



DEVELOPMENT and PLANNING SERVICES COMMITTEE

March 06, 2017

City of Salmon Arm

Council Chamber

City Hall, 500 - 2 Avenue NE

8:00 a.m.

Page #	Section	Item#
	1.	<u>CALL TO ORDER</u>
	2.	<u>REVIEW OF THE AGENDA</u>
	3.	<u>DECLARATION OF INTEREST</u>
	4.	<u>PRESENTATION</u> n/a
	5.	<u>REPORTS</u>
1 – 16	5.1	OCP4000-29 / ZON-1084, Jobeck Enterprises Ltd., 2081 – 11 Street NE, HC to HR / R-1 to R-5
17 - 24	5.2	OCP4000-30 / ZON-1085, Laitinen, C., OCP Bylaw No. 4000 & Zoning Bylaw No. 2303 Text Amendments
25 - 32	5.3	ZON-1086, Kipp, D. & E., 3290 – 20 Street NE, R-7 to R-8
33 - 50	5.4	VP-449, Lawson, B. & S. / Lawson Engineering & Development Services, 4281 – 20 Street NE, Servicing Variance
51 - 56	5.5	VP-451, 2321 Okanagan Holdings Ltd., 121 – 24 Street NE, Setback Variance
57 - 64	5.6	VP-452, Peters-Durstun, C., 2790 – 25 Street NE, Building Height Variance
65 - 74	5.7	TUP-14, Page, P., 460 – 10 Avenue SW, Temporary Camping for Roots & Blues Festival
	6.	<u>CORRESPONDENCE</u> n/a
	7.	<u>IN CAMERA</u> n/a
	8.	<u>LATE ITEM</u> n/a
	9.	<u>ADJOURNMENT</u>

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City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: March 1, 2017

Subject: Official Community Plan Amendment Application No. OCP4000-29
Zoning Bylaw Amendment Application No. 1084

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980

Civic: 2081 - 11 Avenue NE

Owner: Affinity Developments Ltd.

Applicant: Jobeck Enterprises Ltd.

MOTION FOR CONSIDERATION

- THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 by redesignating Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 (2081 - 11 Avenue NE) from HC (Highway Service/Tourist Commercial) to HR (Residential - High Density).
- AND THAT:** Pursuant to Section 882 (3) (a) of the Local Government Act, Council has considered the proposed Official Community Plan amendments in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
 - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** Pursuant to Section 879 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities.
- AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 (2081 - 11 Avenue NE) from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone).
- AND FURTHER THAT:** Final reading of the Bylaw be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The subject parcel is located at 2081 - 11 Avenue NE (Appendix 1 and 2), designated Highway Service / Tourist Commercial (HC) in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 and 4).

Previously, application ZON-710 for Bylaw No. 3122 proposing C-6 Tourist / Recreation Commercial zoning at this site received third reading on November 13, 2001. Conditions were not followed through with by the owners at that time.

The current proposal includes amending the OCP land use designation to Residential - High Density (HR) to facilitate multi-family development and rezoning the parcel from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone). The subject parcel is currently vacant (site photos attached as Appendix 5).

A conceptual site plan (Appendix 6) has been submitted to illustrate the development proposal featuring 16 residential units, comprised of 11 three-storey units, and 5 two-storey units to a proposed maximum height of 10.5 metres. Note the maximum height in the R-5 zone is 12 metres (39.4 feet), without a height bonus. The maximum height permitted on neighbouring R-4 zoned parcels is 10 metres (32.8 feet), while the maximum height permitted in the C-6 zone (envisioned by the OCP "HC" designation) is 19 metres (62.3 feet).

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-1 and R-4), with Institutional zones to the east and south, with Commercial zones further to the east. Land uses adjacent to the subject parcels include the following:

- South: Road (11 Avenue NE), with RCMP station/vacant lot beyond (zoned P-3 – Institutional)
- North: Multi-Family Residential (R-4) parcel (9 dwelling units in 3 two-storey buildings)
- West: Road (20 Street NE), with Medium Density (R-4) and Single-Family (R-1) parcels beyond
- East: Church (zoned P-3 – Institutional)

If rezoned to R-5, a form and character residential development permit application would be required to address building, site, lot grading and landscaping designs. A development permit application would be reviewed by City staff, the Design Review Panel, and then by Council for consideration of approval.

OCP POLICY

The proposed OCP amendment from HC (Highway Service / Tourist Commercial) to HR (Residential - High Density) would place the subject parcels in Residential Development Area A. Area A is considered the highest priority for development. The proposed amendment to HR would align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

Section 879 - Local Government Act

Pursuant to Section 879 of the Local Government Act (consultation during OCP development / amendments), the proposed OCP amendments were referred to the following external organizations on January 12, 2017:

- | | |
|-------------------------------|--|
| Adams Lake Indian Band: | No response to date |
| Neskonlith Indian Band: | No response to date |
| Economic Development Society: | No response to date, receipt of comment pending. |

Section 882 - Local Government Act

Pursuant to Section 882 of the Local Government Act (adoption procedures for an OCP amendment), Council must consider the proposed OCP amendment in relation to the City's financial and waste management plans. In the opinion of staff, this proposed OCP amendment is consistent with both the City's financial and waste management plans.

COMMENTS

Ministry of Transportation and Infrastructure

Preliminary approval has been granted.

Engineering Department

While not conditions of rezoning, full municipal services are required, including upgrades to 11 Avenue NE and 20 Street NE. Comments attached as Appendix 7.

Building Department

No concerns. Building design subject to BC Building Code.

Fire Department

No Fire Department concerns.

Interior Health

Comments attached (Appendix 8).

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, commercial and institutional development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. The subject parcel is located in an area well-suited for higher density residential development featuring developed sidewalks, greenways, bike and transit routes, being within close walking distance of the commercial node to the east, the recreation centre and arena, schools including Okanagan College, as well as the City Centre and hospital just over 1 km to the west.

At present, the subject parcel may be considered less ideal for Highway Service / Tourist Commercial development as presently designated, considering the lack of direct highway access, the commercial node established to the east, the availability of commercial land at potentially better suited locations, and the proximity of residential development. In fact, the subject property has been for sale and marketed as a potential commercial development property for approximately 10 years.

The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. As the subject property is 0.26 hectares in area, the maximum permitted density would be 26 dwelling units assuming: 1) the present gross areas of the subject parcel; and 2) no density bonus. With a density bonus under R-5 zoning, the maximum density is 130 units per hectare, or 33 units on 0.26 hectares. The minimum residential density permitted under R-5 zoning is 3 units in the form of a *triplex*. The applicant is currently proposing a 16 unit development (which equates to a density of 61 units per hectare) subject to a development permit application. While slightly more dense (61 units/ha), the proposed development should align well with the medium density multi-family development directly north, as well as the undeveloped parcels to the west directly across 20 Street NE (40 units/ha).

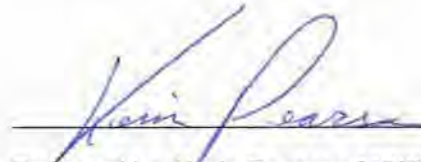
Considering the proposed development concept, a 16 unit development would be required to provide 20 parking stalls. The site plan provided by the applicant demonstrates the site can meet this requirement with 20 full size spaces. The provision of on-site parking is practical and necessary, as the opportunity for on-street parking at this site is limited. Additionally, the requisite screened refuse/recycling area has been indicated on the site plan. While landscaping is alluded to on the site plan, specific details have not yet been provided. A landscape plan provided by a landscape architect submitted at the development permit stage is required to illustrate how the applicant's proposal would address landscaping requirements.

CONCLUSION

The proposed Residential - High Density (HR) OCP land use designation and R-5 zoning of the subject properties is consistent with OCP residential policy, will not result in any significant impact on the City's commercial land supply (which has increased within the context of recent development applications), and is therefore supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



