



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

**Monday, September 20, 2021**  
**8:00 a.m.**  
**By Electronic Means**

Page #	Item #	Description
	1.	<b>CALL TO ORDER</b>
	2.	<b>ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY</b> <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.	<b>REVIEW OF AGENDA</b>
	4.	<b>DISCLOSURE OF INTEREST</b>
	5.	<b>REPORTS</b>
1 - 18	1.	Development Permit Application No. DP-435 [MQN Architects/1292919 BC Ltd.; 2110 11 Avenue NE; Highway Service/Tourist Commercial]
19 - 28	2.	Zoning Amendment Application No. ZON-1217 [Browne Johnson Land Surveyors/Appeldoorn Developments Ltd.; 1640 10 Street SE; R-1 to R-8]
29 - 38	3.	Development Variance Permit Application No. VP-538 [Couillard, R.; 6310 10 Avenue SE; Setback requirements]
39 - 58	4.	Development Variance Permit Application No. VP-536 [H. Roberge/Maple Tree Montessori Daycare; 931 12 Street SE; Off Street Parking and Loading Spaces]
59 - 74	5.	Development Variance Permit Application No. VP-535 [Onsite Engineering Ltd./1309295 BC Ltd.; 6810 Park Hill Road NE; Servicing requirements]
75 - 90	6.	Agricultural Land Commission Application No. ALC-409 [Stevenson, W./1276802 Alberta Ltd.; 3191 10 Avenue (TCH) SW; Subdivison]
91 - 104	7.	Agricultural Land Commission Application No. ALC-387 [School District No. 83; 5970 10 Avenue SE; Non-Farm Use]
105 - 124	8.	Agricultural Land Commission Application No. ALC-410 [Phare, K./Seventh Day Adventist Church; 5881 35 Street NE; Non-Farm Use]
	6.	<b>IN-CAMERA</b>
	7.	<b>FOR INFORMATION</b>
	8.	<b>CORRESPONDENCE</b>
	9.	<b>ADJOURNMENT</b>

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TO: His Worship Mayor Harrison and Members of Council

DATE: September 14, 2021

SUBJECT: Development Permit Application No. DP-435 (Highway Service / Tourist Commercial)  
 Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP106191  
 Civic: 2110 11 Avenue NE  
 Owner: 1292919 BC Ltd.  
 Applicant: MQN Architects

### STAFF RECOMMENDATION

**THAT: Development Permit No. 435 be authorized for issuance for that part of Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP106191 (2110 11 Avenue NE) in accordance with the drawings dated July 27, 2021 and attached to this memorandum;**

**AND THAT: Issuance of Development Permit No. 435 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.**

### BACKGROUND

The subject parcel is located at 2110 11 Avenue NE (Appendix 1 and 2). The approximate 3,586 square meter parcel is currently vacant. The parcel is designated as Highway Service Tourist Commercial land in the Official Community Plan (OCP) Bylaw and zoned C-6 Tourist/Recreation Commercial in the Zoning Bylaw (Appendix 3 and 4). Site photos are attached as Appendix 5.

The applicant has provided a letter of rationale attached as Appendix 6. This application is to permit the development of one mixed use commercial building, as shown in the proposed Development Permit drawings attached as Appendix 7. The office use proposed are permitted in the C-6 zone. The proposed building as illustrated would have a footprint of approximately 1,074 square metres and is comprised of 2 storeys to a height of 10.2 metres (the maximum height permitted in the C-6 Zone is 19 metres).

### COMMENTS

#### Building Department

No concerns. Part 9 building involves registered professionals as per BCBC.

#### Fire Department

No concerns.

#### Engineering Department

No concerns. Associated with recent Subdivision and Zoning applications, upgrades to the property's frontage have largely been completed. Requirements of SDS Bylaw 4163 are to be met.

#### Design Review Panel

With the proposal for Highway Service Tourist Commercial development, the application was referred to the Design Review Panel (DRP) for review. The Panel was supportive of the proposal as presented. The DRP positively noted the contemporary design, landscaping and tree retention, and also suggested

consideration for rooftop mechanic screening, building signage, and the potential for inclusion of some architectural element on the west elevation.

The August 26, 2021 DRP meeting minutes are attached as Appendix 8.

### Planning Department

The proposed development is subject to the guidelines of the "Highway Service Tourist Commercial 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 area guidelines.

#### *Siting and Building*

The applicant is proposing a commercial office use development in the form of 2 commercial spaces over 2 levels. The building has a footprint of 1,074 square metres in area, and reaches a maximum height of 10.2 metres above grade (well under the 19 metre maximum height permitted in the C-6 zone). The building is set at the northwest corner of the parcel, with an east facing elevation arranged to face the curving street frontage and highway. The building design is a contemporary style with a varied facade and linear roofline providing visual interest, incorporating high quality materials with proposed cladding including stucco, brick, steel, and fiberboard siding.

Architectural details such as fibreboard, steel, and brick cladding are reasonably unified on all elevations. The entrance feature creates an easily identifiable and protected access point, while the angular design, as well as the varied materials and colour choices create visual interest.

#### *Landscape and Screening*

The landscape plan has been completed in alignment with OCP guidelines. The estimate for landscaping is roughly \$17,000 including irrigation. The landscape plan prescribes perimeter plantings along the west, south and east parcel lines, reducing the impact of the parking. Existing vegetation is to be maintained.

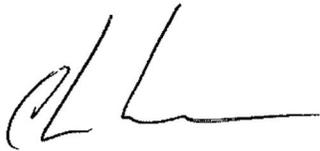
#### *Access, Circulation and Parking Area*

Vehicle access proposed is via a single shared 7.3 metre wide access route. There are a total of 39 parking stalls proposed (30 are required). There is an additional gravel overflow parking area proposed

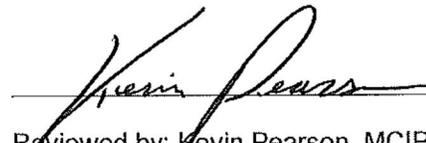
The Zoning Bylaw further specifies surfacing, grading and drainage requirements for offstreet parking.

### CONCLUSION

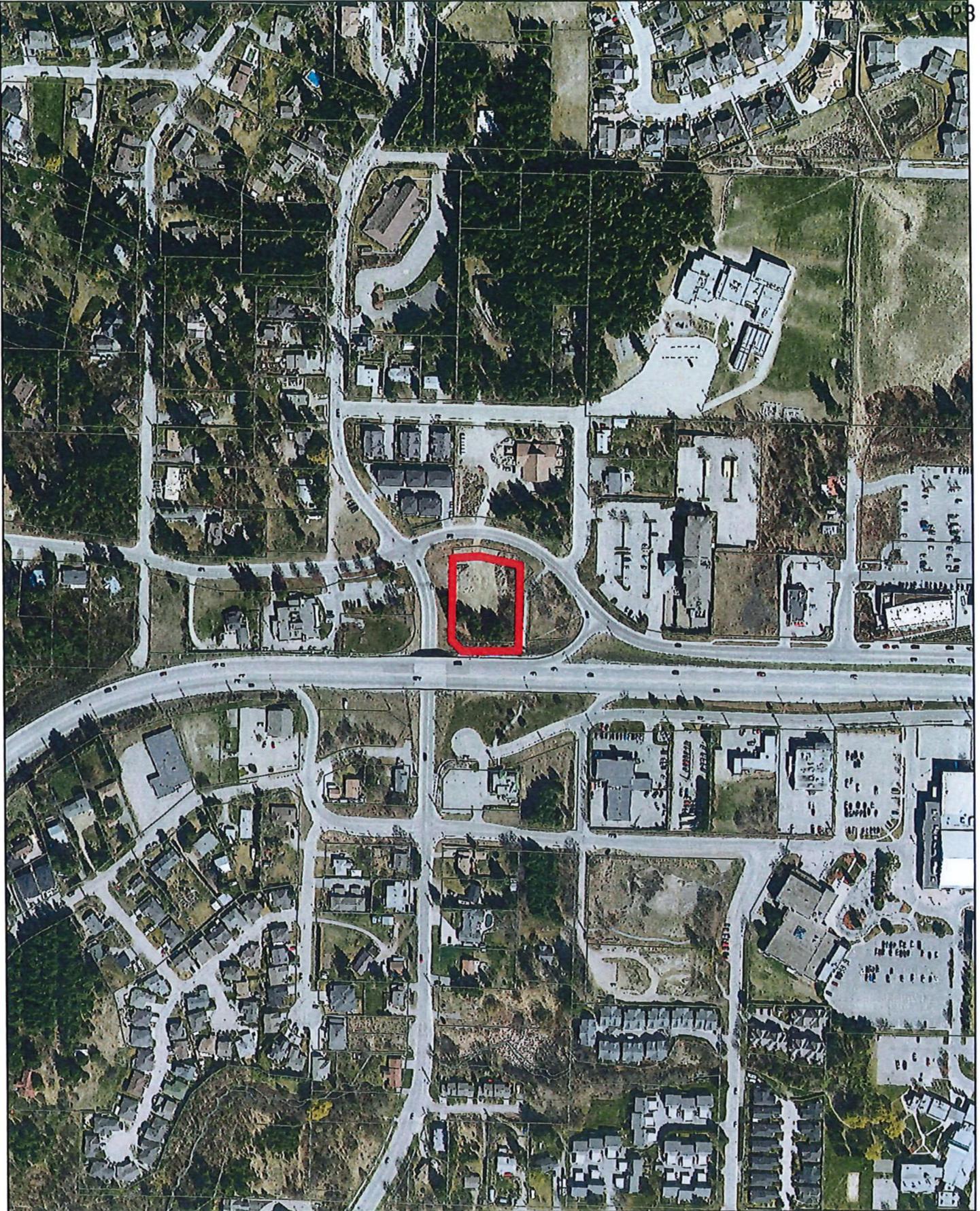
The applicant is applying for a Development Permit to support a commercial development. The proposal aligns with the Development Permit Area guidelines as described in the OCP and is supported by staff.



Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



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



0 40 80 160 240 320 Meters



Subject Parcel

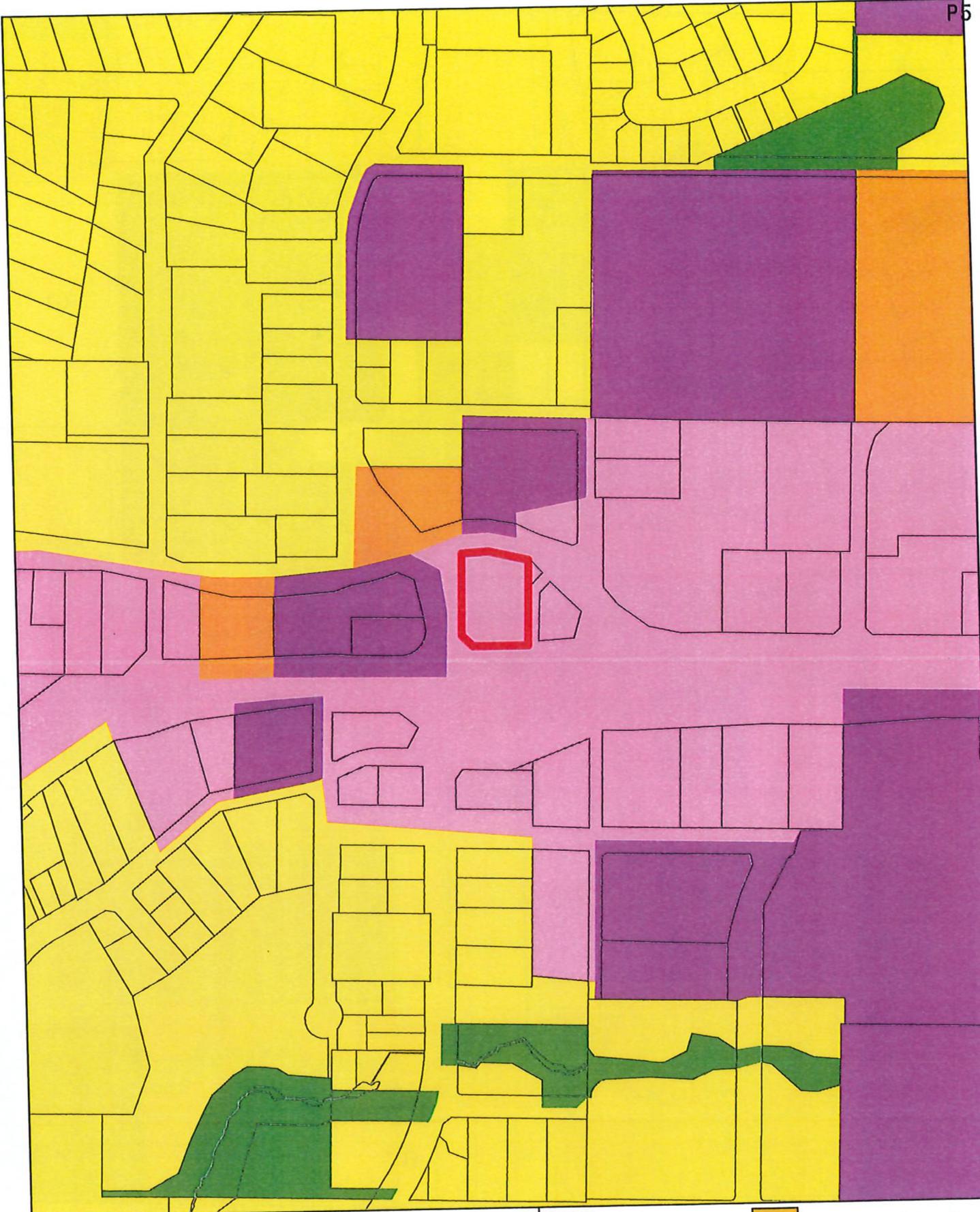
P4



0 5 10 20 30 40 Meters



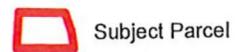
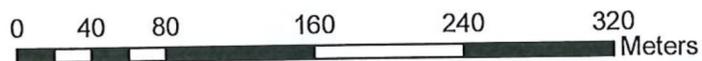
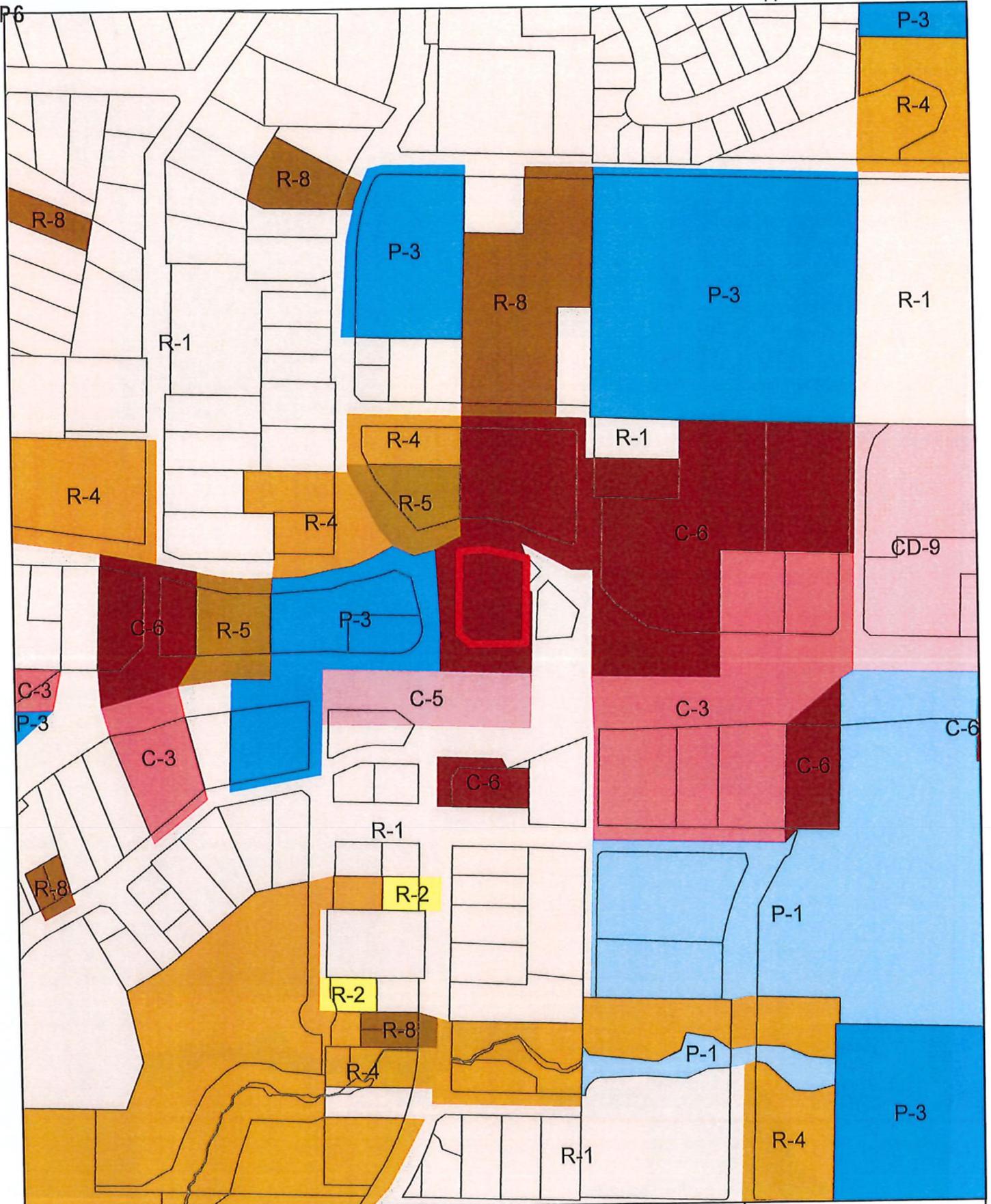
Subject Parcel



0 25 50 100 150 200 Meters

- |   |                   |   |                            |
|---|-------------------|---|----------------------------|
|  | Subject Parcel    |  | Residential High Density   |
|  | Institutional     |  | Residential Medium Density |
|  | Commercial - HS/T |  | Park                       |

P6





View of subject parcel looking southwest down 11 Avenue NE.



View of subject parcel looking southeast up 11 Avenue NE.

July 15, 2020

City of Salmon Arm

Development Services  
P.O. Box 40  
500 2 Avenue NE  
Salmon Arm, BC V1E 4N2  
Phone: 250-803-4010 Fax: 250-803-4041



Re: Lawson Office Building  
2110 11 Ave Ne, Salmon Arm  
Development Permit Application – Letter of Proposal

Development Services Staff,

MQN Architects has been engaged to design a new commercial development at 2110 11<sup>th</sup> Ave NE. The property is within the Commercial – Highway Services/Tourist Development area as described within The City of Salmon Arm's Official Community Plan (OCP) and is designated as Tourist/Recreation Commercial. The proposed Lawson Office Building development is consistent with this zoning and the Official Community Plan.

The building is comprised of 5 separate units split between two stories. The main floor will house medical and dental suites, which will have direct access from the exterior through dedicated entrances, while the second floor will be divided into three suites of commercial offices, accessed via the building's masonry-clad front entry. Extra parking has been provided so as to accommodate both the building's tenants, and a large number of visitors to the medical and dental offices.

The development is sited along the western and northern property lines to help reinforce the street frontage on 21<sup>st</sup> St and 11<sup>th</sup> Ave NE respectively, while not impacting the extensive existing vegetation at the south end of the site along the Trans-Canada Highway. The surface parking lot is located away from the street, toward the centre of the site to reduce vehicular impact on pedestrian access. To help promote safe non-vehicle access to the site, a pedestrian walkway will be extended to meet the new sidewalk along 11<sup>th</sup> Ave NE.

The building design attempts to realize a modern quality while still maintaining a connection to the surrounding environment through the use of a neutral color palette inspired by nature and highlighted by more rustic brick and wood accents.

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**Brian F. Quiring**  
Architect AIBC, MAA, M.Arch

**Vicki A. Topping**  
Architect AIBC, M.Arch. LEED AP+

**Roger B. Green**  
Architect AIBC, MRAIC, M.Arch

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100, 3313 - 32nd Avenue  
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E. info@mqn.ca  
[www.mqn.ca](http://www.mqn.ca)

The building's form, north/south orientation, use of opaque exterior elements, and window locations were deliberately orchestrated to reduce excess solar heat gain during the summer, while also allowing a curation of exterior views away from the Trans-Canada highway.



Building projects find success through striking a balance between various project objectives such as meeting the needs of the users and surrounding community, budgets, costs, design, constructability, and profitability. Finding this balance can be a challenge; yet this process of finding balance can provide direction and shape, as was the case in this project. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Neal Borstmayer', with a long horizontal flourish extending to the right.

Neal Borstmayer, Intern Architect AIBC  
MQN Architects

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**Brian F. Quiring**  
Architect AIBC, MAA, M.Arch

**Vicki A. Topping**  
Architect AIBC, M.Arch. LEED AP+

**Roger B. Green**  
Architect AIBC, MRAIC, M.Arch

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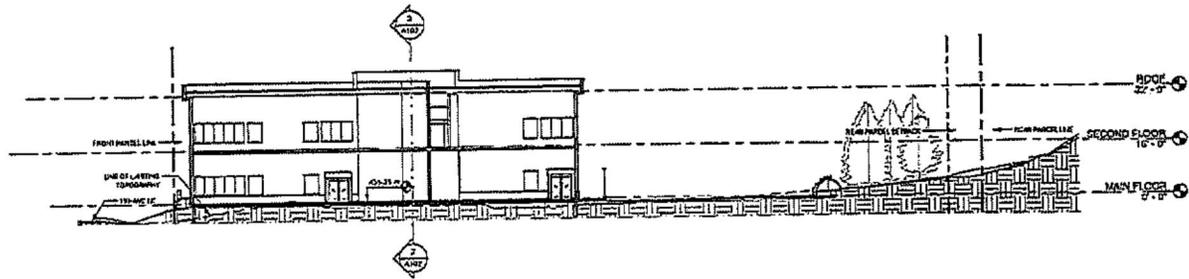
PROJECT NO.	110112
DATE	11/11/12
PROJECT NAME	LAWSON OFFICE BUILDING
CLIENT	LAWSON ENGINEERING LTD.
ARCHITECT	IMON ARCHITECTS
ENGINEER	
INSPECTOR	
DATE	
NO.	
BY	
CHKD BY	
DATE	
PROJECT FILE	

LAWSON OFFICE BUILDING

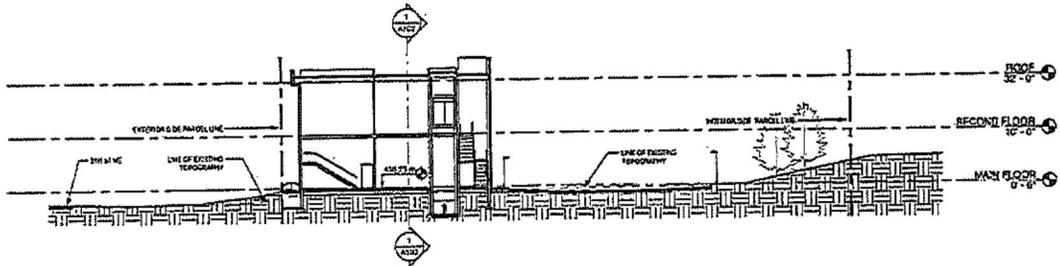
SITE SECTIONS & DETAILS

PROJECT	T112
SCALE	AS SHOWN
DRAWING	ADDP
DATE	11/11/12
PROJECT	A102

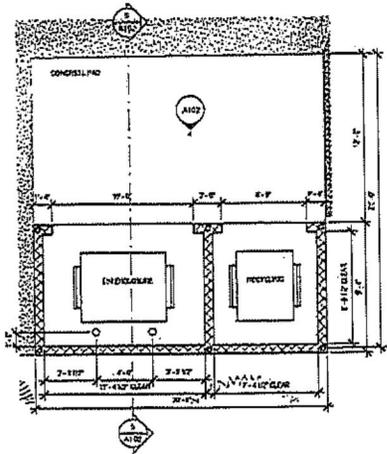
Appendix 7: Development Permit Designs



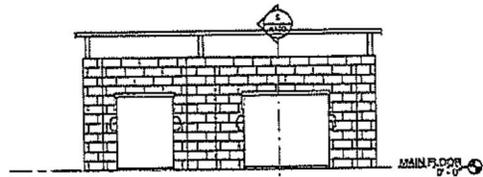
1. 1/8" SITE SECTION  
SCALE: 1/8" = 1'-0"



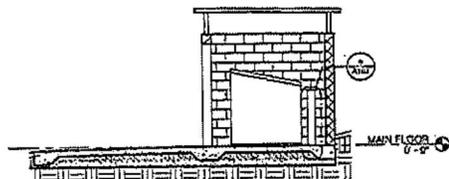
2. 1/4" SITE SECTION  
SCALE: 1/4" = 1'-0"



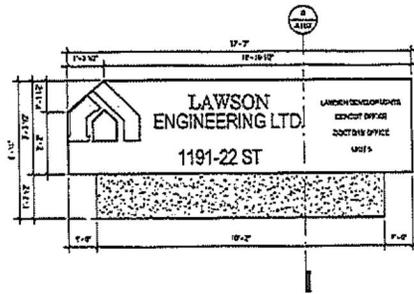
3. GARAGE FLOOR CORE  
SCALE: 1/4" = 1'-0"



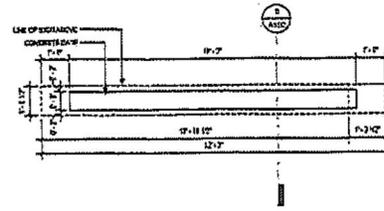
4. GARAGE ENCLOSURE - ELEVATION A  
SCALE: 1/4" = 1'-0"



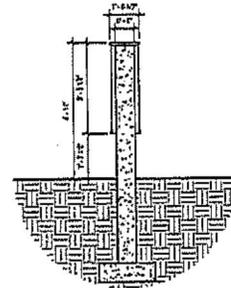
5. GARAGE ENCLOSURE - SECTION 1  
SCALE: 1/4" = 1'-0"



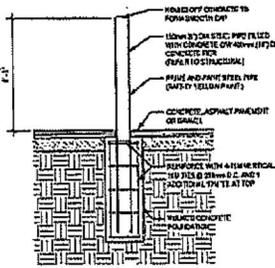
6. ELEVATION - SITE SIDE  
SCALE: 1/4" = 1'-0"



7. 1/4" SITE SECTION  
SCALE: 1/4" = 1'-0"



8. SECTION - SITE SIDE  
SCALE: 1/4" = 1'-0"



9. BOLLARD DETAIL - TYPICAL  
SCALE: 1/4" = 1'-0"

FINISHERY CONCRETE TO FORM-SMOOTH DP  
 (DOWN 3/8" DIA. REIN. FIBER FILLED WITH CONCRETE OR 40MM (1 1/2") DIA. CONCRETE PINS (PLASTER TO STRUCTURAL))  
 PAINT AND PAINT SCHED. PIPE (OUTSIDE YELLOW PAINT)  
 CONCRETE ASPHALT PRIMAULT OR SPACE  
 CONCRETE  
 CONCRETE WITH 4# REIN. REBAR  
 1/2" PILES @ 200MM O.C. AND 1" TYPICAL SPACING AT TOP  
 POLYMER CONCRETE  
 POLYMER CONCRETE  
 POLYMER CONCRETE

PROJECT STATISTICS		
ADDRESS		
2110 11 Ave NE, SALMON ARM, BC		
LOT 1, 24-20-10, W8M, KDYD, PLAN 106191		
ZONING		
C-6		
PROPOSED USE: OFFICES, HEALTH SERVICES CENTRE		
ALLOWABLE USE: OFFICES, HOSPITALS AND CLINICS		
ITEM	REQUIRED	PROVIDED
HEIGHT	19.0 m (MAX)	10.2 m
LOT AREA (GROSS)	465 m <sup>2</sup> (MIN)	3586.95 m <sup>2</sup>
LOT AREA (NET)	465 m <sup>2</sup> (MIN)	3586.95 m <sup>2</sup>
FLOOR SPACE RATIO	N/A	29.94
BUILDING SITE COVERAGE	40 %	14.97 %
1. SETBACKS		
FRONT PARCEL LINE (NORTH)	N/A	-
INTERIOR SIDE PARCEL LINE (EAST)	N/A	-
SIDE PARCEL LINE (WEST)	N/A	-
REAR PARCEL LINE (SOUTH)	3.0 m	3.0m
3. FLOOR SPACE RATIO		
TOTAL FLOOR AREA	N/A	1074 m <sup>2</sup>
LOT AREA (NET)	465 m <sup>2</sup> (MIN)	3586.95 m <sup>2</sup>
FLOOR AREA RATIO	N/A	29.94
4. BUILDING SITE COVERAGE		
TOTAL BUILDING COVERAGE	N/A	537 m <sup>2</sup>
LOT AREA (NET)	N/A	3586.95 m <sup>2</sup>
SITE COVERAGE RATIO	N/A	14.97 %
5. PARKING		
STANDARD	24 (MIN)	32
ACCESSIBLE	N/A	2
SMALL CAR	6 (MAX)	5
TOTAL PARKING	30	39
6. LOADING		
TOTAL LOADING SPACES	2	2

FILE:   
 DRAWN BY: JNP - CHECKED BY: CheeGier   
 DATE:   
 ARCHITECTS:



PROJECT STATISTICS

PAVEMENTS FOR BUILDING   
 2110 11 AVE NE, SALMON ARM, BC

DRAWING: A10111

PROJECT: A160   
 SCALE:





July 13<sup>th</sup>, 2021

Lawson Office Building  
C/o MQN Architects  
Suite 100-3313 32<sup>nd</sup> Avenue  
Vernon, BC V1T 2M7  
Attn: Neal Borstmayer, Intern Architect  
Tel: (250) 542-1199  
Email: neal@mqn.com

Re: Lawson Office Building – Preliminary Cost Estimate for Bonding

Dear Neal:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Lawson Office Building conceptual landscape plan dated 21.07.13;

- Landscape Improvements: 1,387 square metres (14,930 square feet) = \$16,989.75

This preliminary cost estimate is inclusive of shrubs, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Salmon Arm in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

A handwritten signature in black ink, appearing to read "Fiona", with a long, sweeping horizontal line extending to the right.

Fiona Barton, MBCSLA, CSLA  
*as per*  
Outland Design Landscape Architecture

303-590 KLO Road, Kelowna, BC, V1Y 7S2P 250.868.9270

[outlanddesign.ca](http://outlanddesign.ca)



## DESIGN REVIEW PANEL MINUTES

August 26, 2021, 3:05 to 3:40 pm - Online, City Hall

Present: Paul Burrows (Panel Member)  
 Trent Sismey (Panel Member)  
 Dennis Lowe (Panel Member)  
 Bill Laird (Chair - Panel Member)  
 Vicki Topping (Applicant DP-435)  
 Neal Borstmayer (Applicant DP-435)  
 Alistair Waters (Applicant DP-435)  
 Chris Larson (Senior Planner)

**Applications:** Development Permit Application No. DP-435

**Application No. DP-435 – 2110 11 Avenue NE – MQN Architects / 1292919 BC Ltd.**

The Applicant presented details of the proposal referring to the site plans and building elevations. It was noted that no variances have been requested as a part of the current proposal, and existing trees are to be retained.

Panel members discussed the proposal. The contemporary building design was noted, as well and the landscaping and tree retention, with development of this site viewed as a positive addition to the community. The Applicant clarified some details of the proposal including sound consideration, parking, and setbacks referring to the site plans and building elevations.

The panel noted caution around screening rooftop mechanics, and noted potential for some architectural element to enhance the west elevation facing 21 Street NE (suggesting possible shading for the windows and doors by utilizing the shade features proposed above the doors on the east elevation). The DRP also noted that no building signage was presented. With those points noted, the DRP is supportive of the proposal as presented.

### Panel Recommendation

THAT the DRP supports application DP-435 as presented, noting the contemporary building design, landscape plan, and tree retention.

The DRP suggests the applicant consider screening rooftop mechanics, detail building signage, and the inclusion of architectural elements to enhance the west elevation.

A handwritten signature in black ink, appearing to be the initials "CL" followed by a long horizontal stroke.

