



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

Monday, January 17, 2022  
8:00 a.m.  
Council Chambers, City Hall  
500 – 2 Avenue NE  
Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 - 10	1.	Zoning Amendment Application No. ZON-1227 [McCaffrey, A.; 6821 46 Street NE; R-1 to R-8]
11 - 26	2.	Development Variance Permit Application No. VP-544 [Bernard, R.; 870 10 Street NE; Setback requirements]
27 - 52	3.	Development Permit Application No. DP-436 [Aviator Business Park Inc.; 3601 20 Avenue SE; Industrial]
	6.	FOR INFORMATION
	7.	CORRESPONDENCE
	8.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: January 13, 2022

Subject: Zoning Bylaw Amendment Application No. 1227

Legal: Lot 3, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597
Civic Address: 6821 46 Street NE
Owner/Applicant: A. McCaffrey

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R1 (Single Family Residential) to R8 (Residential Suite Zone).

AND FURTHER THAT: final reading of the zoning amendment bylaw be withheld subject to:
1) registration of an SRW, as required by BC Hydro, and
2) approval by the Ministry of Transportation and Infrastructure.

PROPOSAL

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

BACKGROUND

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

Adjacent land uses include the following:

Table with 2 columns: Direction (North, South, East, West) and Land Use/Zoning (Vacant lot, Single Family Dwelling, future subdivision) and Zoned R1.

The subject property is approximately 846.4m² in area. An approximate 236.0m² (2540ft²) single family dwelling is proposed. The proposed basement suite is 56.3m² (606ft²). The plans show that the entrance to the proposed suite will be on the south side of the building (Appendix 5). Drawings provided in support of the rezoning application are attached as Appendix 5. Parking is to be provided onsite in the proposed two-car garage and driveway. The site contains a 6.0m wide statutory right of way along the east property line. The right of way protects BC Hydro and Power Authority utility connections. The proposed development would not impact this right of way area. To date, there are no R-8 zoned properties in this subdivision and approximately ten (10) R8 properties within the greater Canoe community. Site photos are attached as Appendix 6.

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

### COMMENTS

#### Fire Department

No concerns.

#### Building Department

No concerns. British Columbia Building Code (BCBC) will apply.

#### FortisBC

No issues with this proposal.

#### Engineering Department

No concerns.

#### BC Hydro

BCH needs a blanket Distribution Statutory right-of-way.

#### Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

#### Planning Department

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



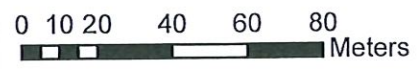
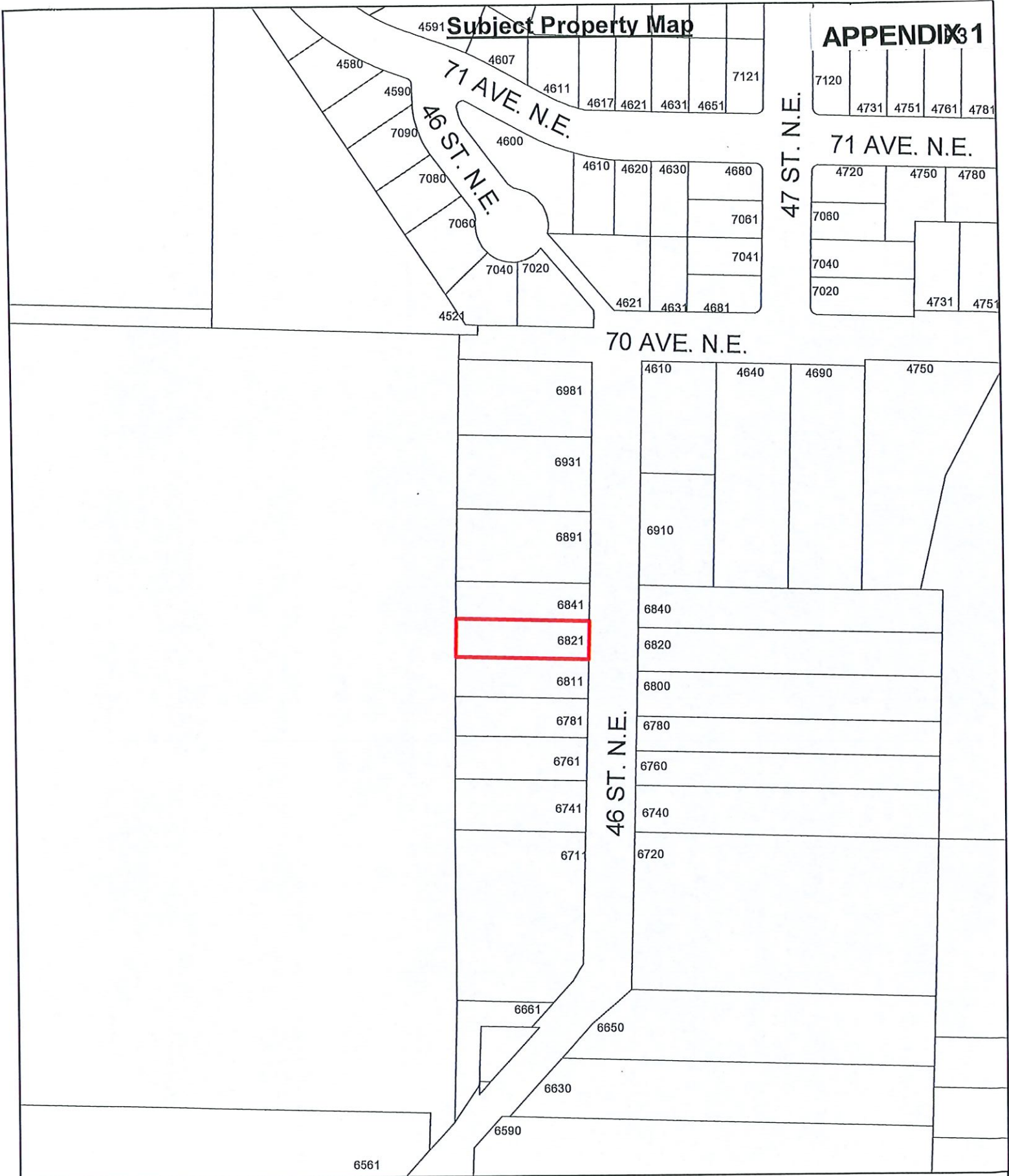
Prepared by: Evan Chorlton  
Planner I



Reviewed by: Chris Larson, MCIP, RPP  
Senior Planner

# Subject Property Map

# APPENDIX 1




-  Subject Property
-  Parcels

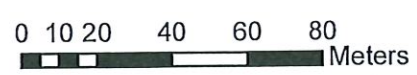
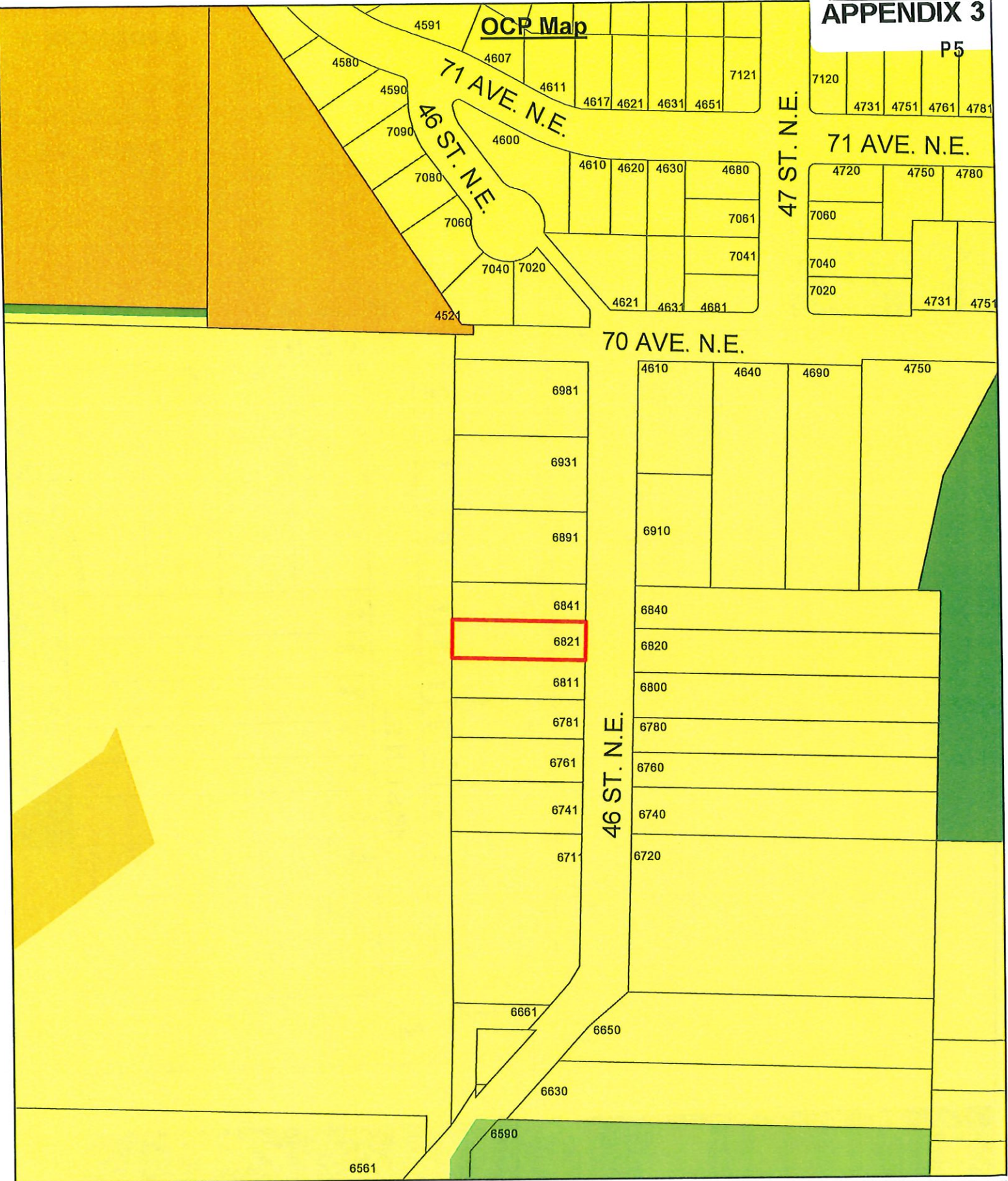
Ortho Map



0 2.5 5 10 15 20 Meters

 Subject Property  
 Parcels

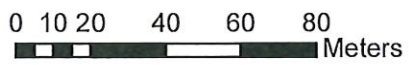
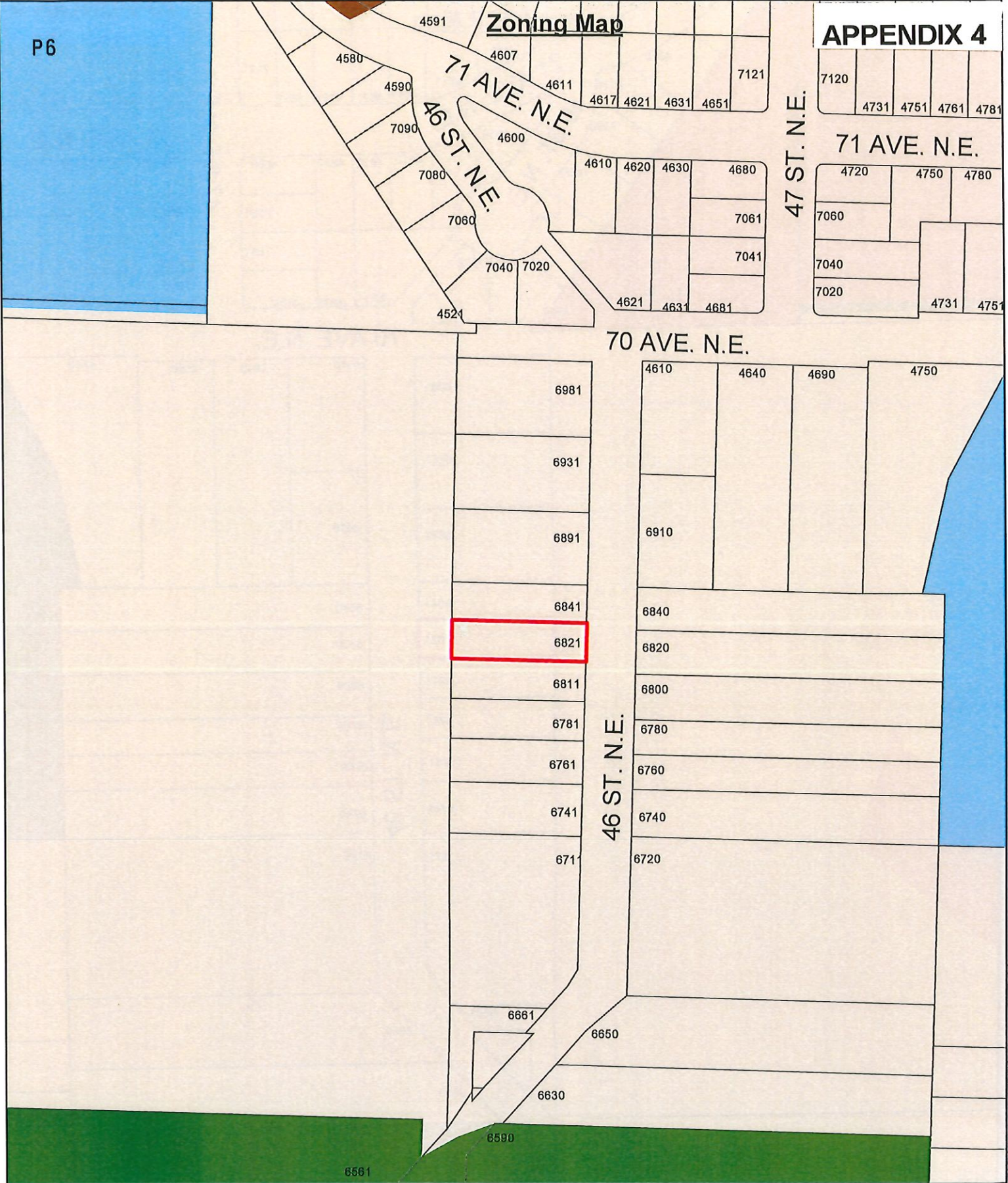
OCP Map



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

# Zoning Map

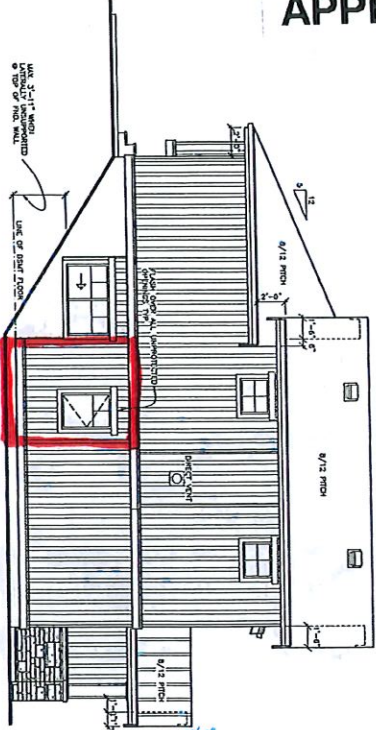
# APPENDIX 4



- Subject Property
- Parcels
- A-2
- P-1
- R-1
- R-8



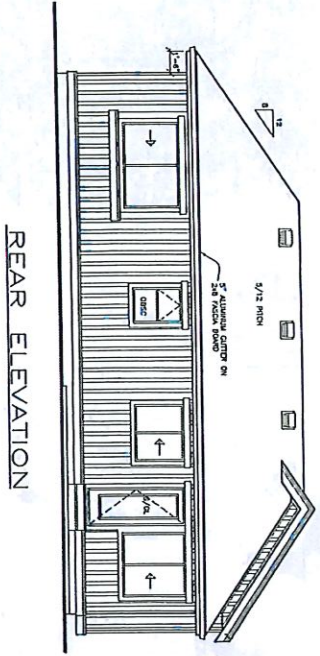
# APPENDIX 5



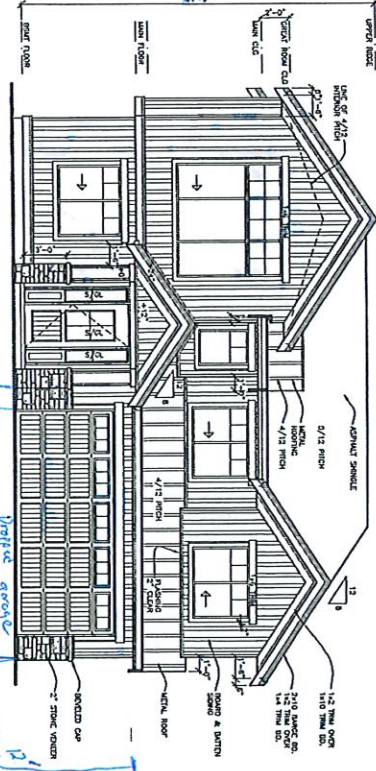
SEE AMENDED PLAN.