0 45 90 180 270 360 Meters



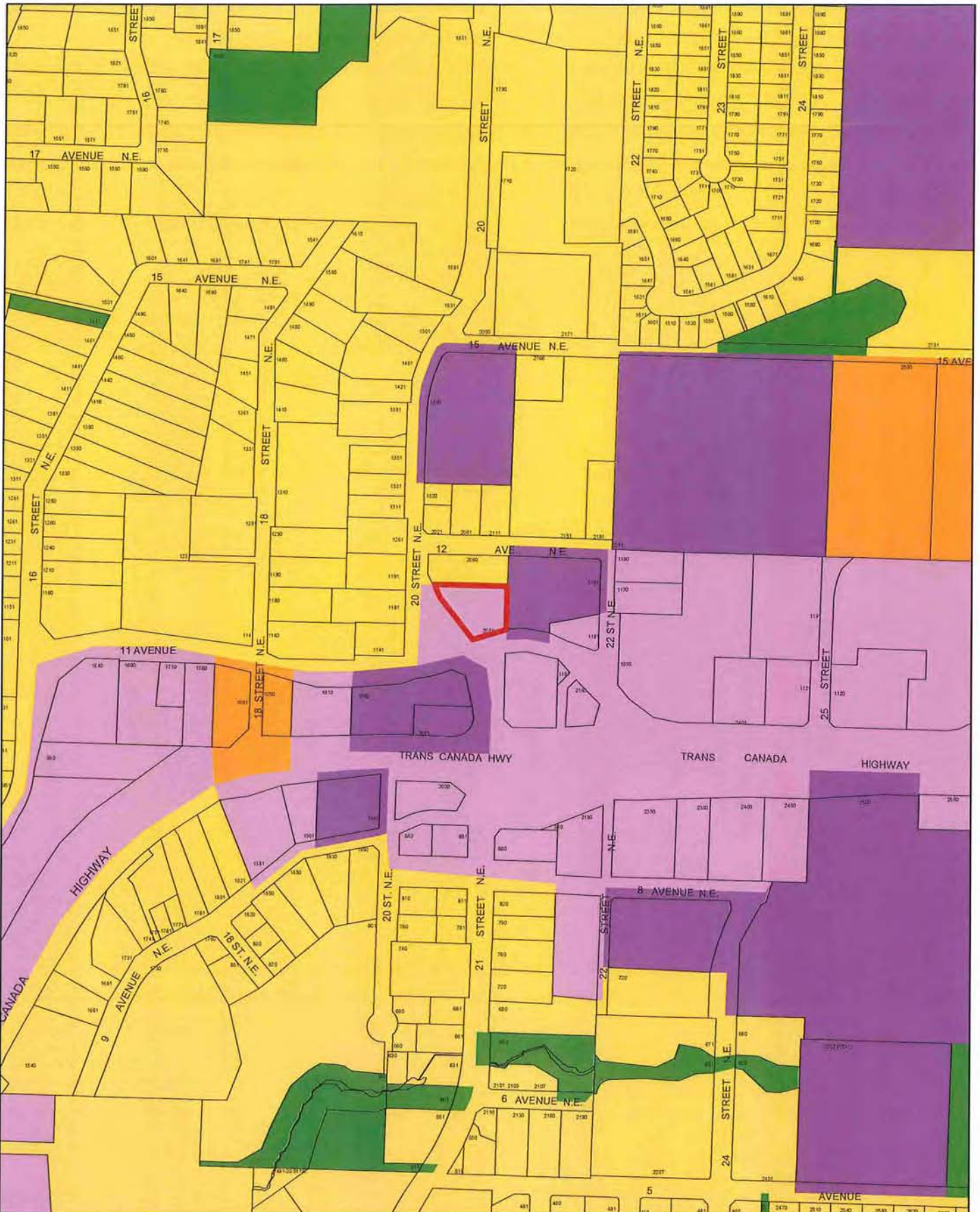
Subject Parcel



0 5 10 20 30 40 Meters



Subject Parcel



0 150 300 450 600 750 900 1050
 Meters



Subject Parcel



Park



Institutional



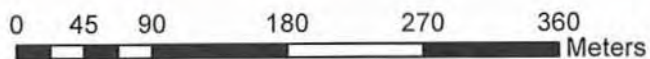
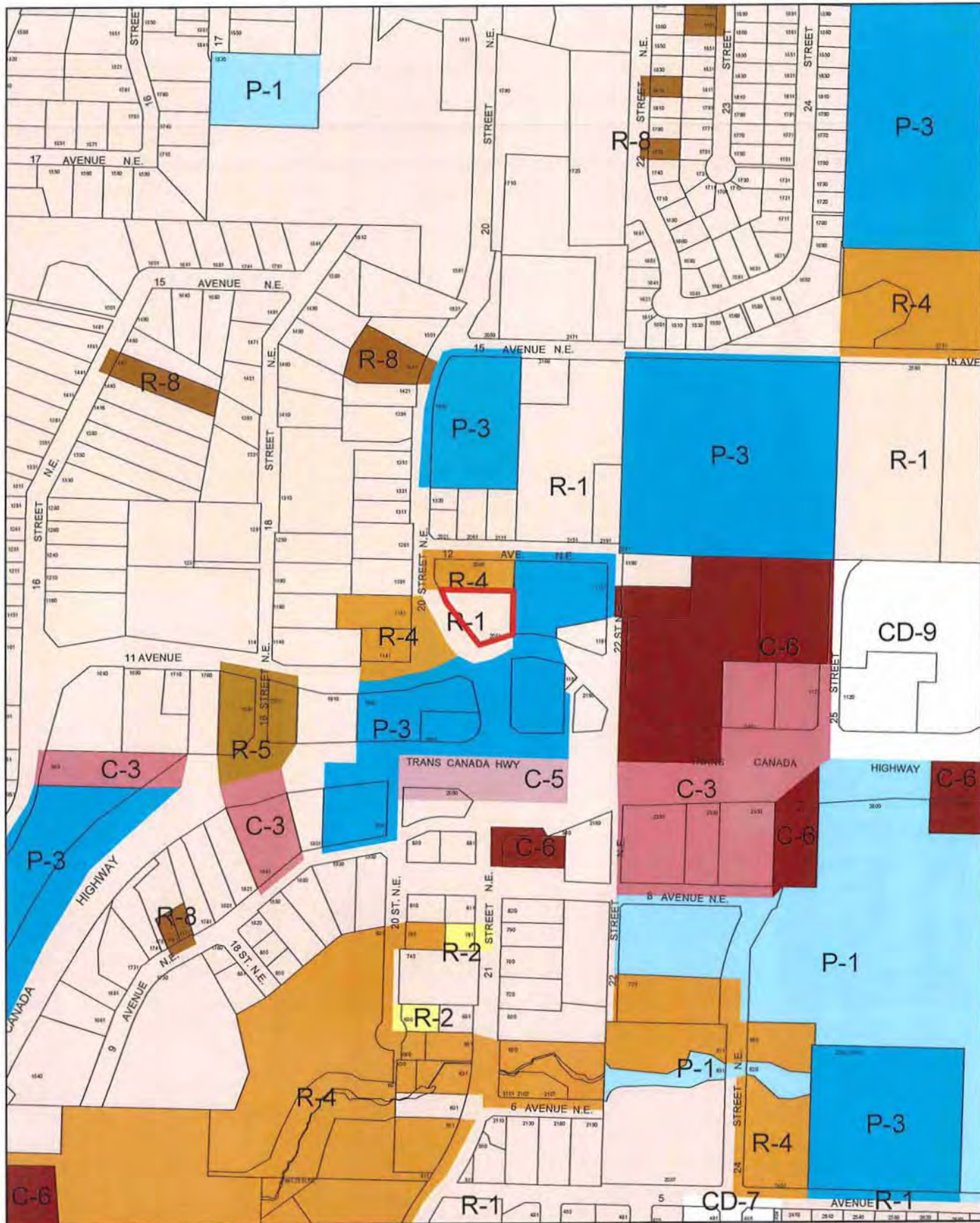
High Density Residential



Commercial - Highway/Service Tourist



Medium Density Residential



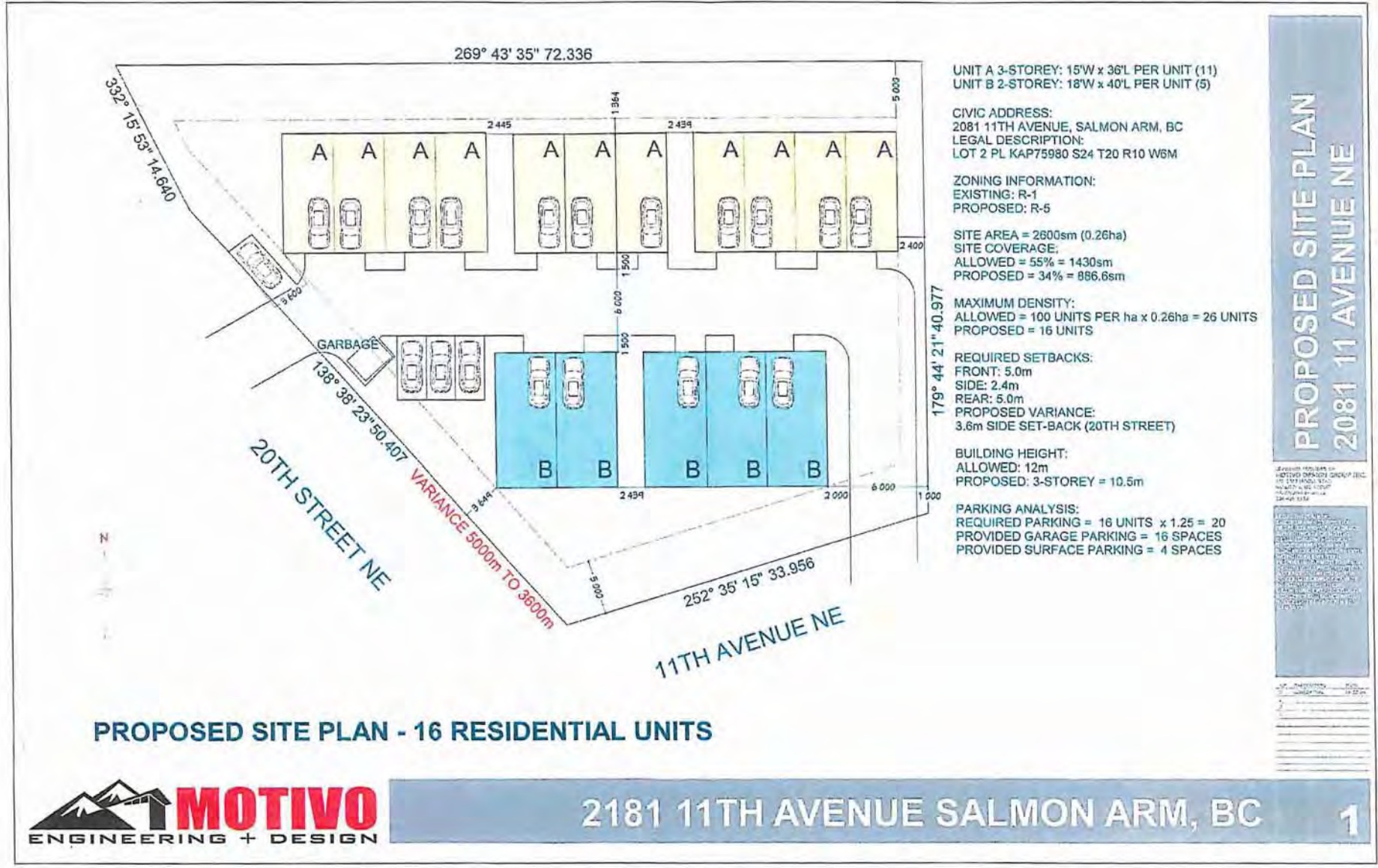
Subject Parcel



View of subject parcel looking north.



View of subject parcel looking south-east.



UNIT A 3-STOREY: 15'W x 36'L PER UNIT (11)
 UNIT B 2-STOREY: 18'W x 40'L PER UNIT (5)

CIVIC ADDRESS:
 2081 11TH AVENUE, SALMON ARM, BC
 LEGAL DESCRIPTION:
 LOT 2 PL KAP75980 S24 T20 R10 W6M

ZONING INFORMATION:
 EXISTING: R-1
 PROPOSED: R-5

SITE AREA = 2600sm (0.26ha)
 SITE COVERAGE:
 ALLOWED = 55% = 1430sm
 PROPOSED = 34% = 886.6sm

MAXIMUM DENSITY:
 ALLOWED = 100 UNITS PER ha x 0.26ha = 26 UNITS
 PROPOSED = 16 UNITS

REQUIRED SETBACKS:
 FRONT: 5.0m
 SIDE: 2.4m
 REAR: 5.0m
 PROPOSED VARIANCE:
 3.6m SIDE SET-BACK (20TH STREET)

BUILDING HEIGHT:
 ALLOWED: 12m
 PROPOSED: 3-STOREY = 10.5m

PARKING ANALYSIS:
 REQUIRED PARKING = 16 UNITS x 1.25 = 20
 PROVIDED GARAGE PARKING = 16 SPACES
 PROVIDED SURFACE PARKING = 4 SPACES

PROPOSED SITE PLAN
2081 11 AVENUE NE

PROPOSED SITE PLAN - 16 RESIDENTIAL UNITS



2181 11TH AVENUE SALMON ARM, BC



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

To: Kevin Pearson, Director of Development Services
 Date: January 18, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: **Official Community Plan Amendment Application No. OCP4000-29E
 Zoning Amendment Application File No. ZON-1084E**
 Civic: 2081 – 11 Avenue NE
 Legals: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980
 Owner: Affinity Developments Ltd., 183 Nolancrest Rise NW, Calgary, T3R 0T2
 Applicant: Jobeck Enterprises Ltd., 2079 Hugh Allan Drive, Kamloops, BC, V1S 2B6

Further to your referral dated January 10, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Engineering Department does not have any concerns related to the Re-zoning and OCP Amendment and recommends that they be granted

General:

1. Full municipal services are required as noted herein. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties to be serviced completely by underground electrical and telecommunications wiring. 3-Phase wiring will not be required to be placed underground.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
7. 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.
8. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.