Endorsed on behalf of Design Review Panel



To: His Worship Mayor Harrison and Members of Council

Date: September 13, 2021

Subject: Zoning Bylaw Amendment Application No. 1217

Legal: Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plans 10716, 12873, 21504 and EPP53854  
 Civic Address: 1640 10 Street SE  
 Owner: Appeldoorn Developments Ltd.  
 Applicant: Browne Johnson Land Surveyors

**STAFF RECOMMENDATION**

**THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plans 10716, 12873, 21504 and EPP53854 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).**

**PROPOSAL**

The subject parcel is located at 1640 10 Street SE (Appendices 1 and 2). The proposal is to develop the parcel into 16 residential lots. The applicant is requesting to rezone the property from R1 (Single Family Residential) to R8 (Residential Suite Zone) as part of this proposal. Site photos attached as Appendix 3.

**BACKGROUND**

This parcel is designated Low Density Residential (LDR) in the City's Official Community Plan (OCP), and zoned Single Family Residential (R1) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel is located within the Urban Containment Boundary (UCB) in the Hillcrest neighbourhood consisting largely of developed single-family residential properties.

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

North:	Single Family/Suite Residential	Zoned R1 and R8
South:	Single Family/Suite Residential	Zoned R1 and R8
East:	Unconstructed road – 10 m wide and Single Family Residential	Zoned R1
West:	Future Single Family/Suite Residential	Zoned R8

The subject property is approximately 2 ha (4.9 ac) in area and currently contains a residence. The subdivision application (SUB 21.16) proposes to subdivide the property into 16 residential lots ranging in size from 812.4 m<sup>2</sup> to 1,367.1 m<sup>2</sup> (see Subdivision Plan attached as Appendix 6).

A *secondary suite* can be no larger than 40% of the habitable floor space of a building, to a maximum size of 90 m<sup>2</sup> (968.8 ft<sup>2</sup>). A *detached suite* also cannot be larger than 90 m<sup>2</sup>.

Compliance with BC Building Code and Zoning Bylaw regulations would be assessed on a case by case basis at the building permit stage for any proposed *secondary suite* or *detached suite* on these properties (see Appendix 7 attached for R8 zoning regulations).

COMMENTSEngineering Department

No concerns with rezoning. On and offsite servicing requirements are presently under review associated with Subdivision Application No. 21.16.

Building Department

Geotechnical review required. No other concerns.

Planning Department

Policy 8.3.25 within the OCP provides support for either a *secondary suite* or *detached suite* within all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

The OCP also proposes a greenway on either side of the subject property. Staff note that pedestrian access through the proposed subdivision will be a requirement at the subdivision stage so this may affect lot configuration slightly by reducing the buildable area of one or two lots. Walkway access will be required through one of the proposed lots along the cul-de-sac and confirmed during the preliminary layout review process.

Based only on lot areas shown on the proposed subdivision plan, all lots would be large enough to accommodate a *detached suite* and there is no minimum lot area requirement for *secondary suites*. Further analysis would be required for lots fronting the proposed cul-de-sac (lots 11 to 14) to determine if they would meet the minimum parcel width required for a *detached suite*. Staff note that the required walkway access mentioned above may slightly reduce the parcel width and area of one or more of these proposed lots as it is likely required between two lots adjacent to the cul-de-sac.

For any proposed lot that did apply for a building permit for either a *secondary suite* or *detached suite*, an additional parking space would need to be provided (two for the single family dwelling and one for the suite). Based on parcel area, it does appear that these lots would be large enough to account for this but this would be confirmed at time of building permit if suites were proposed on individual lots.

As gentle step towards of densification in the LDR designated areas, staff supports this application and encourages R8 zoning in new single-family residential subdivisions. The proposal would be consistent with recent and past rezonings in the neighbourhood.

Finally, Council is considering the proposed land use and density of the subject property. Consideration of the subdivision layout and requirements are a separate application and process.



Kevin Pearson, MCIP, RPP  
Director of Development Services

Location Map



-  Subject Property
-  Parcels

Subject Property

APPENDIX 2

P22

190

1660

1664

1670

1081

1121

1141

1161

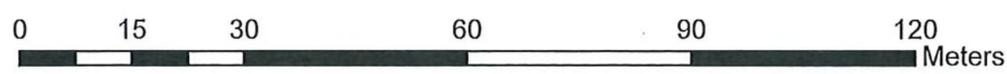
1171

1181

17 AVE. SE

1180

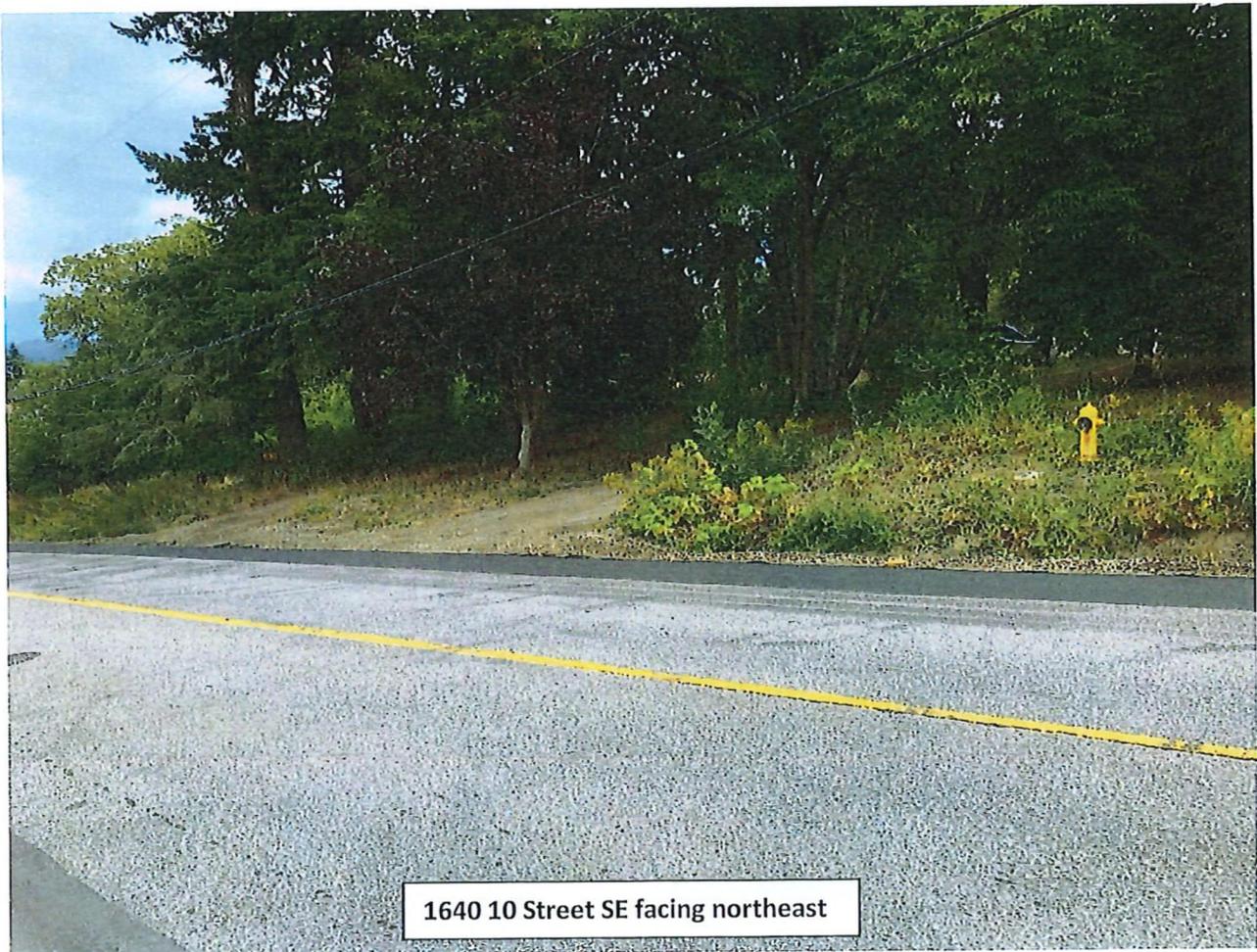
19 ST. C



-  Subject Property
-  Parcels



1640 10 Street SE facing east



1640 10 Street SE facing northeast





Sketch Plan of Proposed Subdivision of Lot 9, Sec 12, Tp 20, Rge 10, W6M, KDYD, Plan 782

Except Plans 10716, 12873, 21504 AND EPP53854

Scale 1:500 BCGS 82L.064  
 All distances are in metres.  
 The intended plot size of this plan is 854mm in width by 560mm in height (D size) when plotted at a scale of 1:500



2  
Plan 1915

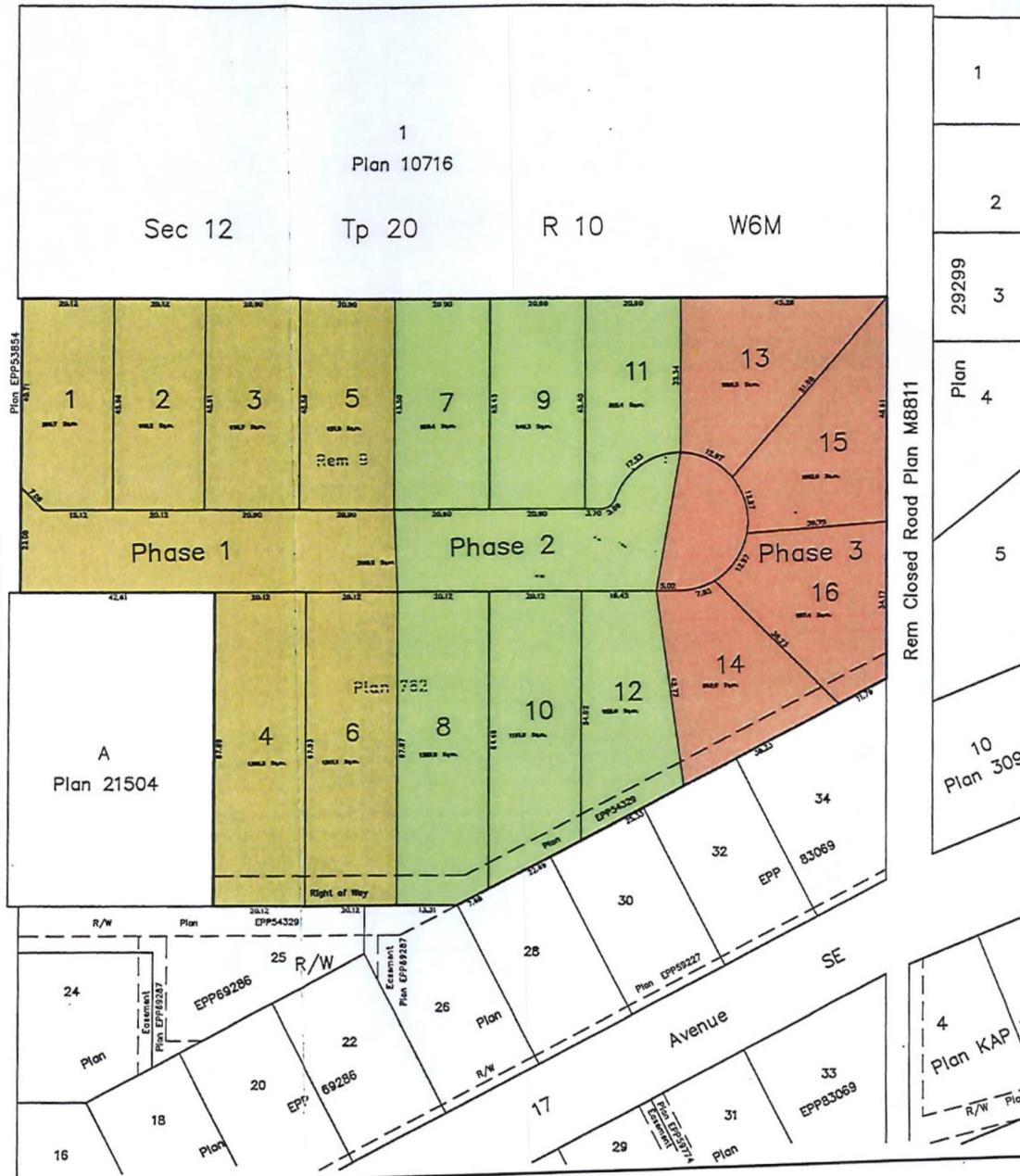
A  
Plan 11982

10 Street SE

10 Street SE

15 Avenue SE

Rem Closed Road Plan M8811



BROWNE JOHNSON LAND SURVEYORS  
 S.C. AND CANADA LANDS  
 SALMON ARB. S.C. 250-832-9701  
 File: 496-20

**Purpose**

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

**Regulations**

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

**Permitted Uses**

- 13.3 The following uses and no others are permitted in the R-8 Zone:
- .1 *boarders*, limited to two;
  - .2 *family childcare facility*; #3082
  - .3 *group childcare*; #3082
  - .4 *home occupation*;
  - .5 *public use*;
  - .6 *public utility*;
  - .7 *single family dwelling*;
  - .8 *accessory use*, including *secondary suite* or *detached suite*.

**Maximum Number of Single Family Dwellings**

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

**Maximum Number of Secondary Suites**

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

**Maximum Height of Principal Building**

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

**Maximum Height of Accessory Buildings**

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

**Maximum Parcel Coverage**

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

**Minimum Parcel Area**

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

**Minimum Parcel Width**

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

**P28**

**Maximum Floor Area and Floor Area Ratio**

13.11

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

**Minimum Setback of Principal Building**

13.12 The minimum *setback* of the *principal building* from the:

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

**Minimum Setback of Accessory Buildings**

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

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

**Minimum Setback of a Detached Suite**

13.14 The minimum *setback* of an *accessory building* containing a *detached suite* from the:

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

**Parking**

13.15

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

**Detached Suite**

13.16 Refer to Section 4.2 for General Regulations.

To: His Worship Mayor Harrison and Members of Council

Date: August 12, 2021

Subject: Development Variance Permit Application No. 538

Legal: Lot 8, Section 8, Township 20, Range 9, W6M, KDYD, Plan 9772  
 Civic Address: 6310 10 Avenue SE  
 Owner/Applicant: Couillard, Richard

**STAFF RECOMMENDATION**

**THAT: Development Variance Permit No. VP-538 be authorized for issuance for Lot 8, Section 8, Township 20, Range 9, W6M, KDYD, Plan 9772 to vary Zoning Bylaw No. 2303 as follows:**

**Section 35.11.2 – Rear Parcel Line Setback reduction from 6.0 m to 1.5 m (south parcel line) to facilitate construction of an accessory building.**

**PROPOSAL**

The subject parcel is located at 6310 10 Avenue SE (Appendices 1 and 2). The proposal is to construct an accessory Quonset-style building in place of two existing 6.0 m (20.0 ft) tent structures on the property (Appendix 3). The workshop shown on the site plan along the west property line is also proposed to be demolished once the Quonset building is constructed. The proposed location of this building would require a rear setback variance from 6.0 m to 1.5 m along the south property line.

**BACKGROUND**

The parcel is designated Acreage Reserve (AR) in the City's Official Community Plan (OCP), and is zoned A2 (Rural Holding) in the Zoning Bylaw (Appendices 4 and 5). The subject property is located in the South Canoe neighbourhood. This area consists largely of agricultural and institutional uses. Nearby uses include South Canoe Elementary School, a city-owned gravel pit, and the South Canoe Trail system. This property is also located directly across from Klahani Park.

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

North: 10 Avenue SE and Klahani Park	Zoned P1
South: Noble Adventures and Farmland (in the ALR)	Zoned A2
East: 63 Street SE and Farmland (some in the ALR)	Zoned A2 and P3
West: Farmland (some in the ALR)	Zoned A2, A3, and P3

The property is approximately 0.20 ha (1,996.4 m<sup>2</sup>) in size and currently contains a single family dwelling, workshop, and two tent structures. The property owner is proposing a 14 ft x 40 ft (560 ft<sup>2</sup>) steel Quonset building to replace an existing workshop and two tent structures on the property. The tent structures can be seen in the aerial imagery and look to be in the approximate location of the proposed new building. While the height of the proposed building was not indicated by the property owner, the A2 zone allows accessory buildings up to 12.0 m (39.4 ft) in height.

Site photos are attached as Appendix 6.

COMMENTSEngineering Comments

No concerns.

Building Department

No concerns.

Fire Department

No comment.

Planning Department

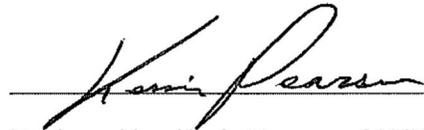
Development Variance Permits are considered on a case-by-case basis and in doing so a number of factors are taken into consideration when reviewing a request. These factors include site specific conditions such as lot configuration, negative impact to general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

The property owner states that they would like to construct a Quonset building in the location shown on the site plan as they feel that that location provides has the least visual impact to them and the neighbours. If permitted to construct in that location, they plan to preserve the existing stand of trees. This provides a visual buffer of the building from the residence. The property owners also note that they chose this particular location to mirror siting of an accessory building on the neighbouring (southern) property. The parcel is largely landscaped so it would be difficult to construct this building in another location that does not require removal of some vegetation. Since the existing workshop is being removed, there may be potential to locate it there however that building is located only 1.8 m (6 ft) from the east parcel line. Staff do agree that the proposed location is likely to have the least impact to neighbouring properties being that it would only be sited close to the property to the south, in a location where the neighbour's existing accessory building is likely to obstruct their view of the proposed building. The proposed building would also be located quite a distance from the neighbouring residence to the east and likely to only really be visible from 63 Street SE.

Staff feel that this is a minor variance request and are in support of this application.



Prepared by: Brenda Kolenbrander  
Planner

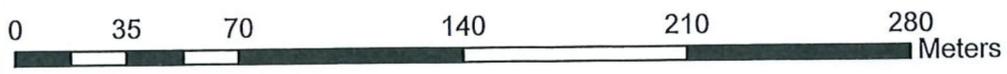


Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services

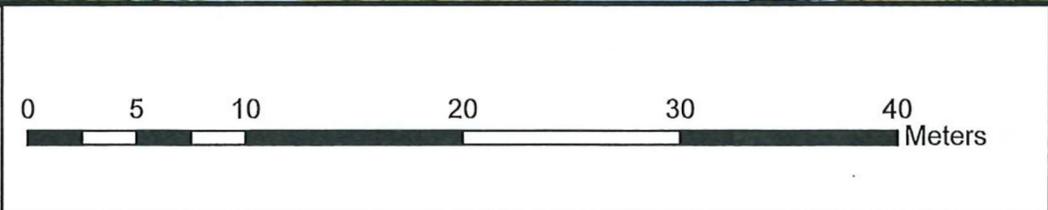
Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property
- Appendix 3 – Site Plan and Proposal
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Photos

Location Map



-  Subject Property
-  Parcels

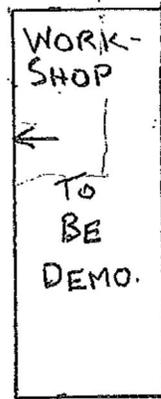


 Subject Property

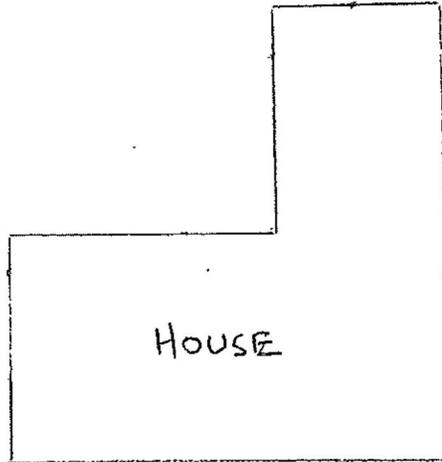
 Parcels

- PRESERVE STAND
- OF TREES
- REMOVE OLD
- DEGRADED
- WOODFLOOR
- WORKSHOP
- MIRRORS
- NEIGHBOURING
- CARPORT FOR
- REDUCED
- VISABILITY
- FIRE PROOF
- STEEL
- QUANSET #

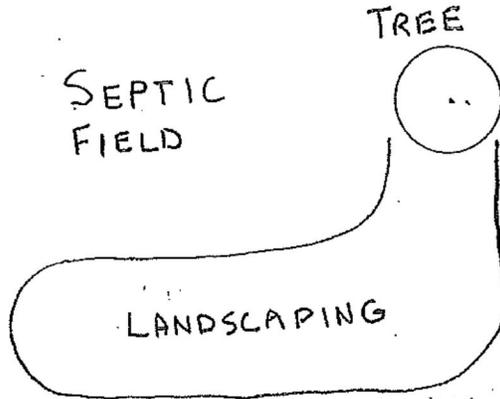
6ft →



HOUSE

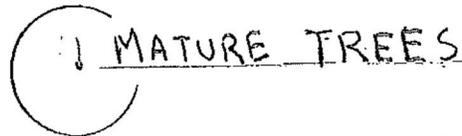


SEPTIC FIELD



BOULEVARD

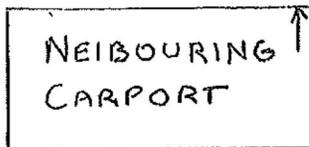
65 ST (LINE)



PROPOSED QUANSET 14x40

25'

7ft ↓ 7ft ↑



P34



- Same proportions but 14' wide
- Window Roll up door + Man door
- Gravel Landscaping - No Deck.

P35

760

840

950

6391

10 AVE S.E.

6030

6060

6130

6160

6190

6220

6260

6310

63 ST S.E.

1050

6510

6560

60 ST S.E.

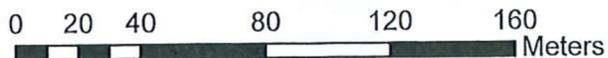
1170

1161

1280

1270

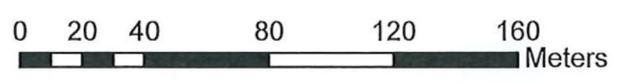
1340



OCP Designation

-  Acreage Reserve
-  Park
-  Institutional

-  Subject Property
-  Parcels



**Zoning**

- A-2
- P-1
- A-3
- P-3

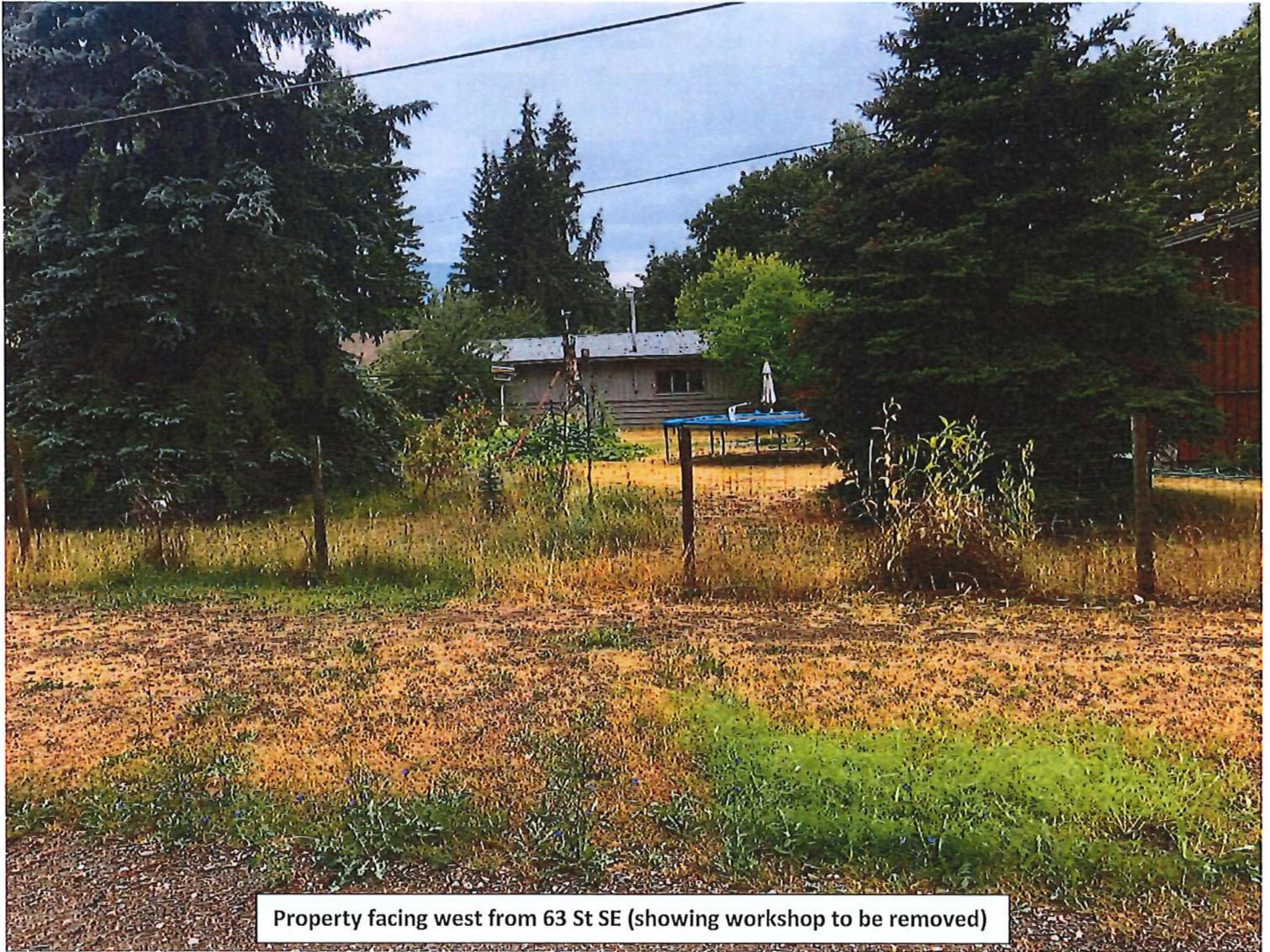
- Subject Property
- Parcels



Property looking south from 10 Ave SE



Property looking southwest from 63 St SE



Property facing west from 63 St SE (showing workshop to be removed)

# CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: August 19, 2021

SUBJECT: Development Variance Permit Application No. VP-536  
 Legal: Lot 1, Section 13, Township 20, Range 10, KDYD, Plan EPP94805  
 Civic Address: 931 12 St SE  
 Owner/Applicant: Harmony Roberge (Maple Tree Montessori Daycare)

## STAFF RECOMMENDATION

**THAT:** Development Variance Permit No. VP-536 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, KDYD, Plan EPP94805 to vary Zoning Bylaw No. 2303, Appendix 1 – Off Street Parking and Loading Spaces as follows:

1. Reducing the number of off-street parking spaces from 14 stalls to 6 stalls and;
2. Waive the requirement to provide hard surface parking on-site;

**AND THAT:** Council directs staff to enter into an agreement with the owner to allocate sufficient parking within the road right-of-way (Auto Road SE) as shown in Appendix 7, and the applicant provide upgrades to the road right of way to accommodate those spaces.

## PROPOSAL

The applicant is adding 48.9m<sup>2</sup> to the existing building and converting the existing single family dwelling to a Commercial Daycare facility in order to accommodate 20 additional childcare spaces. The required number of parking spaces is based on the area of the intended use. In this instance, fourteen (14) parking spaces are required and the applicant is requesting to vary the number of off-street parking spaces from fourteen to six and is proposing to utilize adjacent City owned land to provide the additional ten (10) required parking spaces. The applicant is also requesting to vary the requirement to hard surface all parking areas. A letter submitted by the applicant is included as Appendix 1.

## BACKGROUND

The subject property is approximately 2073m<sup>2</sup> (22315 ft<sup>2</sup>) in area (Appendices 1 and 2). The parcel is designated Low Medium Residential in the City's Official Community Plan (OCP), and zoned Medium Density Residential (R4) in the Zoning Bylaw (Appendices 4 and 5).

In 2013 the owner opened a residential daycare utilizing the main floor of the building to provide daycare spaces for 20 children. In 2021 the owner received a grant from the provincial government to provide an additional 20 spaces. In order to accommodate these spaces the owner is increasing the footprint of the building 48.9m<sup>2</sup> and converting the existing single family dwelling to the daycare operation. The site plan and building drawings are included as Appendix 6.

In Zoning Bylaw 2303 the number of parking spaces is calculated based on the area of use. In this instance, 460.7m<sup>2</sup> of the building would be used for the daycare operation; therefore, fourteen spaces are required. The Zoning Bylaw does not require separate employee parking; however, on this site the 'existing driveway' area is used by the staff of the daycare and provides limited additional parking. There

are six dedicated off-street parking spaces provided for in the proposal. The Engineering Department supports additional off-street parking spaces within the Auto Road SE road right of way area north of the subject property. As part of the agreement with the City, the applicant would be responsible for the costs of improvements in the arrangement. More details are provided in the Engineering and Servicing Report included as Appendix 7 (see Engineering Comments below). The applicant has stated that they are agreeable to the agreement.

It should be noted that typically commercial (re)development would trigger a Development Permit application; however, the OCP exempts Development Permit requirements for proposals in which less than 50m<sup>2</sup> of area is added to a building. Similarly, the Subdivision and Servicing Bylaw exempts the owner from frontage improvements when the proposed addition is less than 50m<sup>2</sup>. As noted above, the proposed building addition is 48.9m<sup>2</sup>.

Adjacent land uses to the subject property include:

North: R4 (Medium Density Residential) and P1 (Park and Recreation) – Single family residences, vacant lot, and Pileated Woods Community Park

South: R1 (Single Family Dwelling) – vacant lots and single family dwellings

East: R8 (Residential Suite) – single family dwellings with suites

West: R4 (Medium Density Residential) – vacant lot

## COMMENTS

### Engineering Department

Detailed comments are attached as Appendix 7. The Engineering Department is supportive of the variance request to reduce the number of parking spaces and emphasizes that parking spaces shown on the applicant's plans that are within the 12 Street SE road right of way are problematic. After researching alternatives, the road right of way area along Auto Road SE (as shown within the Engineering Servicing Report) is a viable alternative provided some upgrades are provided by the applicant through an agreement with the City. Ensuring the construction of a safe access and egress (vehicular and pedestrian) would be addressed in agreement and improvements would be provided at the cost of the applicant.

The Engineering Department notes that waiving the requirement to provide hard surface parking is not a priority in this situation as gravel and debris are not issues in this area.

### Building Department

No concerns.

### Fire Department

No concerns.

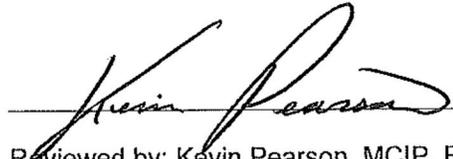
### Planning Department

Staff recognize the nature of the parking for a childcare facility is intermittent and that that there will be times during the day and week in which the parking areas will be largely unused, therefore, additional stalls that provide relief for parking congestion for the periods of day when it is would be expected to be quite high is supported. Staff also note the potential benefit of providing additional licensed child care spaces aligns with other community goals. The alternative parking are being proposed is supported by staff.



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Prepared by: Melinda Smyrl, MCIP, RPP  
Planner III



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



## Maple Tree Montessori

Ph: 250.804.9008

Email: [SalmonarmMontessori@gmail.com](mailto:SalmonarmMontessori@gmail.com)

Website: [SalmonArmMontessori.com](http://SalmonArmMontessori.com)

Mail: 931 12<sup>th</sup> St. SE Salmon Arm, B.C. V1E 2C8

August 28, 2021

Dear Mayor, Council & Development Services Department,

We are immensely thrilled to expand our existing Montessori Program to include a Nature-Based Program (8 childcare spaces) and a much-needed Infant & Toddler Care Program (12 childcare spaces).

These twenty new childcare spaces come in answer to our community's cry for quality and affordable childcare as clearly quantified in Salmon Arm's recent Child Care Needs Assessment & Action Plan (see document attached). Recognizing the great need in our community, the Ministry of Children and Family Development has given Maple Tree Montessori a substantial grant to aid in the creation of these new childcare spaces.

The project's scope involves adding 48.9 sm (526 sf) to the existing building and renovating the attached home to bring it up to fire safety standards for commercial use. For a more detailed description of the project's scope, please see attached AVEX Plans. Our expansion to offer these new childcare spaces comes with development requirements that we wish to bring before City and Council in request of two variances.

- 1) We request a variance on the number of required on-site parking stalls (Zoning Bylaw (No. 2303), in Appendix 1, Table A1-1).

Of the fourteen parking stalls we are required to provide, we propose to house six stalls on-site and, with permission of City and Council, use the Auto Rd. SE right-of-way across the street for the remaining needed stalls.