LEFT ELEVATION

NOTE:  
 CHECK THIS PLAN AGAIN TO BE  
 SURE YOU ARE NOT MISSING ANY  
 DETAILS. CONTACT US AT THE  
 OFFICE WITH LOCAL 977-1234 &  
 VISIT OUR WEBSITE.

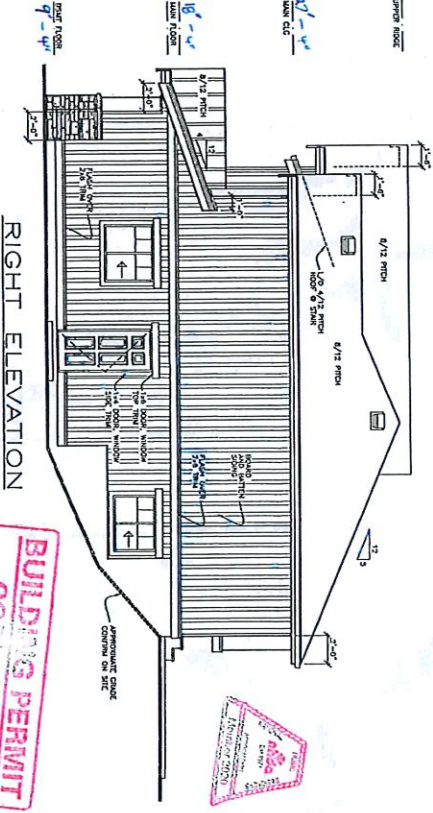


REAR ELEVATION



FRONT ELEVATION

relating to  
 5'-4\"/>



RIGHT ELEVATION

**BUILDING PERMIT**  
**GOOD ONLY**  
 THIS STAMP IS VALID ONLY FOR THE PROJECT AND LOT SHOWN IN RED INK. OTHER COLORS INDICATE A DIFFERENT PROJECT OR LOT. IT IS THE DUTY OF THE APPLICANT TO VERIFY THE ACCURACY OF THIS INFORMATION.

**JENISH HOUSE DESIGN LIMITED**

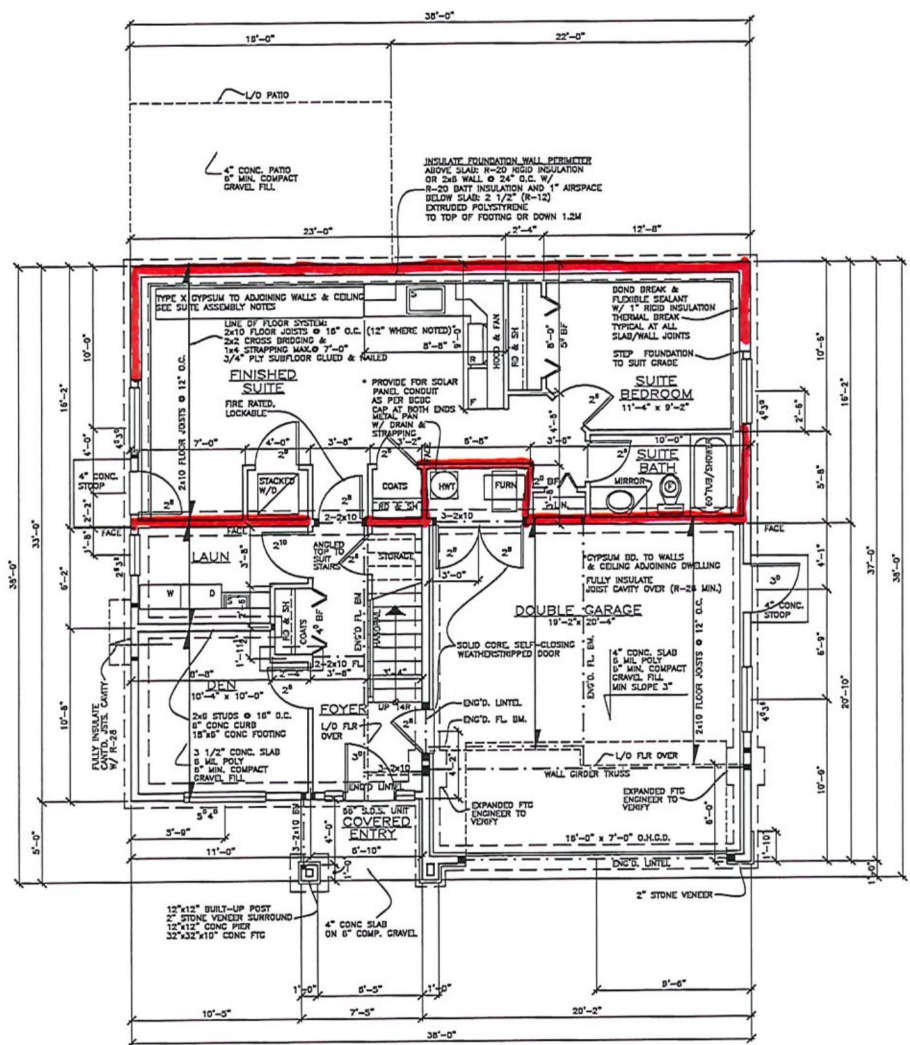
DATE: 11/17/2023	PROJECT: 17
SCALE: 1/4"=1'-0"	SHEET: 4 OF 5
PLAN NUMBER: 23-0723	DATE: 11/17/2023

HEAD OFFICE:  
 201-158 CONVOY AVE  
 WILMINGTON, DE 19811  
 (302) 422-5344  
 FAX: (302) 422-5344



This drawing is the property of Jenish House Design Limited and may not be reproduced or used in any form without written permission from Jenish House Design Limited.

REFERENCE:	STOCK
DRAWN:	DJ
CHECKED:	LW
DATE:	NOV '17
SCALE:	AS NOTED
SHEET:	FINISHED SUITE ASSEMBLY
PLAN NUMBER:	2-3-775 UPSLOPE SUITE



## BASEMENT/ FOUNDATION PLAN

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

FINISHED AREA = 316 SQ. FT.  
SUITE AREA = 506 SQ. FT.  
GARAGE AREA = 413 SQ. FT.

PROVIDE ROUGHEN SUBFLOOR DEPRESSURIZATION SYSTEM.  
4" GRANULAR FILL BELOW SLAB AND PROVIDE 4" PIPE WITH CONNECTION FOR FUTURE DEPRESSURIZATION EQUIPMENT AND AIRTIGHT CAP TO BE PASSIVELY VENTED TO EXTERIOR, TO BE TERMINATED OUTSIDE

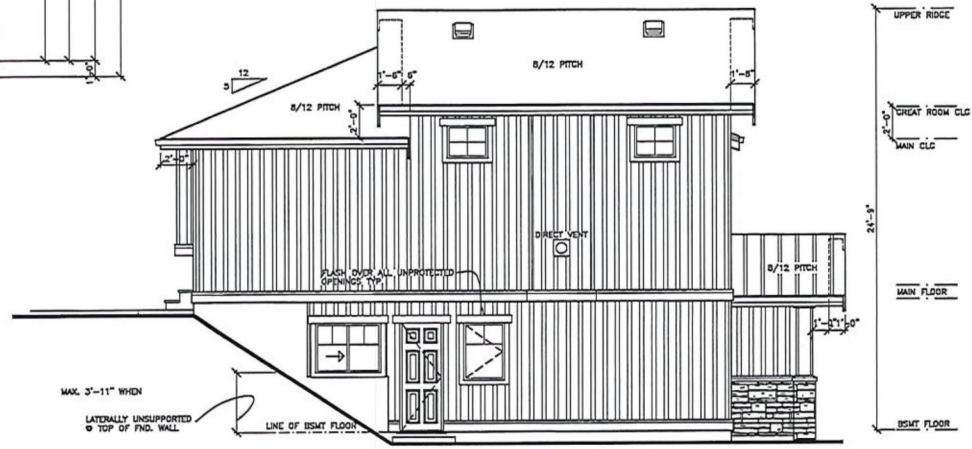
**SECONDARY SUITE WALL AND CEILING ASSEMBLY (20 MINUTE FIRE RATING & 43 STC)**

**CEILING: 30 MINUTE FIRE RATING & 43 STC RATING**  
 CBC TABLE 9.10.3.1.-D: FRB/c  
 - 2x10 FLOOR JOISTS  
 - RESILIENT METAL CHANNELS @ 24" O.C. (FRB), OR  
 - 15" O.C. W/ MIN. 8" INSULATION IN CAVITY (FRB)  
 - 1 LAYER 5/8" TYPE X CYPSSUM

**2x4/2x6 EXTERIOR WALL: 45 MINUTE FIRE RATING & 43 STC RATING**  
 CBC TABLE 9.10.3.1.-A: W24  
 - SIDE A: 1 LAYER 1/2" TYPE X CYPSSUM  
 - 2x4/2x6 STUDS @ 16" (OR 24") O.C. W/ 3.5" INSULATION  
 - SIDE B: RESILIENT METAL CHANNELS @ 16" (OR 24") O.C.  
 - SIDE B: 1 LAYER 1/2" TYPE X CYPSSUM

**20 MINUTE FIRE RATED SEPARATING DOOR**

- MUST PROVIDE PHOTOELECTRIC FIRE ALARMS WITH A FIRE RATING UNDER 60 MINUTES.



LEFT ELEVATION

NOTE: REMOVAL OF JHD, LOGO, TITLE BLOCK OR WATER MARK IS AGAINST CANADIAN COPYRIGHT LAWS

APPENDIX 6



46 STREET NE



46 STREET NE



To: His Worship Mayor Harrison and Members of Council

Date: January 7, 2022

Subject: Development Variance Permit Application No. VP-544 (Setback)

Legal: Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP104309
Civic Address: 870 10 Street NE
Owner/Applicant: Bernard, R.

STAFF RECOMMENDATION

THAT: Development Variance Permit No. VP-544 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP104309 to vary Zoning Bylaw No. 2303 as follows:

Section 13.12.4 Exterior Side Parcel Line Setback reduction from 6.0 m to 3.0 m to facilitate construction of an attached garage addition to the existing single family dwelling on this property.

PROPOSAL

The subject parcel is located at 870 10 Street NE (Appendices 1 and 2). The proposal is to construct an attached garage addition onto the southwest side of the existing single family dwelling in place of the existing carport (Appendix 5). Due to the shape of the lot, the proposed location of this addition requires an exterior side setback variance from 6.0 m to 3.0 along the west property line.

BACKGROUND

The parcel is designated High Density Residential (HR) in the City's Official Community Plan (OCP) and is zoned R8 (Residential Suite) in the Zoning Bylaw (Appendices 3 and 4). The subject property is located in the Downtown area, with frontage onto both 10 Street NE and 9 Avenue NE, while also fronting onto a common access back lane. This area largely consists of residential and institutional uses. Nearby uses include the Shuswap Lake General Hospital, McGuire Lake Park, and Salmon Arm Secondary School (Jackson Campus).

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

Table with 2 columns: Direction (North, South, East, West) and Land Use/Zoning (Single Family Dwelling/Residence, Zoned R1, etc.)

The property is 0.086 ha (864.2 m²) in size and currently contains a single family dwelling with a carport, both of which were approximately built in 1959. The property owner/applicant is proposing a new 32'-10" x 21'-0" (689.5 ft²) attached garage on the property. Asides from Section 13.12.4 of the Zoning Bylaw, the proposed addition meets all other R8 – Residential Suite Zone regulations.

Site photos are attached, as Appendix 6.

COMMENTSBuilding Department

No concerns.

Fire Department

No concerns.

FortisBC

No issues with this proposal.

Engineering Department

No concerns.

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 the general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

As described in the letter of reason submitted by the owner/applicant (Appendix 7), the owner wishes to carry out/undertake renovations to the existing single family dwelling, including the existing carport. Because the existing carport requires significant structural upgrading, the owner wishes to add a new double garage in its place that ties into the existing dwelling. As briefly eluded to on the first page, since the existing dwelling is on a corner lot that is situated on the corner of 10 Street NE and 9 Avenue NE, there are two different 6.0 m exterior parcel line setbacks, making complying with these setbacks that much more difficult.

Non-conformance with current Zoning Bylaw regulations is not uncommon in older neighborhoods. Historically, there have been approximately 8 previous different Development Variance Permit applications in the surrounding neighbourhood (i.e. 10 Street NE, 9 Avenue NE, and 8 Avenue NE), which includes one previous servicing variance for the subject property. Of which, all 8 Variance Permits were issued, including two recent setback variance applications for 940 9 Avenue NE (VP-508; issued in February 2020) and 941 8 Avenue NE (VP-516; issued in June 2020). In addition, and by looking at Appendix 2, since this is a relatively older neighbourhood, there are a number of single family dwellings on adjacent properties that do/would not meet current minimum setback zoning regulations. That being said, staff suggest that the proposed attached garage addition and requested exterior side variance would have limited visual impact on the adjacent properties because this proposal is positioned on a corner lot and the proposed addition is a single level in height within the exterior side yard and screened by existing vegetation.

Staff feel that this variance request will not unreasonably or significantly affect the character of the parcel, and are in support of this application.