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Affinity Developments Ltd.
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9. 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.
10. For the off-site improvements at the time of 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 building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads/Access:

1. 20 Street NE on the west side of the subject property is classified as an Urban Collector Street (RD-3) requiring a road dedication of 20.0 meters (10.0 meters on either side of centerline). Based on review of existing records, road dedication is not required (to be confirmed by BCLS).

20 Street NE is currently constructed to an Interim Urban Local Street standard. Upgrading 20 Street NE to an Urban Collector Street standard (Specification Drawing No. RD-3) is required. Roadwork upgrades are not required, however owner/developers engineer to confirm the Fire Hydrant and Street Light spacing meets the criteria set out in Subdivision & Development Servicing Bylaw.

2. 11 Avenue NE on the subject properties south boundary is classified as an Urban Local Street (RD-2) and requires an ultimate 20.0 meters dedication (10.0 meters from centerline). Based on review of existing records, road dedication is not required (to be confirmed by BCLS).

11 Avenue NE is currently developed to an interim Urban Local Street standard. Roadwork upgrades are not required, however owner/developers engineer to confirm the Fire Hydrant and Street Light spacing meets the criteria set out in Subdivision & Development Servicing Bylaw.

3. A 5.0 meter x 5.0 meter corner cut will be required at the intersection of 20 Street NE and 11 Avenue NE.
4. Owner/developer is responsible in ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway at time of building permit.
5. Access shall be utilized off 11 Avenue NE where applicable. Access's off 20 Street NE to be confirmed with City Engineering Department. Driveway letdowns shall be completed at the owner/developers cost.

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Zoning Amendment Application File No. ZON-1084E
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6. Driveway access shall be as per Subdivision and Development Servicing Bylaw No. 4163, Section 4.13; in no case will an access be less than 5.0 meters from an intersection, as measured from the ultimate property line closest to the intersection. Covenant will be required limiting access as described above.

Water:

1. The subject property fronts a 250mm diameter Zone 2 watermain on 11 Avenue NE, a 200mm diameter Zone 2 watermain and a 450mm diameter Zone 1 watermain at the Northwest property corner on 20 Street NE. No upgrades are anticipated.
2. The available fire flows are satisfactory according to the 2011 Water Study (Opus Dayton Knight 2012).
3. Fire protection requirements to be confirmed with the Building Department and Fire Department.
4. The subject property is to be serviced by single metered water service connection (as per Specification Drawing No. W-10) adequately sized to satisfy the proposed use (minimum 25mm). Water meter(s) will be required at time of building permit (meter provided by the City of Salmon Arm at the developers cost). Existing records indicate that the existing lot is currently not serviced. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

Sanitary Sewer:

1. The subject property fronts a 200mm diameter sanitary main on 11 Avenue NE and a 200mm diameter sanitary main at the Northwest property corner on 20 Street NE. No upgrades are anticipated.
2. Subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100 mm diameter) to satisfy the servicing requirements of the development. Existing records indicate that the existing lot is currently not serviced. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

Drainage:

1. The subject fronts on a 525 mm diameter storm main on 11 Avenue NE and a 600mm diameter storm main at the Northwest property corner of 20 Street NE. No upgrades are anticipated. Alternative methods of managing stormwater may be considered, with specific approval from the City Engineer as part of an Integrated Stormwater Management Plan Owner/developer is responsible for all associated costs.

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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. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development.
3. The subject property may be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. All existing inadequate/unused services must be abandoned at the main; applicant is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building foundation design and site drainage) is required.



Darin Gerow, ASCT
Engineering Assistant



Jennifer Wilson, P.Eng.
City Engineer

Appendix 8: Interior Health Comments

COMMENTS for OCP4000-29 & ZON-1084: Thank you for the opportunity to respond to this OCP re-designation and rezoning application from HC to HR and R-1 to R-5, respectively.

I support high density residential land use for the subject parcel as it has the potential to increase the diversity of housing forms and tenure types available in Salmon Arm. In addition, the central location, close to transit and many daily travel destinations, such as schools, places of work, the recreation centre, grocery store, bank and medical services will foster an active, less costly, more socially connected lifestyle for the future residents; thereby supporting their overall health and well being.

Lastly, developing this parcel has the potential to enhance walkability for the community at large because it is located at a hub for active transportation. I encourage any development of this parcel to consider including features which would enhance walkability and perceptions of pedestrian safety in the neighbourhood.

SIGNATURE: Anita Ely, Environmental Health Officer, Interior Health

DATE: February 8, 2017

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City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: February 28, 2017

SUBJECT: Official Community Plan Bylaw Amendment Application No. 4000-30
 Zoning Bylaw Amendment Application No. 1085
 Legal: Lot 1, Section 25, Township 20, W6M, KDYD, EPP40905
 Civic Addresses: 2451 – 30 Avenue NE
 Applicant: Colleen Laitinen

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 as follows:

1) **Section 7.3 – Rural and Agricultural Policies:**

Delete the following:

"7.3.16 Either a conventional secondary suite contained within a dwelling or a detached suite is supported as an accessory residential use in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations, except that detached suites are not supported within the Agricultural Land Reserve."

And replace with the following:

"7.3.16 Either a conventional secondary suite contained within a dwelling or a detached suite is supported as an accessory residential use in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations.

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

AND THAT: Pursuant to Section 477 (3) (a) of the *Local Government Act*, Council has considered this Official Community Plan amendment in conjunction with:

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

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 Sections 34.3.4 (A-1 Zone), 35.3.4 (A-2 Zone), 36.3.4 (A-3 Zone), and 41.3.4 (CD-3 Zone) as follows:

Delete the following:

"Detached suite on a parcel or site not located within the Agricultural Land Reserve"

And replace with the following:

“Detached suite (development of a detached suite in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations)

AND FURTHER THAT: Final Reading of the zoning amendment bylaw be withheld subject to:

- 1) Adoption of the associated Official Community Plan Amendment Bylaw.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The proposed bylaw amendments are to allow for detached suites within the Agricultural Land Reserve (ALR) as per the Agricultural Land Commission (ALC) Act and Regulations. The proposal will affect all properties within the City of Salmon Arm which are located in the ALR.

The applicants property is located at 2451 – 30 Avenue NE and is entirely within the ALR. The proposed bylaw amendments would allow for the construction of a detached suite and allow them an option to come into conformance with current bylaws.

BACKGROUND

The Laitinen's have two single family dwellings on the existing property located at 2451 – 30 Avenue NE, which only one is permitted as per provincial legislation and City bylaw. The other dwelling would be considered to have legal non-conforming status and falls under Division 14 of the Local Government Act. An application was made to subdivide the property in 2016 (ALC-364) and was approved for submission to the ALC by Council, however was not approved by the ALC. If the proposed bylaw amendments were approved by Council, the applicants plan to demolish one of the existing residences and reconstruct a detached suite within the same footprint. This would bring the property and dwellings into conformance with current regulations.

In February, 2014 Council approved bylaw amendments which allowed for detached suites in the R-8 Zone, CD-3 and the A-1, A-2 and A-3 Zones for lands outside the ALR. Section 4.2 General Regulations for Detached Suites are attached as APPENDIX 1 and the definition of detached suite is as follows:

“DETACHED SUITE means a dwelling unit with a maximum floor area of 90 square metres (968.8 square feet) that is contained within a building which is accessory to a single family dwelling, and shall not include a mobile home, manufacture home, travel trailer, recreational vehicle, or storage container.”

At the time the ALC did not permit detached suites within the ALR and therefore were prohibited. In 2016 a number of changes were made to ALC regulation including Policy #8 – Residential Uses in the ALR-Zone 1 (APPENDIX 2) which allows for a detached suite subject to a number of conditions.

Development Services staff wanted to allow detached suites in all A-zones and in the ALR, but at that time, the ALC advised staff that detached suites are not permitted and our idea was not supported.

COMMENTS

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns.

Agricultural Advisory Committee

The proposal was brought forward to the Agricultural Advisory Committee (AAC) at its meeting of January 18, 2017 however quorum was not met.

The Committee had no concerns with the specific proposal for the Laitinen's property given the history and non-conforming status of the dwellings. However, the Committee did express concerns over permitting detached suites to all ALR lands within the City. The Committee discussed points including increased density and development on farm land, and increased pressure for subdivision of farm land.

While staff understands the AAC's concerns it is felt that the blanket approach under proposal, which is endorsed by the ALC, should proceed.

Planning Department

The proposal is to amend the OCP and Zoning Bylaw No. 2303 to permit detached suites within the ALR. If the amendments were approved it would allow for detached suites within the ALR similarly to current detached suites with rural and agricultural areas outside of the ALR. Under Agricultural Land Reserve Use, Subdivision and Procedures Regulation (BC Regulation 171/2002) Sections 3(1) the local government has the authority to permit or prohibit the uses provided in Policy #8.

ALC Policy Requirements for Detached Suites

The regulation of detached suites within the ALR is generally consistent with the City's current regulations. However, there are the following significant differences which would apply:

1. Properties must be operated as a farm and classified as a "farm" under the *Assessment Act* through the BC Assessment Authority.
2. ALC policy permits both a secondary suite in a single family dwelling and a detached secondary suite per parcel. However, Staff is recommending only one (1) secondary suite or one (1) detached suite per parcel as this is consistent with the City's current regulations.
3. The accommodation must be only a single level constructed above an *existing building* on a farm.

Note: The definition of *existing building* from Policy #8 means "a building constructed or under construction, in accordance with the ALCA and Regulation"

There is no restriction on who can occupy the detached suite, unlike other related ALR policies for second residences for farm help, or manufactured homes for an immediate family member.

Subdivision of Rural and Agricultural Lands

The proposed amendments would not change the regulation or policy for subdivision of ALR lands. OCP policy does not support subdivision for rural and agricultural lands outside the Urban Containment Boundary with the exception of the Gleneden area. In some cases, greater expectation or perception of subdivision may occur due to a second dwelling or detached suite.

