area* shall be 300.0 square metres (3,229.3 square feet).

Minimum Parcel or Site Width

16.8 The minimum *parcel or site width* shall be 10.0 metres (32.8 feet).

Outside Storage

16.9 Outside storage shall not be permitted.

Parking and Loading

16.10 Parking and loading shall be required as per Appendix I.

Purpose

10.1 The purpose of the R-5 Zone is to provide for high *density, multiple family residential development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act, British Columbia Building Code*, and other applicable legislation. #2789

Regulations

10.2 On a *parcel zoned R-5*, 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-5 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

10.3 The following uses and no others are permitted in the R-5 Zone:

- .1 *assisted living housing*; #4336
- .2 *boarders*, limited to two;
- .3 *boarding home*; #2789
- .4 *commercial daycare facility*;
- .5 *dining area*; #4336
- .6 *duplex*; #4421
- .7 *home occupation*; #2782
- .8 *multiple family dwellings*;
- .9 *public use*;
- .10 *public utility*;
- .11 *rooming house*; #2789
- .12 *triplex*; #3286
- .13 *accessory use*.

Maximum Height of Principal Building

10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the Development Permit process, if any of the special amenity (ies) in Table 3 are provided.

Maximum Height of Accessory Building

10.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

10.6

- .1 The total maximum *parcel coverage* for *principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*. #2811
- .2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

Minimum Parcel Area

10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

Minimum Parcel Width

10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

Minimum Setback of Principal Buildings

10.9 The minimum *setback* of *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line* shall be 2.4 metres (7.8 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings

10.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 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 5.0 metres (16.4 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

10.11

- .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.
- .3 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increase to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 3

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	□ 4 units per hectare(1.2 units per acre) □ 6 units per hectare(1.6 units per acre) □ 8 units per hectare(2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	□ 5 units per hectare (2.0 units per acre)

Parking

10.12 Parking shall be required as per Appendix I.



Adams Lake Indian Band

APPENDIX 8

Project Name:

30 2 STREET SE

FN Consultation ID:

94549

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Monday, March 21, 2022

Weytk,

Re: the 30 2 STREET SE, Salmon Arm proposed OCP amendment for a new duplex.

Through a preliminary analysis ALIB has identified some concerns which include:

x422 known ALIB cultural heritage sites (these do not include archaeology but are specific to ALIB) found within 1 and 5 km of the project area, including Non-Human Being stories (x20), pithouses, sacred/ceremonial/spiritual locales, boundary markers, community gatherings location, habitation and subsistence. It is in an extirpated caribou zone and in the Thompson River watershed.

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

ALIB will require an ALIB cultural monitor for any land altering activities. Have them contact Jen Pooley (jpooley@alib.ca) to make arrangements for ALIB crew to visit the project area.

ALIB also requires that they create a Chance Find Policy and make all those involved in the project be made aware of it and the possibility of Indigenous cultural heritage values associated with this locale. A template to create the Policy from can be found here: <https://islandstrust.bc.ca/document/province-of-bc-archaeology-chance-fi...> Note: this guide is from 2014. Some contact information may be out of date.

Notify Jen and Leah Gaze (lgaze@alib.ca) directly when there is a payment sent by mail or courier for ALIB Heritage Permits.

Please share any cultural heritage or environmental reports associated with this project.

Please consider using the Messages function on this referral in NationsConnect to otherwise respond to this letter.

Kukstemc,

Celia Nord, BA
Assistant Title & Rights Coordinator
Adams Lake Indian Band
Chase, BC

APPENDIX 9

TO: Kevin Pearson, Director of Development Services
DATE: March 24, 2022
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: I.E. Burmeister
SUBJECT: OFFICIAL COMMUNITY PLAN APPLICATION NO. 4000-49
LEGAL: Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392
CIVIC: 30 – 2 Street SE

Further to your referral dated March 22, 2022, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground 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 will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. The applicant will be required to submit for City review and approval prior to development, 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.

Official Community Application: 4000-49

March 24, 2022

Page 2

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.
10. 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 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. 2 Street SE, on the subject property's western 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 1.712m of additional road dedication is required (to be confirmed by a BCLS).
2. 2 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, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. The Lane on the subject properties eastern boundary requires a total road allowance of 7.3m (3.65m from centre line). Available records indicate that an additional 0.610m to the east will be required. (To be confirmed by a BCLS.) The owner/developer will be responsible for upgrading the Lane to the current Lane standard (RD-12). The owner/developer is responsible for all associated costs.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 2 Street SE. No upgrades will be required at this time.
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 subdivision, at the Owner / Developer's cost.. Owner / Developer is responsible for all associated costs.