Prepared by: Evan Chorlton  
Planner I

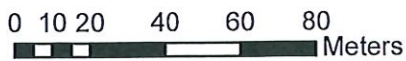
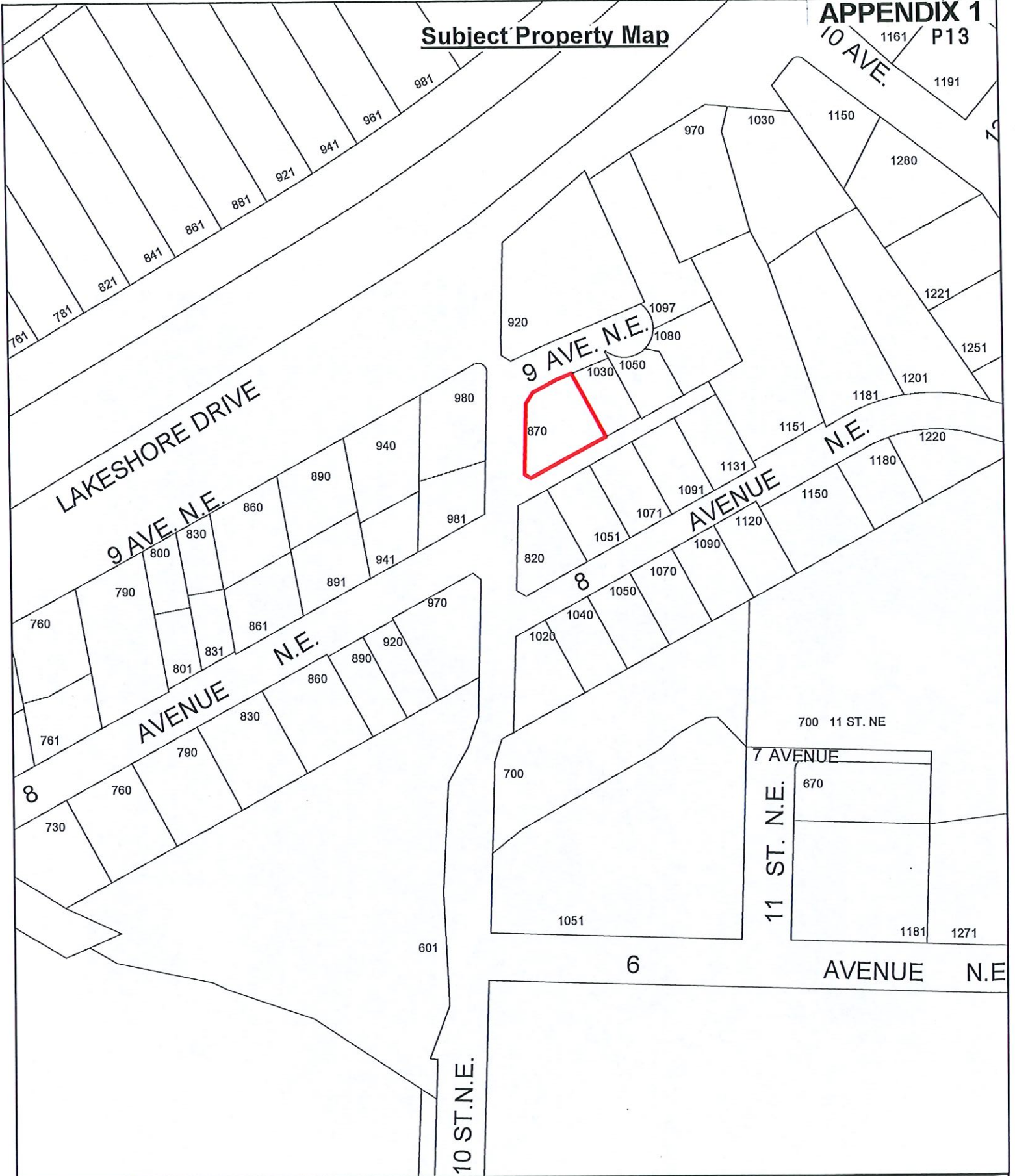


Reviewed by: Chris Larson, MCIP, RPP  
Senior Planner

**Subject Property Map**

**APPENDIX 1**

1161 P13



- Subject Property
- Parcels

OrthoMap

9 AVE N.E.

1080

870

1051

820

1077

960

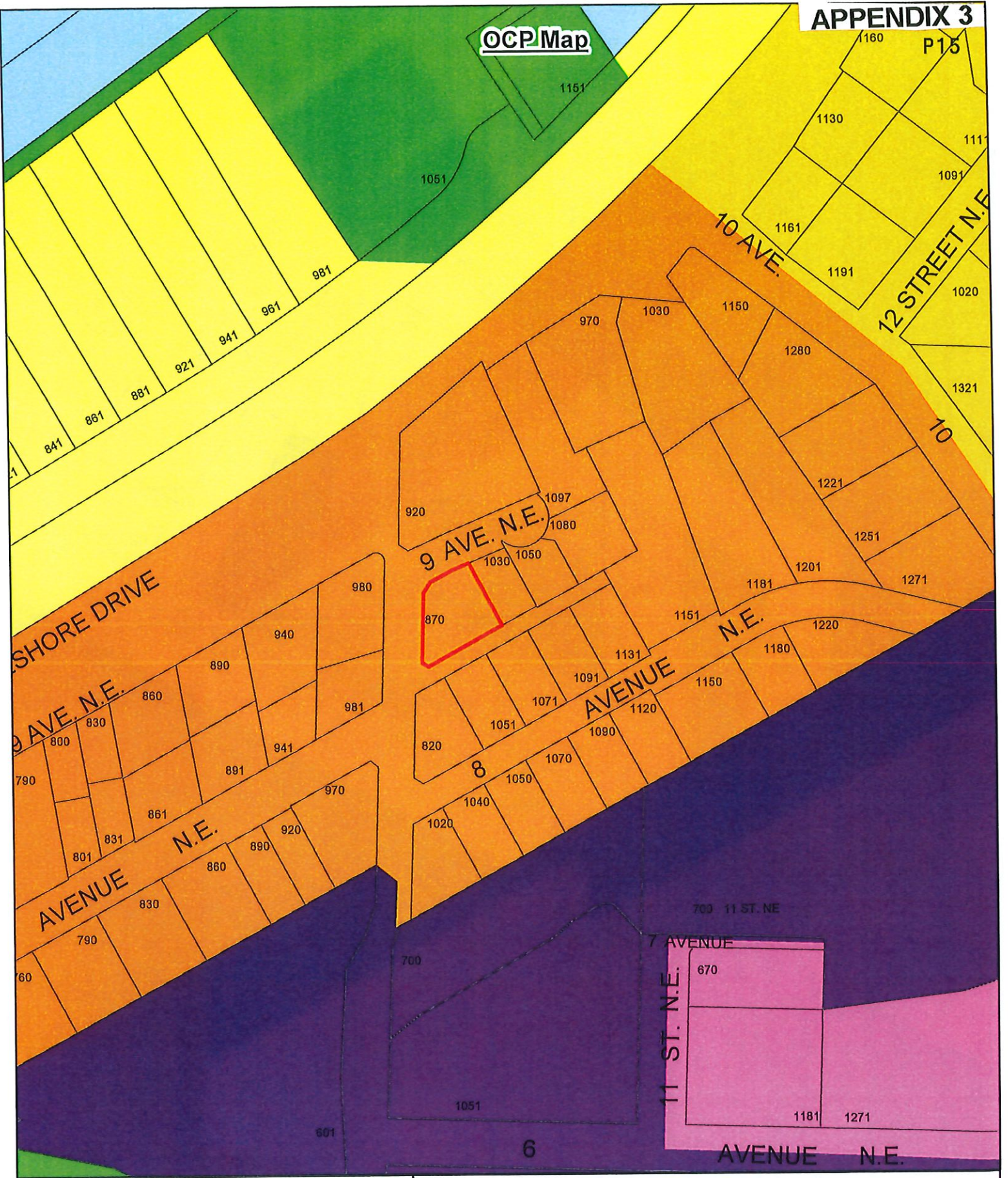


0 2.5 5 10 15 20 Meters

 Subject Property  
 Parcels



OCP Map



Subject Property

Parcels

Neighbourhood Park

Park

Environmentally Sensitive Lake Areas

Institutional

Residential - Low Density

Residential - Medium Density

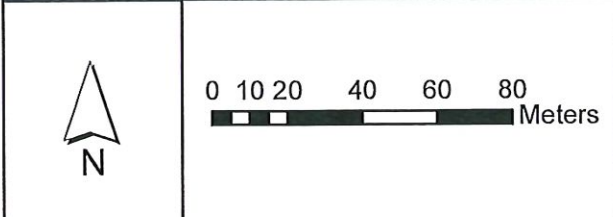
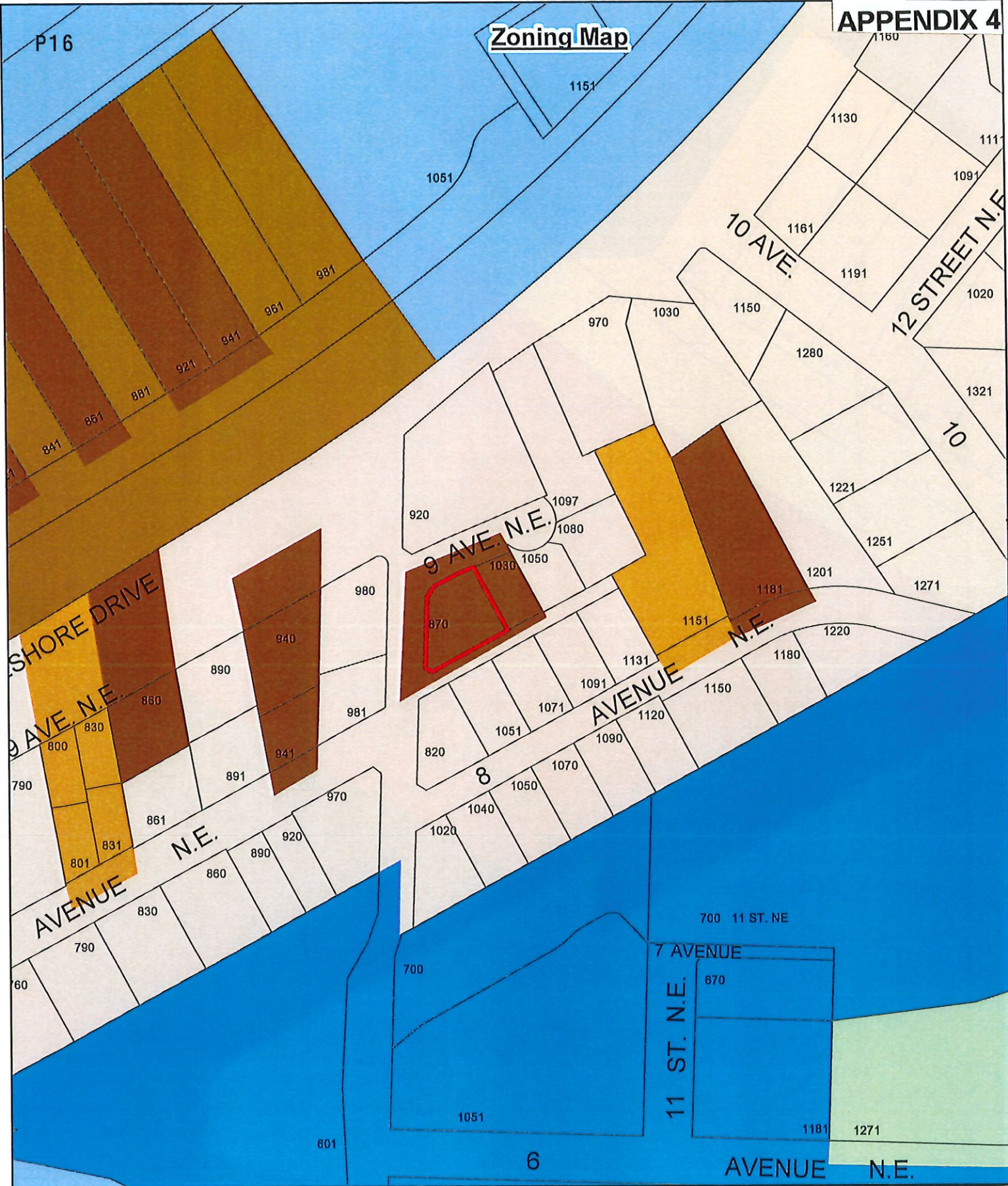
Residential - High Density

Commercial - Highway Service / Tourist



0 10 20 40 60 80 Meters

Zoning Map

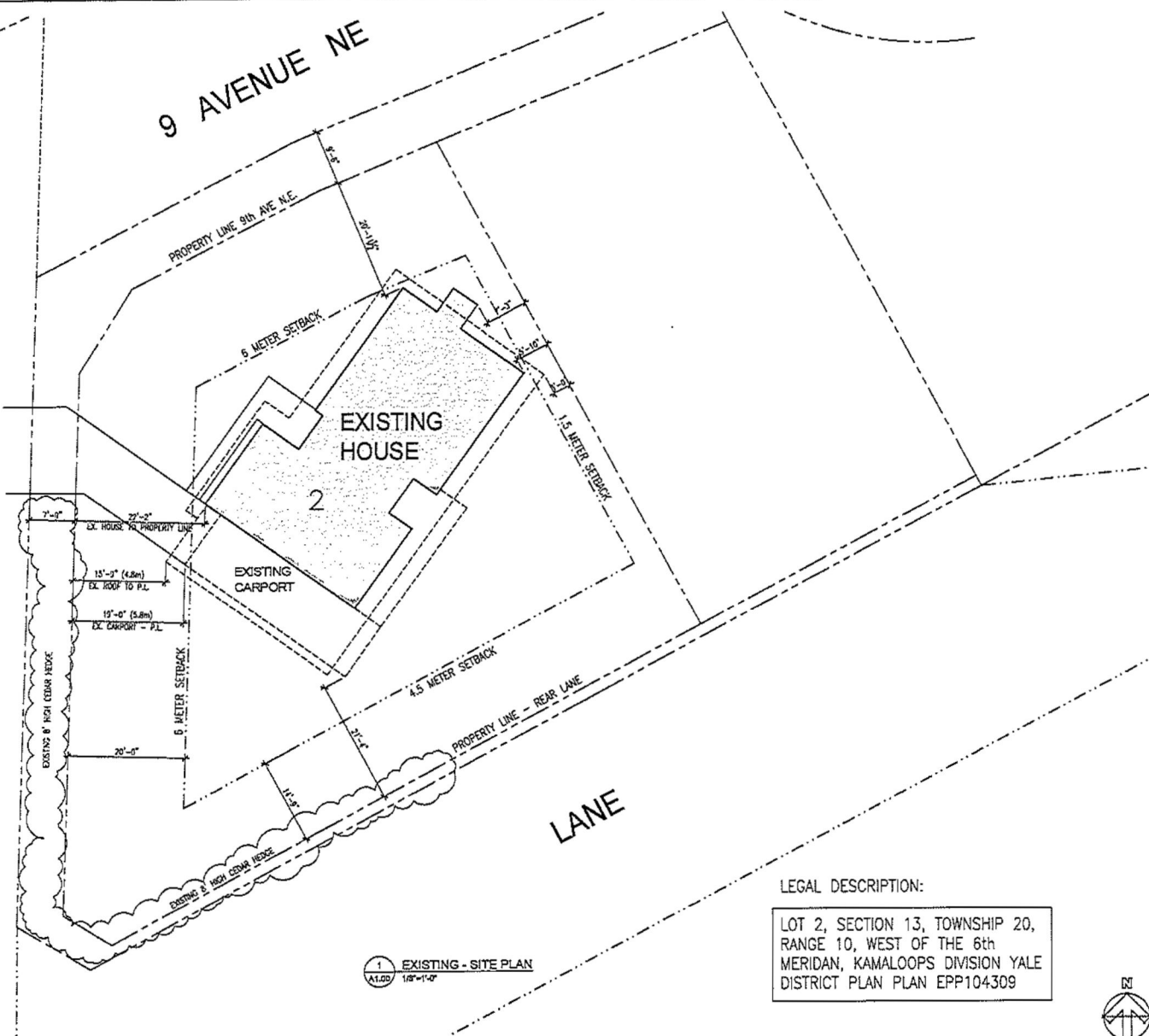


- Subject Property
- Parcels
- CD-17
- P-1
- P-3
- R-1
- R-4
- R-7
- R-8

APPENDIX 5

10 STREET NE

9 AVENUE NE



1 EXISTING - SITE PLAN  
A1.00 1/8"=1'-0"

LEGAL DESCRIPTION:  
 LOT 2, SECTION 13, TOWNSHIP 20,  
 RANGE 10, WEST OF THE 6th  
 MERIDIAN, KAMALOOPS DIVISION YALE  
 DISTRICT PLAN PLAN EPP104309



ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE  
 AND TO THE EXISTING PROPOSED CENTERLINE UNLESS  
 OTHERWISE SPECIFIED