Building Permit, Development Cost Charges and Servicing

Any proposed detached suite within the ALR would require a Building Permit and be required to meet BC Building Code. The detached suite would need to be serviced to City of Salmon Arm standards and Development Cost Charges as per DCC Bylaw No. 3600 would be applied at the High Density Residential rate of \$6,064.31 per unit.

Section 475 – Local Government Act

Pursuant to Section 475 of the *Local Government Act* (consultation during OCP development / amendments) the proposed OCP amendments were referred to the following external organizations:

Economic Development Society	(no response to date)
Adams Lake Indian Band	(no response to date)
Neskonlith Indian Band	(no response to date)
Agricultural Land Commission	The ALC has no objection to the proposed bylaw amendments.

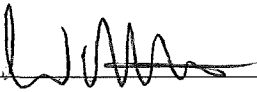
Note: Pursuant to Section 46 of the ALCA all local government bylaws must be consistent with the Act or be deemed they are of no force or effect.

Section 477 – Local Government Act

Pursuant to Section 477 of the *Local Government Act* (adoption procedures for an OCP amendment), Council must consider this proposed OCP amendment in relation to the financial and waste management plans of the City. In the opinion of staff, this OCP amendment is consistent with the City's financial plans and the Liquid Waste Management Plan.

CONCLUSION

The proposal is to amend the OCP and Zoning Bylaw No. 2303 to allow for detached suites with the ALR in accordance with ALC Policy #8. Staff supports the bylaw amendments both for the Laitinen's property and all ALR lands within the City for the above noted reasons.



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



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

SECTION 4 - GENERAL REGULATIONS

Application

- 4.1 Except as otherwise specified in this Bylaw, Sections 4.2 to 4.14 inclusive apply to all *zones* established under this Bylaw.


Notwithstanding any other provision of this Bylaw, and in keeping with the goals and objectives of City of Salmon Arm Official Community Plan Bylaw No. 2301, rezoning, subdivision and/or Agricultural Land Commission applications may not be approved by the City for any *parcels* located within the "Rural Area" as designated on Schedule "D" attached hereto and forming part of this Bylaw, except as otherwise provided in the *Official Community Plan*.

Detached Suite

- #3996 4.2 .1 No accessory *building* or *structure* shall be used as a *dwelling unit* except for an approved *detached suite*.
- .2 A *detached suite* shall be constructed to meet the requirements of the BC Building Code.
- .3 A *detached suite* shall be accessible by a cleared and constructed pathway from the offstreet parking stall(s) to the building entrance.
- .4 A *detached suite* shall be oriented and appropriately screened with landscaping or solid fencing to provide privacy in relation to neighbouring properties.
- .5 A *detached suite* shall have sufficient access and be appropriately serviced.
- .6 Subdivision of a *detached suite* is not permitted.

#3545 **Setback Exceptions**

- 4.3 No *building* or *structure* other than the following shall be located in the *setbacks* required by this Bylaw:
- .1 signs;
- .2 steps;
- .3 uncovered patios or terraces not greater than 0.6 metre (2.0 ft) above surrounding *grade*;
- .4 arbours, trellises, fish ponds, ornaments, flag poles, or similar landscaping;
- .5 *duplexes* where there is a common wall that coincides with an *interior side parcel line* of the strata *parcel* shown on a registered plan pursuant to the Strata Property Act;
- .6 *fences*;
- .7 *retaining walls*;
- .8 temporary *buildings* such as *offices*, lunch rooms, first aid stations or storage *buildings* on active construction sites in conjunction with a valid building permit;
- .9 display yard or unenclosed *parking space*;
- #2851 .10 projection of sills, belt courses, cornices and roof eaves to a maximum depth of 0.6 metres (1.9 ft); for each suite, the total combined area of chimney, fireplaces, bay windows, china cabinets or bathroom kickouts and cantilevered balconies is not to exceed 1.6 square metres (17 square feet) in area to a maximum depth of 0.6 metres (1.9 ft) in each required yard. No projection is permitted closer than 0.6 metres (1.9 ft) to a parcel line in a residential area.

 <p>Agricultural Land Commission Act</p>	<p style="text-align: right;">Policy #8 January 2016</p> <p style="text-align: center;">ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE: RESIDENTIAL USES IN THE ALR- ZONE 1</p>
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This policy is intended to assist in the interpretation of the [Agricultural Land Commission Act, 2002](#), including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 ([Agricultural Land Reserve Use, Subdivision and Procedure Regulation](#)), including amendments as of June 2015, (the "Regulation"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Reserve Use, Subdivision and Procedures Regulation, (BC Regulation 171/2002) Sections 3(1)(b) and 1(1)

3(1) *The following non-farm uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government:*

(b) *for a parcel located in Zone 1,*

- (i) *one secondary suite in a single family dwelling, and*
- (ii) *either*

(A) *one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family, or*

(B) *accommodation that is constructed above an existing building on the farm and that has only a single level;*

1(1) *In this regulation:*

"immediate family" *means, with respect to an owner, the owner's*

- (a) *parents, grandparents and great grandparents,*
- (b) *spouse, parents of spouse and stepparents of spouse,*
- (c) *brothers and sisters, and*
- (d) *children or stepchildren, grandchildren and great grandchildren;*

"farm" *means an occupation or use, for farm purposes, of one or several parcels of land or tenured areas of Crown land;*

Agricultural Land Commission Act S.B.C. 2002 c. 36 Section 4.2:

4.2 *The following zones are established:*

- (a) *Zone 1, consisting of the Island Panel Region, the Okanagan Panel Region and the South Coast Panel Region.*
- (b) *Zone 2, consisting of all geographic areas of British Columbia not in Zone 1.*

Note - The Panel Regions are described in more detail in the Schedule to the ALCA and on the Agricultural Land Commission website

Section 18(a):

18 *Unless permitted under this Act,*

- (a) *a local government, a first nation government or an authority, or a board or other agency established by a local government, a first nation government or an authority, or a person or agency that enters into an agreement under the Local Services Act may not*
- (i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use, or*
 - (ii) approve more than one residence on a parcel of land unless the additional residences are necessary for farm use,*

INTERPRETATION:

Subject to applicable local government bylaws, one single family residential dwelling is allowed on land in the Agricultural Land Reserve (the "ALR"). This residence is considered a single family dwelling and referred to as the "single family dwelling" in this policy. A local government may permit one single family dwelling.

The Regulation permits, unless otherwise prohibited by a local government bylaw, a secondary suite for residential purposes, wholly contained within the single family dwelling on a parcel in the ALR. The secondary suite does not need to be occupied by immediate family.

The Regulation provides for one manufactured home, in addition to the single family dwelling, on a parcel in the ALR. The manufactured home may only be occupied by the property owner's immediate family.

The maximum width of a manufactured home allowed is 9 metres (commonly known as a 'double-wide').

If the manufactured home is no longer occupied by member of the property owner's immediate family, it is not a permitted use in the ALR and must be removed from the parcel. If it remains, the manufactured home must not be used for residential purposes except by the owner's immediate family.

An alternative to a manufactured home, is an accommodation that is only a single level constructed above an existing building on a farm. In order to add an accommodation to an existing building, the parcel on which the structure is located must be operated as a farm and classified as a "farm" under the [Assessment Act](#). There is no restriction on who can occupy this additionally constructed accommodation (family, renter, farm workers); however, the accommodation must be consistent with the definition below.

Note - The Regulation does not permit both a manufactured home and accommodation constructed above an existing building on the farm.

TERMS:

secondary suite means an area set aside for residential use, within the footprint of a single family dwelling, and secondary or ancillary to the residential use of that single family dwelling.

manufactured home means a transportable prefabricated structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for residential use by a single family. The structure normally conforms to the CSA Z240 series standards of the Canadian Standards Association for manufactured homes built on concrete pile or surface pier foundation systems.

accommodation means a single residential unit that may have more than one bedroom, but does not have more than one kitchen, and does not serve as the residence for more than one person or family.

existing building means a building, constructed or under construction, in accordance with the *ALCA* and Regulation.

Unless defined in this policy, terms used herein will have the meanings given to them in the *ALCA* or the Regulation.



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: February 28, 2017

Subject: Zoning Bylaw Amendment Application No. 1086

Legal: Lot 11, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746

Civic: 3290 20 Street NE

Owner/Applicant: Kipp, D. & E.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 11, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 3290 20 Street NE (Appendix 1 and 2). The proposal is to rezone the parcel from R-7 (Large Lot Single Family Residential) to R-8 (Residential Suite) to permit development and subsequent use of a secondary suite within a single-family home.

BACKGROUND

The subject parcel is located in a new subdivision (Woodland Heights) on 20 Street NE between Appleyard and Raven, just east of Lakeshore Road. The parcel is approximately 0.6 acres, currently under development, and designated Low Density Residential in the Official Community Plan (OCP).

The subject parcel is currently zoned R-7 (Large Lot Single Family Residential) in the Zoning Bylaw (see Appendix 3). The surrounding area is largely comprised of R-7 and R-1 zoned parcels, with large A2 parcels to the north and east. The directly adjacent lots to the north and south are in the early stages of development. There are six parcels within the surrounding area zoned R-8, including the parcel directly north.

Site and floor plans are attached as Appendix 4, while site photos are attached as Appendix 5. The plans indicate a home similar to development in the area on properties along 20 Street NE. A 546 square foot secondary suite is proposed within the single-family home, limiting any impact on the streetscape.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on Zoning Bylaw requirements, the subject parcel has potential for the development of a secondary suite (or a detached suite), including sufficient space for the required additional off-street parking stall to serve the suite.

COMMENTSEngineering Department

No concerns with the proposed rezoning. Furthermore, there are no traffic safety concerns with an increase in unit density along the recently upgraded section of 20 Street NE.

Building Department

No concerns with rezoning. BC Building Code to apply.

Fire Department

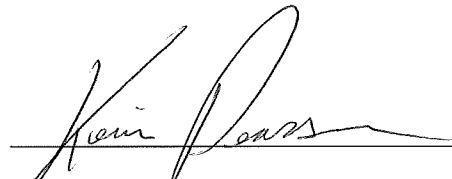
No concerns.