Official Community Application: 4000-49

March 24, 2022

Page 3

3. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 2 Street SE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 150 mm diameter sanitary sewer on 2 Street SE. Upgrading to a minimum 200mm diameter will be required. A 50% cash in lieu contribution to future works will be required to have it completed as a part of a large project in the future. In addition, the subject property front a 200 mm diameter sanitary sewer in the lane to the east of the property. No upgrade is required at this time.
2. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016)
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 2 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. An existing 300mm storm main is located 2 Street SE and the Lane to the east of the development site to the north and east of the property. Extending the 300mm storm main along the eastern frontage of the property is required.
2. Records indicate that the existing property is serviced by a 100mm service from the storm sewer on 2 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)
4. 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.

Official Community Application: 4000-49

March 24, 2022

Page 4

5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
6. 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.

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.



Mustafa Zakreet
Engineering Assistant



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



Your File #: ZON-1237 /
BL4511
eDAS File #: 2022-01543
Date: Apr/05/2022

APPENDIX 10

City of Salmon Arm
500 2nd Avenue NE
PO Box 40
Salmon Arm, BC V1E 4N2
Canada

Attention:

**Re: Proposed Bylaw 4511 for:
LOT 3, BLOCK 3, 14-20-10 W6M KDYD PLAN 392**

Preliminary Approval is granted for the rezoning of the above noted parcel from C-2 zone to a R-5 zone for one year pursuant to section 52(3)(a) of the *Transportation Act*. Please forward this the Salmon Arm District Office the bylaw after third reading for our final review and signature.

If you have any questions please feel free to call Elizabeth KEAM at (778) 824-0112.
Yours truly,

Samantha Lewis
Development Services Officer

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3380

April 13, 2022

APPENDIX 11

City of Salmon Arm
Kevin Pearson
PO Box 40
Salmon Arm BC, V1E 4N2

Dear Kevin,

Re: OCP Amendment Application No OCP4000-49

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 30 2nd Street SE, Salmon Arm, from City Centre Commercial to High Density Residential.

The SAEDS Board recognizes the importance of high density housing to the City's growth; however; the board is of the opinion that, while a multi-unit dwelling or a mixed-use designation may warrant removal of the property from City Centre Commercial, construction of a duplex would not be sufficient to outweigh the future value of commercial growth.

Based on the information provided, the Board does not support the application as presented. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,



Lana Fitt
Economic Development Manager

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Council

DATE: May 09, 2022

SUBJECT: Northyards Cider Co. (LCRB - License extension to include lounge and patio)
 3181 – 11 Av. NE

OWNER: Kathleen van der Ree

MOTION FOR CONSIDERATION:

BE IT RESOLVED THAT: Council of the City of Salmon Arm has no objection to the increase of the liquor license area to include a lounge and patio at 3181 – 11 Ave. NE for Northyards Cider Co.;

AND THAT: Council of the City of Salmon Arm is opting out of the comment and public consultation process.

BACKGROUND: In addition to their manufacturing facility, tasting room and picnic area liquor license, the owner of Northyards Cider Co. has applied for a liquor license to create a lounge and patio which will be located within and adjacent to the referenced building. The total occupant load of the lounge and patio areas will not exceed 55 persons. The existing public washroom building satisfies the BC Building Code for number of required water closets. A floor plan and site plan are attached for reference.

The applicant has canvassed the neighbourhood to gather views and has provided the following information to support their endorsement request.

"Northyards has made application to the Liquor Cannabis Regulations Branch for a lounge and patio area Endorsement to be located at 3181 - 11th Ave NE, in Salmon Arm. In addition to the manufacturing application, Northyards Cidery is submitting a proposal to the City of Salmon Arm for a lounge and patio area to accompany their pending manufacturing facility. The proposed licensee, Northyards Cider Co. has been producing a premium craft cider since 2018. Starting as a commercial craft cidery in Squamish, they have recently acquired an interest in a historical orchard in Salmon Arm, BC where they relocated to in July 2021. The applicant wishes to add in a lounge area to their facility that would include a proposed liquor service area situated on one level of interior space with an adjoining patio. The proposed patio is to be located on the west side of the building."