The majority of Maple Tree's traffic is for pick-up and drop-off of children, which keeps the vehicles cycling through our parking stalls relatively quickly. Our flexible arrival and dismissal times result in intermittent traffic flow throughout the day. As most parents park their vehicles for less than five minutes, our on-site parking stalls will accommodate most parking needs. The Auto Rd. SE right-of-way would be used for busier times as overflow parking.

In our attempts to accommodate the required fourteen parking spaces, our designers have compiled several sketches. Unfortunately, every design for potential new parking stalls illustrated a substantial reduction in the amount of green space available to the children. At a time when licensed childcare facilities are encouraged to "have children outside often, including for learning activities, snack time and play time," preserving an inviting outdoor play space is critical to the health of the children in our care (BC Centre for Disease Control, 2001, p.4).

As this project is an expansion of an existing commercial space, the landscaping is already in place and well established. Therefore, adding new parking stalls would require the removal of time-honoured flower gardens and mature trees (purple fountain beech, Japanese maple, apple, lilac, weeping cedar, dwarf maple, yew). Most significantly, providing these stalls would necessitate removing one of the few heritage trees left in our neighbourhood, our prize silver maple, after which our school is named.

The mature trees and landscaping add character to the facility and neighbourhood and provide an acoustic and physical barrier between traffic and the children's play space. The Standards of Practice for Safe Play Space recognizes that outdoor play environments must be well-planned for safety and meeting children's developmental needs. "Trees should be considered as they may help to provide shade as well as to absorb noise and promote air quality (Director of Licensing Standards, 2007, p.1)." In short, the trees bordering the eastern and western boundaries of the lot are sturdy sentries, protecting the children from exposure to the harshness of traffic (shown as green dots in diagram on pg.4).

With development soon to surround the property on all four sides, our quaint corner lot is a little oasis of mature trees and landscaping with vegetable gardens, chickens, and pet bunnies. Our use of the Auto Rd. S.E. right-of-way for overflow parking would negate the paving of this paradise to put in a parking lot, safeguarding the children's rightful access to green space.

- 2) We request a variance on the requirement to provide hard surfacing for all on-site parking stalls (Zoning Bylaw (No. 2303), in Appendix 1, Item #7).

While the majority of our driveway and parking area is already paved, we request that the two stalls in our front pullout be grandfathered in. The front parking stalls have a pit-run subbase for drainage two feet deep and are topped with three inches of crush compact (installation was a \$5,000 investment) and were created to accommodate commercial use. The slope and permeable surface of the parking stalls allow for proper drainage, and a grassy ditch separates the parking stalls from the city street. We have utilized these spaces in a commercial capacity for several years with no concerns of erosion.

Waving the requirement for hard surfacing of these two stalls would save significant funds needed for the childcare centre expansion. The start-up costs for the two new programs are significant, and we are doing our best to work with limited finances. Any funds saved by the granting of this variance will be directly reflected in the quality of our new childcare spaces.

We look forward to working with the city to make these new, quality, affordable and accessible childcare spaces a reality for our community!

Kind regards,



Harmony Roberge, A.A., E.C.E.  
Head of School  
Maple Tree Montessori

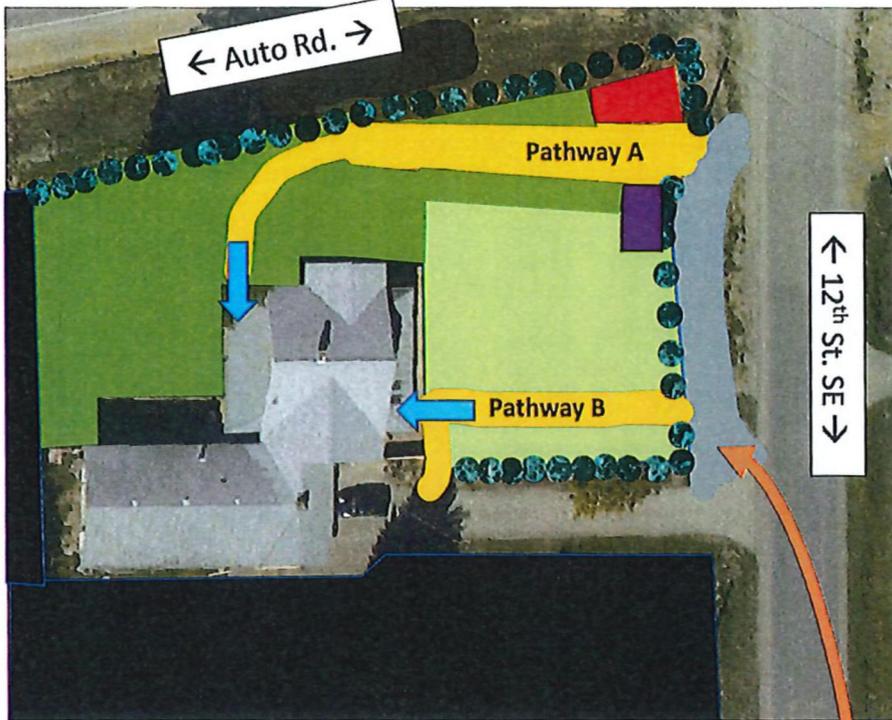
**Cited:**

COVID-19 Public Health Guidance for Child Care Settings (July 8, 2020):

[http://www.bccdc.ca/Health-Info-Site/Documents/COVID\\_public\\_guidance/Guidance\\_Child\\_Care.pdf](http://www.bccdc.ca/Health-Info-Site/Documents/COVID_public_guidance/Guidance_Child_Care.pdf)

Director of Licensing Standards of Practice Safe Play Space (December 10, 2007):

[https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/child-day-care/safe\\_play\\_space.pdf](https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/child-day-care/safe_play_space.pdf)

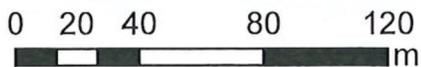
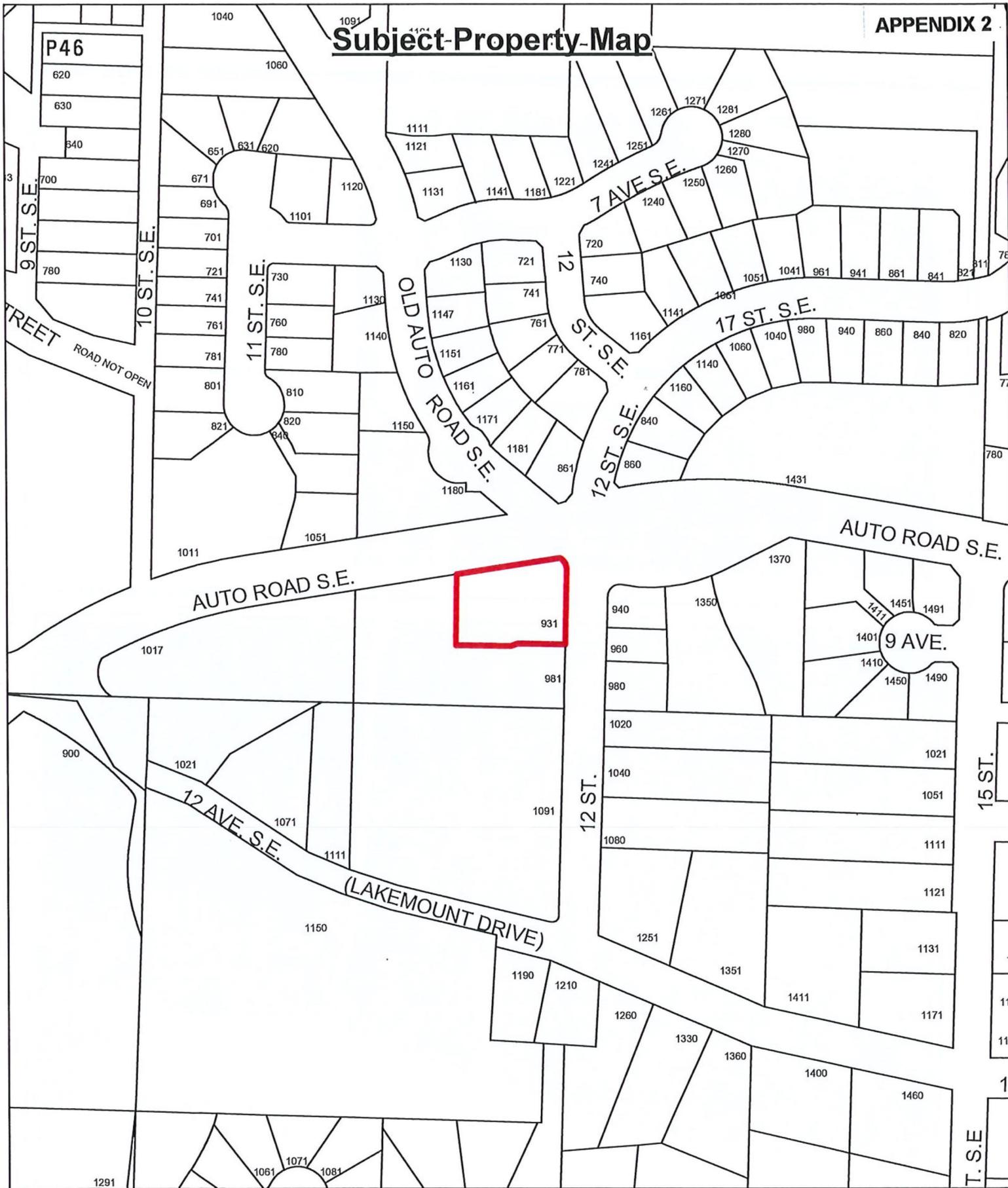


- **RED** = Children's organic veggie garden
- **Purple** = Chicken Coop
- **YELLOW Pathway A** = Entrance to Group Care Program for ages 3 – 6 (28 spaces)
- **YELLOW Pathway B** = Entrance for Infant & Toddler Care Program for ages 0 – 3 (12 spaces)
- **BLUE Arrows** = Main entrance to each program
- **DARK GREEN** = Outdoor Play space for Group Care Program (ages 3 – 6)
- **LIGHT GREEN** = Outdoor play space for Infant & Toddlers (ages 0 – 3)
- **GREEN Dots** = Established trees



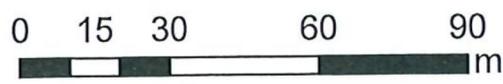
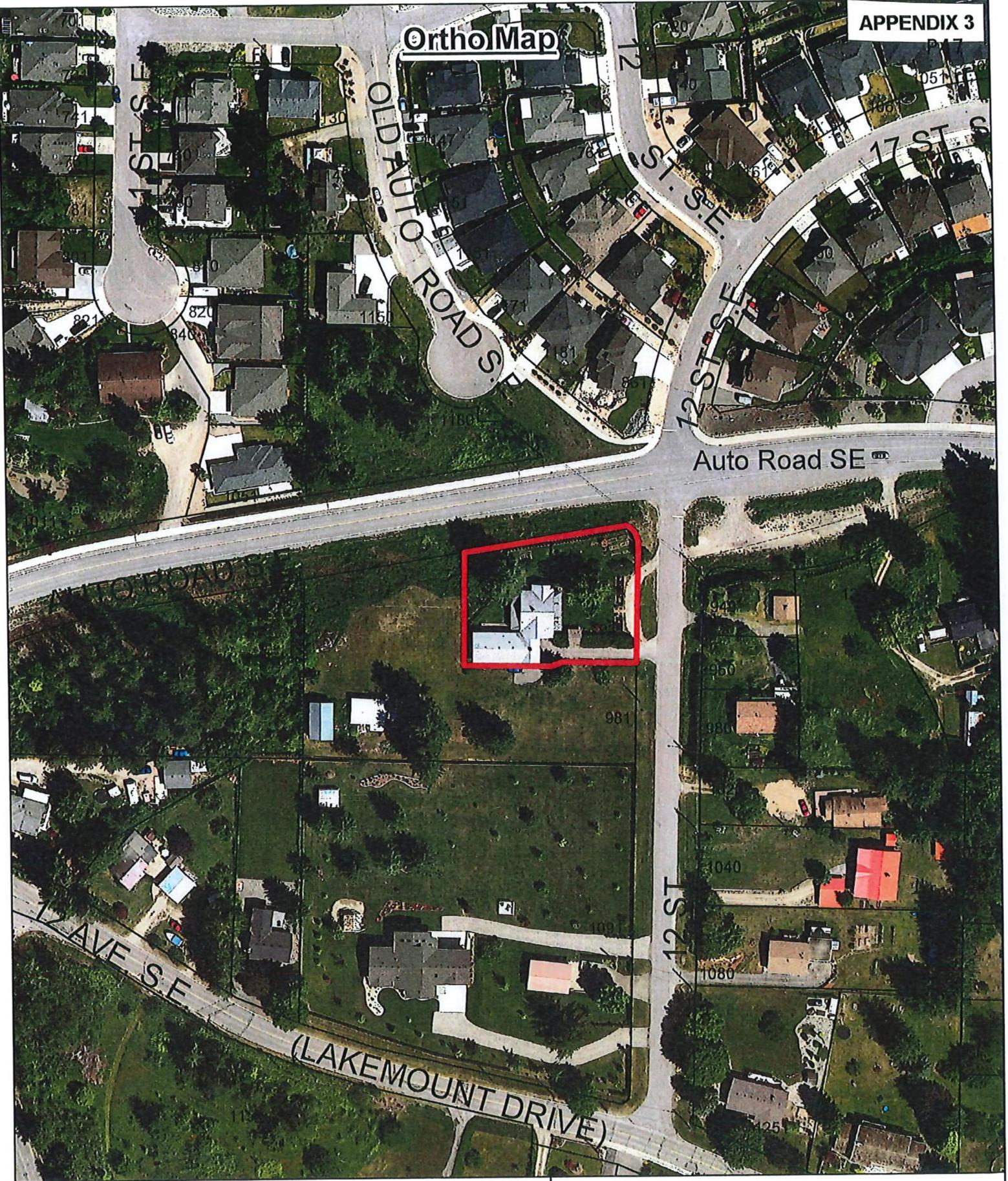
The existing front pullout houses two on-site parking spaces. Established trees and shrubs provide a buffer between traffic and the children's outdoor play space.

# Subject-Property-Map



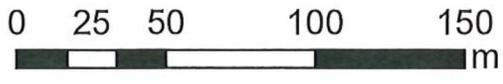
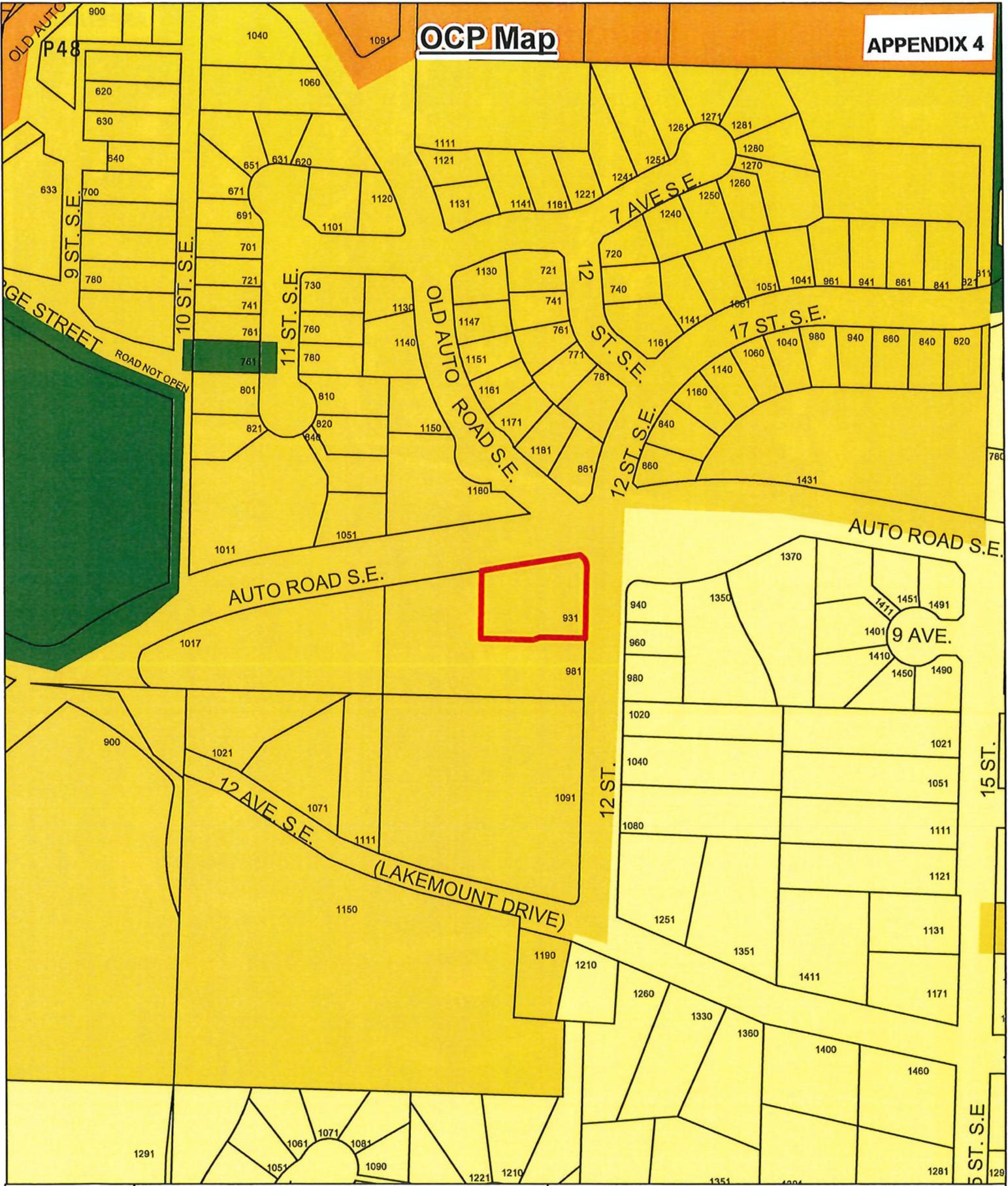
-  Subject Property
-  Parcels

OrthoMap



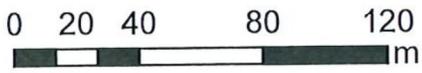
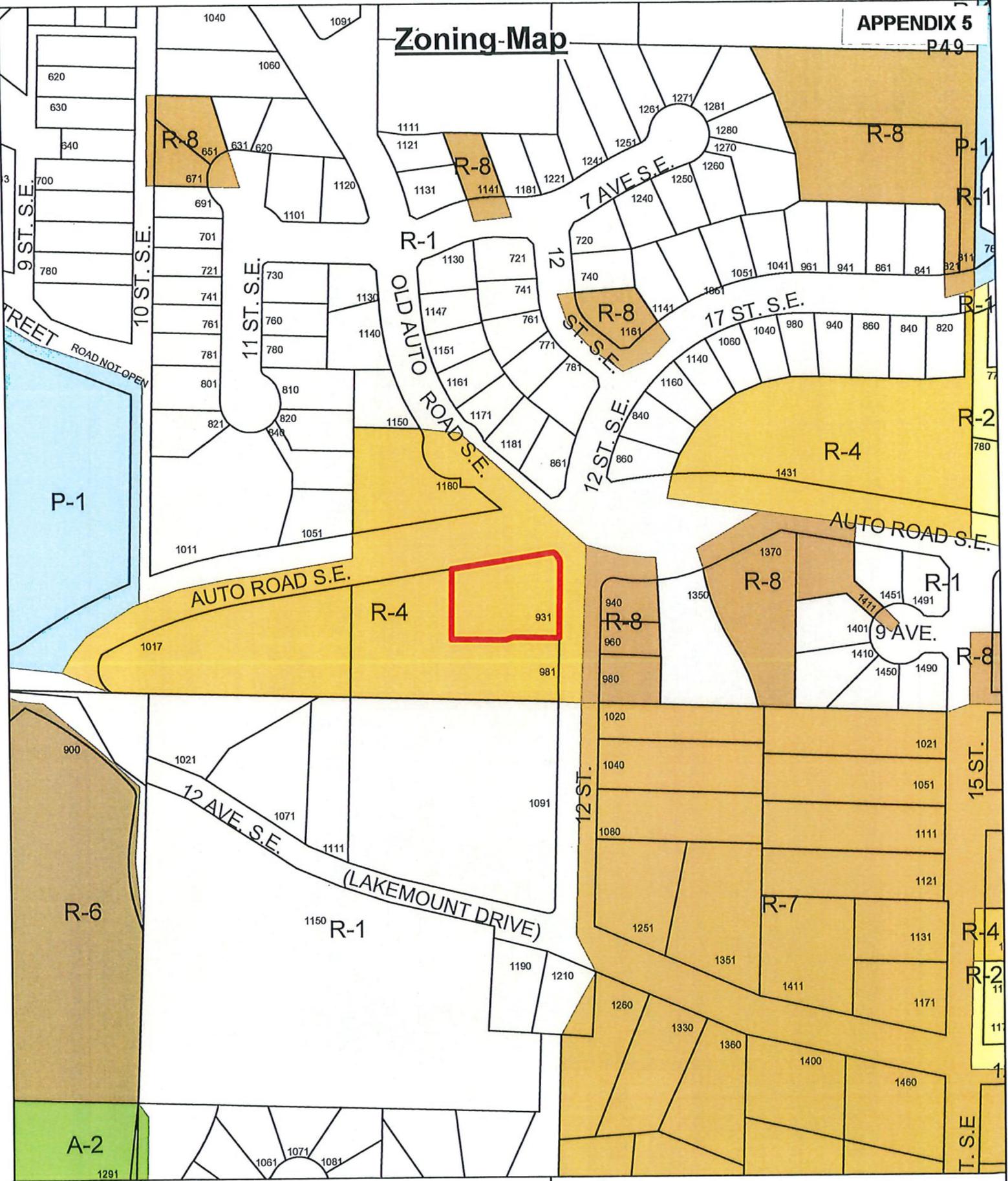
Ortho Photo Date: 2021

-  Subject Property
-  Parcels



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

# Zoning-Map



- Subject Property
- A-2
- P-1
- R-2
- Parcels
- R-6
- R-7
- R-4
- R-8
- R-1

# MAPLE TREE MONTESSORI - Building Addition & Change-of-Use

## DRAWING LIST:

- A1.1 SITE PLAN
- A2.1 FOUNDATION & SLAB PLAN
- A2.2 MAIN FLOOR PLAN
- A2.3 ROOF PLAN
- A3.1 ELEVATIONS
- A4.1 BUILDING SECTIONS
- A5.1 3D VIEWS
- A6.1 WASHROOM DETAILS & THERMAL NOTES

### DEVELOPMENT DATA

**CIVIC ADDRESS:** 931 - 12th St SE, Salmon Arm, BC  
**LEGAL DESCRIPTION:** Lot 1 and Part of Lot 2, Sec 13, Tp 20, R 10, W5M, KDVD Plan K092003  
**SITE AREA:** 2,071.3m<sup>2</sup>(22,295ft<sup>2</sup>)  
**BUILDING AREA:** 285.6m<sup>2</sup>(3,117ft<sup>2</sup>)  
**GROSS FLOOR AREA:** Existing Building: • Basement = 118.9m<sup>2</sup>(1,280ft<sup>2</sup>)  
 • Ground Floor = 233.0m<sup>2</sup>(2,500ft<sup>2</sup>)  
 • Upper Floor = 52.0m<sup>2</sup>(560ft<sup>2</sup>)  
 Proposed Addition: • Ground Floor = 48.9m<sup>2</sup>(527ft<sup>2</sup>)  
 • TOTAL: = 465.3m<sup>2</sup>(5,046ft<sup>2</sup>)  
**ZONING:** R4 - Medium Density Residential  
 Proposed Use: Commercial Daycare Facility (Permitted)

**REQUIRED SETBACKS:**  
 Minimum Setbacks:  
 • 5.0m Front Yard  
 • 3.0m Rear Yard (adjacent to R4)  
 • 1.2m Interior Side Yard (adjacent to R4)  
 • 5.0m Exterior Side Yard

**MAXIMUM HEIGHT:**  
 Maximum Building Height (for Proposed Building): 10.0m  
 • Proposed Use Elevations

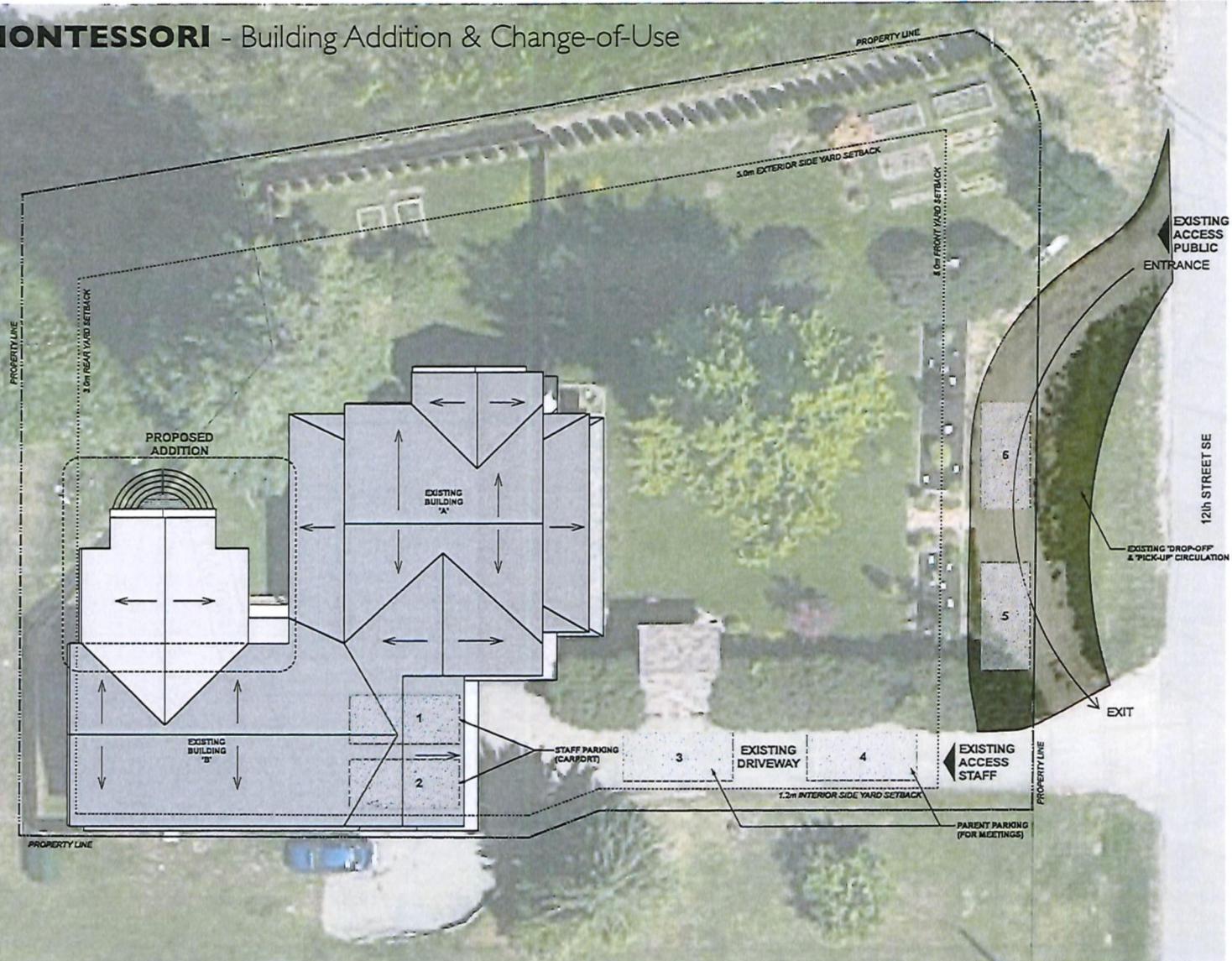
**VEHICLE PARKING:**  
 Required:  
 • Daycare = 1 stall per 25m<sup>2</sup> of Gross Floor Area = 14 stalls  
 Proposed:  
 • 8 stalls (Prior to Development Variance Request regarding parking stall provisions & other site surface)

### BUILDING CODE NOTES

**BUILDING AREA:** Existing Building: 234.9m<sup>2</sup>(2,539ft<sup>2</sup>)  
 Building Addition: 48.9m<sup>2</sup>(527ft<sup>2</sup>)  
 TOTAL: 283.8m<sup>2</sup>(3,084ft<sup>2</sup>)  
**BUILDING HEIGHT:** 2 Storey (A Basement)  
**STREETS FACING:** 2 Streets  
**CONSTRUCTION:** Combustible & Non-Combustible  
**FIRE SUPPRESSION:** Non-Sprinklered  
**OCCUPANCY:** Group A Division 2 - Assembly (as per 3.1.2.6)  
**APPLICABLE BUILDING CODE ARTICLE (2016 BC BUILDING CODE):**  
 3.2.2.2.1. Group A, Division 2, up to 2 Storeys  
 • Construction = Combustible & Non-Combustible Permitted  
 • Building Height = Max. 2 Storeys Permitted  
 • Building Area = Max. 1000m<sup>2</sup> (if facing 2 Streets)  
 • Floor Assemblies are Fire Separations  
 • Roof = 45 minute Fire Resistance Rating  
 • Load-Bearing Walls = 45 minute Fire Resistance Rating  
**EXITING:** Max. Travel Distance to nearest Exit = 20m (as per 3.4.2.5.(1)(b))  
**OCCUPANT LOAD:** as per Provincial Commercial Childcare License  
 • 40 (12 under 20 months old, 28 over 20 months old)  
 • 8 adult  
 • 48 Total Persons  
 \*Max. Occupant Load Sign to be posted in accordance with 3.1.17.1.(2)

### FIRE ALARM & FIRE SUPPRESSION NOTES

• as per Clause 3.2.4.1.(4)(3), a daycare facility with an occupant load more than 40 requires a Fire Alarm System  
 therefore, Fire Alarm System required  
 Daycare Facilities for Children under 20 months  
 • as per Sentence 3.2.2.17.(2)(a) building contains more than one suite, and 3.2.2.17.(2)(b) daycare facility does not share interior means of egress  
 therefore, Fire Alarm System required  
 • as per Sentence 3.2.2.17.(1)(3), daycare facility is not more than 1 storey above or below grade, and the Units will open directly to the exterior at ground level  
 therefore, Fire Suppression System not required (also not required as per sub-section 3.2)



1 SITE PLAN  
 Scale: 1:100

ISSUE	DATE
Concept/Utility Plans	Oct. 12, 2020
Concept/Design/Plan/Specs	Oct. 14, 2020
Building Permit	Aug. 12, 2021

**DRAWN BY:** MLC  
**DATE:** August 2021  
**SCALE:** 1:100

**AVEX ARCHITECTURE**  
 4168 - 49th ST NE  
 RD 306 2306  
 SALMON ARM, BC V1E 4R3  
 Phone: 1-800-455-4555  
 T: 250-515-4801  
 F: 250-515-4801  
 W: www.avexarchitect.ca

**PROJECT:** 20-015  
**MAPLE TREE**  
 Montessori Daycare  
 - Building Addition  
 & Change-of-Use

931 - 12 Street SE  
 Salmon Arm, BC  
**DRAWING TITLE:**  
 SITE PLAN

**DRAWING NO:**  
 A1.1



**PRELIMINARY**

ISSUE	DATE
Conceptual Design Phase	On 11/20/20
Conceptual Design Phase (Rev)	On 11/20/20

DRAWN BY: M.C.  
 DATE: October 2020  
 SCALE: 1/8"=1'-0"