DO NOT SCALE THE DRAWING

THE DRAWING IS INTENDED FOR INFORMATION ONLY

ISSUED FOR  
 VARIANCE PERMIT  
 APPLICATION

REV.	DATE	DESCRIPTION

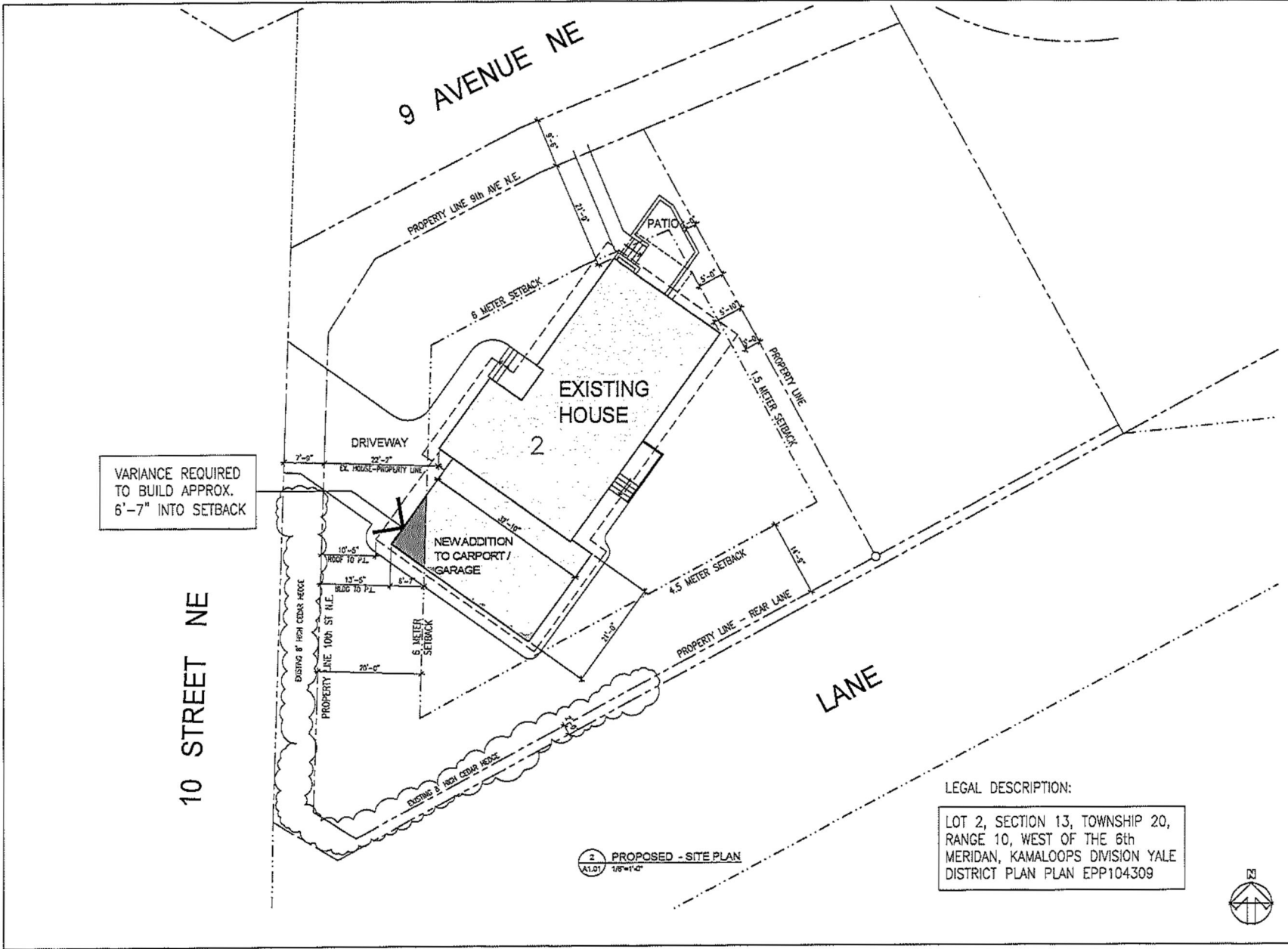
2	15.10.2021	VP-544 UPDATED APPLICATION
1	10.10.2021	VARIANCE PERMIT APPLICATION

3036 03/2021

BERNARD RESIDENCE  
 670 - 10th STREET, NE  
 SALMON ARM, BC.

EXISTING  
 SITE PLAN

A1.00



2 PROPOSED - SITE PLAN  
A1.01 1/8"=1'-0"

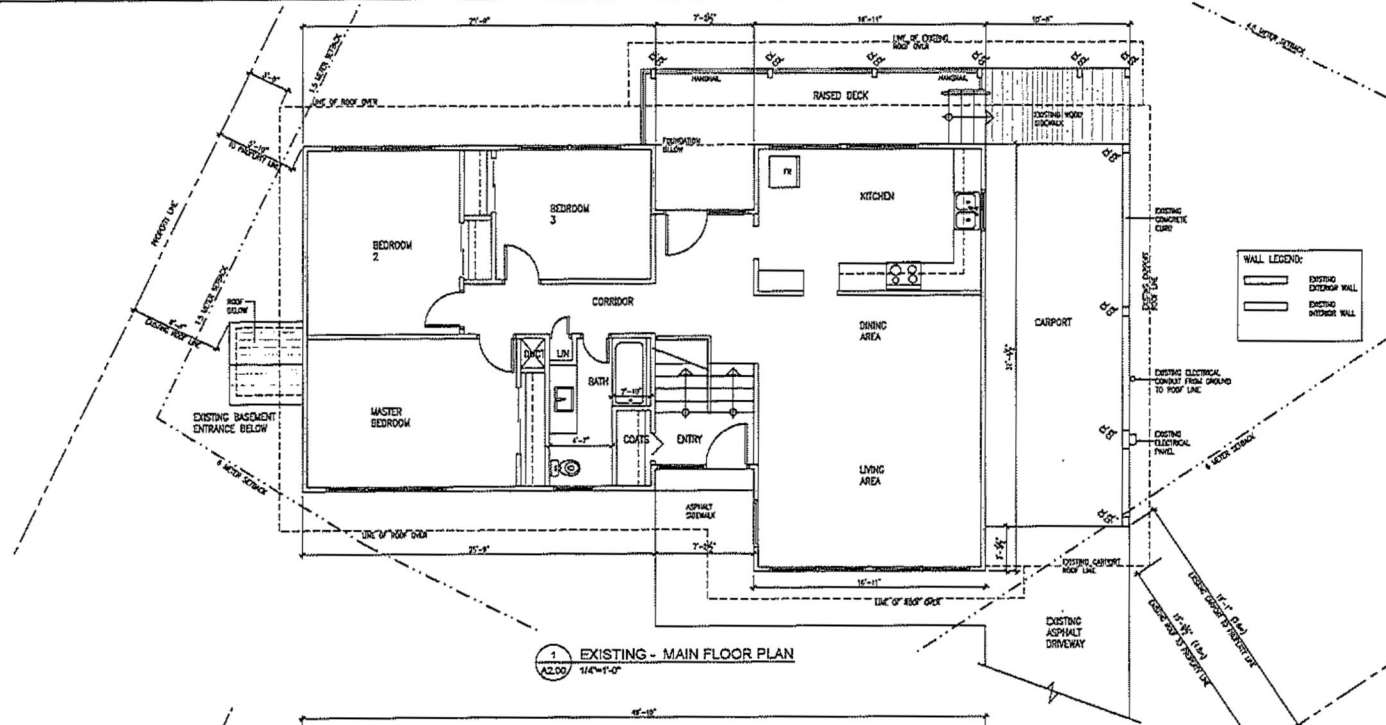
LEGAL DESCRIPTION:

LOT 2, SECTION 13, TOWNSHIP 20,  
RANGE 10, WEST OF THE 6th  
MERIDIAN, KAMALOOPS DIVISION YALE  
DISTRICT PLAN PLAN EPP104309

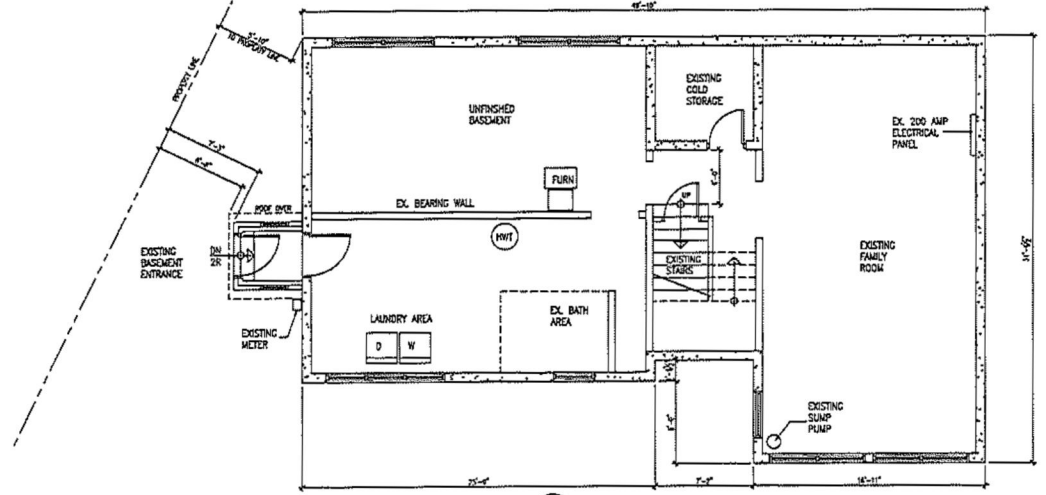
ALL RIGHTS RESERVED. PROPERTY OF THE AUTHOR. THE USE OF THIS DOCUMENT FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY THE AUTHOR IS PROHIBITED.

ISSUED FOR VARIANCE PERMIT APPLICATION

2	15.10.2021	1/8"=1'-0"	UPDATED APPLICATION
1	10.10.2021	1/8"=1'-0"	VARIANCE PERMIT APPLICATION
NO.	DATE	SCALE	DESCRIPTION
DRAWN BY: [REDACTED]			
CHECKED BY: [REDACTED]			
PROJECT: BERNARD RESIDENCE			
707 - 10th STREET, NE SALMON ARM, BC.			
PROPOSED NEW SITE PLAN			
SCALE:	1/8"=1'-0"	PROJECT NO.	A1.01
DATE:	15.10.2021	FILE NO.	2100070



1 EXISTING - MAIN FLOOR PLAN  
A2.00  
1/4"=1'-0"



2 EXISTING - BASEMENT FLOOR PLAN  
A2.00  
1/4"=1'-0"

ALL RIGHTS RESERVED PROPERTY OF THE ARCHITECT,  
AND THE DEVELOPER AND PROPERTY OWNER WHOSE RIGHT  
HEREIN IS PROTECTED.

DO NOT SCALE THE DRAWINGS.  
THE DRAWINGS & SPECIFICATIONS ARE FOR INFORMATION ONLY.

ISSUED FOR  
VARIANCE PERMIT  
APPLICATION

NO.	DATE	REVISION

2	15.10.2021	VP-S&A UPDATED APPLICATION
1	10.10.2021	VARANCE POINT APPLICATION

4	10.10.2021	ISSUED
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DATE PLOTTED: 15.10.2021 10:58 AM

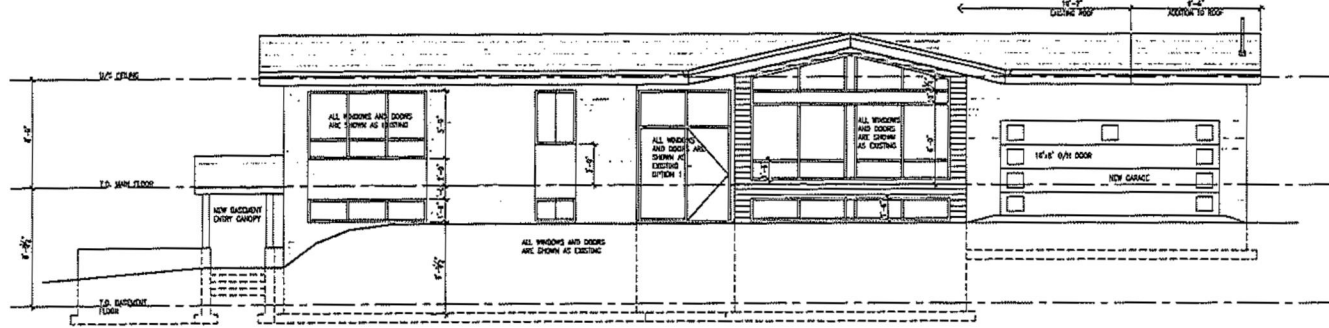
BERNARD RESIDENCE  
670 - 10th STREET, NE  
SALMON ARM, BC.

EXISTING  
FLOOR PLANS

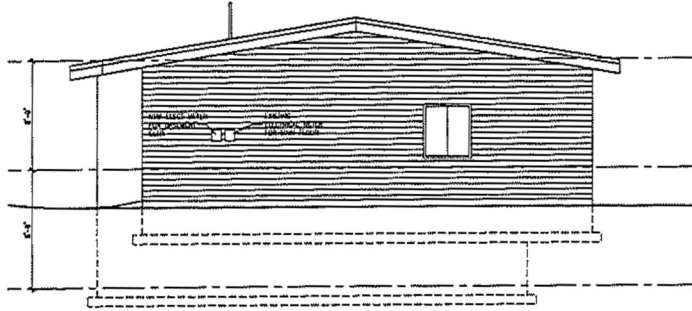


TITLE	1/4"=1'-0"	NO. 15
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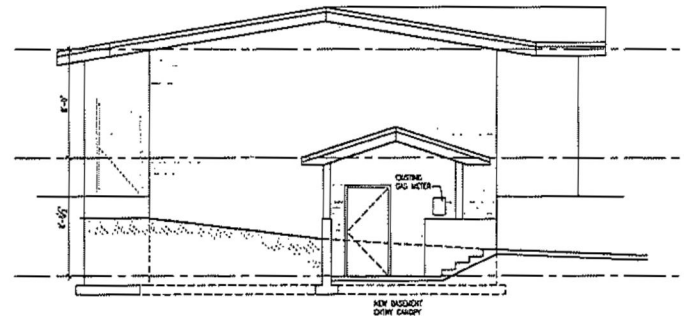




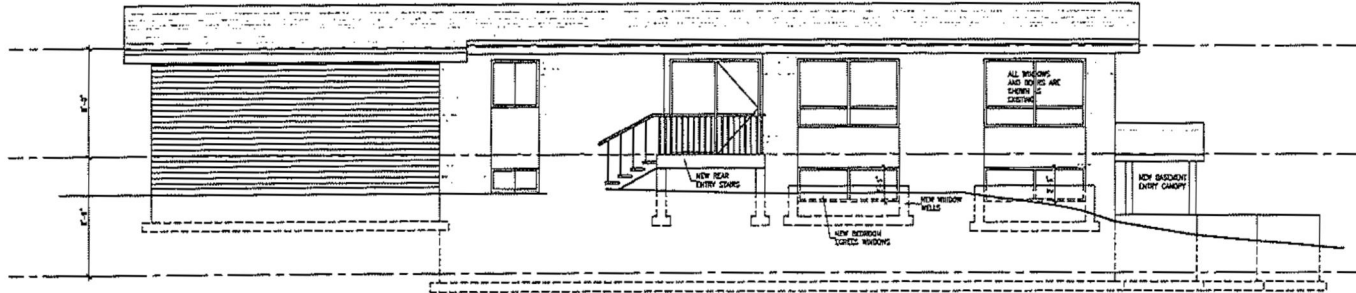
1 NORTH ELEVATION - FRONT VIEW  
A3.01 1/4"=1'-0"