Planning Department

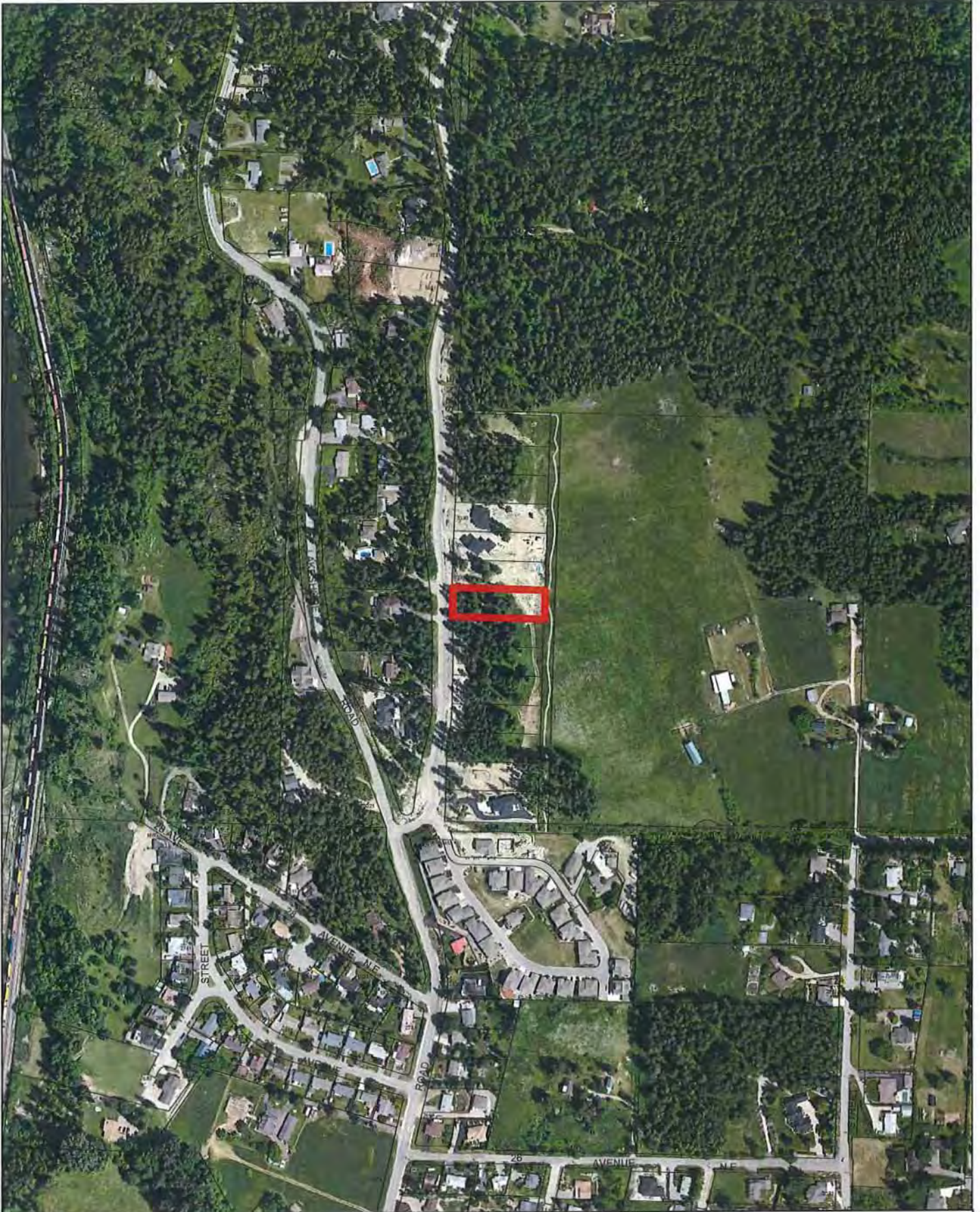
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The site plan provided by the applicant is consistent with the zoning regulations and the relatively large subject parcel is well-suited to such development. While the parcel has sufficient space for either a *secondary suite* or a *detached suite*, staff note that following the development of a *secondary suite* as proposed, a *detached suite* would not be permitted unless the *secondary suite* was removed. Any development of a *secondary suite* would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer



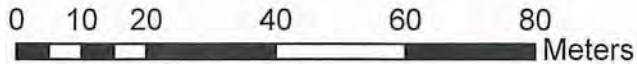
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



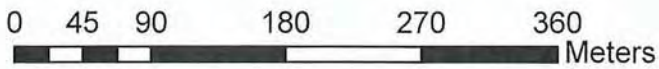
0 45 90 180 270 360 Meters



Subject Parcel



Subject Parcel



Subject Parcel



View of subject parcel looking east from 20 Street NE showing adjacent properties.



View north-east from 20 Street NE showing adjacent properties.



City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: February 23, 2017

SUBJECT: Development Variance Permit Application No. VP-449
Lot 2, Plan 10629, except Plans 25323 and 42003, Sec. 24, Tp. 20, R.10, W6M, KDYD
1660 - 28 Avenue NE
Owners: B. & S. Lawson

Motion for Consideration

THAT: Development Variance Permit No. VP-449 be authorized for issuance for Lot 2, Plan 10629, except Plans 25323 and 42003, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 3596 as follows:

1. Section 4.2:
 - i) Reduce the requirement to upgrade the 28 Avenue NE frontage to the Local Urban Road standard (RD-2) to a 7.3 metre wide gravel standard with a temporary turn around and space for snow storage within a statutory right of way;
 - ii) Reduce the minimum panhandle width from 20.0 metres to 6.0 metres;
 - iii) Waive the requirement to extend the sanitary sewer main to the boundary of the site; and
 - iv) Waive the requirement to extend the storm sewer main to the north boundary of the site.

Staff Recommendation

THAT: The Motion for Consideration be defeated.

AND THAT:

Development Variance Permit No. VP-449 be authorized for issuance for Lot 2, Plan 10629, except Plans 25323 and 42003, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 3596 as follows:

1. Section 4.2
 - i) Reduce the requirement to upgrade the 28 Avenue NE frontage to the Local Urban Road standard to a paved road with a T-turnaround, curb and gutter and storm sewer main;

- ii) Reduce the minimum panhandle width from 20.0 metres to 6.0 metres subject to registration of Land Title Act, Section 219 covenant prohibiting any further subdivision until the properties are fully serviced to City standards; and
- iii) Reduce the requirement to extend the sanitary sewer main to the north boundary to a 50% cash contribution towards its future construction.

Proposal

The subject property is located at 1660 - 28 Avenue NE. The owners have received preliminary approval to subdivide the property into two parcels and are applying for four variances to Subdivision and Development Servicing Bylaw No. 3596. A location map, ortho photo and sketch plan of the proposed subdivision are attached as Appendices 1 through 3.

Background

The property is located in Residential Development Area 'A' and is designated Low Density Residential in the Official Community Plan. The property is zoned R-1 (Single Family Residential) and is approximately 2.4 hectares in size. The northern portion of the property (proposed Lot B) contains the owner's residence and the southern portion (proposed Lot A) is vacant. Portions of the property are also identified as potential hazard areas due to steep slopes.

At this location, 28 Avenue NE is constructed to a gravel standard. As a condition of subdivision approval, the owners are required to upgrade the 28 Avenue NE frontage to the Urban Local Road standard (RD-2). A copy of Specification Drawing No. RD-2 is attached as Appendix 4. The applicants are requesting that this be reduced to a gravel standard with a temporary turn around and snow storage area within a statutory right of way.

The proposed new parcel has a panhandle access providing the required frontage on 28 Avenue NE and because it is of sufficient size that it could be further subdivided, the panhandle is required to be a minimum of 20 metres wide. The applicants are requesting that this be reduced to 6 metres.

A 200 mm diameter sanitary sewer main is located within a 6.0 metre wide statutory right of way adjacent to the south and east boundaries of the site. The main and right of way terminate approximately 60 metres south of the north boundary of the site. To accommodate future development of the subject property and other lands to the north, the servicing bylaw requires that this main and right of way be extended to the north boundary of the site. The applicants are prepared to extend the statutory right of way but are requesting that the requirement to extend the main be waived.

A 250 mm diameter storm sewer main and a 675 mm diameter storm sewer main are located within a statutory right of way along the south boundary of the site. As with the sanitary sewer main, an extension of this main within a statutory right of way to the north boundary of the site is required (a distance of approximately 210 metres). The applicants are prepared to extend the right of way but are requesting that the required main extension be waived.

A letter from the owner's agent outlining the requested variances is attached as Appendix 5.

Area Considerations

The subject property and lands to the north are in an area of known slope instability and storm water drainage concerns. Four residences currently access the substandard portion of 28 Avenue NE and the proposed subdivision will add a fifth. Both the subject property and lands to the north have the potential for further subdivision which would add additional traffic to the roadway. The City Engineering and Public Works Departments have received numerous complaints over the years about dust and surface drainage along this portion of the roadway.

Discussion

Staff have reviewed the proposal and provide the following:

Building Department

Hazardous area. Development must be restricted until full geotechnical review has been completed.

Fire Department

No concerns.

Engineering Department

See Appendix 6.

Planning Department

Road Works

Staff do not support the request to reduce the road frontage to a gravel standard. As outlined in the Engineering Department comments, there are significant concerns regarding water runoff and its potential affect on steep slopes in this area. Staff are therefore recommending that upgrading the road to the Urban Local Road standard be reduced to a paved standard with a T-turnaround, curb and gutter and storm sewer. This recommendation would waive the requirements for street lighting, underground wiring and a sidewalk.

Panhandle

Staff support the request to reduce the minimum panhandle width subject to registration of a covenant that will prohibit any further subdivision until the properties are fully serviced to City standards.

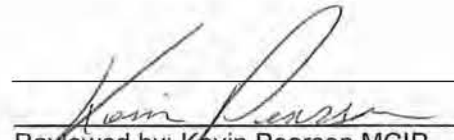
Sanitary Sewer

The proposed parcels can be connected to existing sanitary sewer mains by individual service lines. However, extension of the sanitary sewer main will be necessary to accommodate further development on lands to the north. Staff are therefore recommending that extension of the main be reduced to a 50% cash contribution towards its future construction.

Storm Sewer

Due to the significant concerns regarding storm water disposal in this area, staff do not support the request to waive extension of the storm main. Construction of the roadway to a paved standard complete with catch basins to collect and dispose of runoff will assist with maintaining slope stability and reduce the City's maintenance costs and liability concerns.