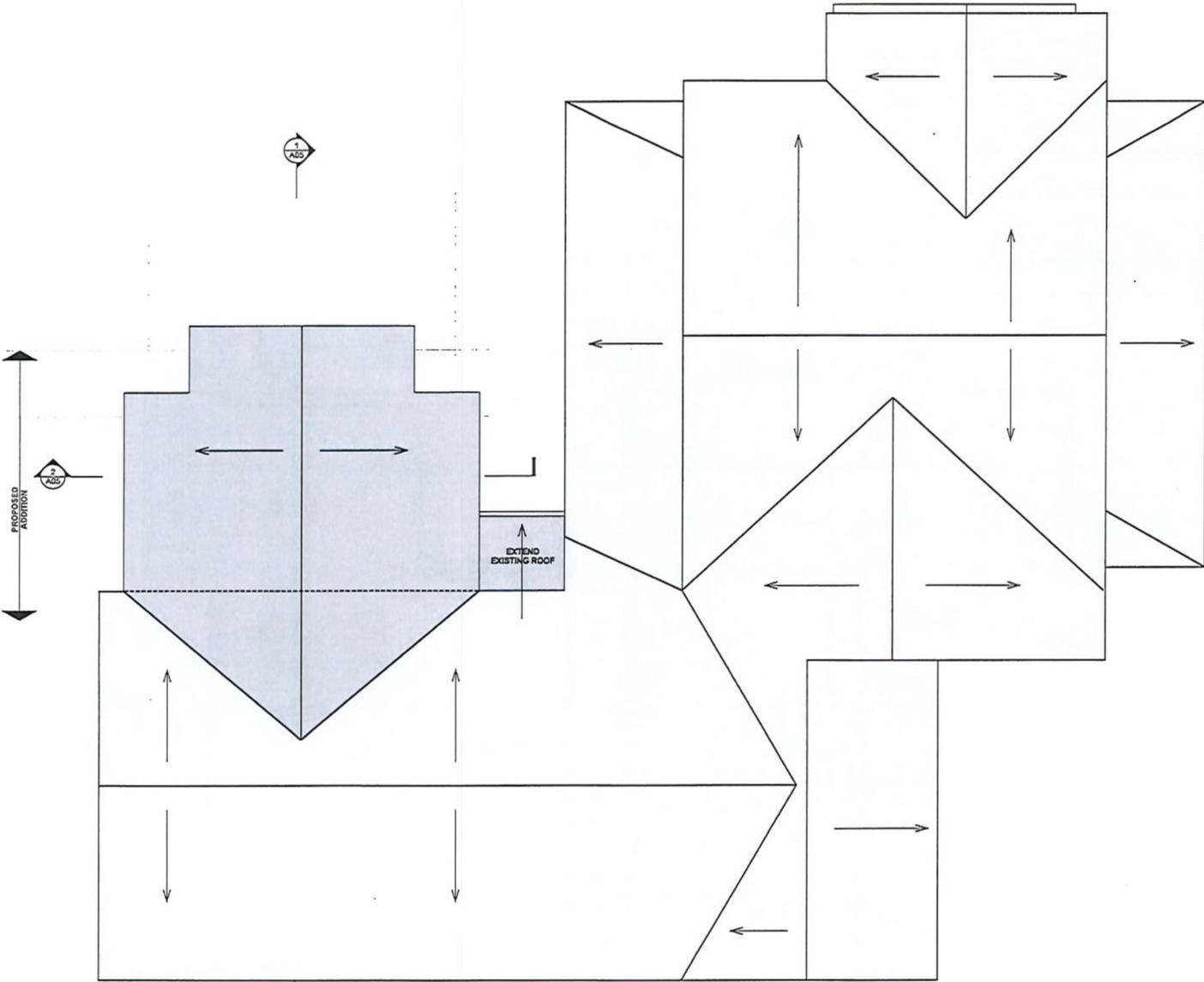
414B - 4th St. NE  
 PO BOX 2320  
 SALEM, OR 97302, VICE 413  
 Matt Lusterian Architect #BC  
 T 505.515-4501  
 E matt@avexarchitecture.com  
 W www.avexarchitecture.com

PROJECT: 20-015  
**Maple Tree**  
 Montessori Daycare

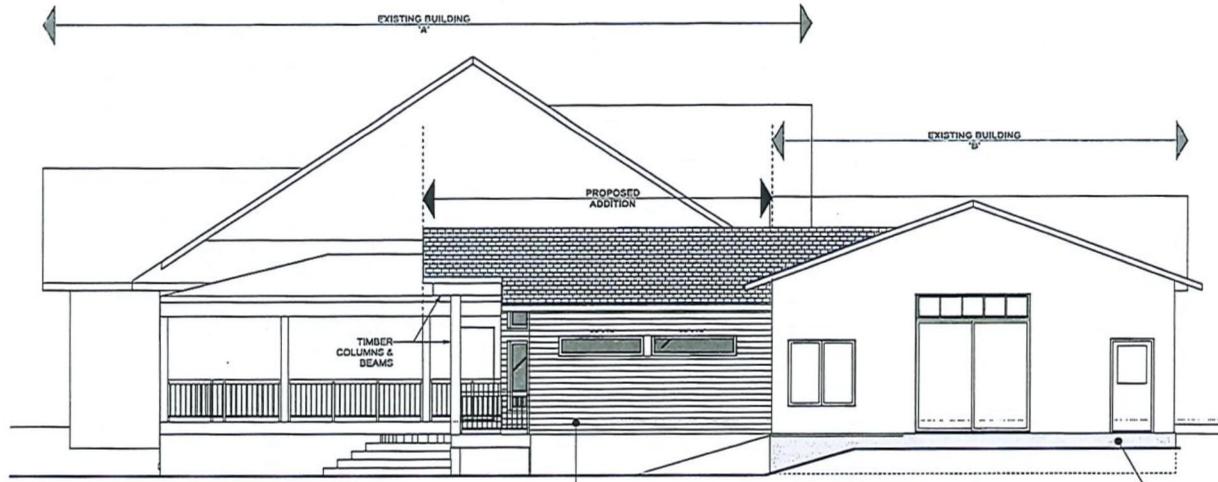
931 - 12 Street SE  
 Salem, OR, OR

DRAWING TITLE:  
**FLOOR PLAN**

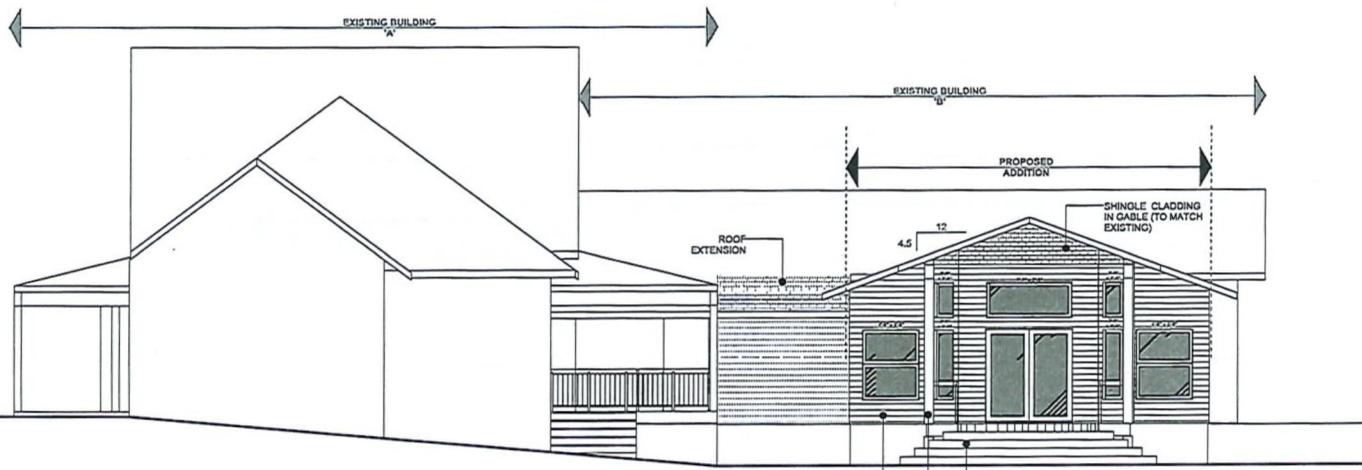
DRAWING NO:  
**A03**



2 MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION  
Scale: 1/4" = 1'-0"

**PRELIMINARY**

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ISSUE	DATE
Conceptual Design Phase	Oct. 12 2020
Conceptual Design Phase (Rev)	Oct. 14 2020

DRAWN BY: H.L.C.  
DATE: October 2020  
SCALE: 1/4"=1'-0"



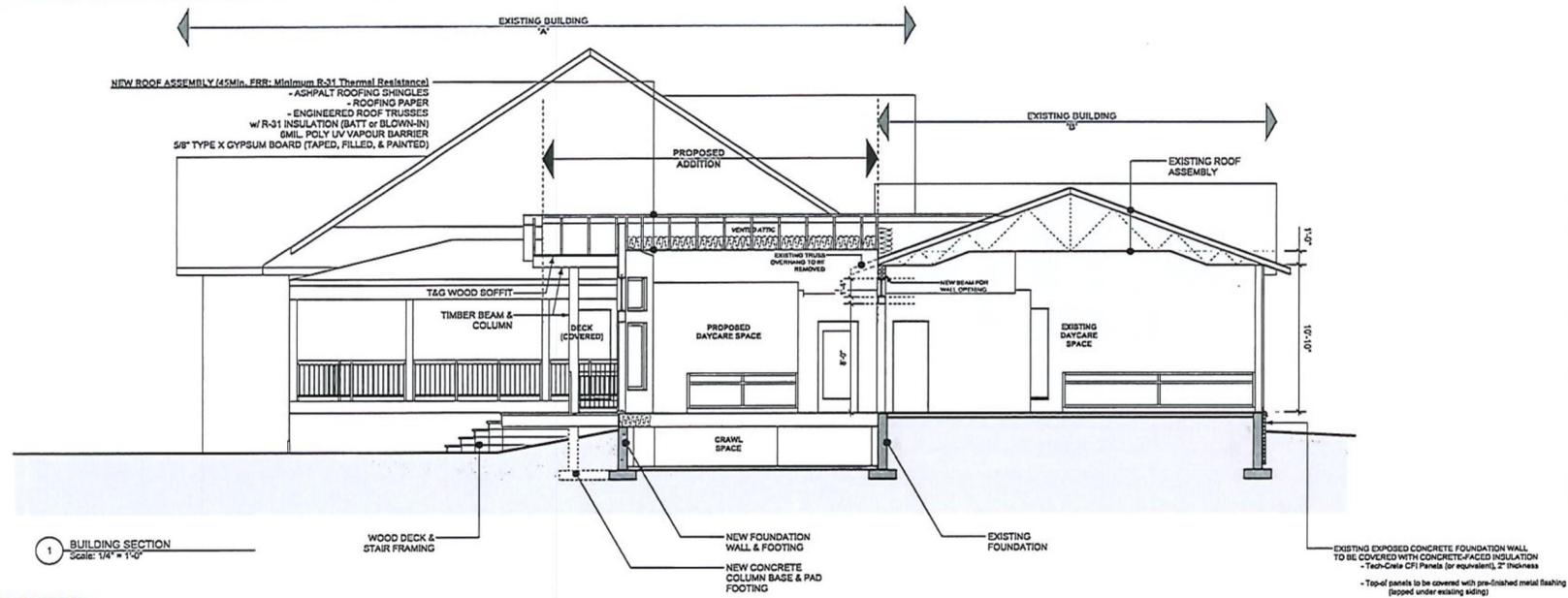
414B - 4th ST. NE  
PO BOX 2350  
SALMON ARM, BC, V1E 4R3  
Marc Lamerton Architect ABC  
T 250-314-8551  
E marcl@avexarchitectural.ca  
W www.avexarchitectural.ca

PROJECT: 20-015  
**Maple Tree**  
Montessori Daycare

931 - 12 Street SE  
Salmon Arm, BC

DRAWING TITLE:  
**ELEVATIONS**

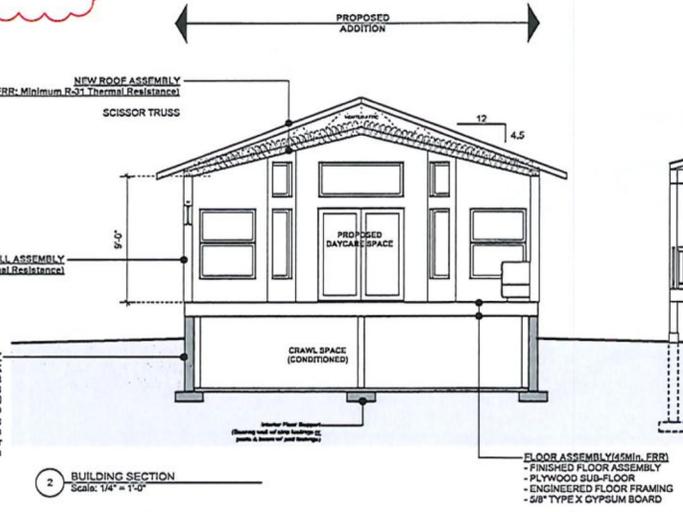
DRAWING NO:  
**A04**



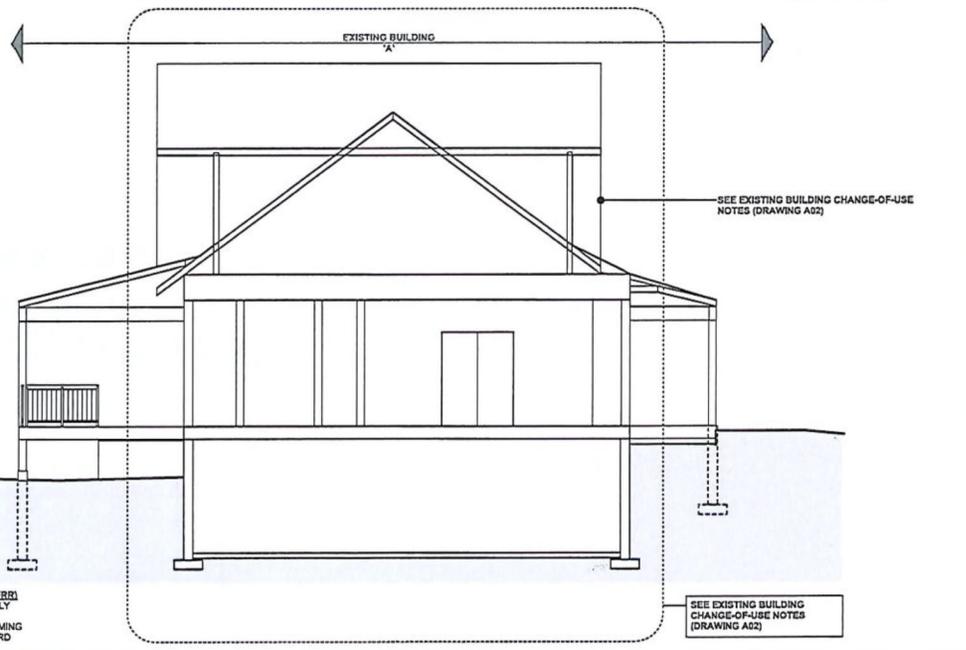
1 BUILDING SECTION  
Scale: 1/4" = 1'-0"

**PROPOSED ADDITION NOTE**  
Contractor to provide alternate price to:

- instead of Crawl Space, provide full-height (8') Basement
- Exterior stair access
- Floor assembly above basement to include 1 Hr. FRR
- 2 Layers 5/8" Type X gypsum board on ceiling
- allow for exterior access door, plus three windows



2 BUILDING SECTION  
Scale: 1/4" = 1'-0"



SEE EXISTING BUILDING CHANGE-OF-USE NOTES (DRAWING A02)



ISSUE	DATE
Conceptual Design Phase	Oct 12 2020
Conceptual Design Phase Rev	Oct 16 2020

DRAWN BY: MLC  
DATE: October 2020  
SCALE: 1/4"=1'-0"

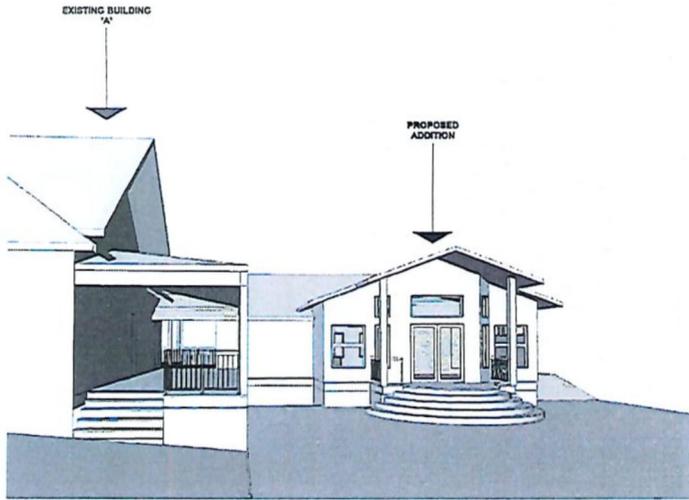


4160 - 46th ST NE  
PO BOX 2350  
SAUNDERS, BC V1C 4R0  
Hvac Lamination Architects ABC  
T 250-515-4521  
E mml@avexarchitecture.ca  
W www.avexarchitecture.ca

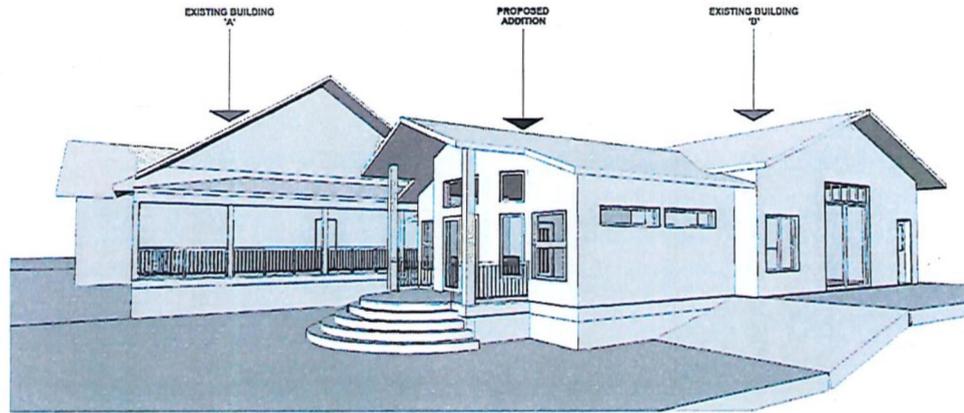
PROJECT: 25-015  
**Maple Tree**  
Montessori Daycare

921 - 13 Street SE  
Salmon Arm BC  
DRAWING TITLE:  
**BUILDING SECTIONS**

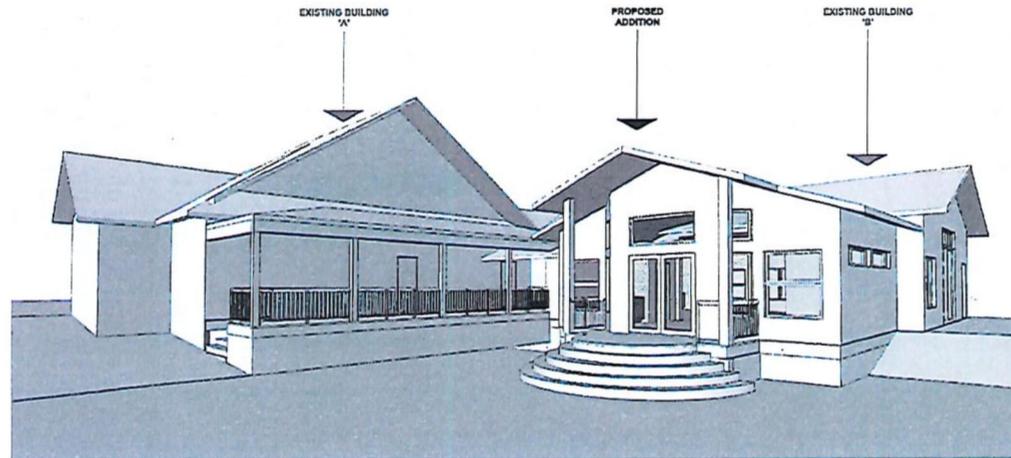
DRAWING NO:  
**A05**



1 View From North



2 View From West



3 View From Northwest

**PRELIMINARY**

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ISSUE	DATE
Concept Draw / Floor	04.11.2023
Concept Draw / Floor plan	04.11.2023

DRAWN BY: P.L.G.  
 DATE: October 2023  
 SCALE: N/A



4140 - 40 ST NE  
 PO BOX 2350  
 SALMON ARM, BC V1E 4H3  
 Marc Lacombe, Architect AIBC  
 T 250-613-8100  
 E marc.lacombe@avexarch.ca  
 W www.avexarch.ca

PROJECT: 20-015  
**Maple Tree**  
 Montessori Daycare

931 - 12 Street SE  
 Salmon Arm, BC

DRAWING TITLE:  
**3D VIEWS**

DRAWING NO:  
**A06**



*Memorandum from the  
Engineering and Public  
Works Department*

---

TO: Kevin Pearson, Director of Development Services  
 DATE: August 13, 2021  
 PREPARED BY: Matt Gienger, Engineering Assistant  
 APPLICANT: H. Roberge, 931 12 Street SE, Salmon Arm, BC, V1E 2C8  
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE VP-536**  
 LEGAL: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP94805  
 CIVIC: **931 12 Street SE**

---

Further to the request for variance dated July 7, 2021; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

The applicant is requesting a variance to

1. Reduce number of required parking spaces (Zoning Bylaw No. 2303).
2. Waive the requirement to provide hard surfacing for onsite parking (Zoning Bylaw No. 2303).
3. Reduce the contribution towards full frontage upgrades (Subdivision and Servicing Bylaw 4163).

#### **1. Reduce number of required parking spaces (Zoning Bylaw No. 2303)**

In order to comply with the required number of parking spaces for the development, the applicant has requested the use of City property on the corner of Auto Road SE and 12 Street SE for parking. Although this is not an official City parking lot, Engineering staff have no objections to the use of this space for the Daycare's parking, subject to:

- Legal agreement in place which clearly defines the responsibility of maintenance on the property and defines an area of permitted use. This agreement should allow City full access to the parking area within 48 hours of written notice. No parking shall be allowed within 12.5m of centerline of Auto Road SE.
- Parking signage installed at the developer's cost that indicates the location of allowed parking for the daycare. Signage to be approved by City before installation.
- Area required for use to be determined by total number of parking spaces needed.
- Although not a requirement, staff recommend developer widen the shoulders of 12 Street SE and install a crosswalk on 12 Street SE to provide safe pedestrian access between parking and daycare (see sketch below).

A portion of the existing parking used by the daycare is within the boulevard of 12 Street SE (see sketch below). These parking spaces are on City property and shouldn't be included in the calculations for onsite parking. Although staff have no concerns with this area being used for parking in the interim, future development of 12 Street SE may prevent parking in this location of City property.

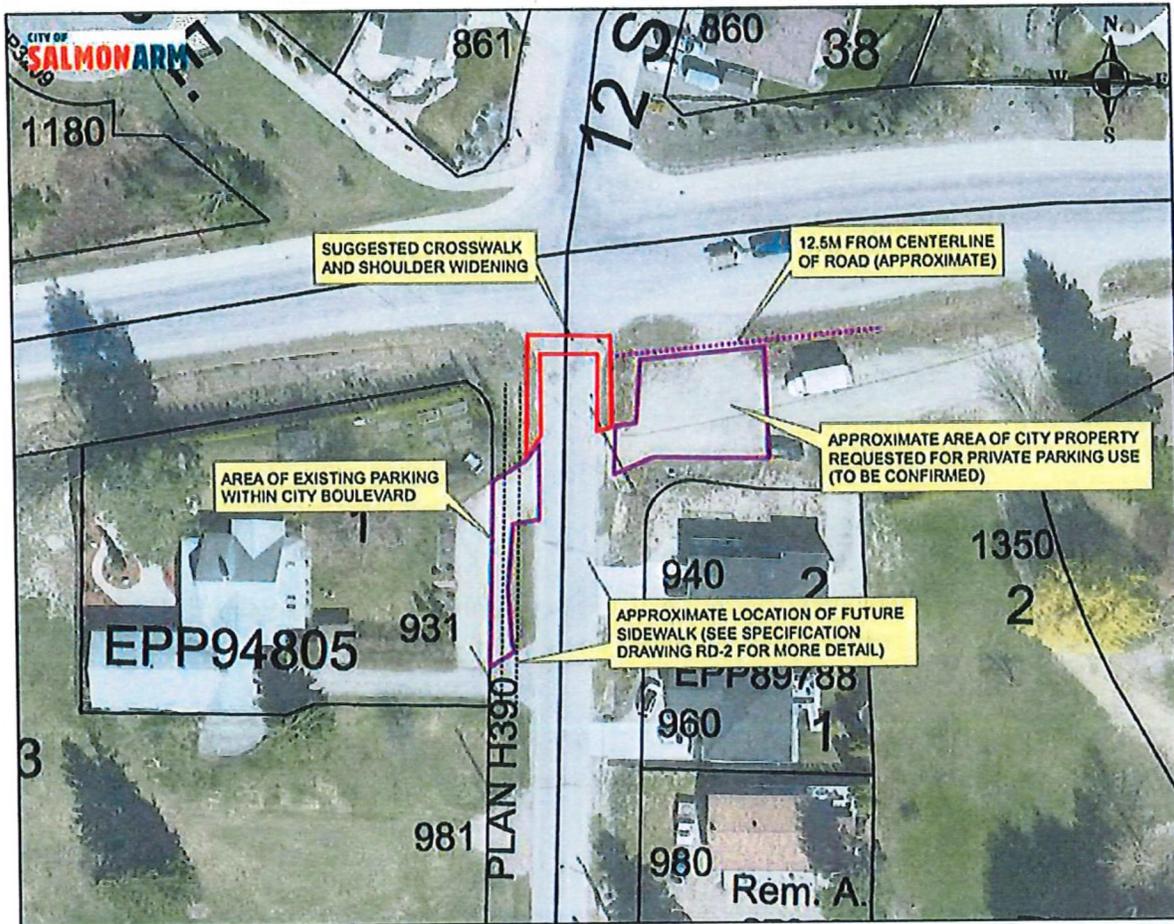
#### **Recommendation:**

**The Engineering Department has no concerns with waiving the requirement for parking and using City property for parking.**

VARIANCE PERMIT APPLICATION VP-536

August 13, 2021

Page 2



- 2. Waive the requirement to provide hard surfacing for onsite parking (Zoning Bylaw No. 2303)

Engineering staff typically discourage gravel accesses and driveways, as sediment often ends up on City roads; however, the existing access and parking are well established and do not currently displace sediment onto 12 Street SE.

**Recommendation:**

The Engineering Department has no concerns with waiving the requirement for hard-surfacing onsite parking.

3. Reduce the contribution towards full frontage upgrades (Subdivision and Servicing Bylaw 4163).

Drawings included with this Variance Permit Application show an addition area under 50m<sup>2</sup>, which would apply for exemption of full works and services as per SDSB Exemption 5.2.3. If the area of this addition were to increase to 50m<sup>2</sup> or more, full works and services would be required with this associated building permit application or any other future building permit application.

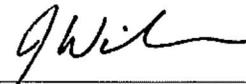
**Recommendation:**

As the current application is exempt from works and services, no variance is required.



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**Matt Gienger**  
Engineering Assistant



---

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

# CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: August 27, 2021

SUBJECT: Development Variance Permit Application No. VP-535  
 Legal: Amended Legal Subdivision 15 of Section 31, Township 20, Range 9, W6M, KDYD, Except Plan 10393 and 21686  
 Civic Address: 6810 Park Hill Road NE  
 Owner: 1309295 BC Ltd (Jas Sandher)  
 Applicant: Onsite Engineering Ltd. (Jan van Lindert)

## STAFF RECOMMENDATION

**THAT:** Development Variance Permit No. VP-535 be authorized for issuance for Amended Legal Subdivision 15 of Section 31, Township 20, Range 9, W6M, KDYD, Except Plan 10393 and 21686 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4163, waiving the requirement to upgrade the west side of Park Hill Road NE to the RD-4 urban Arterial Road, fronting the subject property subject to:

1. The owner/developer extending the multi-use path in a north-south direction for the length fronting the subject property on the east side of Park Hill Road NE and;
2. The owner/developer registering a Land Title Act Section 219 covenant restricting further subdivision of the portion of the subject property west of Park Hill Road.

## PROPOSAL

As a condition of subdivision approval the applicant must upgrade the entire road fronting the subject property to a RD-4 Urban Arterial Road Standard. The applicant intends to construct a 130 lot single family residential subdivision (see Appendix 1) and has received preliminary approval for phase 1 consisting of 34 lots. The applicant is requesting to waive the road upgrade requirements fronting 6810 Park Hill Road NE along the west portion of the road. A letter submitted by the applicant in support of the application is included as Appendix 2.

## BACKGROUND

The subject parcel is located at 6810 Park Hill Road NE, in the Canoe area (see Appendix 3 and 4). The parcel is split designated Low Density Residential and Medium Density Residential in the City's Official Community Plan (OCP) (Appendix 5). In Zoning Bylaw No. 2303, the subject property is split zoned Low Density Residential (R1) on the east portion of the site and R9 (Estate Residential) on the west portion of the subject property (Appendix 6). That portion of the subject property which the proposed variance would apply to is within the Agricultural Land Reserve (ALR) (Appendix 7).

In total the subject property is approximately 14.25ha, that portion on the east side of Park Hill Road NE is approximately 13.8ha and that portion on the west side of Park Hill Road NE is approximately 0.45ha. The subject property, 6810 Park Hill Road NE, is 'hooked' across the road and as a condition of development the entire road must be upgraded to an Urban Arterial Road Standard. The frontage of the portion of land that the variance would apply to is approximately 185m. The portion of frontage that would not be varied and constructed by the owner is approximately 245m.

Given the minimum parcel area permitted in the R9 (Estate Residential) zone (0.4ha/0.99ac), OCP designation and ALR status, further development on that portion of the subject property is not being contemplated.

A picture of the road, dated August 2021 and the RD – 4 Urban Arterial Road Standard is included as Appendix 8.

Adjacent land uses include the following:

North: P1 (Park and Recreation Zone) – Park Hill Community Park  
South: A2 (Rural Holding Zone), P1 (Park and Recreation Zone) and R9 (Estate Residential) – Agriculture, Golf Course and Single Family Dwelling  
East: R1 (Single Family Dwelling) – vacant lots and single family dwellings  
West: A2 (Rural Holding Zone) – Agriculture and single family dwelling

Development of the subject property has been proposed several times since 1993. Below is a summary of various applications. In this instance, the developer is proposing a single family subdivision of 130+ lots in a similar configuration to the last proposal in 2018.

#### 6810 Park Hill Road NE – Summary of Previous Development Proposals

1. In 1993, an application to rezone the property to R-6 (Mobile Home Park) was defeated by Council at third reading (File: ZON-413). Area residents expressed concerns with the density of development and the creation of another mobile home park in Canoe.
2. In 1994, an application to rezone the property from A-2 (Rural Holding) to R-1 (Single Family Residential) was also defeated at third reading (File: ZON-482). Area residents primarily expressed concerns with the proposed density of development.
3. In 1996, an application to rezone the property from A-2 (Rural Holding) to R-7 (Large Lot Single Family Residential) was adopted by Council (ZON-514). The application received little, if any, opposition and was supported by a number of area residents.
4. In 2008, an application to re-designate part of the property from Low Density Residential to Medium Density Residential and to rezone portions of the property from R-7 (Large Lot Single Family Residential) to R-1 (Single Family Residential), R-4 (Medium Density Residential) and R-9 (Estate Residential) zones was adopted by Council (ZON- 841). No concerns were expressed by area residents.
5. In 2018, an application to re-designate the larger portion of the subject property from Medium Density Residential to Low Density Residential and remove a Neighbourhood Park designation and rezone the larger portion of the subject property from R-7 (Large Lot Single Family Residential) and R-4 (Medium Density Residential) to R1 (Single Family Residential), the portion of the parcel on west side of Park Hill Road NE remained R-9 (Estate Residential) (Zon-1109) was adopted by Council. Related to that application, Development Variance Permit (VP - 465) was approved and has since expired. As noted in the applicant's letter, the variance is the same as the subject application (see Appendix 2).

#### COMMENTS

##### Engineering Department

Detailed comments are attached as Appendix 9. The Engineering Department is supportive of the variance request and as a condition of support request that the multi-use path be extended along the east side of Park Hill Road NE to connect to the Park Hill trail entrance just south of the subject property. The extension of the multi-use path would be included as part of the overall improvements required on that portion of the road.

Fire hydrants are to be installed on the east side of Park Hill Road NE to meet the 150m spacing requirement. Fire hydrants within the proposed subdivision are to be installed to meet the minimum spacing requirement. Fire hydrant requirements are not part of the variance request.

Despite current ALR status, OCP designation and zoning the registration of a Section 219 covenant restricting further subdivision of the portion of the subject property on the west side of Park Hill Road ensures that if ever in the future that land were proposed to be subdivided further full frontage improvements would be required.