1 NORTH ELEVATION - FRONT VIEW  
A3.01 1/4"=1'-0"



2 EAST ELEVATION - SHOWING BASEMENT SUITE ENTRANCE  
A3.01 1/4"=1'-0"



2 EAST ELEVATION - SHOWING BASEMENT SUITE ENTRANCE  
A3.01 1/4"=1'-0"

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

ISSUED FOR VARIANCE PERMIT APPLICATION

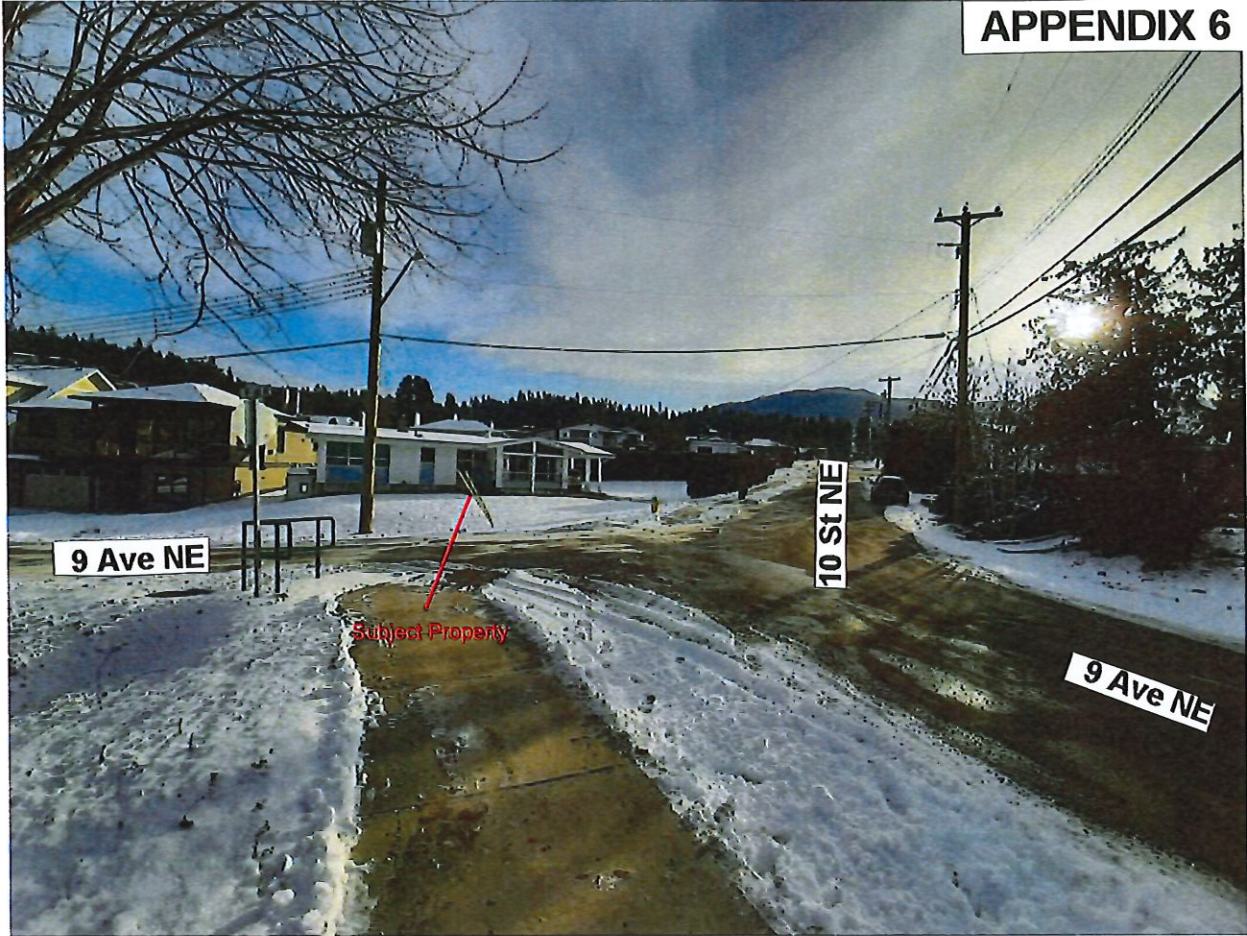
2	15.10.2021	VP-SM UPDATED APPLICATION
1	15.10.2021	VARIANCE PERMIT APPLICATION
DL	DL	DL

PROJECT  
BERNARD RESIDENCE  
870 - 10th STREET , NE  
SALMON ARM, BC.

PROPOSED NEW ELEVATIONS

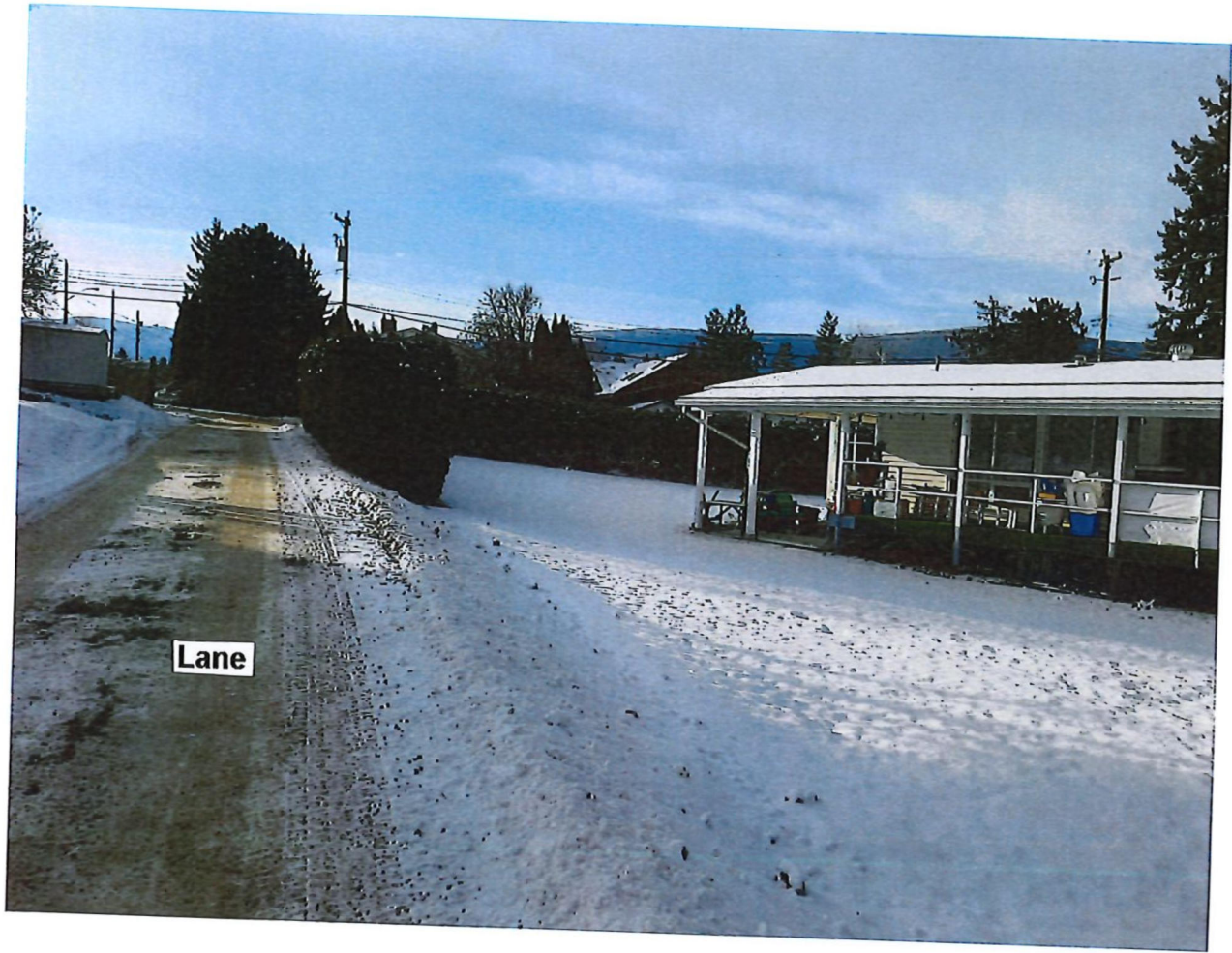
SCALE	DATE	BY	NO.
1/4"=1'-0"	15.10.2021	DL	A3.01
DATE	BY	NO.	FILE
15.10.2021	DL	A3.01	21052021

APPENDIX 6









**APPENDIX 7**

To: Planning Dept. City of Salmon Arm  
Subject: Variance Permit Application\_ 870-10<sup>th</sup> ST NE  
Date: Dec. 10, 2021

To whom it may concern,

Please except this short letter explaining the reason for my Variance Permit Application for my single-family residence at 870-10<sup>th</sup> ST, NE, Salmon Arm.

A brief history about the house, it sat for over many years (1959) and nothing ever done to it as far as upgrading or updating until I had purchased it this year in January 2021. I am in the process of having the Interior Renovation drawings completed so I can submit in the spring for a Building Permit.

It has a single existing Carport that needs a lot of Structural upgrading according to the Building Inspector, so, I would like to add on to the existing and turn into a nice double garage that ties into the house.

My house sits on the corner 10<sup>th</sup> St and 9<sup>th</sup> Ave with a Rear Lane apparent as well, (see Site Plan) as the official Front Address is considered the "Exterior Side Yard", the Lot comes to somewhat of a point and makes complying to all the setbacks very difficult.

But by wanting to do so the corner of the Garage crosses into the 6 m setback...front and rear.

thus, my request for the Variance Permit Application.

Again, thank you for considering my Application.



Cheers

Bob Bernard (owner)  
870-10<sup>th</sup> ST NE  
Salmon Arm  
250-864-9655  
e. cobbagger@hotmail.com

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# CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: January 7, 2022

Subject: Development Permit Application No. DP-436 (Industrial)

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

## STAFF RECOMMENDATION

**THAT:** Development Permit No. DP-436 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094, in accordance with the attached drawings (Appendix 2);

**AND THAT:** Issuance of DP-436 be withheld subject to the following:

- 1) Receipt of a security deposit in the amount of 125% of a landscaper's estimate for completion of the approved landscaping plan.

## PROPOSAL

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

The proposal is for the development of the second phase of a proposed three-phased industrial use facility. Initially, Phase 1 included the construction of four 468 m<sup>2</sup> (5,038 ft<sup>2</sup>) storage buildings for *mini warehousing* use, totalling nearly 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) in storage space. The second phase (Phase 2) of the development will include approximately 1,486 m<sup>2</sup> (16,000 ft<sup>2</sup>) of commercial warehouse space in the form of two 8,000 ft<sup>2</sup> buildings on the front portion of the existing development (Appendix 2). Each building has initially been designed to have four 2,000 ft<sup>2</sup> bays per building (Appendix 2). A letter of proposal (Appendix 3) provides further details on the application and proposal.

## BACKGROUND

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

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

- North: A2 (Rural Holding) parcel within the ALR, OCP designation Industrial - Light (IL)
- South: A2 (Rural Holding) parcel within the ALR
- East: M2 (Light Industrial), OCP designation Industrial - Light (IL) (Access Precision)
- West: M6 (Industrial Holding) parcel not in the ALR; and three rural parcels all zoned A2 (Rural Holding) and within the ALR

This is the third (and second of the subject property) form and character industrial development permit application within this Industrial - Light designated area to come before City Council. The first such development permit was issued for the property directly east in 2014 (Access Precision Machining), while the second was recently issued in October 2021 for Phase 1 of this development. Staff note that a future road network has been planned over this area in order to support the future Industrial-Light development area (Appendix 7). The subject parcel is almost entirely clear of vegetation and construction associated with Phase 1 is currently ongoing. Site photos are attached as Appendix 8.

## COMMENTS

### Fire Department

Fire Hydrants required.

### Building Department

No concerns. Part 3 building will require full professional design and review.

### Design Review Panel

The Development Permit application triggered referral to the Design Review Panel (DRP). The DRP supported the application as presented, noting the high quality colours and materials (Appendix 9).

### Engineering Department

Comments attached (Appendix 10).

### Planning Department

This application is to permit the development of two new commercial warehousing structures: simple buildings with brick and stone facades and flat roofs. This development is subject to the form and character design policies under Section 10.5 of the OCP (attached as Appendix 6), categorized specifically as siting and building, landscape and screening, as well as access, circulation, and parking area guidelines.

#### *Siting and Building Guidelines*

The proposed development includes two buildings and associated drive aisles (asphalt driveways with parking stalls and a commercial loading area), as well as landscaping near the property's frontage.

The form and character of the buildings proposed are similar yet somewhat original to other industrial buildings in the area. The materials proposed are brick veneer, manufactured stone masonry, and concrete masonry veneer, with charcoal trim, doors and fascia. Somewhat minimal architectural details are proposed, with no roof overhang, the buildings feature articulated rooflines and facades (including the awnings over the doors and exterior lighting), and due to the nature of this business, the majority of the windows are located on only one face of the buildings. The buildings proposed as part of this phase would be set back 6.1 m from the east interior parcel line and 8.3 m from the west interior parcel line (6.0 m permitted), and/but are also set back significantly from the front and rear property lines. The main entrance of the front-most building will also be oriented to the dominant street frontage (20 Avenue SE), will have a well-defined entry (with storefront doors, windows and visible signage) and planning staff believe that both proposed buildings of Phase 2 will provide positive architectural interest (which align with OCP policies 10.5.9 and 10.5.10).

Staff still have some concerns around alignment with Crime Prevention Through Environmental Design (CPTED) principles (OCP 10.5.11) as it appears that no lighting has been proposed/provided on 3/4 sides of both buildings. Although not necessary, staff still recommend the applicant include additional exterior site lighting.

Staff feel that the proposed development substantially aligns with the Industrial Development Permit Area objectives and design guidelines. The proposed building's form, character and materials are of high quality relative to typical industrial 'metal box' building forms. The Design Review Panel noted no concerns through their review and support of the proposal as presented.

### *Landscape and Screening Guidelines*

As seen/shown in the most recent landscape plan, this phase of the development proposes two landscaped areas along either side of the front-most proposed building, consisting mostly of shrubs and grasses, with one new tree proposed for the east landscaped area (a *Syringa Reticulata* 'Ivory Silk' tree). All plantings proposed are drought tolerant and deer resistant, aligned with OCP policies 10.5.15 and 10.5.18.

The proposed phasing of this development means that the entire northern portion of the lot will not be developed until Phase 3. This means that a significant amount of the parcel will remain as is until then. A 2.0 m high chain link fence was proposed around the property as a means of site security for Phase 1 and followed property lines to the north, west, and east (along future property line at road reserve boundary). This included a sliding gate at the driveway access to Phase 1 of the development. However, unlike Phase 1, staff note that visual screening is not required by the Zoning Bylaw for Phase 2 of the development (two new commercial warehouses). That being said, temporary garbage is proposed and will be located near the east property line, which will once again be required to be screened.

Since City Council had some reservations about the landscaping along the frontage of 20 Avenue NE with the last Development Permit (DP-430; Phase 1), planning staff have encouraged the applicant to plant approximately 3-4 trees along the south lot boundary. The species suggested to the applicant were either Red Maple or London Planetree. In addition, staff have advised that a similar buffer along the west boundary of the Road Reserve is encouraged along the east side of the proposed septic fields (for example, hedges such as Oregon Grape or Common Lilac). All species that have been recommended to the applicant are fire smart, according to the FireSmart BC Plant Chart. The applicant has noted that they are sure they will be able to make the necessary adjustments to the landscaping.

### *Access, Circulation, and Parking Guidelines*

The newly-proposed two-building development of Phase 2 proposes the same curving access route as Phase 1 with adjacent parking spaces along asphalt driveways, which aligns with OCP policy 10.5.24. The majority of the parking area is screened from 20 Avenue SE by the proposed buildings.