Respectfully submitted,



Maurice Roy, RBO/CRBO
 Manager of Permits & Licensing

MR:mr

5.7

attach. Site Plan
 Floor Plan
 Canvassed Information

P70

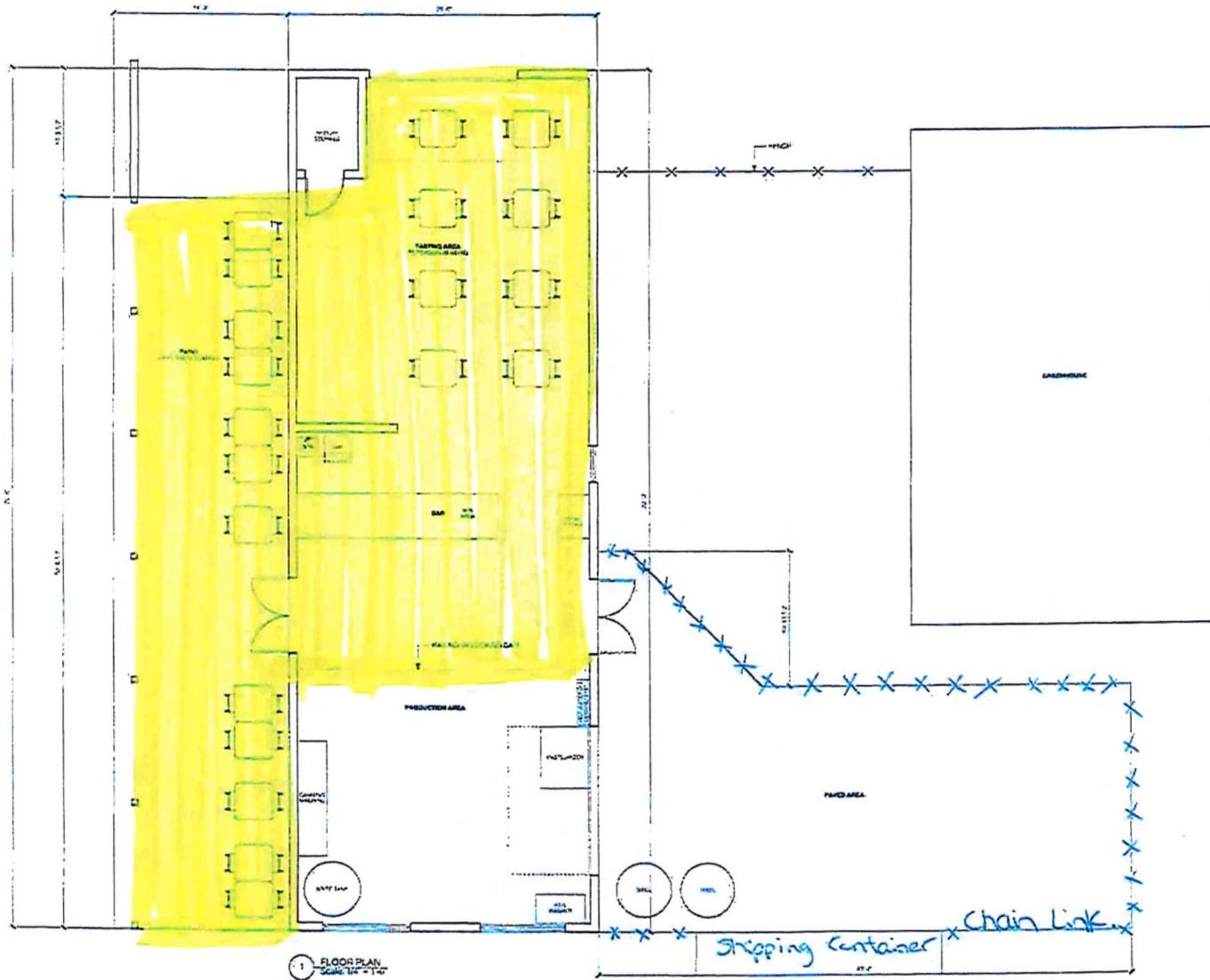
3101

PROPOSED
LOUNGE +
PATIO

11 AVE NE

3010





1 FLOOR PLAN
Scale: 1/4" = 1'-0"

1. ZONING CODED FORM.
 2. ROAD
RON HART ARCHITECT LTD
 401 - 1250 ST EMERSON
 VANCOUVER, B.C. V6P 1R8
 778-251-0700
 ron@ronhart.ca
 THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY DOES NOT COVER THIS PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE POLICY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE POLICY.
 PROJECT NAME:
NORTHARDS S.A.
 PROJECT ADDRESS:
 3181 11TH AVENUE NE
 SALMON ARM, BC
 V1E 2S3
 DRAWING TITLE:
FLOOR PLAN
 DRAWN BY:
 INITIALS
 SCALE: AS NOTED
 JOB NO.: 2181
 DATE: FEB 2022
 DRAWING NO.:
A 10

May 1, 2022

City of Salmon Arm

Attention: Maurice Roy

Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2

Via email to: mroy@salmonarm.ca

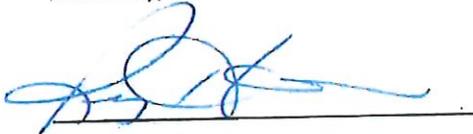
Dear Mr. Roy;

Re: Northyards Cider Co. Ltd. Lounge Endorsement

We live at 1500 - 30th ST. NE. We understand that Northyards Cider Co. has applied for a lounge endorsement at their current location which will mean the addition of local wine and beer to their offerings as well as table service in designated areas of the property. There has always been commercial activity on that property, its current use is not bothersome, it is adjacent to a McDonalds and there is a pub across the street. Northyards fits well into the neighbourhood. We are in support of this addition to their offerings and service options and don't feel there will be any negative effect on us as neighbours.

Our contact information is below. Please do not hesitate to contact us for further comment.

Sincerely,



Name: RENY HANNA

Address:

May 1, 2022

City of Salmon Arm

Attention: Maurice Roy

Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2

Via email to: mroy@salmonarm.ca

Dear Mr. Roy;

Re: Northyards Cider Co. Ltd. Lounge Endorsement

We live at 3321 11 AVE NE. We understand that Northyards Cider Co. has applied for a lounge endorsement at their current location which will mean the addition of local wine and beer to their offerings as well as table service in designated areas of the property. There has always been commercial activity on that property, its current use is not bothersome, it is adjacent to a McDonalds and there is a pub across the street. Northyards fits well into the neighbourhood. We are in support of this addition to their offerings and service options and don't feel there will be any negative effect on us as neighbours.