#### Building Department

The Building Department notes that a geotechnical review is required. In previous applications a comprehensive retaining wall plan was included and should be maintained.

#### Fire Department

No concerns.

#### Planning Department

The applicant is requesting to vary the Subdivision and Development Servicing Bylaw No. 4163 to accommodate development permitted by the zoning. With the subdivision proposal full frontage and servicing upgrades are triggered. However, the proposed lot on the west side of Park Hill Road NE is within the ALR and zoned to prohibit further subdivision and development, making further development unlikely. Furthermore, the upgrading of the road along the ALR portion, as required by the Subdivision and Servicing Bylaw, would be contrary to ALC policies regarding the unnecessary servicing of lands within the ALR as it may create undue pressure for development in the ALR.

Staff note the potential benefit related to providing additional housing aligns with existing use in the area. Given the designation of the portion of land on the west side of Park Hill Road NE, similar to VP – 465, staff remain supportive of this application as it is essentially the same proposal approved by Council on April 23, 2018.



Prepared by: Melinda Smyrl, MCIP, RPP  
Planner III



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



**ONSITE**  
Engineering Ltd.

Head Office-Salmon Arm  
201-231 Trans Canada Hwy  
PO Box 2012  
Salmon Arm, BC V1E 4R1  
Tel: 250-833-5643  
Fax: 1-866-235-6943

## Office Locations:

Salmon Arm	Abbotsford	Golden
Campbell River	North Vancouver	Port Alberni
Prince George	Nanaimo	Courtenay

May 18, 2021

City of Salmon Arm  
500-2<sup>nd</sup> Avenue NE  
Salmon Arm, BC V1E 4N2

OEL File#: 1644-1  
City File#:

Attn: Salmon Arm Mayor and Council, Director of Development Services

Re: **Proposed subdivision of 6810 Park Hill Road, legally described as Amended LS 15 of Section 31, TWp 20, R9, KDYD, except Plans 10393 and 21686**

On behalf of our client Wilmark Homes Ltd/Homecraft Construction Ltd. we recently applied for subdivision of our client's property at 6810 Park Hill Road. The renewed Subdivision proposal is in all material aspects similar to the expired proposal, City file No 17.24(E), dated February 27, 2018. We expect that the engineering requirements as those defined by Bylaw 4163 are to be met before final subdivision approval is granted. We anticipate that these requirements are the same or similar to the 2018 requirements. Therefore, one of the requirements we expect, is that Park Hill Road is to be constructed to the City of Salmon Arm Specification Drawing RD-4.

In 2018, Onsite Engineering and City Staff have discussed a variance to this requirement. At the time our client's variance request was worded as follows:

"The triangle area west of Park Hill Road is "hooked" to the main site. The client has no intention to subdivide this lot, rather sell it as one individual lot. The lot will be serviced off of the infrastructure that is to be constructed in the northern access road to the subdivision. Since the lot will not be subdivided we request to waive the requirement to upgrade the west side of Park Hill Road to the RD-4 standard."

Our client was then and is now prepared to construct the east side of Park Hill Road to the RD-4 standard. We therefore apply for a renewal of the original DVP-465.

If you have any questions, please contact us.

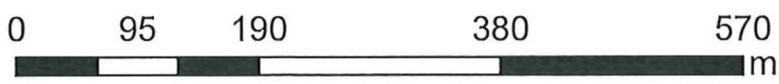
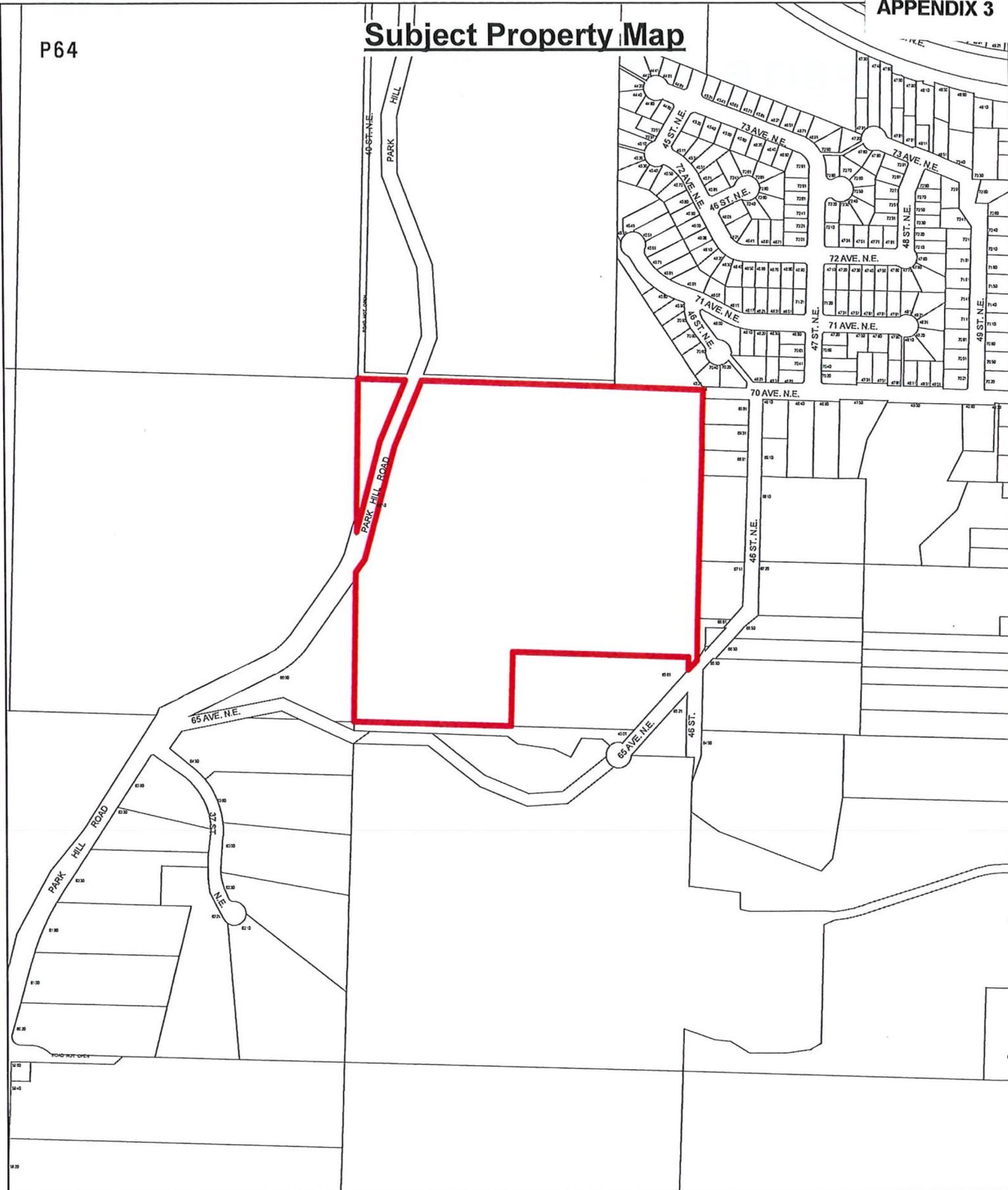
Sincerely,  
Onsite Engineering Ltd.



Jan van Lindert, P.Eng.  
Project Manager

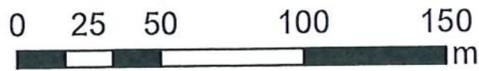
# Subject Property Map

P64



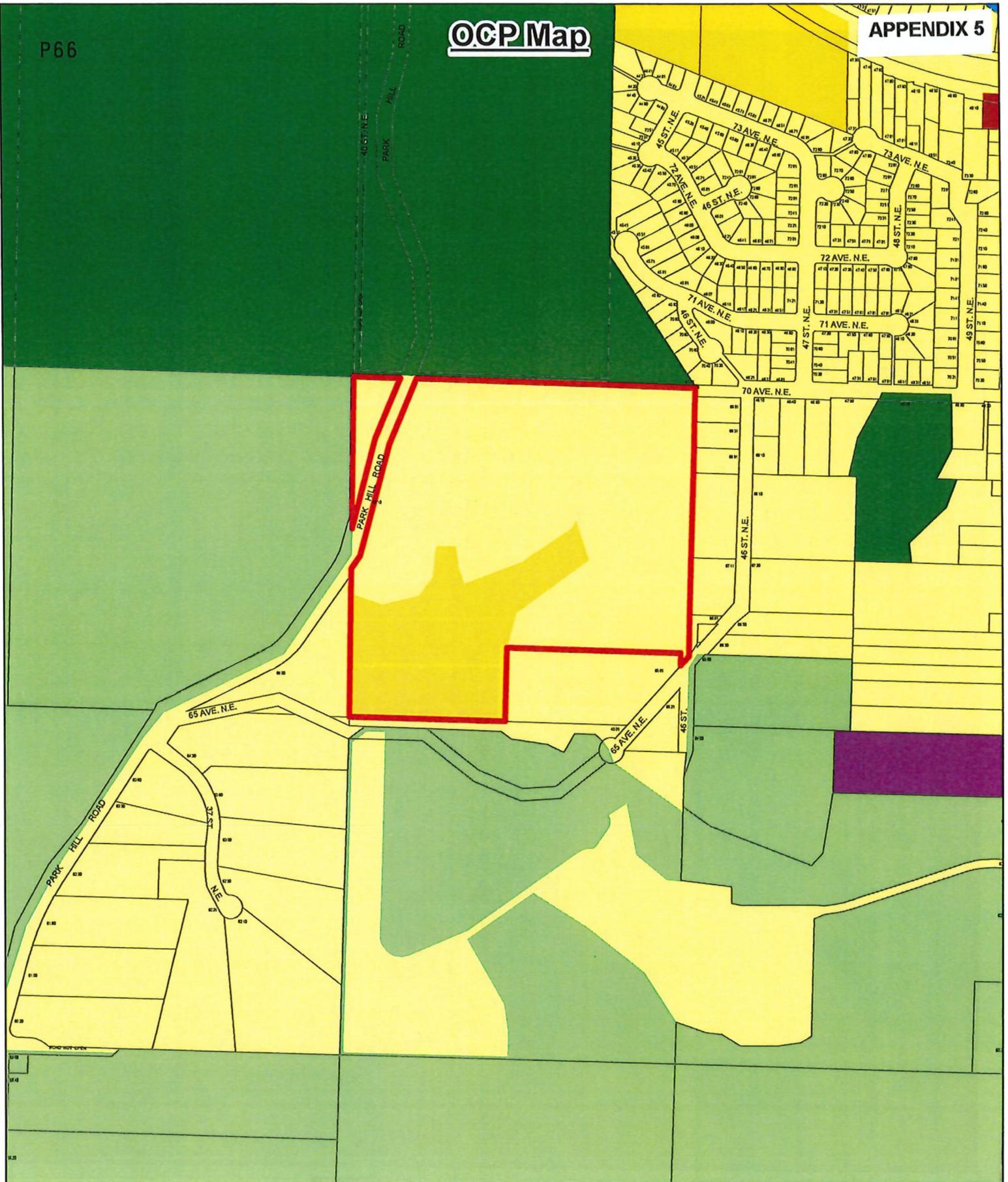
 Subject Property  
 Parcels

Subject Property Map



Ortho Photo Date: 2021

-  Subject Property
-  Parcel Hooks
-  Parcels



- Subject Property
- Parcels
- Acreage Reserve
- Park
- Lake Recreation
- Institutional
- Residential - Low Density
- Residential - Medium Density
- Commercial - Neighbourhood

# Zoning Map

P-1

R-4

C-16

P-3

R-1

P-1

P-3

A-2

R-9

R-8

P-3

P-1

A-2

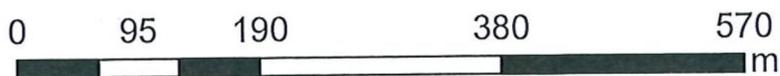
P-1

A-3

CD-13

P-1

A-2

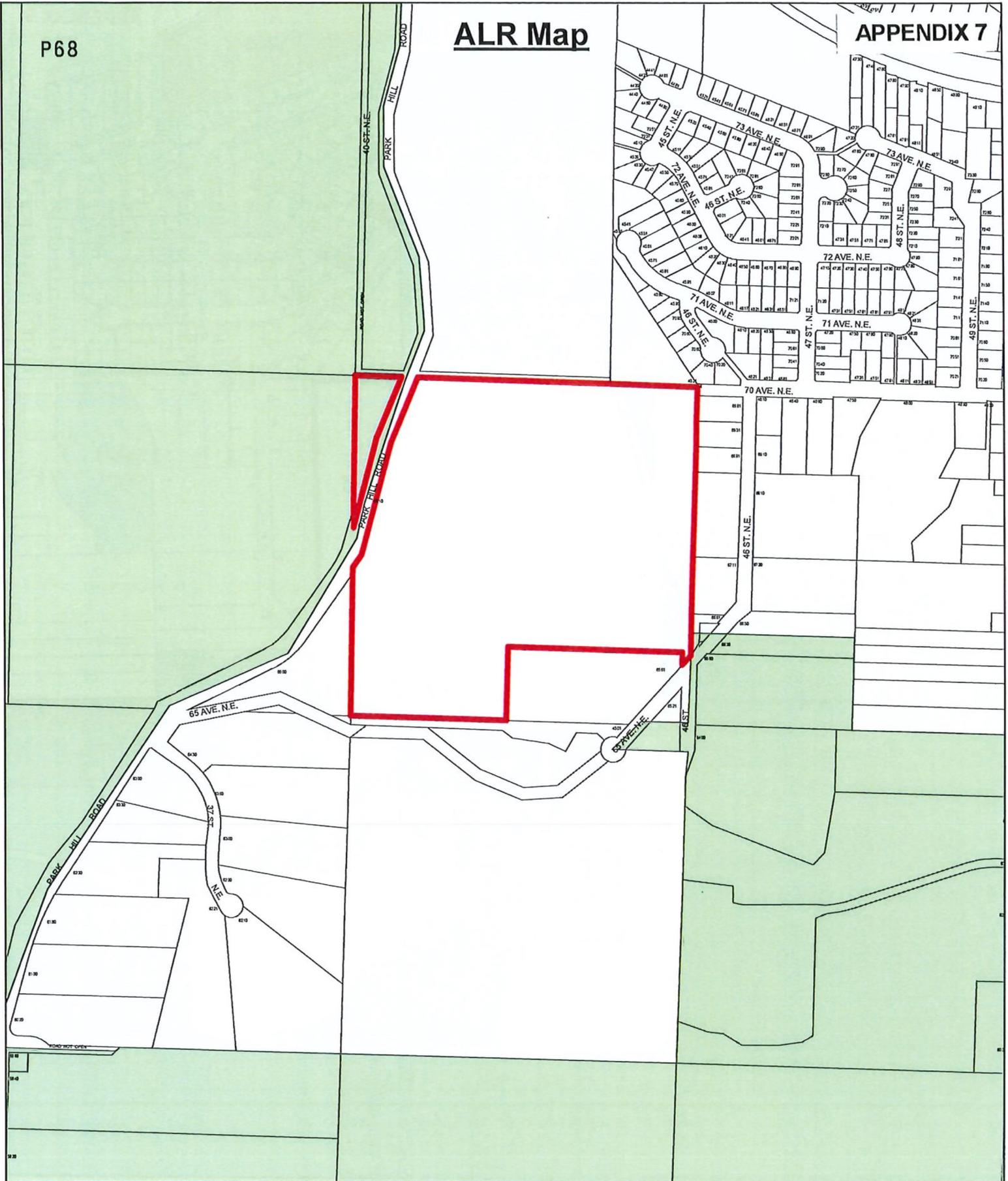


- Subject Property
- A-2
- R-1
- A-3
- R-4
- P-1
- R-8
- P-3
- R-9

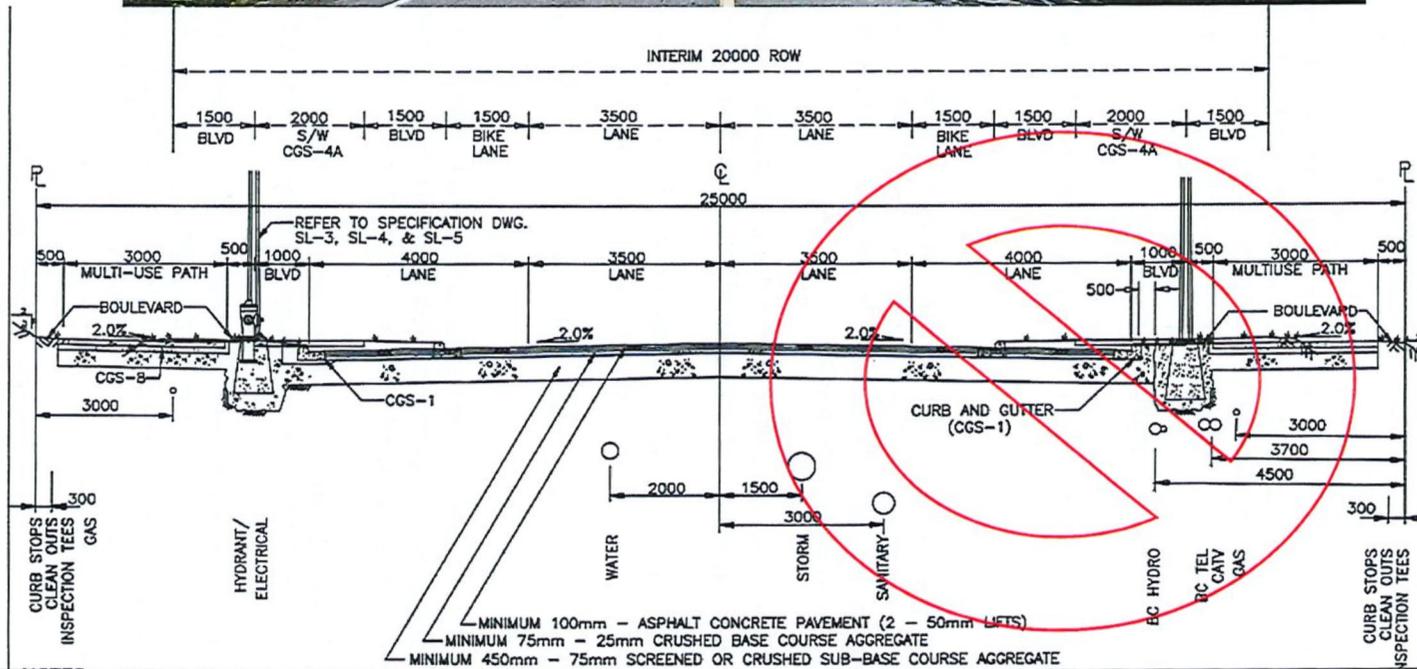
P68

# ALR Map

APPENDIX 7



-  Subject Property
-  Parcels
-  ALR



Development Variance Permit No. 535 - Park Hill Road NE (Current) & Urban Arterial Interim Road Standard – Looking southward and away from Canoe Beach

---

TO: Kevin Pearson, Director of Development Services  
 DATE: 05 August 2021  
 PREPARED BY: Chris Moore, Engineering Assistant  
 OWNER: Wilmark Homes Ltd. & Homecraft Construction Ltd. – 33k677 Arcadia Way, Abbotsford, BC V2S 7T4  
 APPLICANT: **Onsite Engineering Ltd. (Jan van Lindert)**  
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 535 (SERVICING) and SUBDIVISION APPLICATION 21.12**  
 LEGAL: Amended Legal Subdivision 15 of Section 31 Township 20 Range 9 W6M KDYD Plans 10393 and 21686  
 CIVIC: **6810 Park Hill Road NE**

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Further to your referral dated 14 June,2021, we provide the following servicing information:

**General:**

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with 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. 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.
8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.

05 August 2021

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9. 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. Park Hill Road NE, on the subject property's 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 1.712m of additional dedication is required (to be confirmed by BCLS).
2. Park Hill Road NE 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, 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. 65 Ave NE, located on the subject property's south-east corner, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
4. 65 Ave NE 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, street drainage and hydro and telecommunications. Since the frontage is limited to a width of 15m, this upgrade is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
5. The subject property fronts onto 70 Ave NE on the northern boundary. Due to the steep topography, 70 Ave NE cannot be constructed in this location and no dedication or improvements will be required. However, at the east and west ends of the property the existing trail provides access to the park and a 3m x 3m corner cut will be required across the NW and NE corners of the subject property.
6. The property is designated as a Hillside Development and internal streets may therefore be designated as Urban Local Road (Hillside Development) or Urban Single Lane Local Road (Hillside Development) with an ultimate 18.0m and 12.0m dedication respectively. Owner/developer will be required to construct roads in accordance with specification drawings RD-15 and RD-16.
7. Corner cuts will be required at the junction with Park Hill Road (5m x 5m) and internally (3m x 3m.)

**P72 VARIANCE PERMIT APPLICATION FILE NO. VP- 535 (SERVICING) and SUBDIVISION APPLICATION 21.12**

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8. No direct access will be permitted to Park Hill Road by individual lots, except for the portion of land to the west of Park Hill Road which will be permitted one access. Each lot to be reviewed to confirm that driveways comply with the requirements of Policy 3.11.
9. Owner/developer is responsible in ensuring all boulevards and driveways are graded towards roadway at minimum 2.0%
10. Temporary dead-end roads internal to the subdivision may be terminated with a paved temporary T-turn around in accordance with Specification Drawing No. RD-13.

**Water:**

1. The subject property fronts a 250mm diameter Zone 1 water main on the northern boundary, a 100mm diameter Zone 1 water main at the south-east corner on 65 Ave NE and a 500mm diameter Zone 2 water main on Park Hill Road. The Owner / developer is required to upgrade the 100mm water main on 65 Ave NE along the property's frontage to 150mm. Since this work is considered premature at this time, a 100% cash in lieu contribution for future works will be required.
2. Subdivision is to be serviced by extension of Zone 2. Water distribution design to be looped internally, with two feeds from Park Hill Road.
3. The proposed parcels are each to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. 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. Fire Hydrant spacing is insufficient; developer is responsible for installing hydrants along Park Hill Road as needed to meet the 150m spacing requirement. Internal Fire Hydrants will also be required to meet the minimum applicable spacing requirement.

**Sanitary:**

1. The subject property does not front on the City's sanitary sewer collection system. Extension of the system westward from 46 St NE within the recently dedicated right of way will be required.
2. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
3. Proposed parcels 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.

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**Drainage:**

1. The subject property does not front on the City's storm drainage 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. Discharge to the "Lund Pond" has been previously agreed in principle, through the recently dedicated right of way and shall be in accordance with Section 7.3.
4. The proposed parcels shall be serviced each by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.

**Geotechnical:**

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

**Variance Request:**

The applicant is requesting to waive the requirement to upgrade the Western side of Park Hill Road fronting the property to a RD-4 Standard.

Park Hill Road NE is a transition between the Urban Area to the East and the Rural Area to the west. The triangle hooked parcel however falls within the urban containment boundary but is located on the "rural side" of the road.

This development is isolated between Park Hill Trails to the north, development area to the south and farm land to the west. It is unlikely that further upgrades will ever be completed on the west side. Extending the multi-use path on the east side to the trails to the north would be more beneficial than upgrading the frontage on the west side of the road.

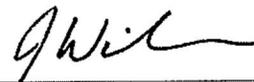
The Engineering Department supports the request to waive the requirement to upgrade the western portion of Park Hill Road be approved, subject to a "no further subdivision" covenant being registered on the hooked parcel and extension of the multi-use path on the east side to the trails.

It is also noted that prior to subdivision, the hooked parcel is to be fully serviced with water and sanitary services and a culvert to allow access across the existing ditch.



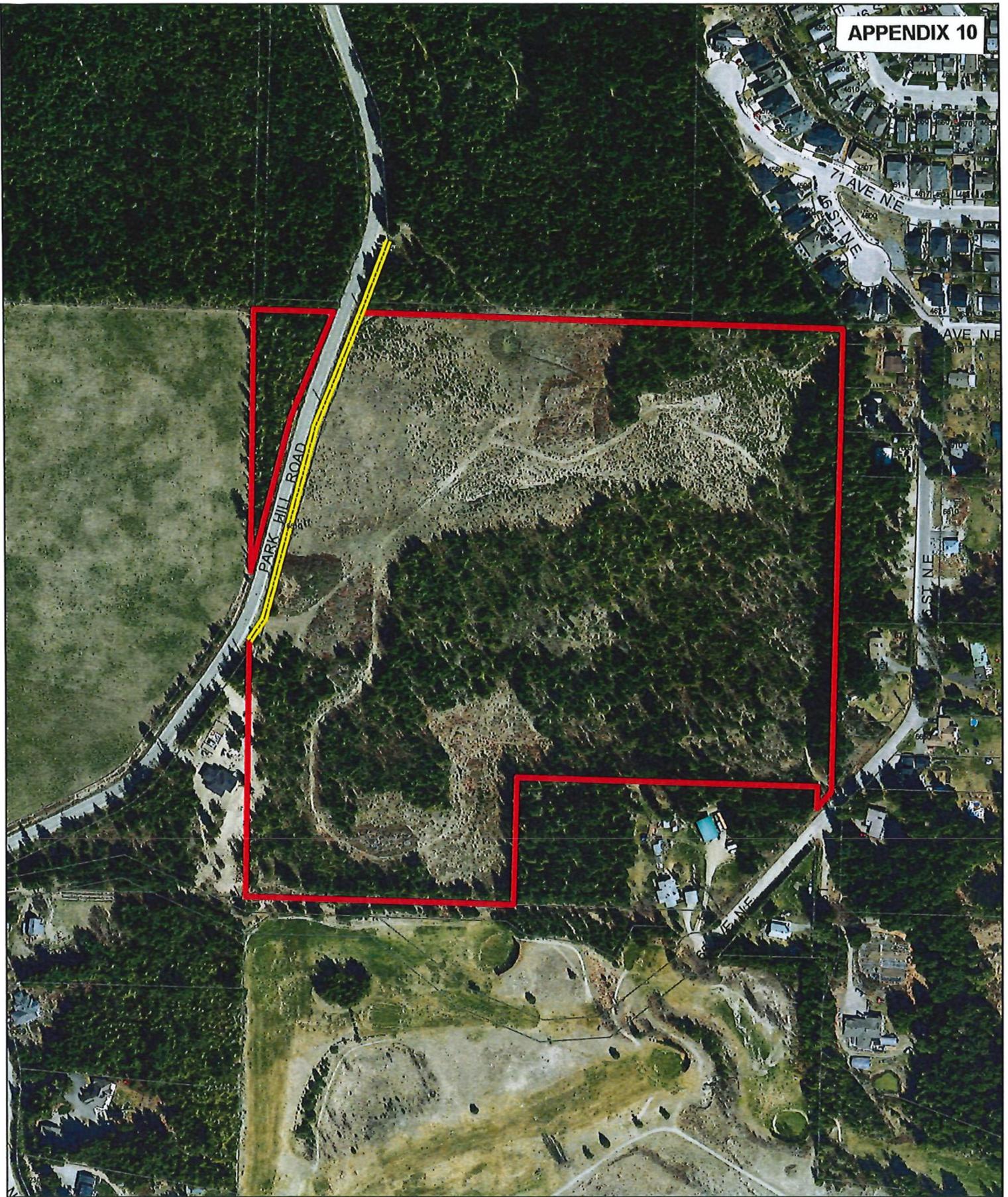
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**Chris Moore**  
Engineering Assistant



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



-  Proposed Multi-Use Path
-  Subject Property
-  Parcels

To: His Worship Mayor Harrison and Members of Council

Date: August 23, 2021

Subject: Agricultural Land Commission Application No. 409 (Subdivision)

Legal: That part of Lot 8 outlined on Plan B4633; Section 16, Township 20, Range 10, W6M, KDYD, Plan 132, Except Plans H401 and EPP64991  
 Civic Address: 3191 10 Avenue (TCH) SW  
 Owner: 1276802 Alberta Ltd.  
 Agent: Warren Stevenson

### **STAFF RECOMMENDATION**

**THAT: Agricultural Land Commission Application No. ALC. 409 be authorized for submission to the Agricultural Land Commission**

### **PROPOSAL**

The subject property is 'hooked' across the newly dedicated and constructed 9 Avenue SW. The parcel configuration is the result of the improvements related to the Trans Canada Highway four-laning project in the same area. Given the physical separation of the site, the applicant is seeking two separate titles for future commercial and agriculture uses. The northern portion of the subject property would be approximately 0.9863ha in area and the southern portion would be 1.032ha in area. The application submitted to the Agricultural Land Commission (ALC) is included as Appendix 1.

### **BACKGROUND**

The subject property along with the adjacent lot to the east were both under application for Agricultural Land Reserve (ALR) Exclusion in 2016. City Council did not support those applications and they did not proceed to the ALC for consideration.

The subject property is approximately 2.0ha in area and comprises the north and south sides of 9<sup>th</sup> Avenue SW (Appendices 2 and 3). The northern portion of the subject property is within the Agricultural Land Reserve (ALC), designated in the Official Community Plan (OCP) as Acreage Reserve and zoned A2 Rural Holding Zone. The southern portion is designated in the OCP as Commercial Highway Service/Tourist and zoned C3 Service Commercial (see Appendices 4, 5 and 6). The Urban Containment Boundary bisects the subject parcel along the centerline of 9 Avenue SW, with the southern portion of the subject property within the Urban Containment Boundary (UCB), the northern portion outside the UCB.

The Unimproved Soil Class Map (Appendix 7) shows classes 3, 4 and 6 soils. The Improved Soil Class Map (Appendix 8) shows class 2 and 4 soils. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.

Most of the land in the ALR is also affected by the Riparian Area Protection Regulation (RAPR) and within the 200-year floodplain of the Salmon River. There is minimal potential for urban/commercial development on the northern portion of the subject property.

Adjacent land uses include the following:

North: A2 – Rural Holding Zoning/Rural Residential & Salmon River  
 South: A2 – Rural Holding Zoning/Rural Residential & Trans Canada Highway

East: A2 – Rural Holding Zoning/Rural Residential & C3 – Service Commercial Zoning/Country Camping  
West: A2 – Rural Holding Zoning/Rural Residential

## COMMENTS

### Engineering Department

At the time of subdivision application, the owner/developer will be subject to the requirements of the Subdivision and Development Servicing (SDS) Bylaw No. 4163. The comments of the Engineering Department are enclosed as Appendix 8.

### Building Department

No concerns.

### Fire Department

No concerns.

### Agricultural Advisory Committee

The Agricultural Advisory Committee reviewed the application at their August 11, 2021 meeting and passed the following resolution:

THAT: The AAC recommends that ALC Application No. 409 be forwarded to the ALC.

### Planning Department

In reviewing subdivision applications a number of factors are considered including – provincial legislation, OCP designations and permitted uses, minimum parcel areas and widths as regulated by Zoning Bylaw No. 2303 and servicing. Should the ALC support the proposed subdivision, the owner would then have to make a subdivision application to the City.

In this instance, the policies regarding subdivision in the ALR for split designated lots is unclear. The ALC typically considers the negative or positive impacts the proposed development may have on the subject property and agricultural uses adjacent lands, scenarios such as this are rare and it is unknown how this application would be considered by the ALC.

The existing split classification of the property with regard to the OCP does not discourage the proposed subdivision. In terms of growth management the OCP specifically discourages subdivision outside of the Urban Containment Boundary as a means to maintain large parcels within the Rural areas and keep urban development contained. The subject property is split classified along the OCP and UCB boundaries. Consistent with the OCP and UCB boundaries, servicing is in place for the portion of the subject property to the south and has not been extended to service the northern portion of the subject property. As per the Subdivision and Development Servicing Bylaw No. 4163, should subdivision application be submitted consistent with the proposed ALC subdivision, servicing of the northern portion would be discouraged on the basis of OCP designation and zoning.

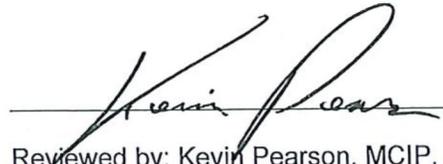
With regard to zoning, while approval of the subdivision would result in a parcel smaller than permitted under the A2 zone (4.0ha/9.9ac) because the parcel is the result of road dedication (9 Avenue SW), Section 4.18 of the Zoning Bylaw states that the parcel would be considered conforming to the bylaw. The portion of the property zoned C3 would be conforming as the minimum parcel area for that zone is 465m<sup>2</sup> (5005.4ft<sup>2</sup>) and a required width of 15m (49.2ft).