### *Zoning*

The proposed warehousing use is permitted in the M-1 General Industrial Zone, subject to BC Building Code and zoning regulations (parking area and access, screening and landscaping requirements). The proposed buildings are slightly more than 8 metres in height, far less than the 15 m maximum building height, while all requisite setbacks are met.

Staff note that one parking space is required for every 100 square metres plus 1 per 2 employees and a total of two loading spaces for this phase of the development, as illustrated on the site plan. The proposal meets these parking requirements, showing 22 parking spaces (14 spaces are required). Both the driveway and circulation surfaces surrounding the buildings of Phase 2 are proposed as asphalt surfaces. Aisle widths of 7.3 m are proposed, meeting circulation requirements.

As noted previously, this application addresses the second phase of development, with the site plans submitted showing the previous Phase 1 and 'open storage' on Phase 3. As the subject parcel is within the "Industrial Development Permit Area" any further phases will also be subject to the form and character design policies under Section 10.5 of the OCP and will require Development Permit applications prior to development proceeding.

### *Road Reserve*

A future road network has been planned affecting the subject parcel to support the future development and expansion of the Industrial Park (Appendix 6), and as such is once again a key element of this proposal. The proposal includes a 10 m wide strip along the east parcel line for the future road network. Given road construction is still premature at this time but recognizing the importance of the future road plan, staff had previously recommended that the registration of a Section 219 road reserve covenant was to be made as a condition of issuance of the previous building permit to secure the future road alignment. Staff have received confirmation of registration of said covenant and do not require another Section 219 road reserve covenant. Staff also note that road construction would be triggered by future subdivision.

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

CONCLUSION

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



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Prepared by: Evan Chorlton  
Planner I

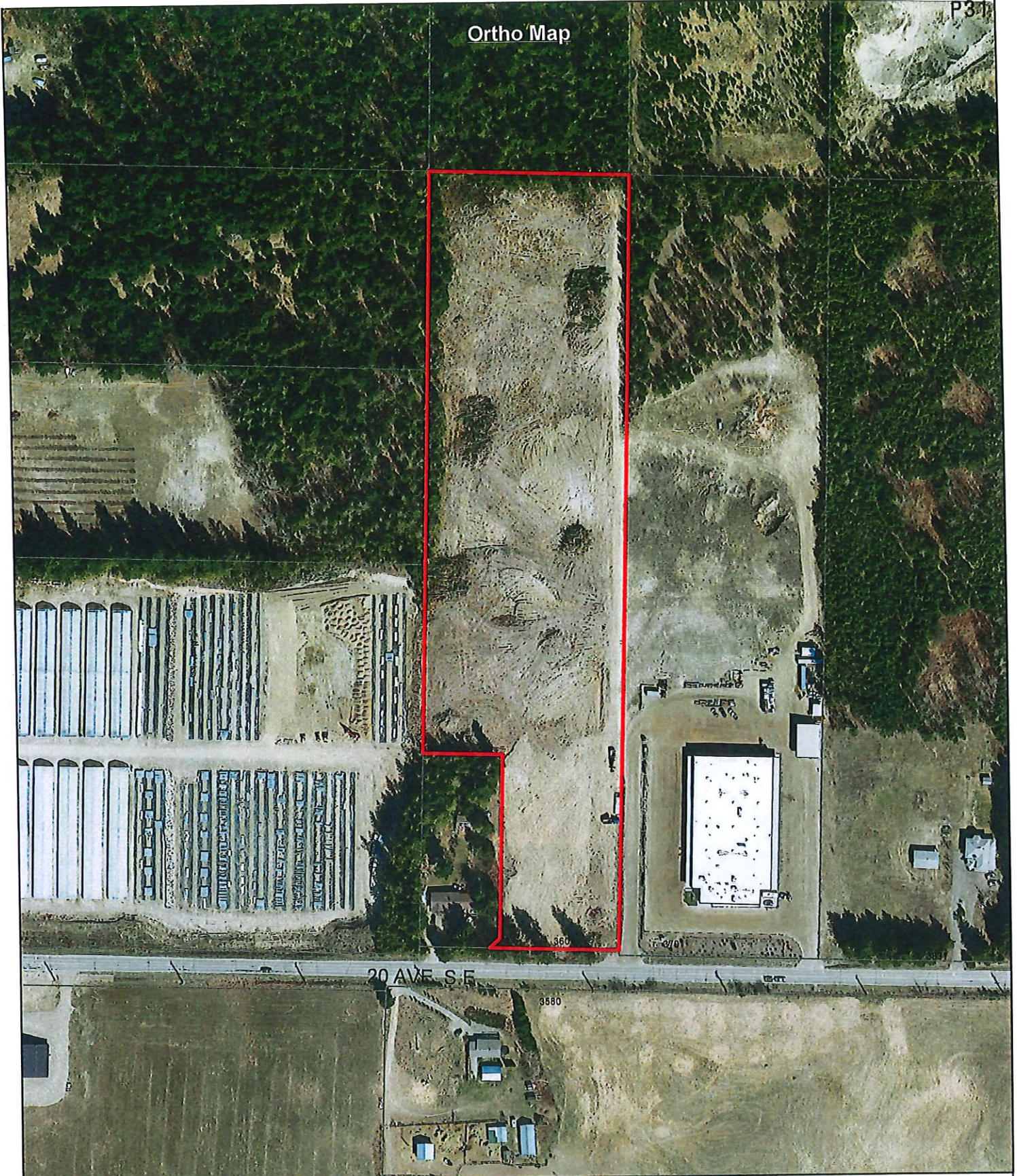


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Reviewed by: Chris Larson, MCIP, RPP  
Senior Planner



Ortho Map



0 12.525 50 75 100  
Meters

 Subject Property  
 Parcels

# AVIATOR BUSINESS PARK - PHASE 2

3601 20TH AVENUE S.E., SALMON ARM, BC

**OWNER:**  
AVIATOR BUSINESS PARK INC.

**ARCHITECT:**  
BLUECROW ARCHITECTURE INC.  
AND GILLMAN ARCHITECTS INC.

**OFFICIAL COMMUNITY PLAN:**  
INDUSTRIAL LIGHT

**ZONING:**  
M1 - GENERAL INDUSTRIAL

**LEGAL:**  
LOT 14, PLAN 1228  
SUBJECT PLAN NUMBER  
SEC. 7, TP28, RW, W88 R70

**DATE:**  
2021-10-21

**EXISTING REGULATIONS:**

**BY-LAW:** ZONING M1  
**GENERAL INDUSTRIAL ZONE**

**28.1 PURPOSE:** GENERAL INDUSTRIAL AND MANUFACTURING

**28.2 REGULATIONS:** AS PER ZONING BY-LAW

**28.3 PERMITTED USES:** MIN WAREHOUSING AND STORAGE YARDS OFFICE, STORAGE BUILDING, WORKSHOP AND YARD FOR CONTRACTOR

**28.4 MIN. HEIGHT PRINCIPLE BUILDING:** HEIGHT 7.6m (25'0")

**28.5 MAX. GROUND COVERAGE BUILDINGS 60%:**

**28.6 MIN. PARCEL AREA:** 48,000m<sup>2</sup> (11.92 AC)

**28.7 MIN. PARCEL WIDTH:** 30.0m (98'7")

**28.8 MIN. SETBACKS OF PRINCIPLE BUILDING:**  
1) FRONT PARCEL LINE 8.0m (26'3")  
2) REAR PARCEL LINE 8.0m (26'3")  
3) INTERIOR PARCEL LINE 8.0m (26'3")  
4) EXTERIOR PARCEL LINE 8.0m (26'3")

**28.9 ACCESSORY RETAIL SPACE:** SHALL NOT EXCEED 10% OF THE MAX. FLOOR AREA OF THE PRINCIPAL BUILDING SET UNDER LIGHT INDUSTRIAL

**28.10 OUTSIDE STORAGE:** SHALL BE SCREENED FROM ANY ADJACENT LOT NOT ZONED INDUSTRIAL

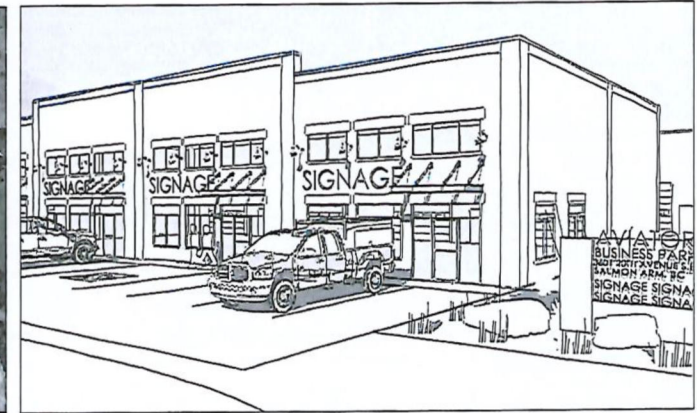
**28.11 PARKING AND LOADING:**  
PARKING REQUIRED: INDUSTRIAL 1 PER 100m<sup>2</sup> + 1 PER 2 EMPLOYEES  
LOADING REQUIRED: MINIMUM 2 SPACES

**28.12 OUTSIDE STORAGE:** SHALL BE SCREENED FROM ANY ADJACENT LOT NOT ZONED INDUSTRIAL

**28.13 PARKING AND LOADING:**  
PARKING PROVIDED (150m<sup>2</sup> MIN. 14 SPACES)  
LOADING PROVIDED (2 SPACES)



**CONTEXT PLAN**  
SCALE: 1:5000



**FIRE DEPARTMENT CODE STUDY:**

**TYPE OF WORK:** NEW CONSTRUCTION

**BASED FOR CODE ANALYSIS:** BC BUILDING CODE SECTION 9.01.1 ACCESSIBLE SOLUTIONS & PREScriptive REQUIREMENTS (SECTION 9), PART 3 ALTERNATE SOLUTIONS REQUESTED: NO

**BUILDING AREA (TOTAL):** 81,111 m<sup>2</sup> (18,920,000 sq ft)

**BUILDING FOOTPRINT:** 18,920 m<sup>2</sup> (4,160,000 sq ft)

**BUILDING USE AND CONSTRUCTION (ARTICLE 1.2.2.28 TO 1.2.2.30):** MAJOR OCCUPANCIES (GROUP/DIVISION): MECHANICAL INDUSTRIAL (GROUP F2) WORKSHOPS

**BUILDING HEIGHT (GRADE):** 1 STOREY

**EXCEPTIONS TO BUILDING HEIGHT (1.2.2.1):** FIREWORK STORAGE

**NUMBER OF STREETS (15m FROM STREET):** 1 STREET

**GOVERNING ARTICLE (1.2.2.1.2, GROUP 7, DIVISION 2, UP TO 3 STOREYS):** MAJ 3 STOREYS

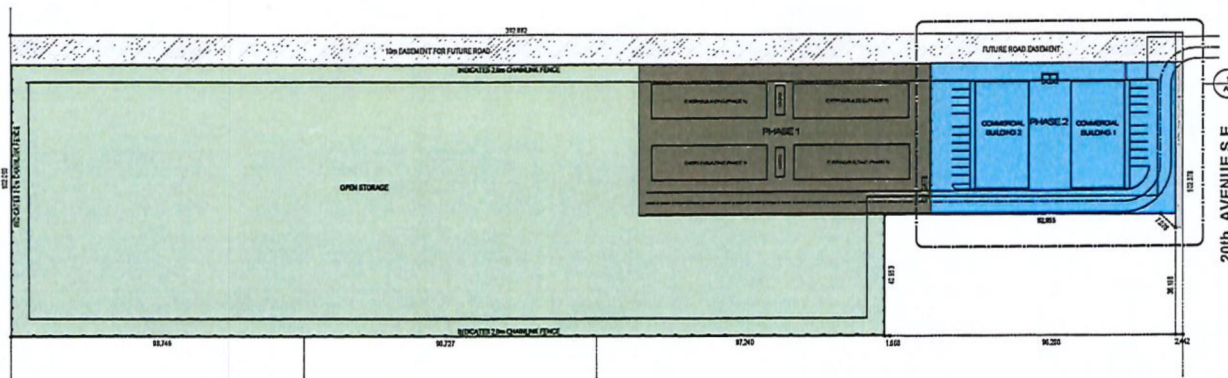
**CONSTRUCTION OF NON-COMBUSTIBLE FLOOR ASSEMBLIES:** FLOOR ASSEMBLY: 45MIN FRR, 60 MIN COMBUSTIBLE

**SPATIAL SEPARATION (SUBSECTION 1.2.2.1.4):** FIRE DEPARTMENT RESPONSE TIME: YES

**ACCESS TO BUILDINGS:** VIA ACCESS TO BUILDINGS: YES

**ACCESS TO BUILDINGS:** VIA ACCESS TO BUILDINGS: YES

**ACCESS TO BUILDINGS:** VIA ACCESS TO BUILDINGS: YES



**OVERALL SITE PLAN**  
SCALE: 1:750

**TABLE 1: SPATIAL SEPARATION (TABLE 1.2.2.1.4)**

COMPARTMENT	L	B	AREA OF COMPARTMENT (m <sup>2</sup> )	RATIO IN SEPARATION	% OPENINGS PERMITTED	% FIRE RESISTANCE RATED	CONSTRUCTION	GLAZING
BACK BUILDING	8.2m	8.2m	67.24	13	75%	20%	1/2 FRR	COMB / NONCOMB
FRONT BUILDING	8.2m	8.2m	67.24	13	100%	100%	NO REQ	NO REQ
BUILDING 1	8.2m	8.2m	67.24	13	148%	100%	NO REQ	NO REQ
BUILDING 2	8.2m	8.2m	67.24	13	148%	100%	NO REQ	NO REQ
BUILDING 3	8.2m	8.2m	67.24	13	148%	100%	NO REQ	NO REQ
WEST BUILDING	17.5m	8.2m	143.5	25	62%	6%	2 1/2 FRR	COMB / NONCOMB
EAST BUILDING	17.5m	8.2m	143.5	25	62%	6%	2 1/2 FRR	COMB / NONCOMB