Prepared by: Jon Turlock
Planning & Development Officer

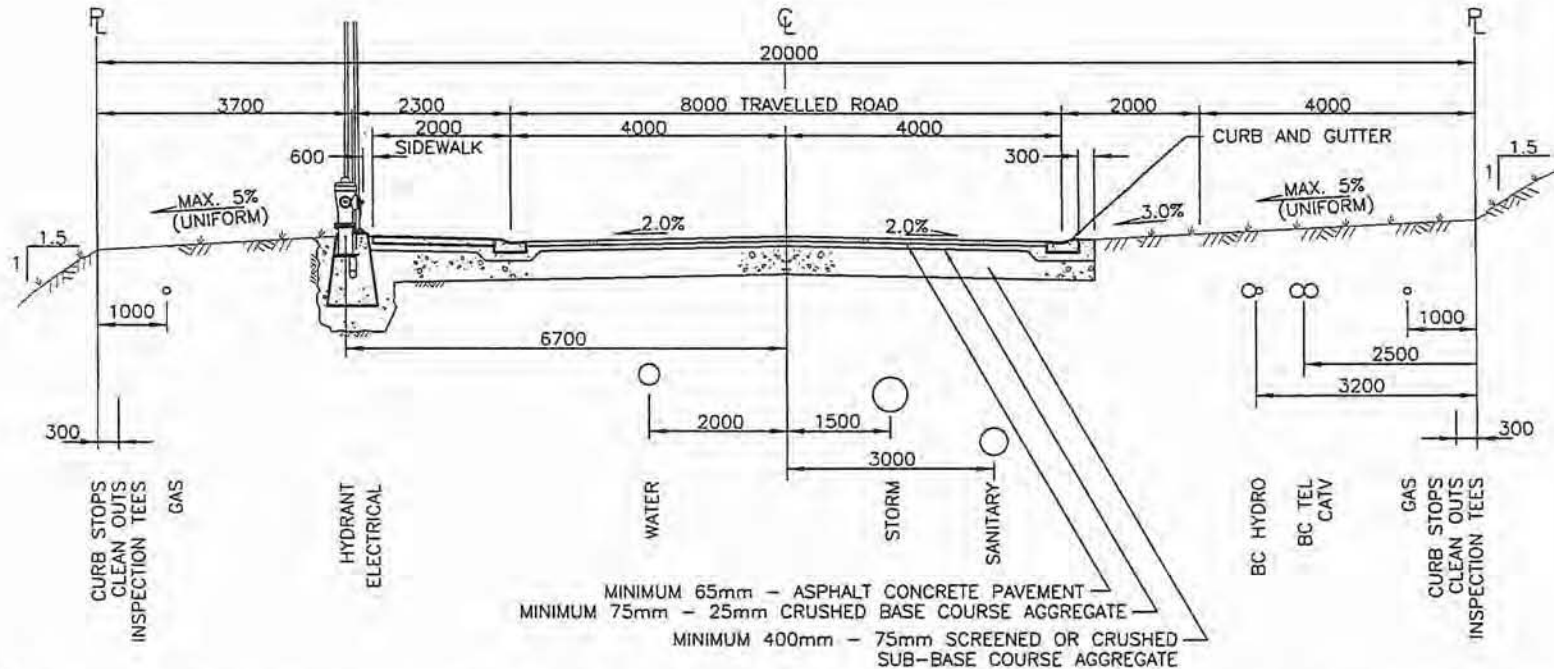

Reviewed by: Kevin Pearson MCIP
Director of Development Services

Appendices

1. Location map
2. Ortho photo
3. Sketch plan of proposed subdivision
4. Specification Drawing No. RD-2
5. Agent's letter
6. Engineering Dept. comments



 Subject Property



MINIMUM 65mm - ASPHALT CONCRETE PAVEMENT
 MINIMUM 75mm - 25mm CRUSHED BASE COURSE AGGREGATE
 MINIMUM 400mm - 75mm SCREENED OR CRUSHED SUB-BASE COURSE AGGREGATE

NOTES:

- 1) The Road Structure indicated is the minimum standard. The Consulting Engineer shall design for existing subgrade conditions and certify that the Road Structure proposed has a 'design life' of at least twenty-five (25) years.
- 2) Asphalt Concrete Pavement shall be supplied and placed as per the current Construction Specifications.
- 3) Crushed Base Aggregate shall be a 25mm 'Well Graded Base Course Aggregate', supplied and placed as per the current Construction Specifications.
- 4) Screened or Crushed Sub-Base Course Aggregate shall be a 75mm 'Well Graded Base Course Aggregate', supplied and placed as per the current Construction Specifications.
- 5) All utility appurtenances to be set to designed boulevard grade.
- 6) Refer to CGS-2 for Curb & Gutter, except as approved by City Engineer.
- 7) Submit boulevard landscaping and irrigation drawings for approval.

CITY OF SALMON ARM			20m R/W Urban Local Road Cross-Section		
No.	Revision	Date	Date	Approved	SPECIFICATION DRAWING No.
			07-07-09	City Engineer	RD-2



#203 – 270 Hudson Avenue NE
PO Box 106
Salmon Arm, BC V1E 4N2

Wednesday, February 01, 2017

Kevin Pearson, Approving Officer
City of Salmon Arm
Box 40 500 2nd Avenue NE
Salmon Arm, B.C. V1E 4N2

RE: 4281 20th Street NE Subdivision Variances (CoSA File #16.19)

Dear Mr. Kevin Pearson:

Further to the variance permit application for subdivision application number 16.19 this letter is intended to provide insight into the variances the developer/home owner has proposed regarding this application. The variances proposed are requested for the reasons stated below and to allow the developer to proceed with the subdivision in a financially feasible manner. The proposed subdivision is located at 1660 – 28th Avenue NE Salmon Arm, BC on a 6 acre parcel of land that is to be divided into two parcels the first being the remainder lot which will be approximately 3.1 acres and the second (proposed lot 1) which will be approximately 2.9 acres.

Currently the property has one single dwelling that is accessed off of 17th Street NE, and the proposed new lot will access off of 28th Avenue NE. The owners of the property Bernie and Shirley Lawson are proposing to subdivide the property to allow their son Anthony Lawson to build on the south side of the property. Based on the requirements of the Subdivision and Servicing Bylaw upgrades must occur to 28th Avenue NE, and to the adjacent storm and sanitary infrastructure which currently fronts this property. As outlined in the attached Class 'C' Opinion of Probable Costs, the servicing requirements for this 2 lot subdivision will exceed \$233,000. Servicing requirements to this extent will make this subdivision infeasible and as a result the developer is requesting the following variances:

Variance to the Subdivision & Development Servicing Bylaw (Schedule B, Part 2):

- 1) Reduce the requirement to upgrade the south half of 28th Avenue NE to the Urban Local Road Standard (RD-2) to a modified gravel road standard allowing for 7.3m minimum travelled width and adequate drainage (see attached cross-section).
 - a) The cost of the road frontage upgrade is approximately \$63,114, contributing significantly to the large servicing costs of this subdivision.
 - b) Due to the topography of this road, drainage from the road surface will be guided towards the steep slopes on the west side of the property. With known terrain stability concerns in the area, the storm water created by a paved road will have to be contained within a storm sewer. Based on the request below to waive the requirement to extend the storm sewer, this will not be possible.
 - c) It is our opinion that a gravel road standard on this section of road will be adequate for access to 3 properties. We propose to provide the 7.3m wide gravel road, along with the requested temporary turn around, protected by a registered statutory right of way, and adequate space to allow for snow storage in the winter. This design would be designed by a professional engineer and approved by the City of Salmon Arm.
- 2) Reduce the requirement to have a minimum panhandle width of 20m to a minimum panhandle width of 6m.
 - a) Due to the steep and unstable terrain on the majority of this property, the future potential for subdivision is very low. The likelihood of a full City road being constructed through the proposed

panhandle is also very low. Our intention with this panhandle is to provide legal access to the proposed lot 1, and allow for two similar sized lots. In doing this we will provide proposed lot 1 with access through an easement agreement through the remainder lot.

- 3) Waive the requirement to extend the 200mm sanitary main located within a statutory right of way to the north property boundary, and waive the requirement to extend the 250mm storm main from the south boundary to the north boundary.
 - a) The cost of extending these services as outlined is approximately \$89,150, which would be completed only to provide a location for future development to connect.
 - b) In lieu of constructing these services to the north property boundary, the developer would propose to register a statutory right of way with a width of 6.5m from the south property boundary to the north property boundary, protecting the area in which future storm and sanitary mains could be constructed for future development to the north.

In lieu of completing these servicing improvements the developer would propose to put a covenant on the property to restrict any further subdivision from the proposed two-lot subdivision until full municipal frontage improvements are completed. In doing so, they are limiting themselves to two lots only – any further subdividing will, as stipulated in the covenant, require full road frontage upgrades as required in the Subdivision & Development Services Bylaw.

Based on the information above, it is at the developer's request that the City provide these variances to this two-lot subdivision to allow for the creation of a new highly desirable 2.9 acre lot. Should council approve this variance request, a new family home can be built within one of the most desirable areas of Salmon Arm where currently only one house exists allowing Bernie and Shirley Lawson to have their son and daughter-in-law live nearby.

If you have questions or concerns, please don't hesitate to call.

Best Regards,

Lawson Engineering and Development Services Ltd.



Blake Lawson, P.Eng
Project Engineer
blake@lawsondevelopments.com

Attachments:

- Class 'C' Opinion of Probable Costs (Onsite Engineering Ltd.) – Full Frontage Improvements
- Proposed modified gravel road cross-section

ONSITE Engineering Ltd.

Southern Operations
#330 42nd Street SW
PO Box 2012 Salmon Arm
BC V1E 4R4
Tel: 250-832-3366
Fax: 1-866-235-6943

Coastal Operations
1040 Cedar Street
Campbell River, BC
V9W 7E2
Tel: 250-287-9174
Fax: 1-866-235-6943

Northern Operations
Unit C 2044 Quinn St S
Prince George, BC
V2N 1X5
Tel: 250-562-2252
Fax: 1-866-235-6943

North Vancouver Office
Unit 2 252 East 1st Street
North Vancouver, BC
V7L 1B3
Tel: 778-802-1263
Fax: 1-866-235-6943

February 1, 2017

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

Re: 1660 28th Ave NE Class C Opinion of Probable Cost

Please find attached the Class C Opinion of Probable Cost (OPC) for the upgrades required to subdivide the property at 1660 28th Avenue NE in Salmon Arm, BC.

Onsite has reviewed the requirements and has prepared this third party Class C OPC as requested.

Below is a summary of the estimate for each section.

Table 1 – Progress Summary

Section	Tender Price
1.0 Roads & Earthworks	\$48,564.00
2.0 Water Distribution Works	\$38,000.00
3.0 Sanitary System	\$23,100.00
4.0 Storm System	\$66,050.00
5.0 Concrete, Curb, Gutters, Sidewalks	\$14,550.00
6.0 Electrical System	\$12,000.00
Sub Total	\$202,264.00
Contingency (10%)	\$20,226.40
GST (5%)	\$11,124.52
Total	\$233,614.92

Sincerely,

Onsite Engineering Ltd.