Given the existing configuration of the subject parcel and existing bylaws encouraging commercial development along the Trans Canada Highway frontage and agricultural development outside of the UCB, staff are supportive of this application.



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Prepared by: Melinda Smyrl, MCIP, RPP  
Planner



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

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 63602

**Application Status:** Under LG Review

**Applicant:** 1276802 Alberta Ltd.

**Agent:** Warren Stevenson

**Local Government:** City of Salmon Arm

**Local Government Date of Receipt:** 07/23/2021

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Subdivision

**Proposal:** The subject parcel comprises approximately 2.0183 ha of which the southern 1.032 ha fronting the Trans Canada Highway (aka 10th Ave SW) is designated C-3 Commercial. The remaining .9863 ha at the north end of the property is designated agricultural. As part of the Provincial Governments Four Laning of the Trans Canada Highway through Salmon Arm, highway access to the commercial area was terminated and a new 9th Ave SW was created which bisects the Property (and separates the commercial and agricultural uses) as well as providing access.

## Agent Information

**Agent:** Warren Stevenson

**Mailing Address:**

128 - 6033 London Road

Richmond, BC

V7E 0A7

Canada

**Primary Phone:** (604) 241-4420

**Email:** wstevenson@cancorp.com

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 012-521-884

**Legal Description:** THAT PART OF LOT 8 OUTLINED RED ON PLAN B4633; SECTION 16 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 312 EXCEPT PLAN H401

**Parcel Area:** 2 ha

**Civic Address:** 128 - 6033 London Road

**Date of Purchase:** 06/29/2007

**Farm Classification:** No

**Owners**

1. **Name:** 1276802 Alberta Ltd.

**Address:**

128 - 6033 London Road

Richmond, BC

V7E 0A7

## Current Use of Parcels Under Application

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*No Agriculture*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*No Agricultural Improvements*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*No Non Agricultural Activity*

## Adjacent Land Uses

### North

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Salmon River / Rural Holding

### East

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Rural Holding / No Agriculture

### South

**Land Use Type:** Commercial / Retail

**Specify Activity:** C3 Commercial Land

### West

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Rural / Farm Use

## Proposal

**1. Enter the total number of lots proposed for your property.**

*1 ha*

*1 ha*

**2. What is the purpose of the proposal?**

*The subject parcel comprises approximately 2.0183 ha of which the southern 1.032 ha fronting the Trans Canada Highway (aka 10th Ave SW) is designated C-3 Commercial. The remaining .9863 ha at the north end of the property is designated agricultural. As part of the Provincial Governments Four Laning of the Trans Canada Highway through Salmon Arm, highway access to the commercial area was terminated and a new 9th Ave SW was created which bisects the Property (and separates the commercial and agricultural uses) as well as providing access.*

**3. Why do you believe this parcel is suitable for subdivision?**

*We believe the parcel is suitable for subdivision due to the two distinct and separate land uses combined with the fact that the property is now physically separated in two by the new paved municipal road (9th Ave. SW). Given the foregoing uses/physical separation, the lands are more suited to separate titles for potential future agricultural use.*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

*The proposal supports agriculture in the long-term as the likelihood of improving for agricultural purposes in the future is more likely as a separate agricultural parcel which in the future may also potentially be amalgamated with adjacent agricultural parcels.*

**5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.**

*No*

**Applicant Attachments**

- Agent Agreement-Can. Corp. Properties
- Site Photo-Aerial Hwy Improvement Project
- Proposal Sketch-63602
- Other correspondence or file information-MoTH Site Drawing
- Certificate of Title-012-521-884

**ALC Attachments**

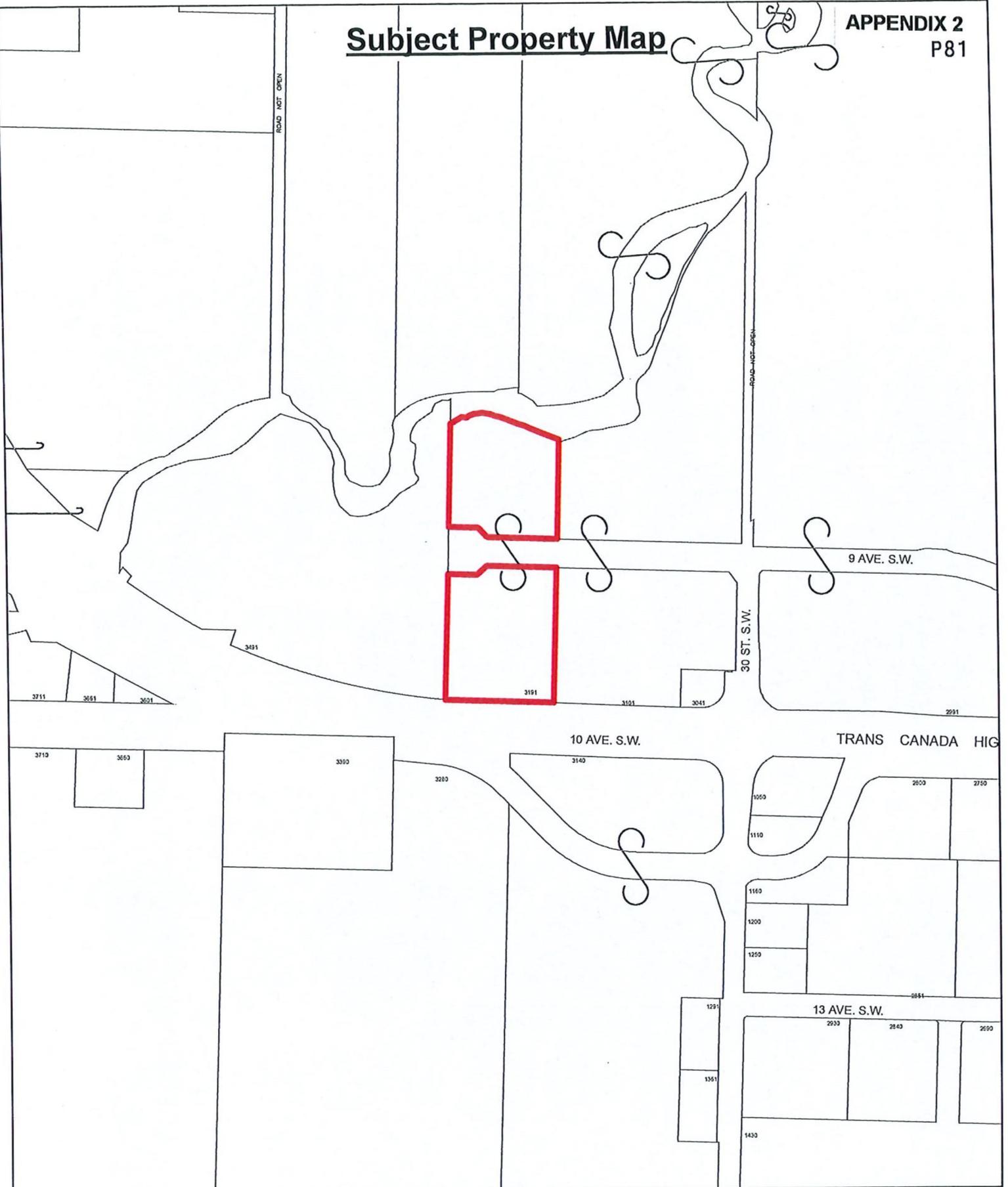
None.

**Decisions**

None.

# Subject Property Map

APPENDIX 2  
P81

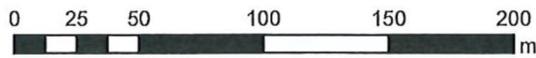


-  Subject Property
-  Parcels
-  Parcel Hooks

P82

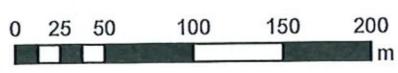
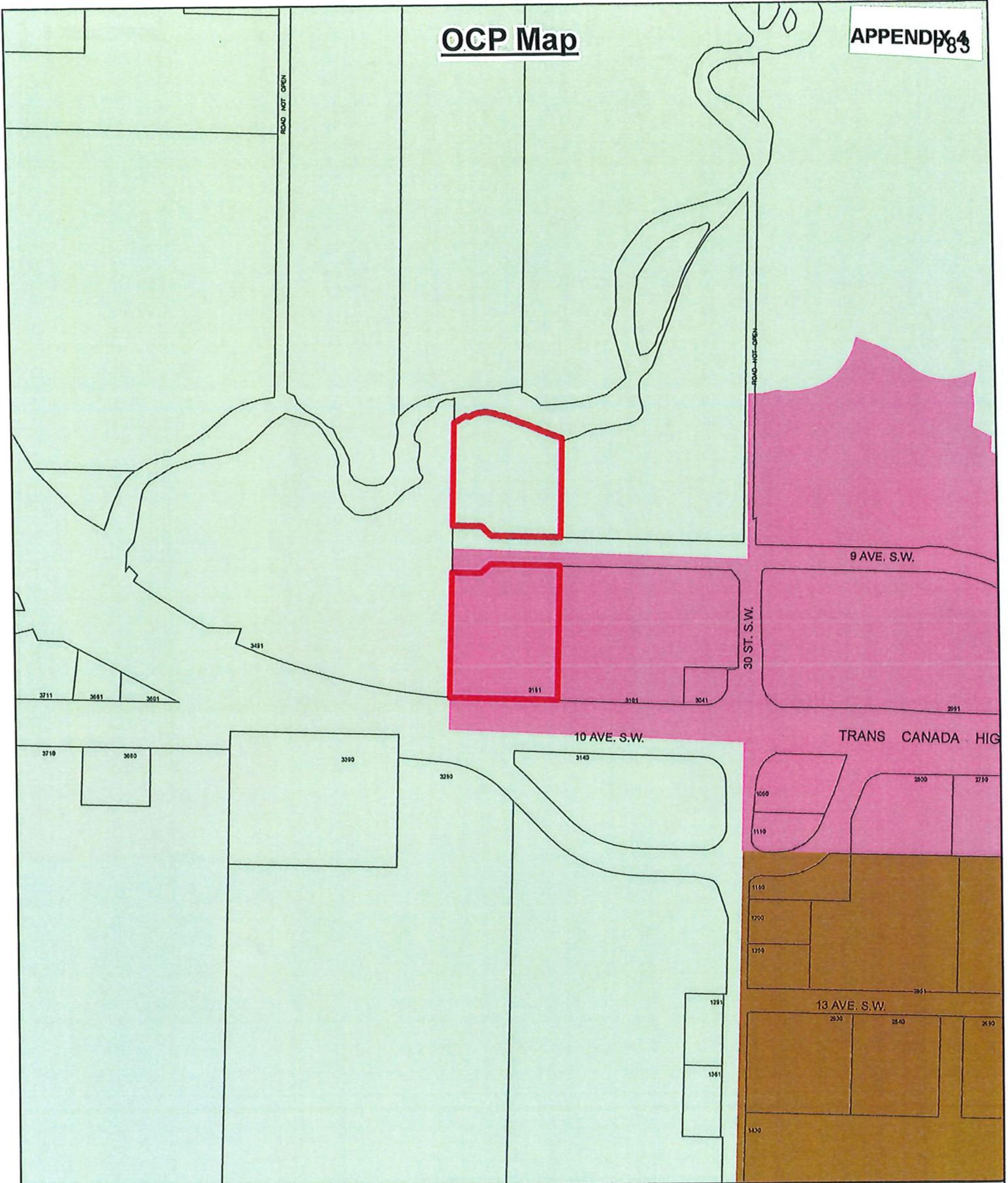
OrthoMap

APPENDIX 3



-  Subject Property
-  Parcels

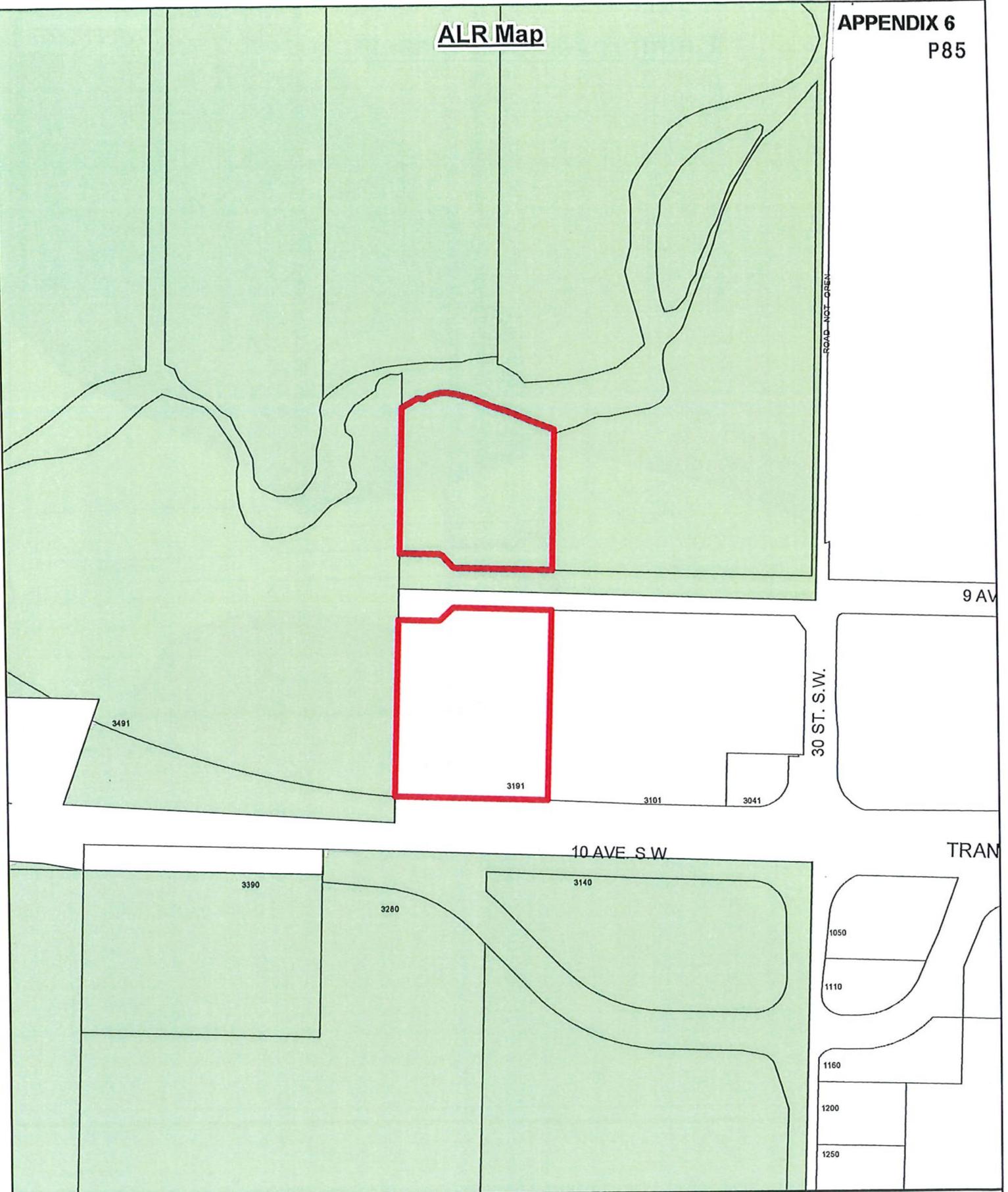
# OCP Map



-  Subject Property
-  Salmon Valley Agriculture
-  Parcels
-  Commercial - Highway Service / Tourist
-  Industrial - General



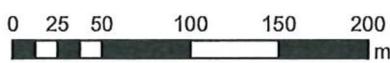
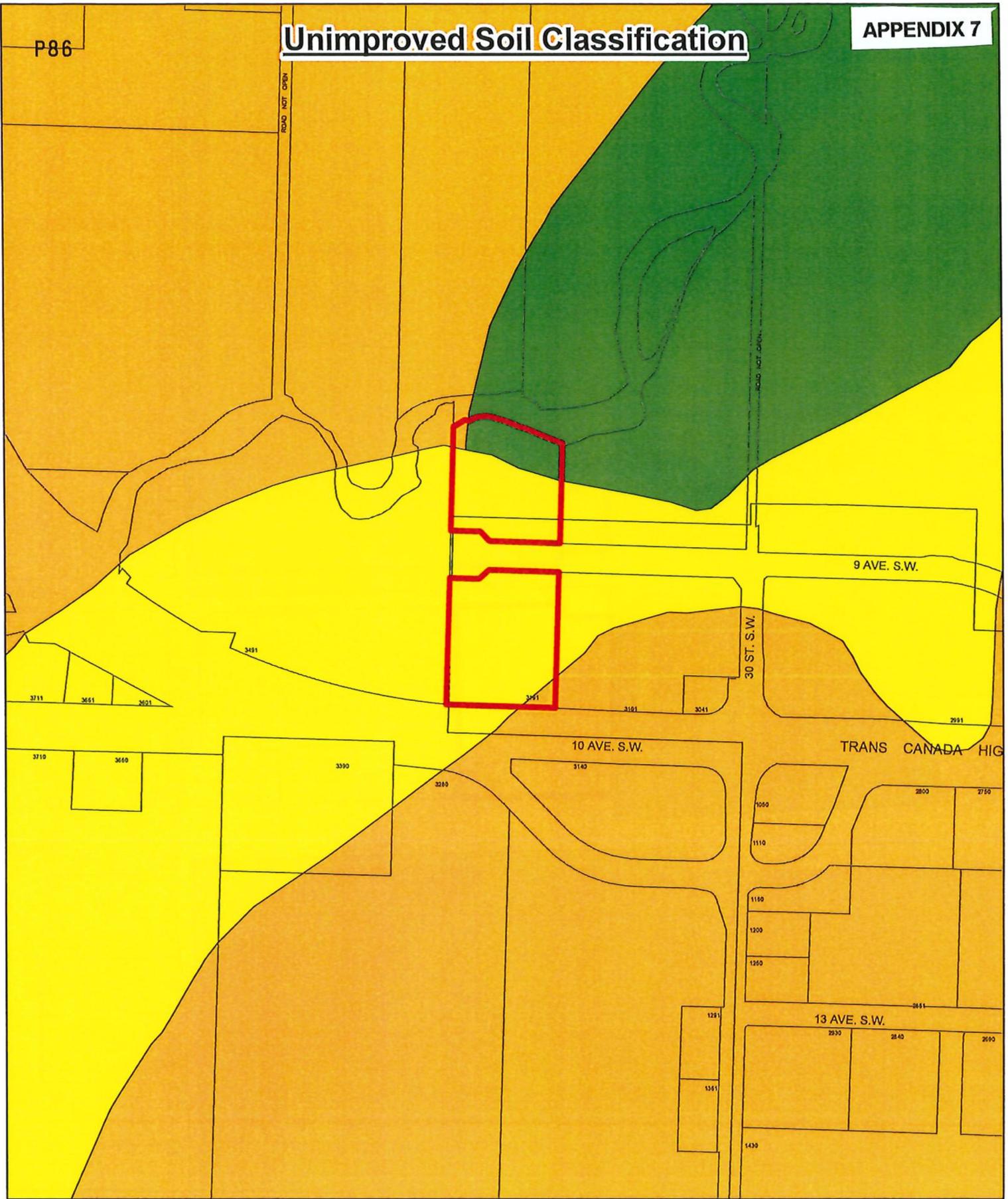
ALR Map



-  Subject Property
-  Parcels
-  ALR

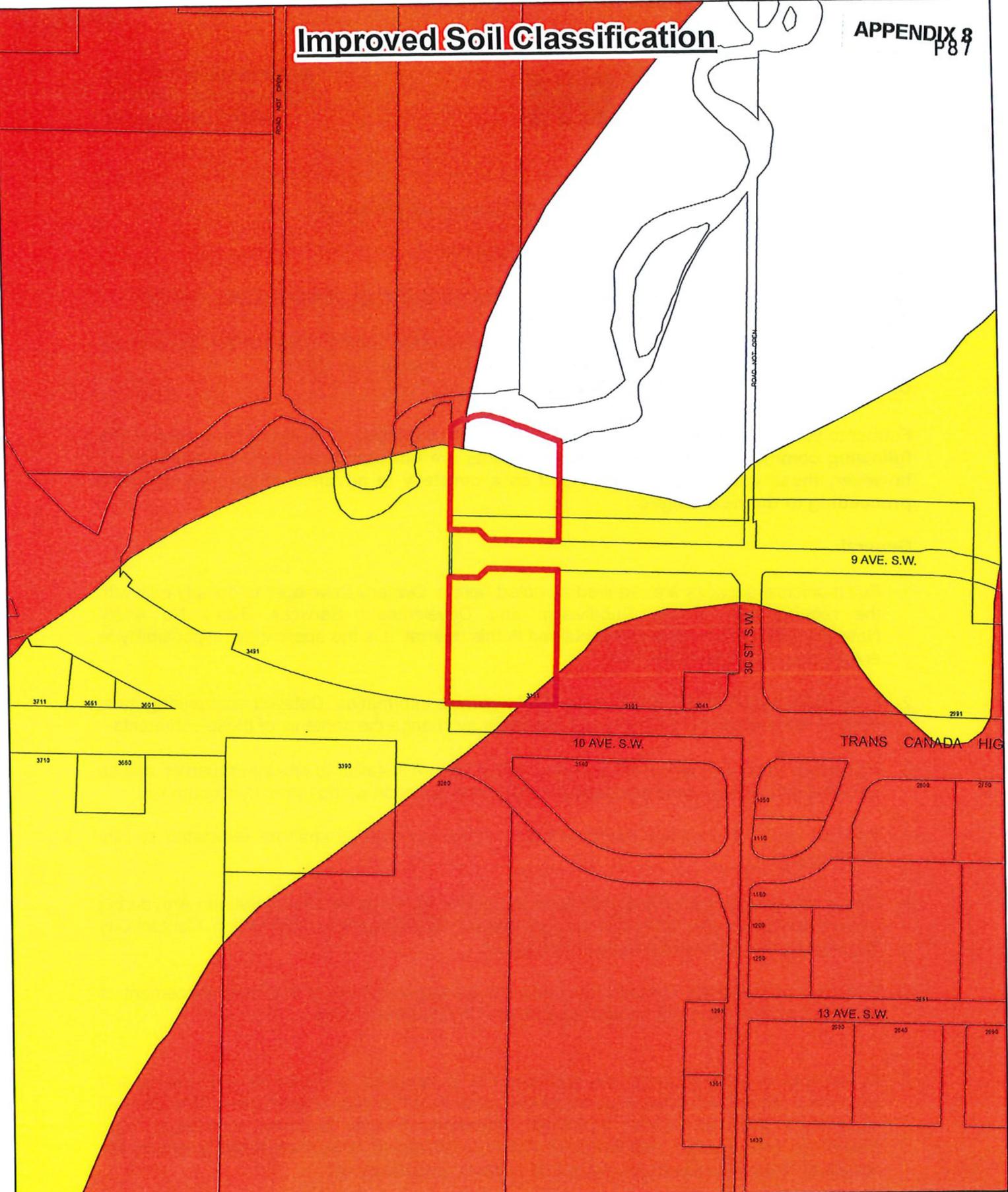
# Unimproved Soil Classification

P86



- Subject Property
- CLASS 3
- CLASS 4
- CLASS 6
- Parcels

# Improved Soil Classification



-  Subject Property
-  CLASS 2
-  Parcels
-  CLASS 4

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**TO:** Kevin Pearson, Director of Development Services  
**DATE:** 27 August, 2021  
**PREPARED BY:** Chris Moore, Engineering Assistant  
**OWNER:** 1276802 Alberta Ltd.  
**AGENT:** Warren Stevenson, 128 – 6033 London Road, Richmond, BC, V7E 0A7  
**SUBJECT:** **ALC APPLICATION: 409**  
**LEGAL:** That part of Lot 8, Outlined Red on Plan B4633; Section 16, Township 20, Range 10, W6M, KDYD, Plan 312, Except Plan H401  
**CIVIC:** 3191 – 10 Ave SW (TCH)

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Further to your referral dated 27 July, 2021, we provide the following servicing information. **The following comments and servicing requirements are not conditions for ALC application; 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. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval,

**ALC APPLICATION FILE: 409**

27 August, 2021

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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.

9. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

**Roads / Access:**

1. 10 Ave SW (TCH), on the subject property's southern boundary, is a provincial controlled access highway. Additional dedication / improvements will be determined by Ministry of Transportation.
2. 9 Avenue SW bisects the subject property east-west and is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required.
3. 9 Avenue SW is to be constructed to the Urban Paved Local Road standard, in accordance with Specification Drawing No. RD-2. These works are currently being undertaken by MOTI under the Highway 1 Four Laning Project, therefore no further works will be required.

**Water:**

1. The subject property fronts a 200mm diameter Zone 1 watermain on 9 Avenue SW. No upgrades will be required at this time.
2. The proposed C3 parcel is to be serviced by a single metered water service connection (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 the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the proposed C3 parcel is serviced by a 50mm service from the 200mm diameter watermain on 9 Avenue SW. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. It is assumed that the proposed A2 parcel is unlikely to be further developed and as such will not require a water service at this time.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.

**ALC APPLICATION FILE: 409**

27 August, 2021

Page 3

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**Sanitary:**

1. A 200mm diameter sanitary sewer is being extended to the south east corner of the proposed C3 parcel by MOTI under the Highway 1 Four Laning Project, no further works offsite works will be required.
2. The C3 parcel 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. The proposed A2 parcel is outside the urban containment boundary and will not be serviced with City sanitary.

**Drainage:**

1. The subject property fronts a 250mm diameter storm sewer on 10 Ave SW (TCH). No upgrades will be required at this time.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed 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).



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**Chris Moore**  
Engineering Assistant



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

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To: His Worship Mayor Harrison and Council

Date: August 23, 2021

Subject: Agricultural Land Commission Application No. 387 (Non-Farm Use)  
 Legal: Lot 1, Section 8, Township 20, Range 9, W6M, KDYD, Plan 17118  
 Civic: 5970 10 Avenue SE  
 Owner: School District No. 83

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**STAFF RECOMMENDATION:**

**THAT: Agricultural Land Commission Application No. 387 be authorized for submission to the Agricultural Land Commission.**

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**PROPOSAL**

The applicant has applied to have the Agricultural Land Commission (ALC) approve a non-farm use to construct a playground. The subject property is located at 5970 10 Avenue SE as shown in Appendices 1 and 2. The property is approximately 2 ha in size where South Canoe School is located. The property is entirely within the Agricultural Land Reserve (ALR) as shown on Appendix 3. The proposed site plan is attached as Appendix 4.

**BACKGROUND**

The subject property is designated Acreage Reserve in the Official Community Plan (OCP), outside the Urban Containment Boundary (UCB), and is zoned Institutional (P-3) as shown on Appendices 5 and 6. A school was first established on this property in 1956 and operated until approximately 2003. In 2013 the school was reopened for educational programming. The reopening of the school was supported by the ALC via a Non-Farm Use application. In that decision the ALC limited the areas that could be used for the school to the existing building and concrete area that surrounds the school (Appendix 7). The decision states that no additional structures are permitted. The subject application is a request to expand the 3500 m<sup>2</sup> existing non-farm use by 216 m<sup>2</sup> for a playground and 46m<sup>2</sup> area for a hillside slide. The playground includes the play structure shown in Appendix 8 and a hillside slide shown in Appendix 9. Site pictures are included as Appendix 10.

Adjacent zoning and land uses include the following:

North: Rural Holding (A-2) – Vacant/Forest/Orchard  
 South: Rural Holding (A-2)/ALR – Single Family Dwelling/Pasture  
 East: Rural Holding (A-2)/ALR – Residential/Agriculture  
 West: Small Holding (A-3)/ALR – Residential/Agriculture

The subject property has two soil ratings identified. The large majority of the property has an Improved Soil Capability Rating of 60% Class 4(PM) and 40% Class 5(TP) with topography, moisture and stoniness being the limiting factors. The south-west corner has an Improved Soil Capability Rating of 60% Class 5(T) and 40% Class 2(T) with topography being the limiting factor. Soil Classification Mapping is shown on Appendix 11. Soil capability rating ranges from Class 1 to Class 7. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow the growth of the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.

The OCP, in Section 7.2.1, encourages the maintenance of the rural and agricultural character and land use patterns of open space, agriculture, forestry and rural/country residential lands outside the Urban Containment Boundary. Additional development is discouraged on properties designated Acreage Reserve as per Section 7.3.2 of the OCP. The proposed development is consistent with the current use of the property and given the context, staff do not feel that the proposed development would negatively impact the rural and agricultural nature of the surrounding area.

The subject property is zoned P-3 (Institutional), the existing use, "*educational facilities, public and private*", is a permitted use.

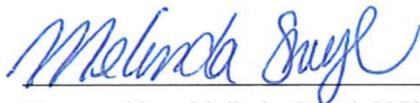
#### Agricultural Advisory Committee

The Agricultural Advisory Committee reviewed the application at their August 11, 2021 meeting and passed the following resolution:

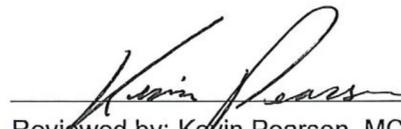
THAT: The AAC recommends that ALC Application No. 387 be forwarded to the ALC.

#### CONCLUSION

A playground and slide of this scale are a typical use accessory to a school and should have little impact on the potential for agriculture on adjacent lands or on the subject property in the future should the land be returned to agriculture. Staff recommends this application be forwarded on to the ALC for consideration.