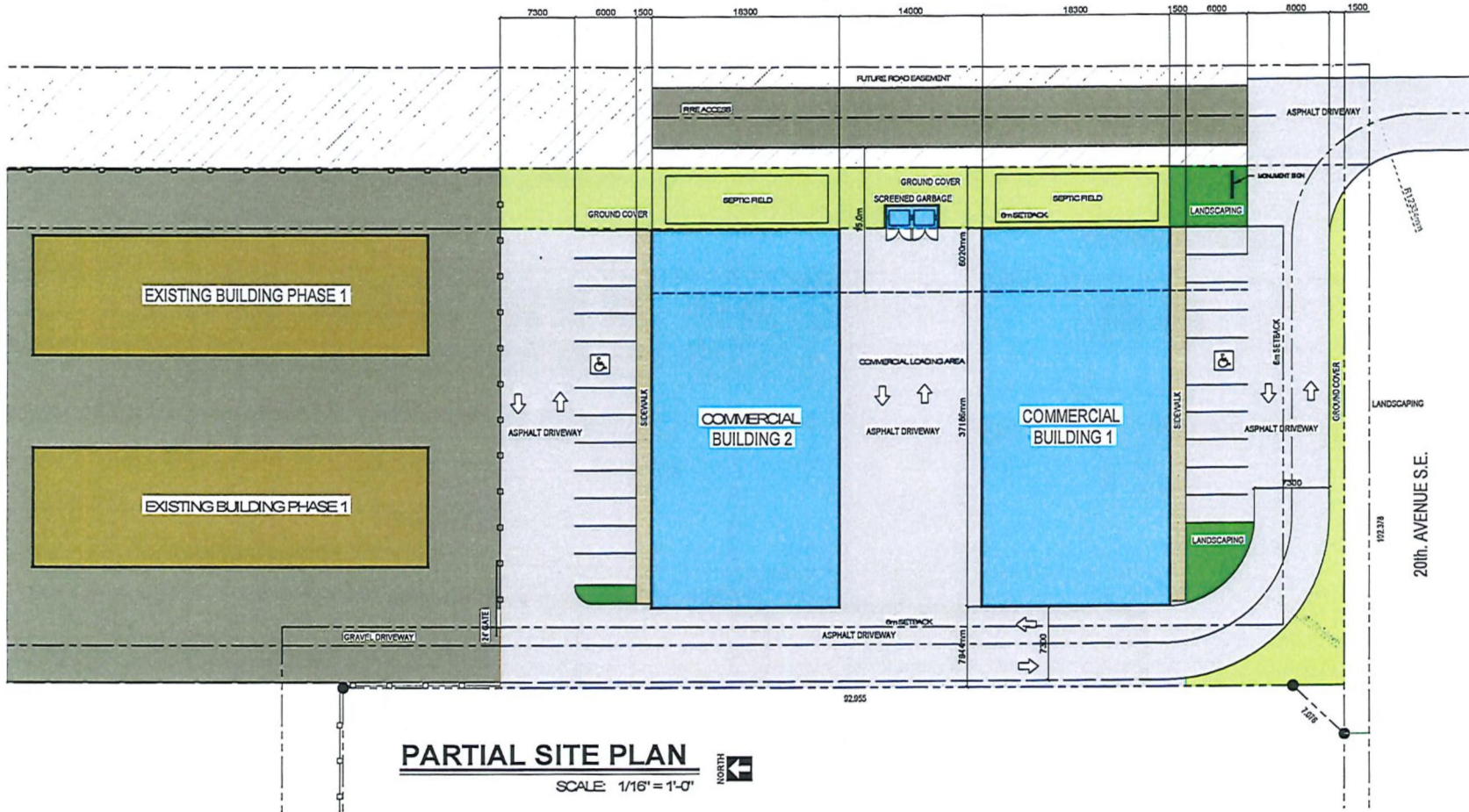
AVIATOR BUSINESS PARK - PHASE 2  
3601 20TH AVENUE S.E., SALMON ARM, BC

## PROJECT DATA & SITE PLAN

PROJECT NO: 2021-20  
SCALE: AS INDICATED  
REVISION: ISSUED FOR DEVELOPMENT PERMIT APPLICATION  
DATE: OCTOBER 21, 2021



BlueCROW Architecture Inc.  
1103 Phoenix Dr.  
Vancouver, British Columbia, V1B 3M4  
P: 202.327.2178, info@bluecrow.com



AVIATOR BUSINESS PARK - PHASE 2  
 3401 20th AVENUE S.E., SALMON ARM, BC

**PARTIAL SITE PLAN**

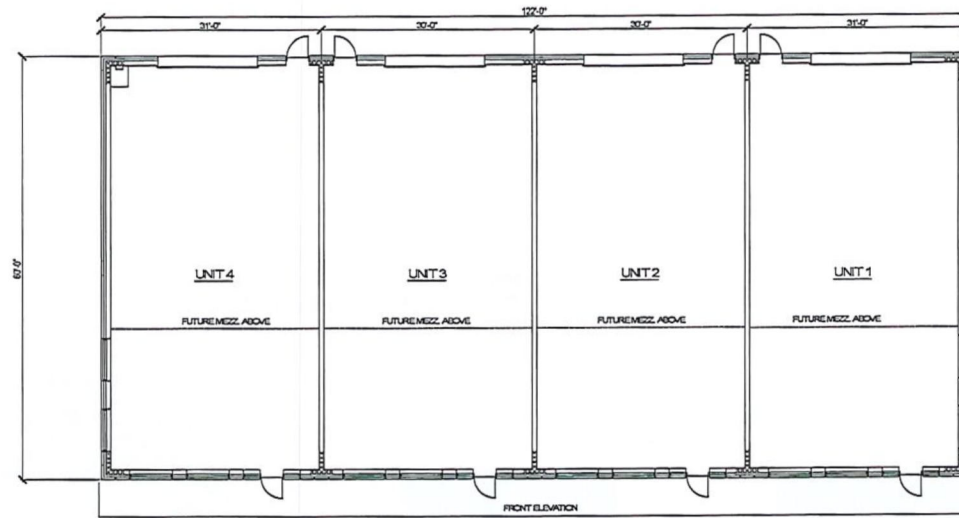
PROJECT NO: 2021-20    SCALE: AS INDICATED    REVISION: ISSUED FOR DEVELOPMENT PERMIT APPLICATION    DATE: OCTOBER 23, 2021

**BlueCROW**  
 Architecture Inc.  
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 VANCOUVER, BRITISH COLUMBIA, V1B 2M4  
 P: 206.307.2178 | info@bluecrow.com

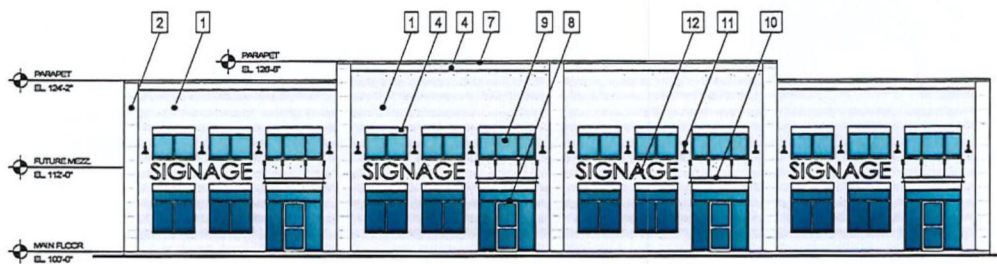
SHEET NO: **A2**

**P33**

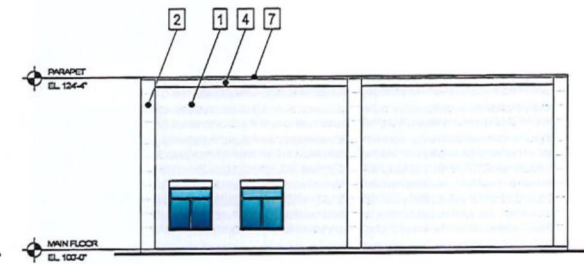
# APPENDIX 2



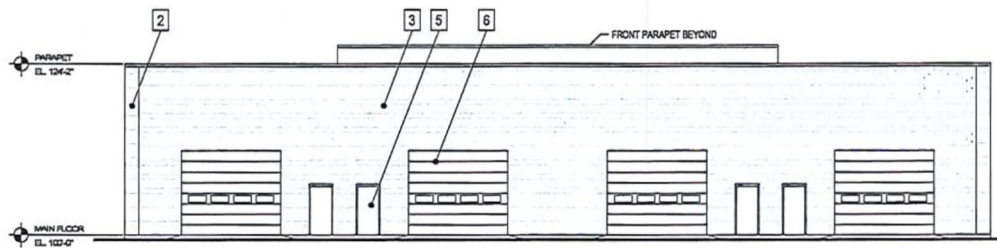
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

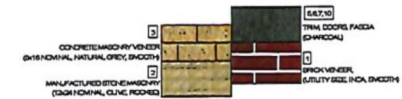


**TYPICAL SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

- EXTERIOR LEGEND**
1. BRICK VENEER
  2. MANUFACTURED STONE MASONRY
  3. CONCRETE MASONRY VENEER
  4. BRICK VENEER, SOLDIER COURSE
  5. DOOR
  6. OVERHEAD DOOR
  7. PRE-FINISHED METAL FINISHING
  8. ALUMINUM STOREFRONT
  9. GLAZING
  10. CANDY
  11. EXTERIOR LIGHTING
  12. SIGNAGE



**AVIATOR BUSINESS PARK - PHASE 2**  
3401 20th AVENUE S.E., SALMON ARM, BC

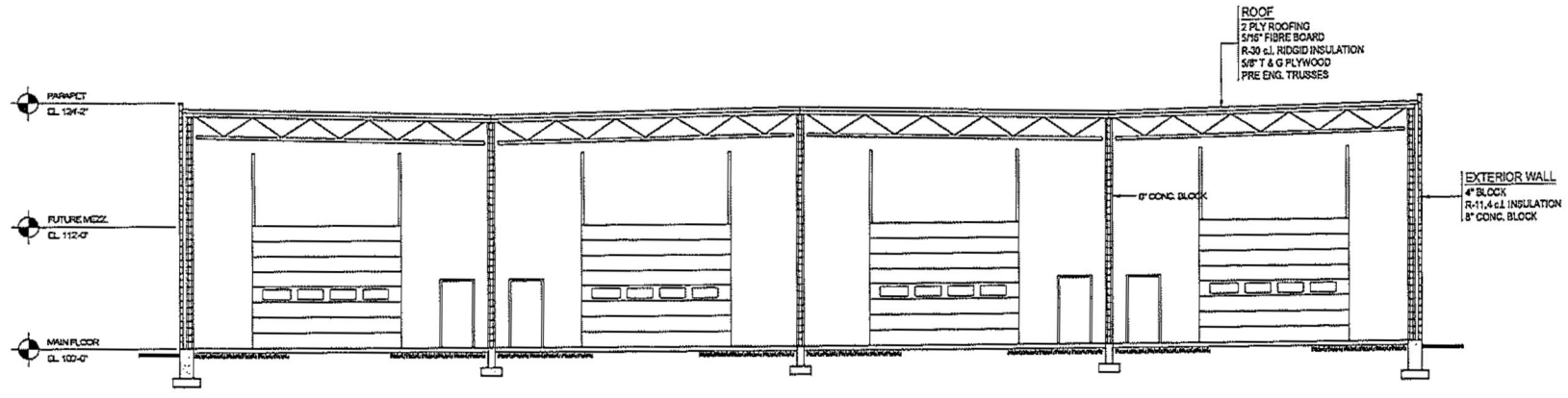
**FLOOR PLAN & ELEVATIONS**



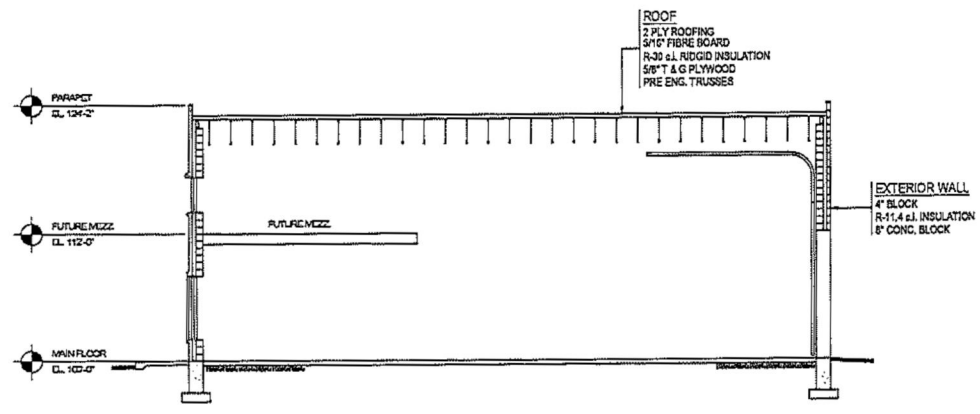
**BlueCROW**  
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P: 250.307.2190, info@bluecrow.com

PROJECT NO: 2021-20 SCALE: AS INDICATED REVISION: ISSUED FOR DEVELOPMENT PERMIT APPLICATION DATE: OCTOBER, 23, 2021

# APPENDIX 2



**SECTION A-A**  
SCALE: 3/16" = 1'-0"



**SECTION B-B**  
SCALE: 3/16" = 1'-0"

**AVIATOR BUSINESS PARK - PHASE 2**  
3401 20TH AVENUE S.E., SALMON ARMA, BC

## BUILDING SECTIONS

PROJECT NO: 2021-20 SCALE: AS INDICATED REVISION: ISSUED FOR DEVELOPMENT PERMIT APPLICATION DATE: OCTOBER 28, 2021



APPENDIX 2



SOUTH EAST PERSPECTIVE  
SCALE: N.T.S.



SOUTH WEST PERSPECTIVE  
SCALE: N.T.S.

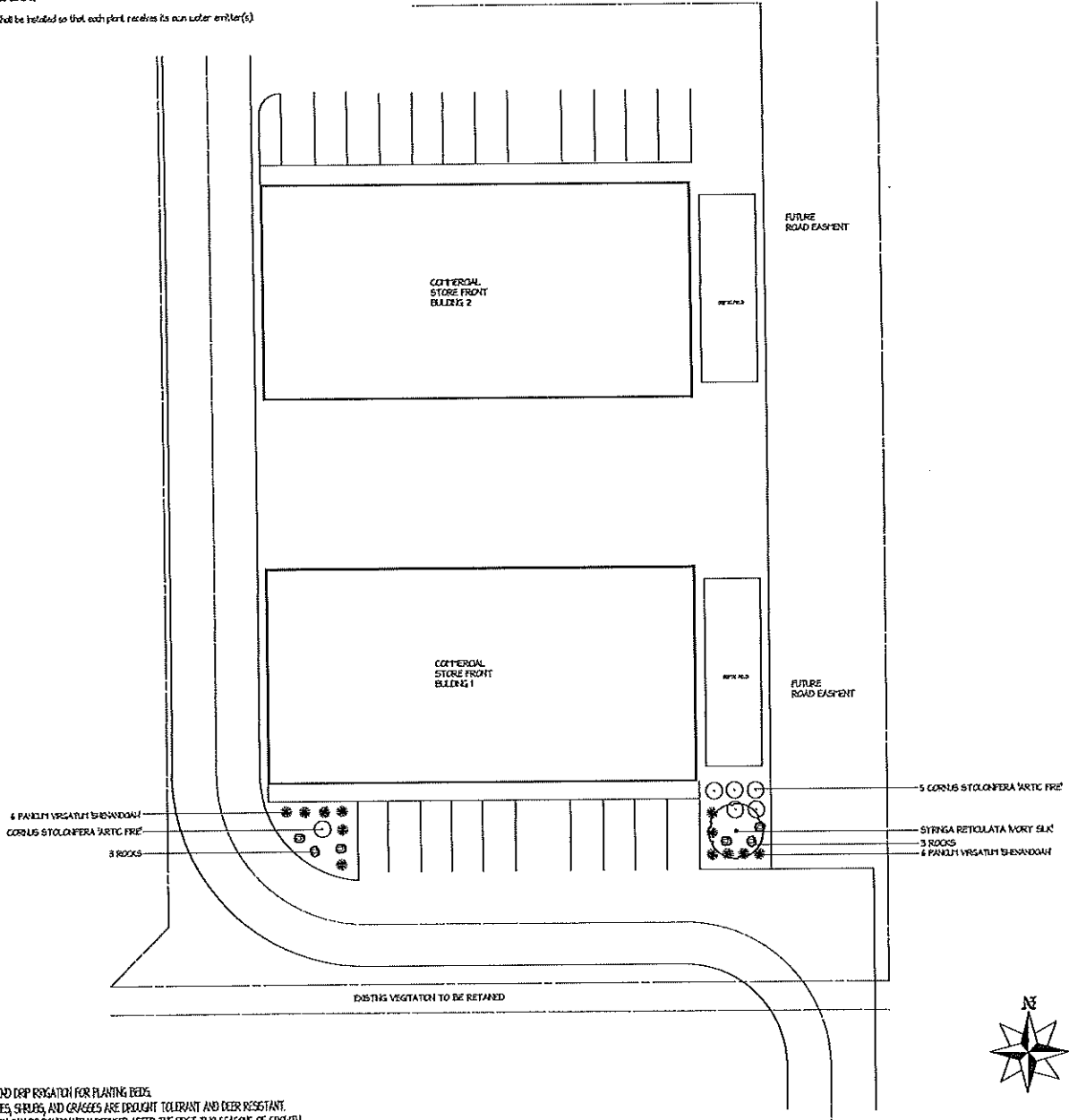


SOUTH EAST PERSPECTIVE  
SCALE: N.T.S.