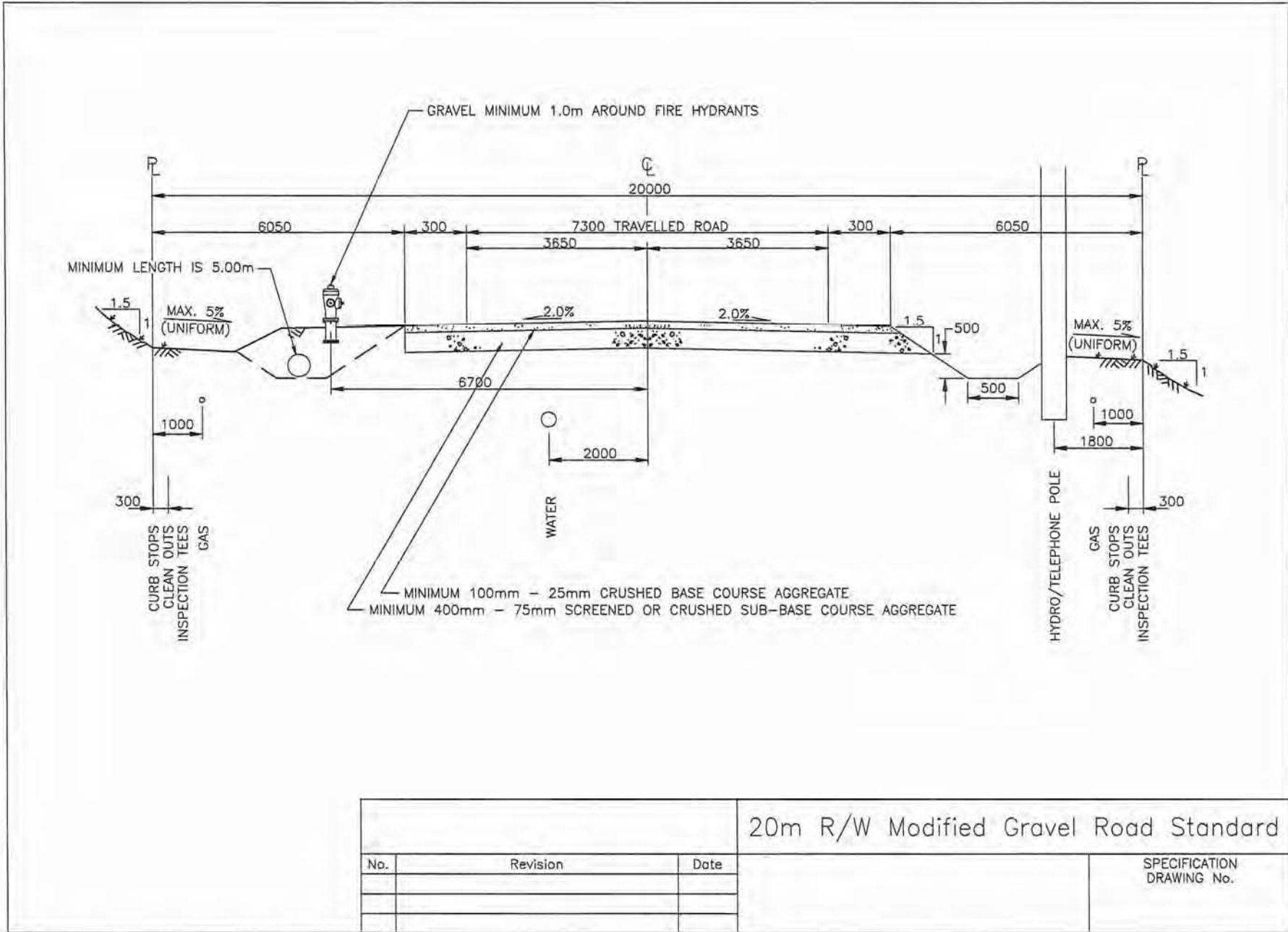
Joel McAllister, P.Eng.
Project Manager
Encl.

**CLASS 'C' - OPINION OF PROBABLE COST FOR:
1660 28th Ave NE Development
31-Jan-17**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
(All Quantities Are Nominal)**

Item	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
	SECTION 1				
1.1	Common Excavation and Disposal	m3	110	18.00	1,980.00
1.2	Remove, sawcut and key into existing asphalt	m	8	150.00	1,200.00
1.3	Subgrade Preparation	m2	600	3.00	1,800.00
1.4	Supply & Place 75mm WGB Sub-Base Agg.	m3	240	46.00	11,040.00
1.5	Supply & Place 25mm WGB Base Aggregate	m3	48	78.00	3,744.00
1.6	Supply & Install 65mm Asphalt	m2	480	60.00	28,800.00
2.0	WATER DISTRIBUTION WORKS				
	SECTION 2				
2.1	Supply & Install 25ø Water Service to existing	ea	4	1,500.00	6,000.00
2.2	Supply & Install 150ø Gate Valve FH	ea.	2	2,000.00	4,000.00
2.3	Supply & Install 150ø PVC C900 (DR18) Water	m	65	300.00	19,500.00
2.4	Supply & Install 150ø x 150ø x 150ø FHF Tee c/w Approved Restraint	ea.	1	1,500.00	1,500.00
2.5	Supply & Install 150ø 45° Bend c/w Approved Restraint	ea.	1	2,000.00	2,000.00
2.6	Supply & Install 150ø Blowoff c/w Approved Restraint	ea.	1	1,500.00	1,500.00
2.7	Tie-in to Existing 150ø PVC Water	ea.	1	3,500.00	3,500.00
3.0	SANITARY SYSTEM				
	SECTION 3				
3.1	Supply & Install 200ø PVC	ea	68	200.00	13,600.00
3.2	Supply & Install 1050ø Manhole	ea.	2	2,500.00	5,000.00
3.3	Supply & Install services to Property Line	ea.	3	1,500.00	4,500.00
4.0	STORM SYSTEM				
	SECTION 4				
4.1	Supply & Install 250ø PVC	ea	227	200.00	45,400.00
4.2	Supply & Install 1050ø Manhole	ea.	3	2,500.00	7,500.00
4.3	Supply & Install 1200ø Manhole on existing 900 pipe	ea.	1	5,000.00	5,000.00
4.4	Supply & Install Catch Basin Leads	m	10	100.00	650.00
4.5	Supply & Install Catch Basins	ea.	2	1,500.00	3,000.00
4.6	Supply & Install services to Property Line	ea.	3	1,500.00	4,500.00
5.0	CONCRETE CURBS AND SIDEWALKS				
	SECTION 5				
5.1	Supply & Install Concrete Roll-Over Curb	m	120	75.00	9,000.00
5.2	Supply & Install Concrete Sidewalk	m2	111	50.00	5,550.00

Item	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
6.0	ELECTRICAL SYSTEM SECTION 6				
6.1	Supply & Install Post Top Street Lights	ea.	1	<u>5,000.00</u>	<u>5,000.00</u>
6.2	Supply & Install Electrical Ducting	LS	1	<u>7,000.00</u>	<u>7,000.00</u>
1.0	ROADS AND EARTHWORKS				\$ 48,564.00
2.0	WATER DISTRIBUTION WORKS				\$ 38,000.00
3.0	SANITARY SYSTEM				\$ 23,100.00
4.0	STORM SYSTEM				\$ 66,050.00
5.0	CONCRETE CURBS AND SIDEWALKS				\$ 14,550.00
6.0	ELECTRICAL SYSTEM				\$ 12,000.00
	SUB TOTAL				<u>\$ 202,264.00</u>
	Contingency (10%)				<u>\$ 20,226.40</u>
	GST (5%)				<u>\$ 11,124.52</u>
	TOTAL				<u>\$ 233,614.92</u>
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost. 2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost. 3) Excludes Engineering, BCLS, Site Geotechnical, Environmental Impact Assessments.				





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

To: Kevin Pearson, Director of Development Services
 Date: February 22, 2017
 Prepared by: Chris Moore, Engineering Assistant
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 449E**
 LEGAL: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 10629, Except
 Plans 25323 & 42003
 CIVIC: 1660 28 Avenue NE
 Owner: Bernie & Shirley Lawson, 1660 28 Avenue NE, Salmon Arm, BC V1E 3X2
 Applicant: Lawson Engineering & Development Services Ltd., Box 106, Salmon Arm, BC
 V1E 4N2

Further to your referral dated December 14, 2016, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variances requested:

The applicant is requesting to vary the City of Salmon Arm Subdivision and Development Servicing Bylaw No. 3596 (SDSB), Section 4.2 as follows:

1. Reduce the requirement to upgrade the south half of 28 Avenue NE to the RD-2 Standard, to a 7.3m gravel standard and temporary turn-around.

28 Avenue NE is currently constructed to a gravel Rural Local Road Standard. Upgrading to the paved Urban Local Road Standard (RD-2) is required by the SDSB. Upgrades will include turnaround, paving, sidewalk, curb and gutter, boulevard, underground hydro and telecommunications, street drainage and street lights.

There has been a long history of complaints received from the previous owner of the subject property concerning dust from the gravel road and surface water runoff from the City's road, discharging across the subject property. Geotechnical concerns about the stability of the bank below this road are further justification for requiring a solution to the storm water discharge. This section of road will continue to be a maintenance liability for the City until it is brought up to an acceptable standard which should include paving and storm water sewer.

The property to the north under a 2012 rezoning application (Zon-969) was required to carry out full road upgrades to the RD-2 standard, together with a cul-de-sac to RD-11. With this additional lot, there will be a total of 5 properties with access from this part of 28 Ave NE.

Recommendation:

The Engineering Department recommends that the requested variance to reduce the requirement to upgrade the south half of 28 Avenue NE to RD-2 Standard, to a 7.3m gravel standard and temporary turn-around be denied.

The provision of a paved road, curb and gutter and storm water sewer are in the opinion of the Engineering Department the minimum standard that would be appropriate in this location. To

Proposed Variance Application VP-449E
February 09, 2017
Page 2

alleviate ongoing maintenance and liability concerns, we would recommend that these requirements should not be varied.

Should Council wish to vary the requirement for upgrading 28 Ave NE to the RD-2 Standard, we would recommend consideration be given to varying the requirement for street lighting (\$6,000*), underground electrical ducting (\$8,400*) and sidewalk (\$6,660*), together with the use of a T-Turnaround in place of the full RD-11 cul-de-sac. None of these elements are critical given the number of properties currently served from this extension of 28 Ave NE.

2. Waive the requirement to extend the sanitary and storm sewer mains

The owner is required by the SDSB to extend the existing sanitary sewer (70m) and storm sewer (220m) within a 6.5m wide right of way to the northern property boundary. This is to provide for future service of properties to the north and to provide piped storm drainage to the extension of 28 Avenue NE and new catch basins.

For the reasons stated in item 1 above the requirement for extension of the storm sewer should not be varied. Additionally, existing concerns about storm water runoff from the road onto private property will be made worse if 28 Ave NE is paved without storm sewer being provided.

Extension of the storm and sanitary sewers is a Bylaw requirement and waiving the construction of these sewers would place the burden of extending them entirely on the properties to the north, should they choose to develop in the future

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to extend the sanitary and storm sewer mains be denied.