Prepared by: Melinda Smyrl, MCIP, RPP  
Planner III

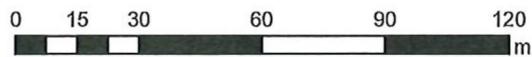


Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services

# Subject Property Map

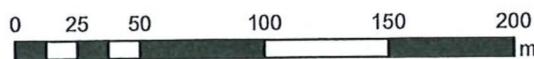
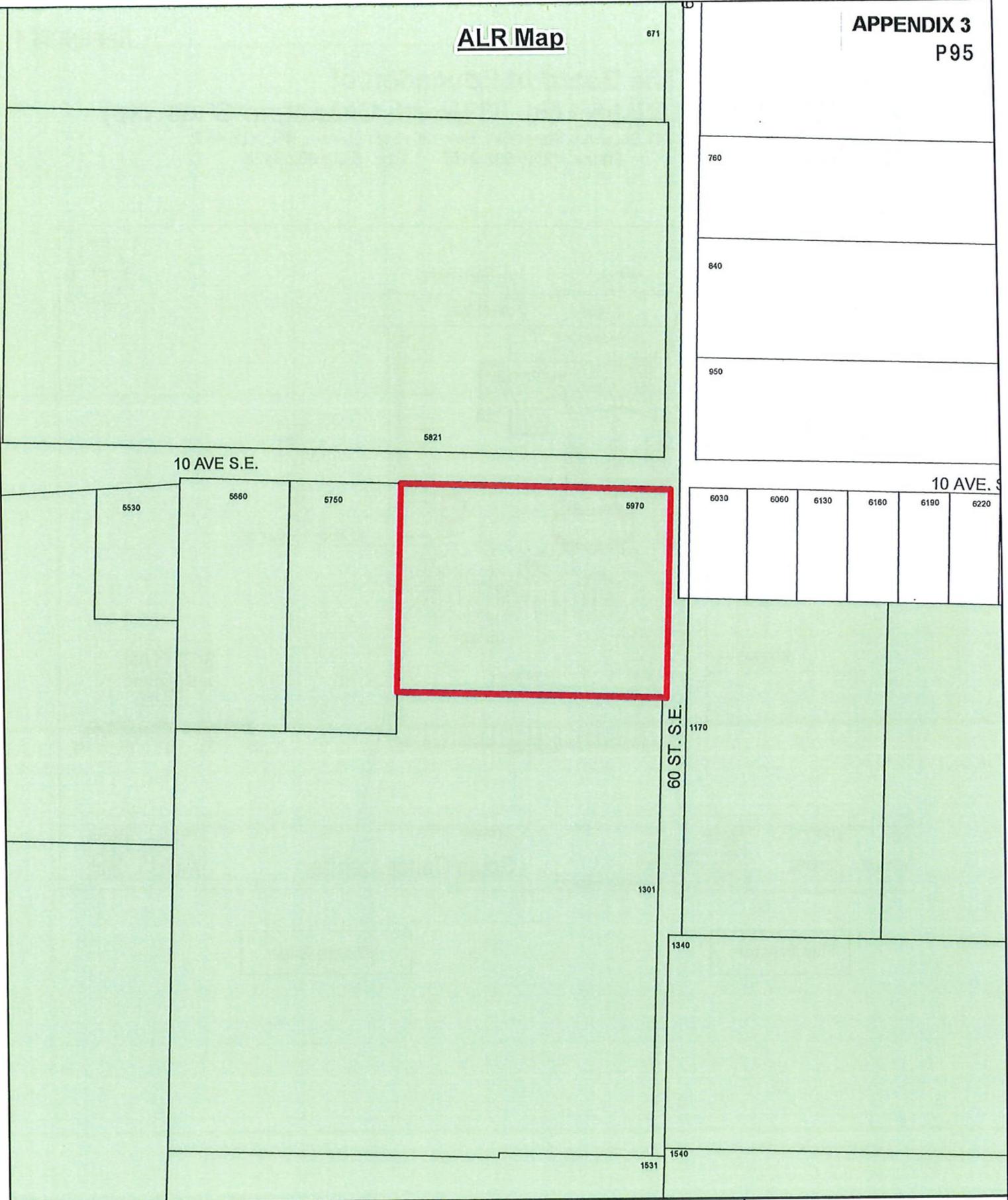


-  Subject Property
-  Parcels



-  Subject Property
-  Parcels

ALR Map



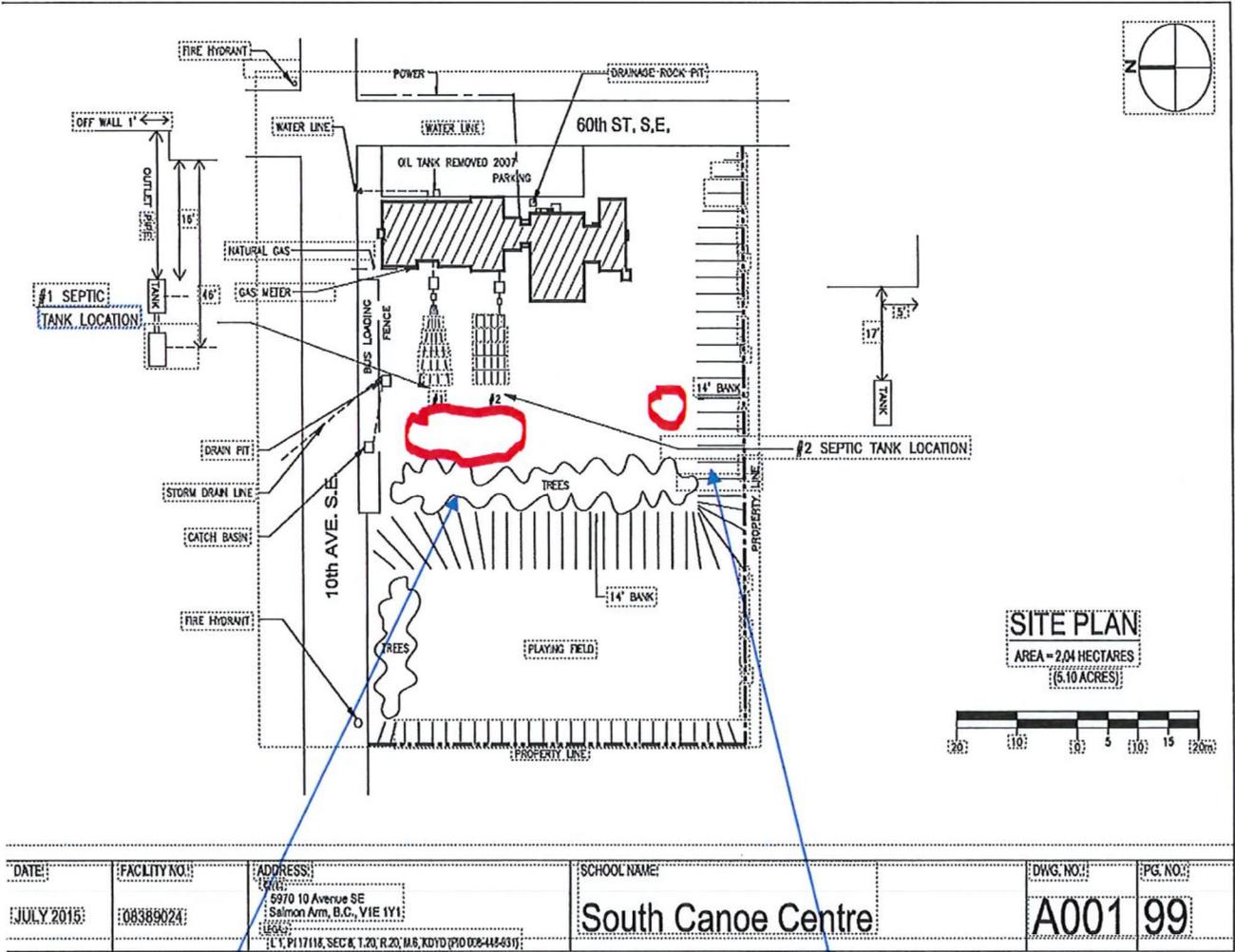
-  Subject Property
-  Parcels
-  ALR



APPENDIX A

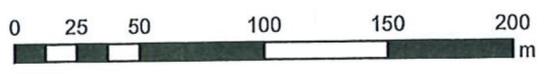
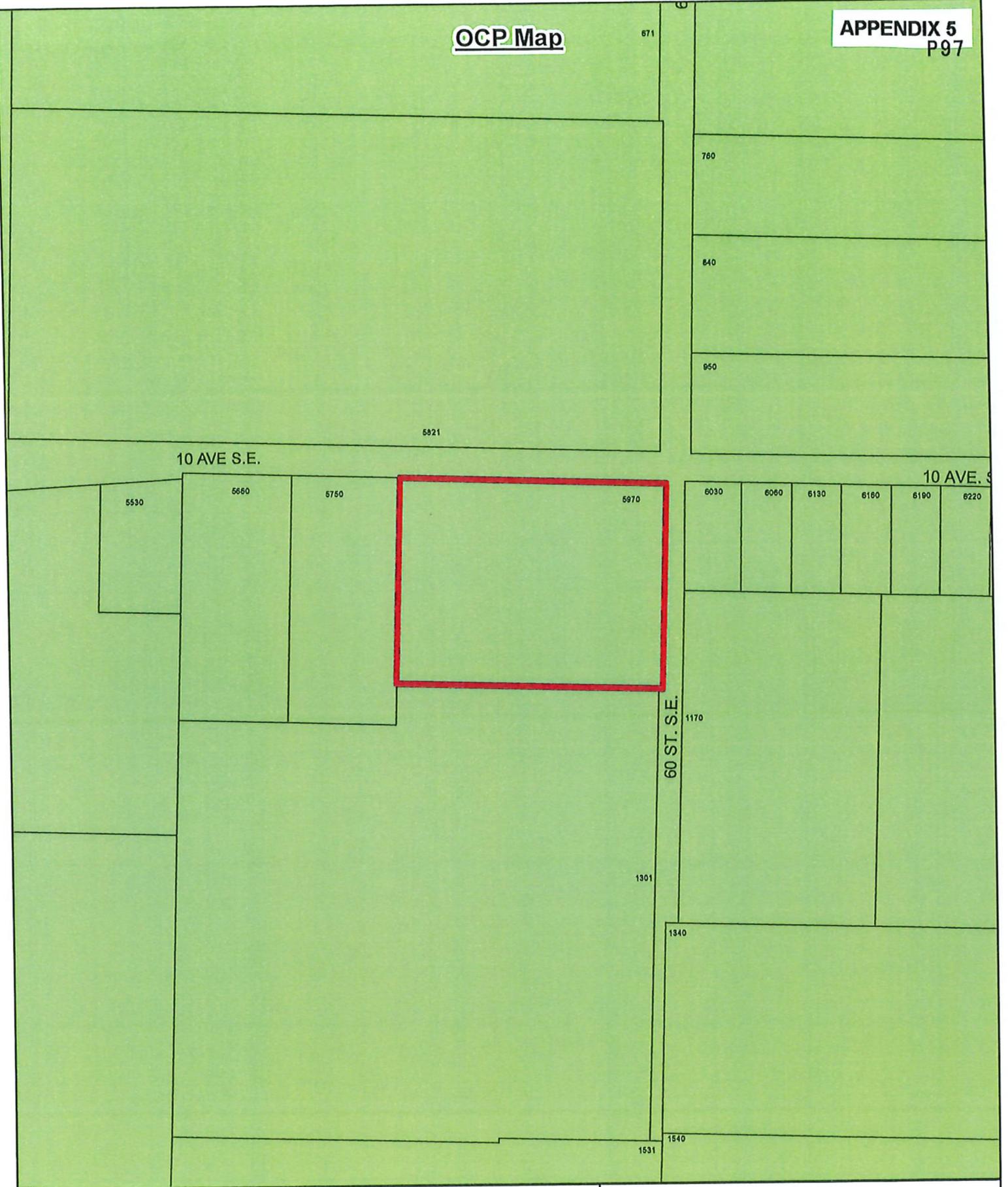
# The Board of Education of School District No. 83 (North Okanagan-Shuswap)

341 Shuswap Street SW, Box 129, Salmon Arm, BC, V1E 4N2  
Phone: (250) 832 2157 Fax: (250) 832 9428



Play structure

Hillside Slide



-  Subject Property
-  Acreage Reserve
-  Parcels

# ZoningMap

P98

671

760

840

950

5821

10 AVE S.E.

10 AVE

40

5530

5660

5750

6030

6080

6130

6180

6190

622

5970

60 ST. S.E.

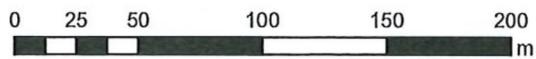
1170

1301

1340

1531

1540



-  Subject Property
-  A-2
-  A-3
-  P-3
-  Parcels

**Schedule A: Decision Map**  
**ALC Application**  
**57155 (School District No. 83)**  
**Conditionally Approved Elementary School**  
**ALC Resolution #156/2018**



Conditional 0.35 ha area of existing school facilities to be used by the South Canoe Elementary School approved by resolution #156/2018.

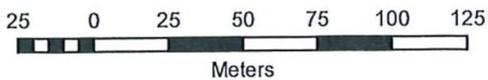
Conditional 1.65 ha area to be used as ancillary outdoor recreation area to be used by the South Canoe Elementary School approved by Resolution #156/2018

ALR



**Airphoto Map**

2007 Natural Colour Ortho  
Map Scale: 1:2,500



ALC File #:	57155
Mapsheet #:	82L.064
Map Produced:	March 7, 2018
Regional District:	Columbia-Shuswap



Delta Office  
 14-7228 Progress Way, Delta, BC  
 V4G1H2  
 Office: 1-800-661-8141  
 Fax: (604) 940-0162  
 www.rectecindustries.com

Scale: 1:100	Drawn by: M.G.
Date: Jun 11/21	Revision #: 0

South Canoe Elementary School Salmon Arm, BC	REV DATE
	REV BY
REV DESCRIPTION	

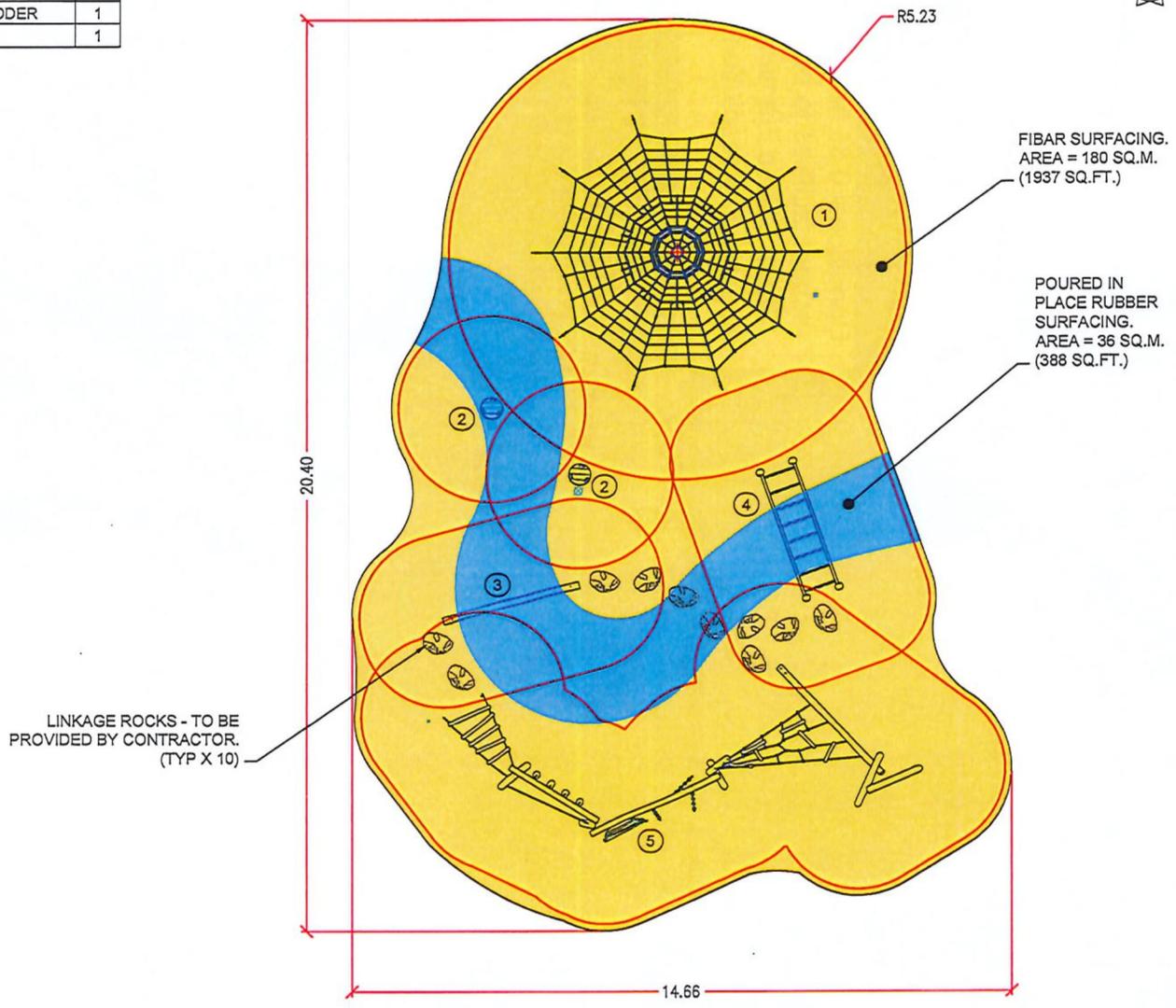
Project #: 100208	Sales Rep: M.T.
Site Area: 216 SQ.M.	Design Age: 2-12

**NOT FOR  
CONSTRUCTION  
PURPOSES**

Layout: 11 x 17	Sheet #: 1/1
--------------------	-----------------

**NOTE: EQUIPMENT  
 CONFORMS TO  
 CAN/CSA-2614-20  
 STANDARD -  
 CHILDREN'S PLAYSPACES  
 AND EQUIPMENT**

Parts List			
ITEM	SKU	COMPONENT NAME	QTY
1	NRO834	TREE CLIMBER	1
2	NRO110	SPINNER PLATE	2
3	NRO887	SINGLE BALANCE	1
4	NRO897349	CUSTOM OVERHEAD LADDER	1
5	NRO854	PARKOUR 4	1



# VISION

BALANCING

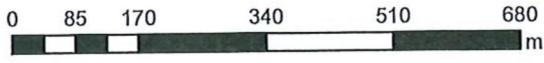
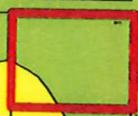
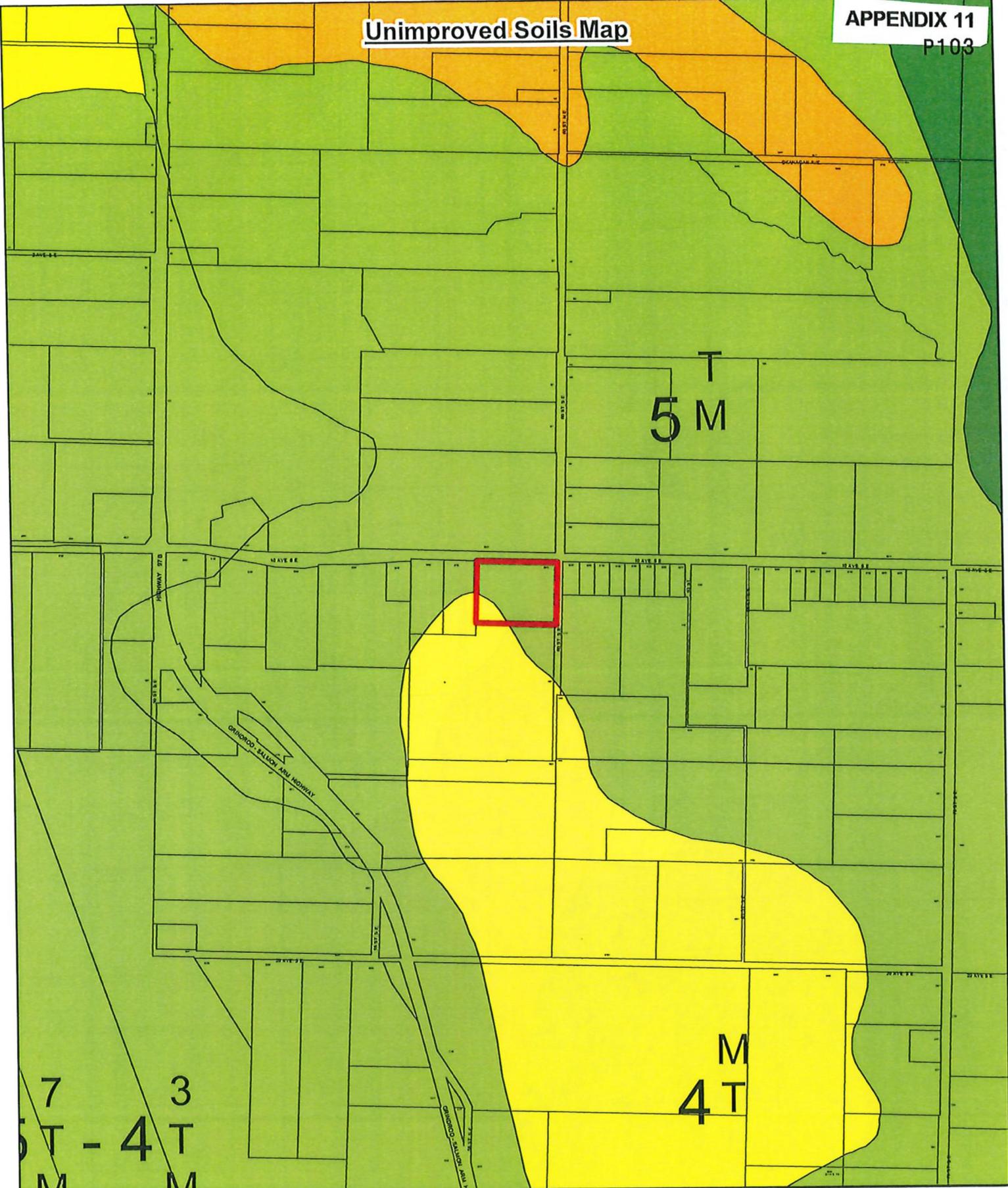
CLIMBING

SLIDING

SOUTH CANOE SCHOOL ACCESSIBLE PLAYGROUND



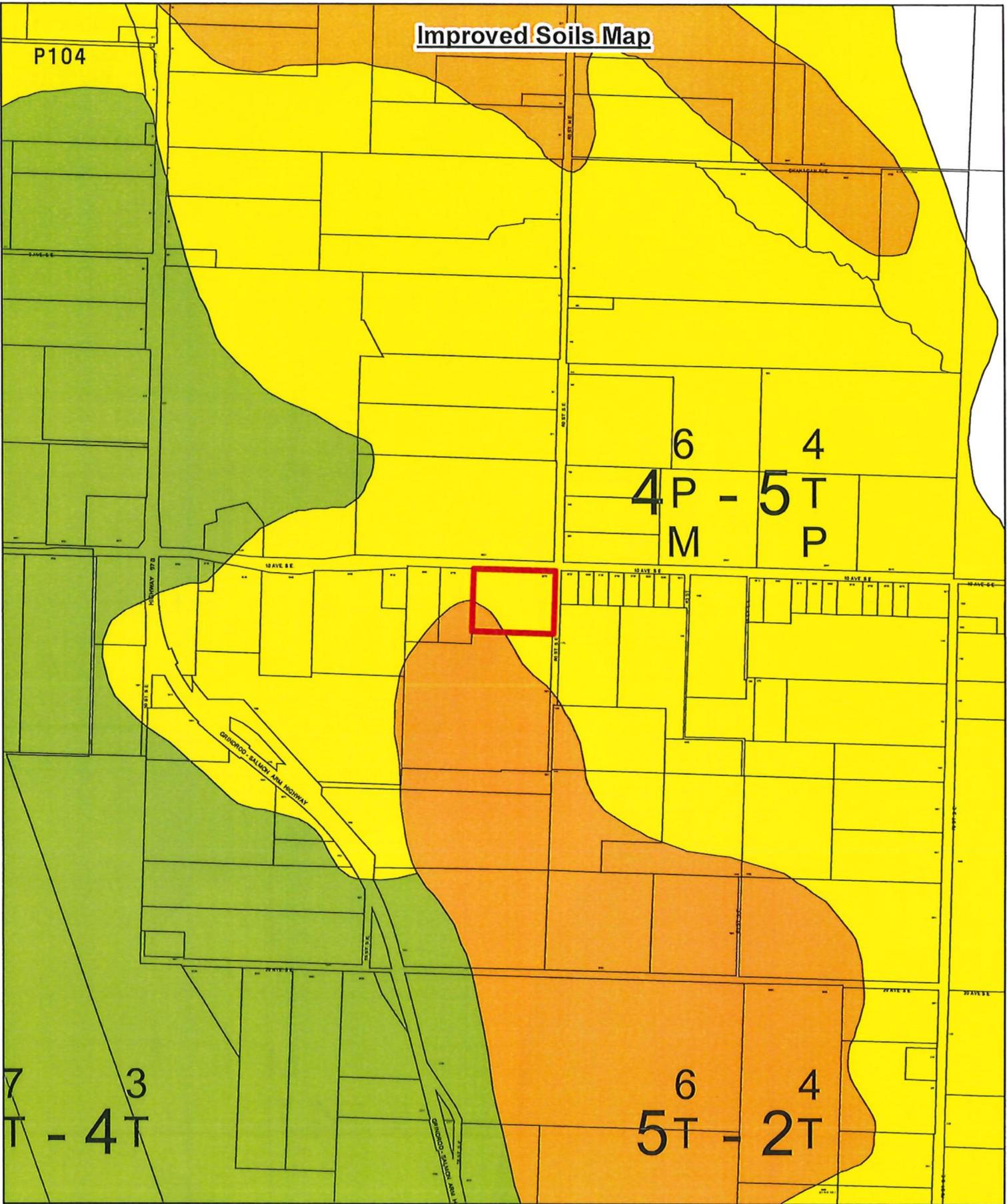
# Unimproved Soils Map



-  Subject Property
-  Parcels
-  CLASS 3
-  CLASS 4
-  CLASS 5
-  CLASS 6

# Improved Soils Map

P104



7  
T - 4T  
3

6  
5T - 2T  
4

6  
4P - 5TP  
M P



-  Subject Property
-  Parcels
-  CLASS 3
-  CLASS 4
-  CLASS 5

---

To: His Worship Mayor Harrison and Council

Date: September 10, 2021

Subject: Agricultural Land Commission Application No. 410 (Non-Farm Use)

Legal: Lot 1, Section 31, Range 9, W6M, KDYD, Plan 4569, Except Plan 17099 and 26295

Civic: 5881 35 St NE

Owner: Seventh Day Adventist Church (BC Conference)

Agent: Keith Phare

---

**STAFF RECOMMENDATION:**

**THAT: Agricultural Land Commission Application No. 410 be authorized for submission to the Agricultural Land Commission.**

---

**PROPOSAL**

Located at 5881 35 Street NE in the North Broadview area, the Seventh Day Adventist Church and School has made application to the ALC for permission to use a portion of the subject property to expand an existing playfield and gravel parking area (Appendix 1). In total the areas being considered for Non-Farm Use total 6010m<sup>2</sup> (2240.8m<sup>2</sup> for the parking area, 3771m<sup>2</sup> for the playfield). In total the subject property is approximately 15,615m<sup>2</sup>. A subject property map and ortho map are included as Appendix 2 and 3. The expansion of the playfield and parking area is part of a larger project which includes an addition to the existing building on the adjacent lot (3270 60 Avenue NE, zoned P3 Institutional Zone) for the school and church facility. Site plans submitted by the applicant are enclosed as Appendix 4.

**BACKGROUND**

The subject property is designated Acreage Reserve in the Official Community Plan (OCP), outside the Urban Containment Boundary (UCB), and is zoned Rural Holding (A-2) as shown on Appendices 5 and 6. The parcel is within the ALR (Appendix 7) and there is a single family dwelling on the subject property. Site pictures are included as Appendix 8. Generally, the neighbourhood is characterized by large rural residential and agricultural properties.

Adjacent zoning and land uses include the following:

North: Rural Holding (A-2) – Single Family Dwelling  
 South: Rural Holding (A-2)/ALR – Single Family Dwelling  
 East: Rural Holding (A-2)/Single Family Residential (R1)/ALR – Residential/Agriculture/Pasture  
 West: Institutional (P-1)/ALR – Church & School

In 1974 the ALC granted permission to the owner to subdivide and construct the church and school facility. In 2020, ALC staff confirmed that the proposed addition to the existing facility was approved under the 1974 approval. However, the Non-Farm Uses (parking area) on the adjacent parcel (the subject property) would have to be approved under current ALC regulations. The letter authored by the ALC is enclosed as Appendix 9.

The subject property has two soil ratings identified. The large majority of the property has an Improved Soil Capability Rating of 60% Class 4(PM) and 40% Class 5(TP) with topography, moisture and stoniness being

the limiting factors. The south-west corner has an Improved Soil Capability Rating of 60% Class 5(T) and 40% Class 2(T) with topography being the limiting factor. Soil Classification Mapping is shown on Appendix 10. Soil capability rating ranges from Class 1 to Class 7. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow the growth of the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.

The OCP, in Section 7.2.1, encourages the maintenance of the rural and agricultural character and land use patterns of open space, agriculture, forestry and rural/country residential lands outside the Urban Containment Boundary. Additional development is discouraged on properties designated Acreage Reserve as per Section 7.3.2 of the OCP. The proposed development is consistent with the current use of the property and given the context, staff do not feel that the proposed development would negatively impact the rural and agricultural nature of the surrounding area.

The subject property is zoned A-2 (Rural Holding) in which "*outdoor recreation*", is a permitted use and a gravelled parking area in support of the use would be allowed.

#### COMMENTS

##### Engineering Department

No concerns with ALC application. Comments area enclosed as Appendix 11.

##### Building Department

No concerns.

##### Fire Department

No concerns.

##### Agricultural Advisory Committee

The Agricultural Advisory Committee reviewed the application at their September 8, 2021 meeting and passed the following resolution:

THAT: the AAC recommends that Council supports ALC No 410.

##### Planning

The proposed gravel parking area and playfield do not pose concerns should the land be remediated to agricultural uses in the future and is permitted under the current zoning. The subject property and the adjacent parcel are under the same ownership. Staff have highlighted to the project leaders that reciprocal easement agreements are important to secure the use of the subject property for the benefit of the church and school should ownership of the subject property change in the future. This is not critical to address for the purposes of this application; however, should be addressed prior to the Building Permit application for the school and church addition is made.

Due to the parking areas being proposed on the subject property are in support of the addition to the proposed building on the adjacent lot the City could not issue a Building Permit for the addition until the ALC supported the Non-Farm Use application or allowed for a boundary adjustment subdivision.



Prepared by: Melinda Smyrl, MCIP, RPP  
Planner III



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

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 63593

**Application Status:** Under LG Review

**Applicant:** Seventh Day Adventist Church, (British Columbia Conference)

**Agent:** Seventh Day Adventist Church

**Local Government:** City of Salmon Arm

**Local Government Date of Receipt:** 08/04/2021

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** Our church facility has increased in membership which has caused a car parking problem. The church developed extra parking on this property, not realizing that it needed a permit to do so back in the mid 1990's. The gravel parking that is there now is now not adequate for the church growth that we have experienced. We would like to enlarge this area to accommodate more parking spaces. At the moment we are sometimes having to use the road side for overflow parking which is not desirable or safe.

Also the church and its small church school enjoy the use of the current playfield. Because of the growth the church is experiencing, we are planning on expanding our meeting rooms and facilities. This would necessitate an expansion of the play field on this parcel of land, in order to maintain the current play field size.

The proposed expansion would also necessitate the re-location of the septic field onto the existing play field on this property.

## Agent Information

**Agent:** Seventh Day Adventist Church

**Mailing Address:**

4361 13th St. NE.

Salmon Arm, BC

V1E 1C9

Canada

**Primary Phone:** (250) 803-8968

**Mobile Phone:** (778) 824-0757

**Email:** krphare@gmail.com

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 010-519-246

**Legal Description:** LOT 1 SECTION 31 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 4569 EXCEPT PLANS 17099 AND 26295

**Parcel Area:** 1.5 ha

**Civic Address:** 5881 35 St NE Salmon Arm, BC V1E 2B3

**Date of Purchase:** 12/29/1993

**Farm Classification:** Yes

**P108 Owners**

1. **Name:** Seventh Day Adventist Church, (British Columbia Conference)

**Address:**

PO Box 1000, 1626 McCallum Road

Abbotsford, BC

V2T 3N8

Canada

**Phone:** (604) 853-5451

**Email:** drumambi@bcadventist.ca

---

**Ownership or Interest in Other Lands Within This Community**

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 005-149-231

**Owner with Parcel Interest:** Seventh Day Adventist Church, (British Columbia Conference)

**Parcel Area:** 0.4 ha

**Land Use Type:** Civic/Institutional

**Interest Type:** Full Ownership

---

**Current Use of Parcels Under Application**

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*Church / School vegetable garden, 40 x 140ft, located after the playfield south end of property.*

2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*Developed garden and play field*

3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*House and garage, on south eastern part of property. One shed on south side of property. Lawn yard.*

*Playfield south end of property*

*Gravel parking on north western side of property.*

*Forest on the rest of the land.*

*Church / School uses the forest for ecological studies and nature studies*

**Adjacent Land Uses**

**North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Hay Field

**East**

**Land Use Type:** Other

**Specify Activity:** .New house, old orchard not been used

**South**

## West

Land Use Type: Civic/Institutional  
Specify Activity: Church and school building

## Proposal

### 1. How many hectares are proposed for non-farm use?

*0.5 ha*

### 2. What is the purpose of the proposal?

*Our church facility has increased in membership which has caused a car parking problem. The church developed extra parking on this property, not realizing that it needed a permit to do so back in the mid 1990's. The gravel parking that is there now is now not adequate for the church growth that we have experienced. We would like to enlarge this area to accommodate more parking spaces. At the moment we are sometimes having to use the road side for overflow parking which is not desirable or safe. Also the church and its small church school enjoy the use of the current playfield. Because of the growth the church is experiencing, we are planning on expanding our meeting rooms and facilities. This would necessitate an expansion of the play field on this parcel of land, in order to maintain the current play field size.*

*The proposed expansion would also necessitate the re-location of the septic field onto the existing play field on this property.*

### 3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

*It would not be feasible to locate our parking request else where.*

*For our play field, it would be impractical to have to travel to a play field that is not in the ALR. The church / school enjoys the country setting with the forest close by us. It is used in their educational studies.*

### 4. Does the proposal support agriculture in the short or long term? Please explain.

*The church and school have been planting and maintaining a vegetable garden for quite a few years now.*

*It teaches the students how to grow a successful garden, the care it requires and the rewards it gives from the harvesting of the produce. The garden is about 40 ft wide by 140 ft long.*

*This land can easily be returned to agriculture uses should the church sell the property.*

### 5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

*Yes*

## Proposal dimensions

**Total fill placement area (0.01 ha is 100 m<sup>2</sup>)** *0.1 ha*

**Maximum depth of material to be placed as fill** *3 m*

**Volume of material to be placed as fill** *850 m<sup>3</sup>*

**Estimated duration of the project.** *1 Years 6 Months*

### Describe the type and amount of fill proposed to be placed.

*Clay type soil and some loam. 850 m<sup>3</sup> needed.*

*Also mixed gravel for the top, about .3m deep, 30m<sup>3</sup>*

### Briefly describe the origin and quality of fill.

*On the adjoining lot parcel ID 005-149-231, the proposed building site, there will be about 930 m<sup>3</sup> of soil to be removed. If approved this soil will be placed on our proposed expanded parking lot. We need 1850 m<sup>3</sup> of material to bring the parking lot up to grade.*

### **Applicant Attachments**

- Agent Agreement-Seventh Day Adventist Church
- Site Photo-Photos of parking and playfield
- Proposal Sketch-63593
- Certificate of Title-010-519-246

### **ALC Attachments**

None.