PERSPECTIVES

## Landscape Specifications

1. The scaled dimensions on this drawing are appropriate. Before proceeding with any work, the contractor shall check and verify all dimensions and quantities.
2. Plant material shall meet or exceed the British Columbia Landscape Standard, 2007, 7th edition for nursery stock size and quality. Plant materials listed in the accompanying Plant List have been specified according to the Canadian Nursery and Landscape Association Canadian Standard for Nursery Stock and the BCNA Standard for Container Grown Plants. Nursery shall be certified free of Sudden Oak Death (SOD).
3. Plant List substitutions permitted with the approval of the Landscape Consultant.
4. Landscape Contractor shall take measures to prevent unnecessary soil compaction during landscape work.
5. Planting medium shall meet or exceed the British Columbia Landscape Standard, 2008, 7th edition for level 2 (Grassed and level 3 (Decorative areas). Minimum planting depths are:
  - A. Turf areas 600mm
  - B. Ground covers 300mm
  - C. Shrubs 450mm
  - D. Trees 600mm
6. Stake the trees only if they are unable to support themselves. If staking is required, stake with Lx2 50mm diameter, 15 metre wooden stakes. Drive stakes into the undisturbed soil outside of the root ball.
7. Using Lx2 50mm flexible canvas or vinyl straps in a figure 8 pattern, attach the strapping to the stakes with a galvanized roofing nail.
8. Remove the tree stakes 12 months after installation.
9. Plant materials shall be guaranteed to the owner for a period of one year after substantial completion against death due to unhealthy supply or installation conditions and wrong species or variety.
10. All planting areas shall be covered with a minimum of 7" composted bark mulch to help prevent moisture loss due to evaporation and to assist in weed control.
11. A drip line irrigation system shall be installed so that each plant receives its own water emitter(s).



### NOTES

1. RECOMMEND DEEP IRRIGATION FOR PLANTING BEDS.
2. ALL TREES, SHRUBS, AND GRASSES ARE DROUGHT TOLERANT AND DEER RESISTANT.
3. IRRIGATION CAN BE SIGNIFICANTLY REDUCED AFTER THE FIRST TWO SEASONS OF GROWTH.

### PLANT LIST

SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	FUTURE SIZE H X W IN METRES	PLANT SPACING IN METRES
TREES SYRINGA RETICULATA MORY SAKI	JAPANESE LIAC TREE	1	65 QT CALIFER	5.0 X 6.0	6.0
SHRUBS CORNUS STOLONIFERA ARTIC FRIE	ARTIC FRIE DOGWOOD	6	#2 POT	1.5 X 1.5	1.5
PERENNIALS PANDUM VIRSATUM SHEVANDOH	RED SWITCH GRASS	12	#1 POT	1.7 X 1.0	1.0

AVIATOR BUSINESS PARK			
3601 20TH AVE. SE, SALMON ARM			
sheet 1250	date 25 AUG 2021	revision	
drawn by PAT DELLO	checked by	quantity	PHASE 2



## **THE SITE**

The subject property is located at 3601 20th Ave SE, Salmon Arm, BC. We have an existing development underway on this site comprised of 20,000 sq ft of mini storage (Phase 1).

## **THE PROPOSAL**

To develop 16,000 sq ft of commercial warehouse space by constructing two – 8000 sq ft buildings on the front portion of our existing development (Phase 2). These buildings have initially been designed as four 2000 sq ft bays per building. They will be designed to appeal to commercial/industrial businesses that need to lease warehouse space to start or grow their businesses. The buildings will be constructed entirely out of masonry, with structural concrete block, insulation and full masonry veneer.

The use of masonry for these buildings has many advantages. The buildings will be the frontage of our property along 20th Ave, and masonry provides a very attractive, elegant and timeless look for our development. Masonry is non-combustible, has a much longer lifespan than other building types and the plan is very energy efficient by design and increased thermal mass.

Drive lanes, parking areas and loading/unloading areas will be paved for sustainability and ease of use. Sidewalks and landscaped areas will be located along the front of each building. Areas for septic field, landscaping and fire lanes have been accounted for, as per the drawings.

## **BACKGROUND**

Over the last decade, Western Canada has seen a large migration of people to the Thompson Okanagan region. While this migration in the past has largely been made up of retirees moving from the Lower Mainland or Alberta, new working conditions and desired "quality of life" have changed the demographic to include all age groups and professions. This has resulted in a real estate boom in most communities throughout this region.

This has created stresses on these communities for services as well as infrastructure. There is a lack of industrial and commercially zoned land as many areas are protected for agricultural purposes. The shortage of available land has likewise created a shortage of industrial/commercial shop facilities in the region.



As a result, leasable industrial/commercial space for tradespeople is currently negligible. It is hard to find necessary shop space for these professionals and trades who are instrumental to the area development.

The ability for new businesses to start and for existing businesses to grow is a driving factor in job creation for the area. Our Project will help to attract skilled individuals to the area as well as create positions for the existing residents to get good paying, skill developing jobs.

We did reach out to the Salmon Arm Economic Development Society at the recommendation of the Mayor of Salmon Arm and City Councillors following our last development meeting for Phase 1 of our project. Warehouse space is in short supply and was highlighted as being needed in our community.

Regards,



Jade Nielsen  
President  
Aviator Business Park Inc.

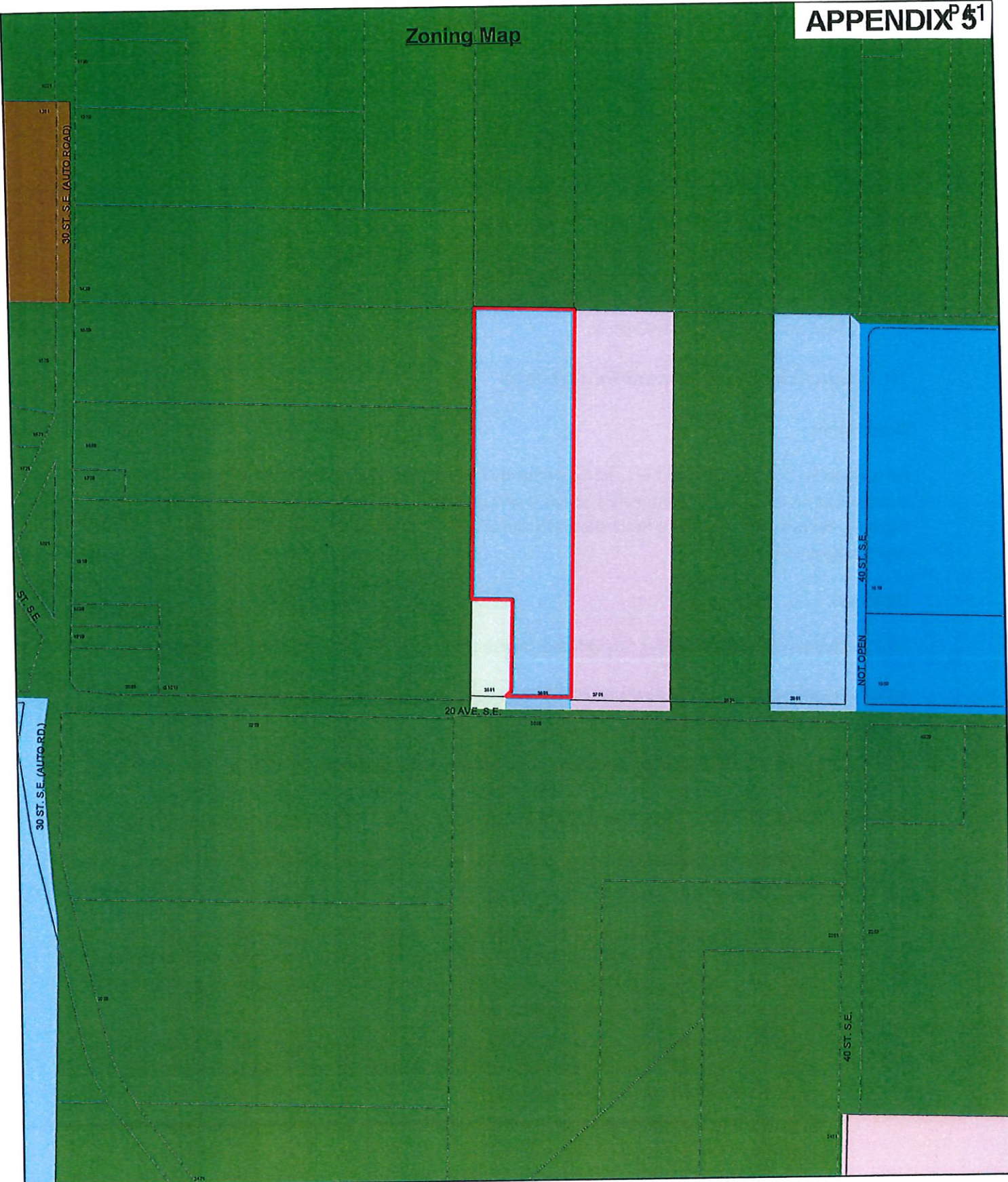


- Subject Property
- Parcels
- Acreage Reserve
- Institutional
- Residential - Low Density
- Open Space
- Industrial - General
- Industrial - Light
- Industrial - Airside



0 25 50 100 150 200  
 Meters

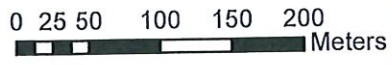
Zoning Map



**Subject Property**

**Parcels**

	A-2		P-1
	M-1		P-2
	M-2		P-4
	M-6		R-6



- f. the potential impact of the proposed industrial use on the natural environment.

#### *Expiration of Permit*

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

### **10.5 Industrial Development Permit Area**

#### *Designation*

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

#### *Objectives*

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

#### *Submission Requirements*

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



steps and retaining walls; mowed and rough grass areas; planting areas; and a planting plan with a plant list showing the number, species and sizes of proposed plants; extent and type of irrigation, and landscape amenity features.

- 10.5.5 Development permit application drawings should be prepared by a registered architect or a draftsman with experience in urban design.
- 10.5.6 Landscape plans should be prepared by a registered landscape architect or a landscape designer.
- 10.5.7 Prior to formal site planning, applicants are encouraged to consult with the City's Development Services Department to determine which natural features should remain on the development site.

#### *Siting and Building Guidelines*

- 10.5.8 Design the site layout and building locations to:
- a. retain and protect important natural vegetation, rocks, and unique site features, including unique tree species, mature trees that are not a hazard, other significant vegetation, nesting areas, and other wildlife habitat;
  - b. work with the existing topography, minimizing the need for cut and fill or tall retaining walls; and
  - c. provide a buffer for surrounding residential developments.
- 10.5.9 Orient main entrances to the dominant street frontage, with well defined entries.
- 10.5.10 Design entrances and portions of buildings visible from a provincial highway or city street with some architectural interest.
- 10.5.11 Consider the safety and security of businesses and customers in the design and layout of the development with a particular focus on Crime Prevention Through Environmental Design (CPTED) principles.
- 10.5.12 Screen roof top mechanical equipment from views in a manner that is consistent with the architectural design of the building. Screening of on-grade large mechanical equipment with noise and vibration abatement material is encouraged.
- 10.5.13 Consider the use of alternative technologies for on-site energy production, e.g., geothermal, photovoltaic and fuel cells, heat pumps.

#### *Landscape and Screening Guidelines*



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



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

*Access, Circulation and Parking Area Guidelines*

10.5.24 Design the internal road and parking system for efficient circulation of all types of vehicles, with a layout that discourages speeding and provides safe pedestrian routes from parking lots to building entrances.

10.5.25 Encourage permeable materials for parking areas where possible, including gravel for areas that are used less frequently.

10.5.26 Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.

10.5.27 Provide curb let-downs to accommodate universal accessibility from disabled parking spaces to buildings.

10.5.28 Encourage shared parking lot accesses to adjacent developments.

10.5.29 Design on-site lighting to minimize glare and overspill into adjacent residential properties, and into the sky. Submission of a detailed lighting plan may be required.

*Exemptions*

10.5.30 Development permits are not required in the Industrial Development Permit Areas for:

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











View northwest along boundary of subject parcel



View northwest near southeast corner of subject parcel

**APPENDIX 9****DESIGN REVIEW PANEL MINUTES**  
November 24, 2021, 3:05 to 3:20 pm - Online, City Hall

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Present: Paul Burrows (Panel Member)  
Trent Sismey (Panel Member)  
Marc Lamerton (Panel Member)  
Bill Laird (Panel Member - Chair)  
Jade Nielsen (Applicant DP-436)  
Chris Larson (Senior Planner)

Applications: Development Permit Application No. DP-436


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Application No. DP-436 – 3601 Avenue SE – Aviator Business Park Inc.

The applicant provided an overview of their project including Phase 1 (under development) and now Phase 2 under the current application. Panel members discussed the proposal and the need for industrial commercial space. It was noted that no variances have been requested as a part of the current proposal, as well the contemporary building designs, colors and high quality material were noted. The DRP discussed how the proposal represents a step above the typical industrial metal box-style of building more prevalent in industrial areas, complimenting the "storefront" look of the building and the positive impact on the frontage and streetscape. The DRP is supportive of the proposal as presented.

**Panel Recommendation**

THAT the DRP supports application DP-436 as presented noting the high quality colors and materials.



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Endorsed on behalf of Design Review Panel

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TO: Kevin Pearson, Director of Development Services  
 DATE: 08 December, 2021  
 PREPARED BY: Chris Moore, Engineering Assistant  
 APPLICANT: **Aviator Business Park Inc.**  
 SUBJECT: **DEVELOPMENT PERMIT APPLICATION NO. DP-436**  
 LEGAL: LOT 15 SECTION 7 TOWNSHIP 20 RANGE 9 WGM KDYD PLAN 1230  
 EXCEPT PLAN KAP83094  
 CIVIC: **3601 – 20 Avenue SE**

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Further to your referral dated November 2, 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 development the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
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.

**DEVELOPMENT PERMIT APPLICATION NO. DP-436**

08 December 2021

Page 2

**APPENDIX 10**

9. For the off-site improvements at the time of subdivision / building permit / development 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 / building permit / development 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. Frontage Improvements to 20 Avenue SE have been secured under Servicing Agreement Number BP16982/3 with phase 1 of this development. No further upgrades will be required.
2. Confirmation is required that Road reserve has been registered along future 37 Street SE, along the eastern boundary of the subject property, including 5m x 5m corner cut.

**Water:**

1. As "cash in lieu" payment has been received for the future upgrading of the watermain on 20 Avenue SE to 250mm diameter across the frontage of the property with phase 1 of this development. No further upgrades will be required.
2. Payment has been received for the installation of a 200mm water service for the proposed development, together with the installation of an additional Fire Hydrant on 20 Avenue SE. No further upgrades will be required.
3. A Commercial Remote Frequency Head Water Meter will be required for the proposed development. 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 insufficient fire flows and pressures for industrial zoning according to the 2011 Water Study (OD&K 2012). Planned upgrade to the Zone 5 booster station will bring flows and pressure to bylaw requirements; therefore, no upgrades are required at this time.
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

**Sanitary:**

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

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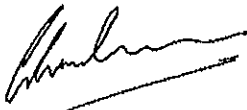
**APPENDIX 10**

**Drainage:**

1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system.
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. This shall include an "Alternative Stormwater System" in accordance with Section 7.2.

**Geotechnical:**

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



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**Chris Moore**  
Engineering Assistant



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