Our contact information is below. Please do not hesitate to contact us for further comment.

Sincerely,

Name: CARMEN GAUDOSAddress: 3321 11 AVE NE

May 1, 2022

City of Salmon Arm
Attention: Maurice Roy
Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2
Via email to: mroy@salmonarm.ca

Dear Mr. Roy;

Re: Northyards Cider Co. Ltd. Lounge Endorsement

We live at 3390 16th AVE NE. We understand that Northyards Cider Co. has applied for a lounge endorsement at their current location which will mean the addition of local wine and beer to their offerings as well as table service in designated areas of the property. There has always been commercial activity on that property, its current use is not bothersome, it is adjacent to a McDonalds and there is a pub across the street. Northyards fits well into the neighbourhood. We are in support of this addition to their offerings and service options and don't feel there will be any negative effect on us as neighbours.

Our contact information is below. Please do not hesitate to contact us for further comment.

Sincerely,



Name: BRIAN Young

Address:

May 1, 2022

City of Salmon Arm

Attention: Maurice Roy

Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2

Via email to: mroy@salmonarm.ca

Dear Mr. Roy;

Re: Northyards Cider Co. Ltd. Lounge Endorsement

We live at 3391 16th AVE NE. We understand that Northyards Cider Co. has applied for a lounge endorsement at their current location which will mean the addition of local wine and beer to their offerings as well as table service in designated areas of the property. There has always been commercial activity on that property, its current use is not bothersome, it is adjacent to a McDonalds and there is a pub across the street. Northyards fits well into the neighbourhood. We are in support of this addition to their offerings and service options and don't feel there will be any negative effect on us as neighbours.

Our contact information is below. Please do not hesitate to contact us for further comment.

Sincerely,



Name: Doug ASAY

Address: 3391 16th AVE NE

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