### **Decisions**

None.



P112

OrthoPhoto

N.E.

3341

3270



5980

5940

5820

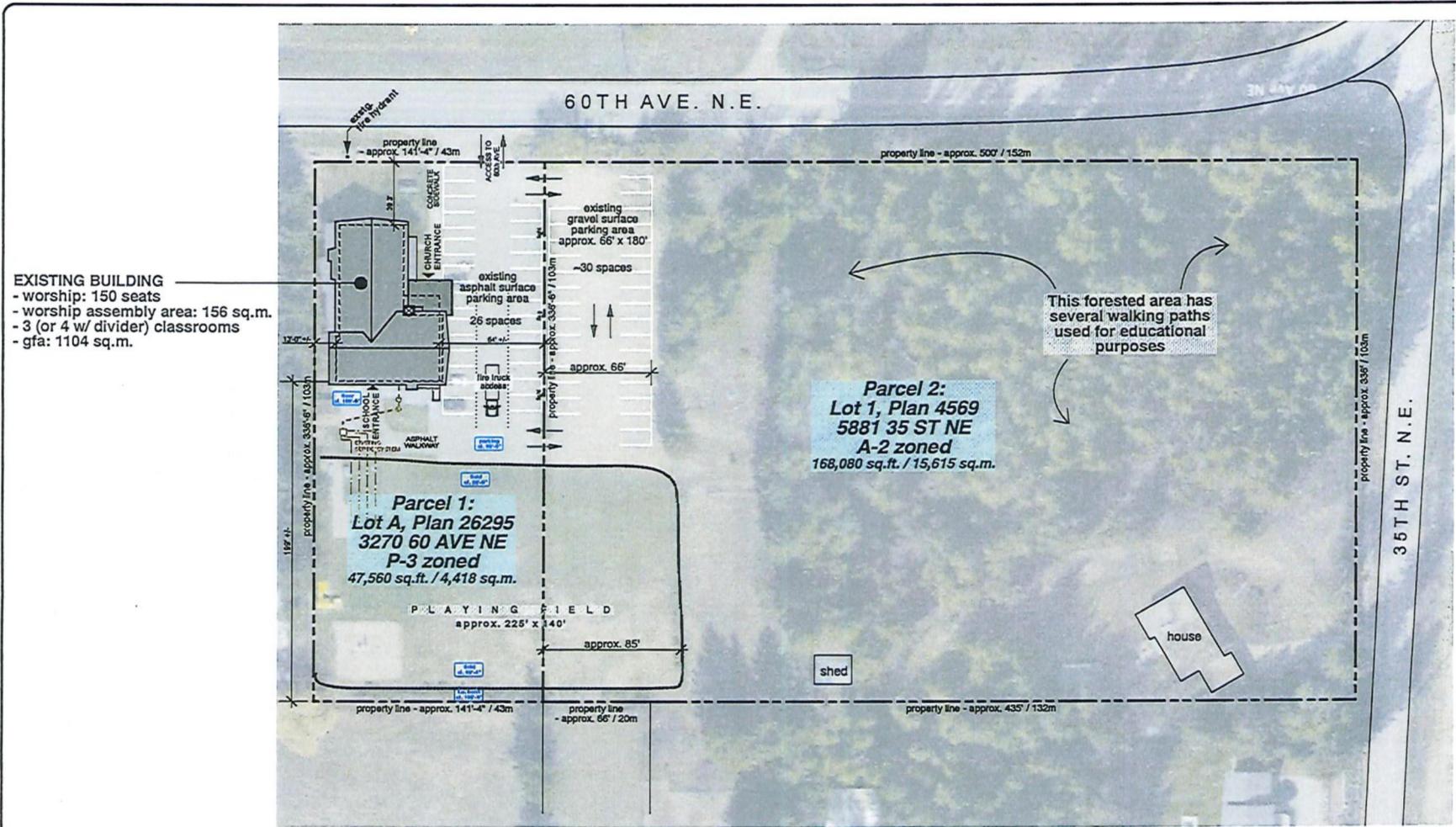
5801

AD

5741



-  Subject Property
-  Parcels



**EXISTING BUILDING**  
 - worship: 150 seats  
 - worship assembly area: 156 sq.m.  
 - 3 (or 4 w/ divider) classrooms  
 - gfa: 1104 sq.m.

**SITE PLAN - EXISTING**  
 scale: 1:750



**Parcel 2:**  
 Lot 1, Plan 4569  
 5881 35 ST NE  
 A-2 zoned  
 168,080 sq.ft. / 15,615 sq.m.

**Parcel 1:**  
 Lot A, Plan 26295  
 3270 60 AVE NE  
 P-3 zoned  
 47,560 sq.ft. / 4,418 sq.m.

This forested area has several walking paths used for educational purposes



ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FOR REVIEW: 06-JUL-2021  
 FOR ALC APPL: 22-JUL-2021  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Issued for ALC Application  
 DATE: 22 JUL 2021

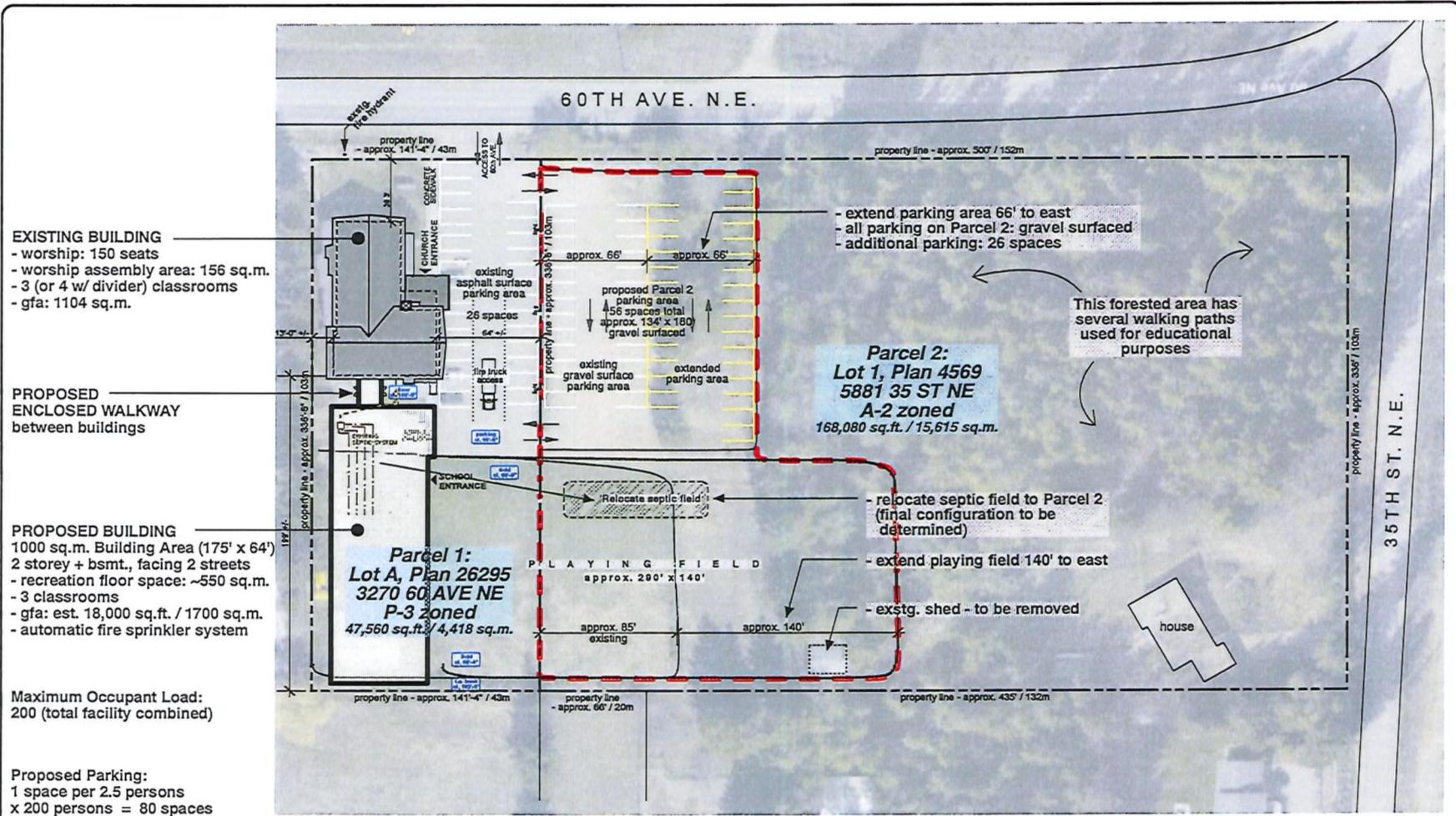


**BERND HERMANSKI**  
**ARCHITECT**  
 INCORPORATED  
 901 - 29 HUDSON AVE. N.E.  
 P.O. BOX 1433  
 SALMON ARM, B.C. V1E 4T6  
 TEL (250) 832 7400  
 E-MAIL info@bhal.ca

PROJECT: 21-008  
**Seventh Day Adventist Church**  
 ACTIVITY & LEARNING CENTRE  
 SALMON ARM B.C.

DRAWING TITLE:  
**EXISTING SITE PLAN**

DRAWN: kb & ML	SCALE: 1:750
DATE: 24 JUN 2021	
DRAWING NO.:	1 of 2
<b>ALC1.1</b>	



**EXISTING BUILDING**  
 - worship: 150 seats  
 - worship assembly area: 156 sq.m.  
 - 3 (or 4 w/ divider) classrooms  
 - gfa: 1104 sq.m.

**PROPOSED ENCLOSED WALKWAY**  
 between buildings

**PROPOSED BUILDING**  
 1000 sq.m. Building Area (175' x 64')  
 2 storey + bsmt., facing 2 streets  
 - recreation floor space: ~550 sq.m.  
 - 3 classrooms  
 - gfa: est. 18,000 sq.ft. / 1700 sq.m.  
 - automatic fire sprinkler system

**Maximum Occupant Load:**  
 200 (total facility combined)

**Proposed Parking:**  
 1 space per 2.5 persons  
 x 200 persons = 80 spaces  
 (82 spaces shown)

**SITE PLAN - PROPOSED**  
 scale: 1:750

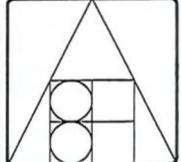


--- Proposed Non-Farm use on Parcel 2:  
 55,000 sq.ft. (33% of Parcel 2)



ISSUED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FOR REVIEW: 06 JUL 2021  
 FOR ALC APPL: 22 JUL 2021

Issued for ALC Application  
 DATE: 22 JUL 2021



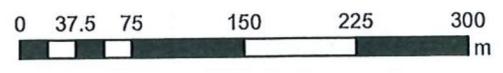
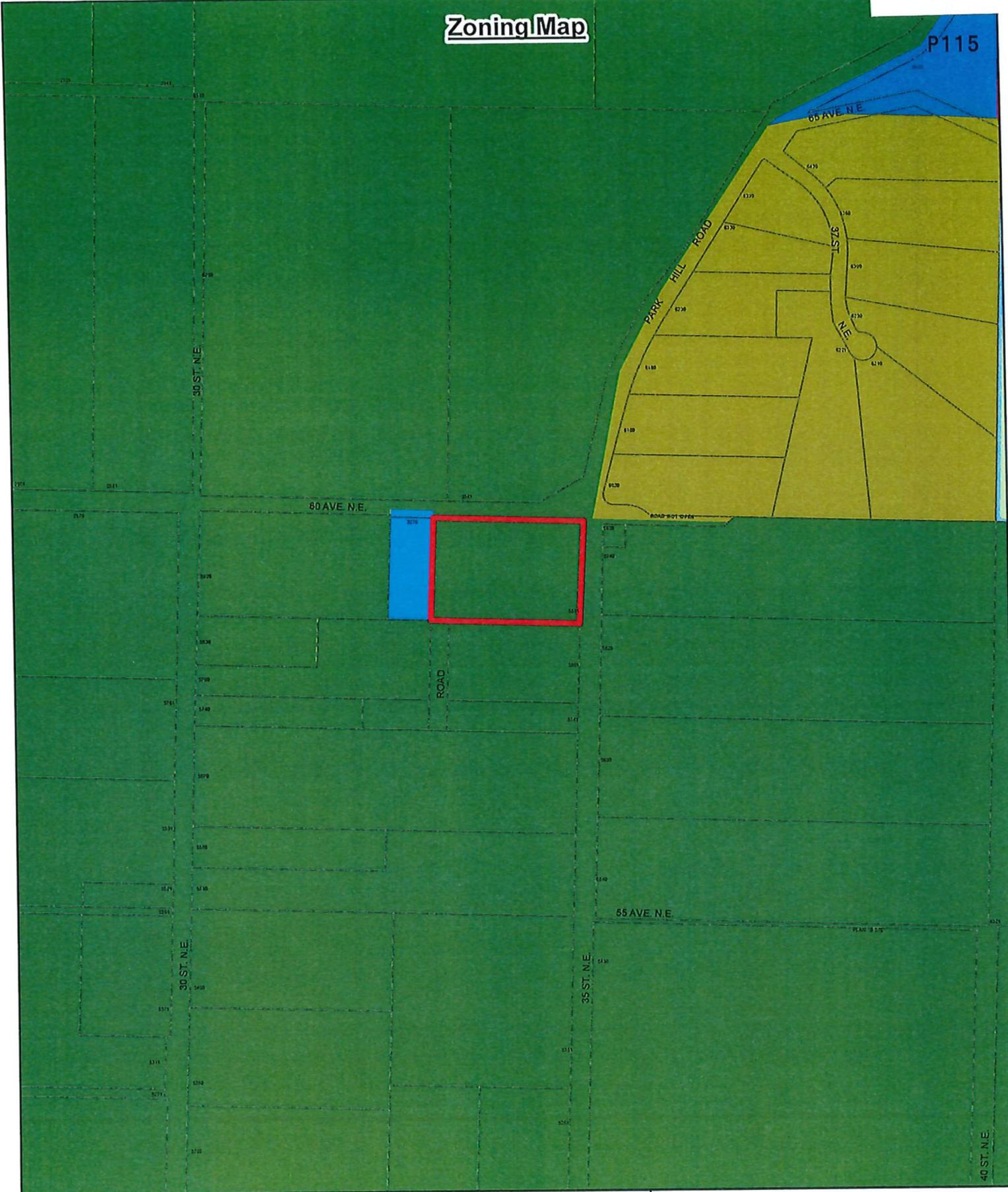
**BERND HERMANSKI**  
**ARCHITECT**  
 INCORPORATED  
 891 - 28 IRIDSON AVE. NE.  
 P.O. BOX 1438  
 SALMON ARM, B.C. V1E 4P6  
 TEL: (250) 832 7400  
 E-MAIL: info@bhs.ca

PROJECT: 21-008  
**Seventh Day Adventist Church**  
**ACTIVITY & LEARNING CENTRE**  
 SALMON ARM, B.C.

DRAWING TITLE:  
**PROPOSED SITE PLAN**

DRAWN: KD & ML	SCALE: 1:750
DATE: 24 JUN 2021	
DRAWING NO.:	
<b>ALC1.2</b>	2 of 2

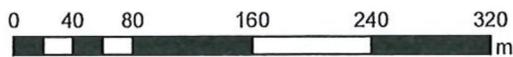
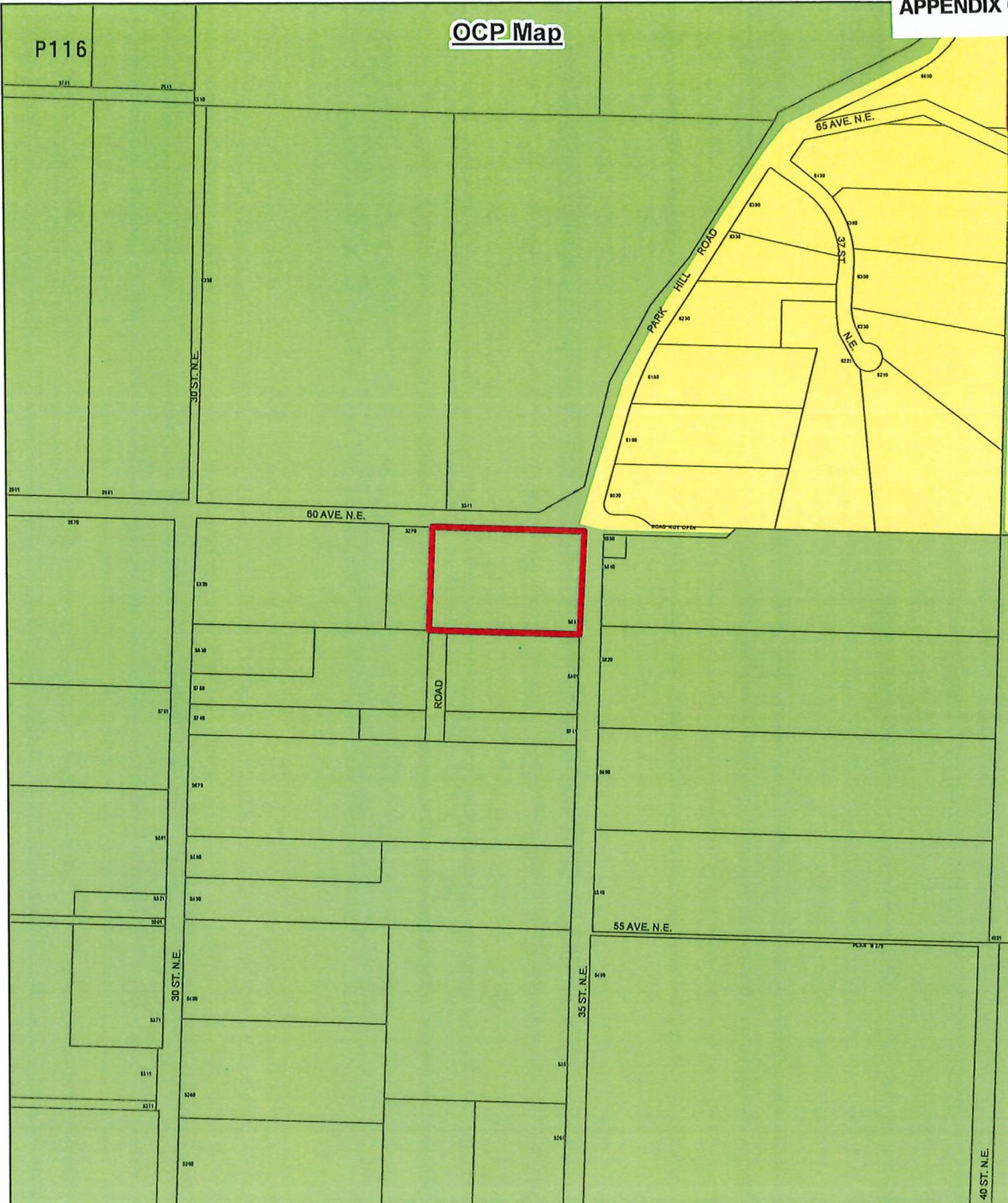
# Zoning Map



- |   |                  |   |     |   |       |   |     |
|---|------------------|---|-----|---|-------|---|-----|
|  | Subject Property |  | A-2 |  | CD-13 |  | P-3 |
|  | Parcels          |  | A-3 |  | P-1   |  | R-9 |

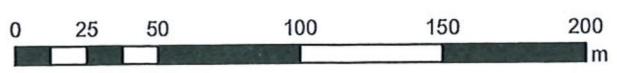
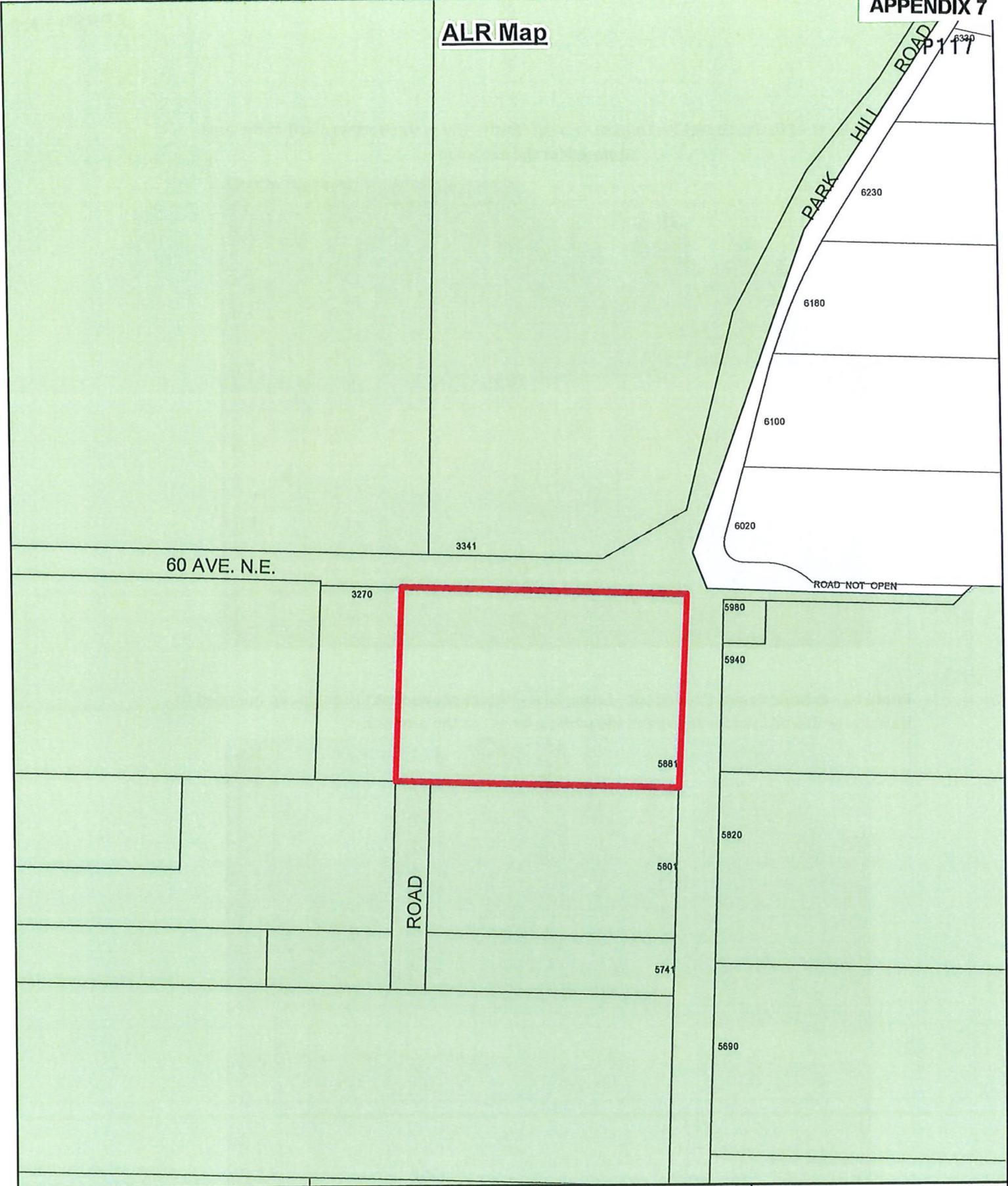
OCP Map

P116



- Subject Property
- Parcels
- Acreage Reserve
- Residential - Low Density

ALR Map



-  Subject Property
-  Parcels
-  ALR

P118

**Photo #1 - Existing Gravel Parking Lot - Facing North - This is the Northern half of the area proposed for the exclusion**



**Photo #2 - Existing Gravel Parking Lot - Facing East - Picture shows that the grades do not need to be majorly altered in order to expand the parking lot as per the proposal**



Photo #3 - Existing Playfield and Church Garden (Shed in background). Facing East - photo taken near the property line. Photo shows that natural grade can be maintained with minimal cut/fill required to extend playfield as proposed.



Photo #4 - Corner of existing gravel lot and existing playfield as well as the church vegetable garden and an old shed (proposed to be removed in expansion of the playfield and garden relocation)- Photo taken near the property line facing South-East.



P120

**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

November 17, 2020

ALC File: Appeal 1920  
ALC Issue File: 51983

Keith Phare  
c/o Seventh-Day Adventist Church  
(BC Conference)  
PO Box 1000, 1626 McCallum Road  
Abbotsford, BC  
V2T 3N8

Sent by Electronic Mail

[krphare@gmail.com](mailto:krphare@gmail.com)

Legal: *Lot A Section 31, Township 20, Range 9 West of the 6th  
Meridian Kamloops Division Yale District Plan 26295*

PID: 005-149-231

Thank you for your November 12, and 13, 2020 emails which provide information about previous ALC approval for church use (Appeal 1920) on the above noted parcel and request advice about how to proceed with the construction of another structure on the above referenced property.

This letter is to advise that the ALC considers its approval provided by Appeal 1920 dated October 11, 1974 to permit any and all church uses proposed for the parcel. As such the ALC has no objection to the construction of another ancillary church structure of 10,500 sq ft on the property. However, the ALC has new regulations that require you submit a Notice of Intent (NOI) for fill if you have coverage greater than 1,000 sq meters (or 10,000 sq ft). As the proposed new structure is larger than 1,000 sq meters, please submit an NOI to the ALC at the earliest opportunity from the ALC website. [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca). The cost is \$150.00 and you will be provided with a response within 60 days.

In addition it is noted that the adjoining property to the west appears have a gravel parking lot located on it to serve the church use. Please confirm if this is the case. If so, the ALC requires the submission of a new non-farm use application to review the parking lot use.

In addition, should you sell the church property for a non-church use, a conversion of use would require the ALC's review and approval through the ALC non-farm use application process.

If you have any questions about the above, please contact the undersigned.

Yours Truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in cursive script that reads "Martin Collins".

Martin Collins, Director of Policy and Planning

cc: City of Salmon Arm (attention Kevin Pearson)

# Unimproved Soils Map

APPENDIX 10

P122

6 4  
2X - 3T

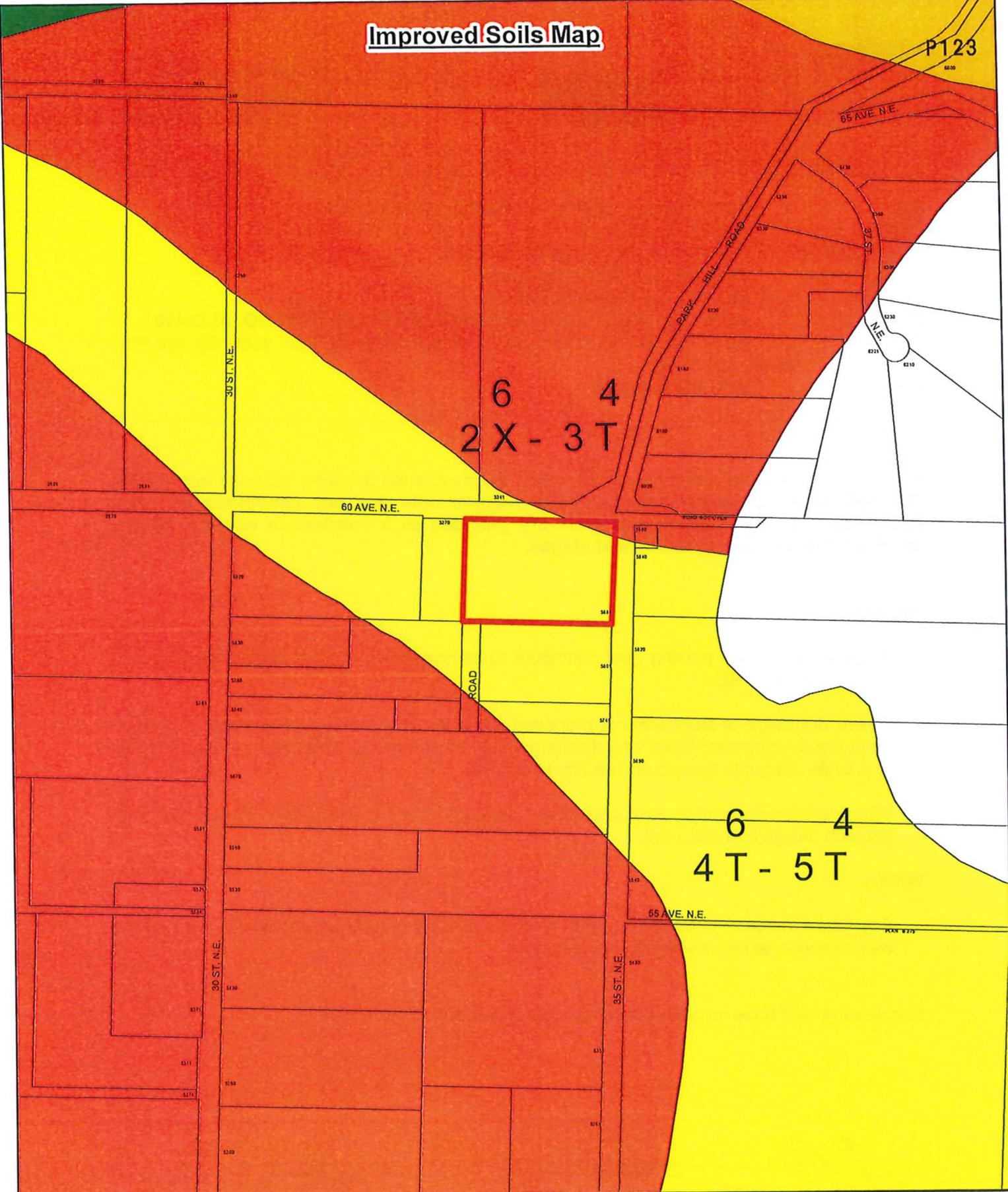
6 4  
4T - 5T



-  Subject Property
-  CLASS 2
-  Parcels
-  CLASS 3
-  CLASS 4
-  CLASS 7

# Improved Soils Map

P123



-  Subject Property
-  CLASS 2
-  CLASS 3
-  CLASS 4
-  CLASS 7
-  Parcels

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TO: Kevin Pearson, Director of Development Services  
 DATE: August 20, 2021  
 PREPARED BY: Matt Gienger, Engineering Assistant  
 APPLICANT: **Seventh Day Adventist Church**  
 OWNER: **Seventh Day Adventist Church**  
 SUBJECT: **AGRICULTURAL LAND COMMISSION APPLICATION NO. ALC-410**  
 LEGAL: Lot 1, Section 31, Township 20, Range 9, W6M, Plan 4569, Except Plan  
 17099 and 26295  
 CIVIC: **5881 35 Street NE**

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Further to your referral dated August 13, 2021, we provide the following servicing information. **The following comments and servicing requirements are not conditions for ALC Application; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages.**

**Drainage:**

Proposed additional parking may contribute to stormwater discharge within adjacent ditch along 60 Avenue NE.

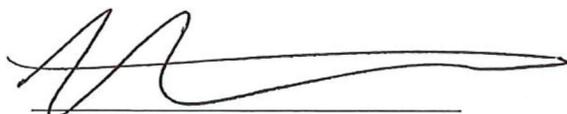
Where discharge of stormwater is proposed within the ditch, post development flows must meet pre development flows, and discharge must be controlled at the point of ditch entry as to provide adequate erosion and sediment control.

Where onsite disposal is proposed, sheet drainage may be acceptable, or rock pits with geotech design and covenant.

**Water:**

Any future increase in demand to the water service will require an upgrade to the existing water service, at the developer / owner's cost.

Engineering staff have no other concerns regarding this ALC application.



**Matt Gienger**  
 Engineering Assistant



**Rob Niewenhuizen**  
 Director of Engineering and Public  
 Works