It is the responsibility of this applicant to extend storm and sanitary sewers, should Council choose to waive the requirement to extend the sanitary sewer, Council may wish to consider requiring a 50% Cash in Lieu payment towards the future construction of the sanitary sewer (\$11,160*). Additionally, a Statutory Right of Way across the subject property for sanitary sewer extension must be required.

Proposed Variance Application VP-449E
February 09, 2017
Page 3

The applicant is also requesting to vary Section 3.8.3 of the Subdivision and Development Servicing Bylaw No. 4163:

3. Reduce the requirement of a minimum panhandle width from 20 m. to 6.0 m.

Since the subject property has further subdivision potential, the minimum panhandle width required by the SDSB is 20.0m. This is required to allow for a future City road to be constructed within the ROW, if the property is further subdivided.

The applicant has no intention of subdividing the property further and has offered to register a covenant on title preventing further subdivision until the full requirements of the SDSB are met and as such the panhandle width could be reduced to 6m wide.

Recommendation:

The Engineering Department recommends that the requested variance to reduce the requirement of a minimum panhandle width from 20 m. to 6.0 m be approved, subject to registration of a covenant on title preventing further subdivision until the full requirements of the SDSB are met.

*Costs from Engineer's estimate, plus 10% contingency and 10% engineering fees



Chris Moore
Engineering Assistant



Rob Niewenhuizen A.Sc.T
Director of Engineering and Public Works



*City of Salmon Arm
Development Services Department Memorandum*

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: February 21, 2017

SUBJECT: Development Variance Permit Application No. VP-451
Lot 2, Plan EPP61761 Sec. 13, Tp. 20, R. 10, W6M, KDYD
121 - 24 Street NE
Owner/Applicant: 2321 Okanagan Holdings Ltd. (Mark Wilson)

Motion for Consideration

THAT: Development Variance Permit No. VP-451 be issued for Lot 2, Plan EPP61761 Sec. 13, Tp. 20, R. 10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. **Section 45.11.4** - decrease the minimum setback of a principal building from the exterior side parcel line from 5.0 metres to 3.5 metres for the proposed residence shown on Appendix 3.

Staff Recommendation

THAT: The Motion for Consideration be adopted.

Proposal

The subject property is located at the intersection of 24 Street NE and 1 Avenue NE in the Maplewood Subdivision. The owner wishes to construct a residence that will partially extend into the exterior side yard. A location map, ortho photo, site plan and an outline of the proposal from the owner are attached as Appendices 1 through 4.

Background

The property is designated Medium Density Residential in the Official Community Plan and is zoned CD-7 (Comprehensive Development Zone 7). The CD-7 Zone permits single family dwellings with secondary suites on parcels of 325 square metres and larger. The subject property is 504 square metres in size and is currently vacant.

In the CD-7 Zone, the minimum setback requirement for a principal building from the front, rear and exterior side parcel lines is 5.0 metres and the minimum setback from an interior side parcel line is 1.2 metres. On a corner parcel, the rear setback requirement can be reduced to 1.5 metres provided the combined total of the rear and interior side setbacks is not less than 5.0 metres.

By definition, the front parcel for a corner parcel is the shortest parcel line along a street. The subject property therefore has its front parcel line along 24 Street NE and an exterior side parcel line along 1 Avenue NE. As shown on Appendix 3, the proposed residence will comply with all of the required setbacks for a corner parcel except for a small portion at its southeast corner. (Although the site plan shows the closest distance as being 3.65 metres, the applicant is requesting a reduction to 3.5 metres to provide a little 'wiggle room' at the time of construction.)

Site Context

Adjacent land uses include the following:

North: Remainder of the Maplewood development - residential lots zoned CD-7

South: 1 Avenue NE; then a residential lot zoned CD-7

East: 24 Street NE; then remainder of the Maplewood development - residential lots zoned CD-7

West: Residential lots zoned R-1

Staff have reviewed the proposal and provide the following:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns.

Planning Department

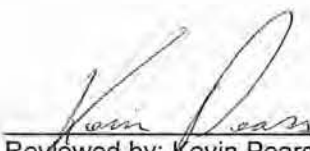
Setback requirements prevent owners from crowding neighbouring properties, ensure fire separation distances are adequate and maintain traffic site lines along roadways.

The requested variance is relatively minor and will not impact traffic site lines at the intersection of 1 Avenue NE and 24 Street NE. The variance will have little, if any impact on neighbouring properties and the total square footage of the proposed residence will not exceed the maximum permitted lot coverage provisions in the CD-7 Zone (45%).

In 2016, Council approved a similar variance for the property to the south, Lot 5, Plan EPP55081, which reduced the minimum setback from 1 Avenue NE from 5.0 metres to 3.2 metres for part of a covered deck (File: VP-425).

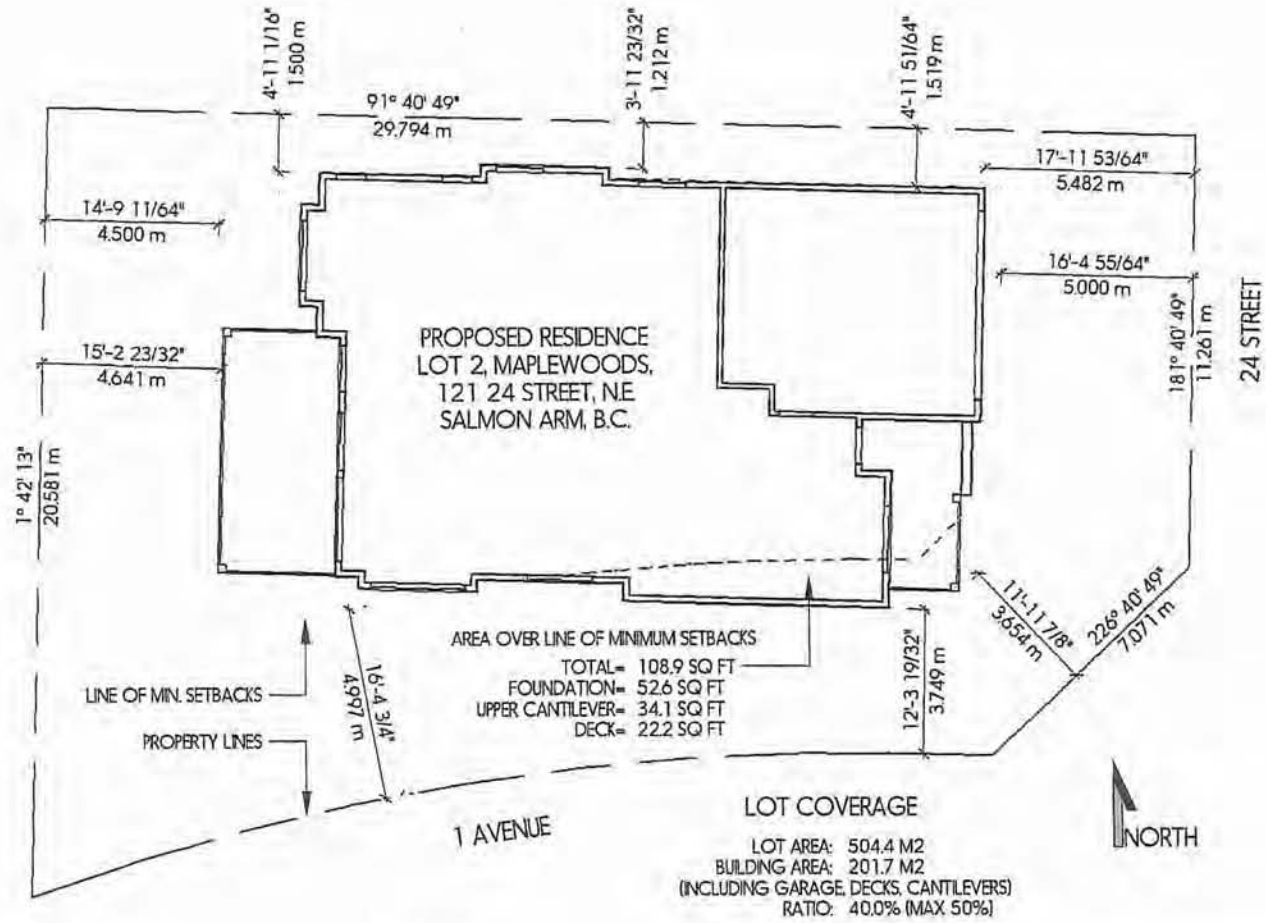
Staff support the requested variance.


Prepared by: Jon Turlock
Planning & Development Officer


Reviewed by: Kevin Pearson, MCIP
Director of Development Services

Appendices

1. Location map
2. Ortho photo
3. Site plan
4. Owner's letter



2321 OKANAGAN HOLDINGS LTD.
BOX 716
SALMON ARM B.C. V1E 4N8
Phone (250) 832-2567, Fax (250) 832-5210

January 12, 2017

City of Salmon Arm
Development Services Department
500 – 2nd Avenue NE
Box 40
Salmon Arm BC.
V1E 4N2

To whom it may concern,

Re: 121 24th Street NE, PID 029-843-286, The *Maplewood's* subdivision

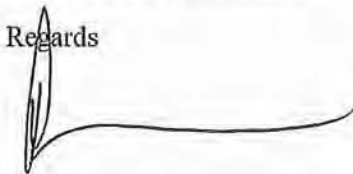
This letter is to request a variance be granted to allow for a reduced set back to 12'3^{19/32"}, from 16' 5^{5/16"}. The set back is requested for a lot cornering 24th Street NE and 1st Avenue NE. The home would have 52.6 sq. of its foundation and 22.2 sq. /ft. of its deck within the zoning setbacks.

Reasons for the request are as follows:

1. The variance would allow for all homes facing 24th Street NE having a similar look and would allow for the subdivisions consistency of function and design to continue.
2. The building envelope on the south east corner of the lot is smaller than most in the subdivision which makes home design for an entrance Den and garage difficult and thus does not allow for efficient use of space.

Thank you for considering

Regards



Mark Wilson CPA CMA



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: February 28, 2017

Subject: Development Variance Permit Application No. VP-452
(Maximum Height of Accessory Building)

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 28855

Civic: 2790 25 Street NE

Owner/Applicant: Peters-Durstun, C

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-452 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 28855, which will vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.6 – R-1 Single-Family Residential Zone – increase the maximum height of an accessory building from 6.0 m (19.7 ft) to 7.5 m (24.6 ft) to allow for a new accessory building, as shown in Schedule A.

STAFF RECOMMENDATION

That the motion for consideration be adopted.

PROPOSAL

Schedule A referred to in the motion for consideration and attached as Appendix 1 contains building elevation drawings and a site plan illustrating the requested variance. The proposed accessory building is an approximately 90 square metre building proposed to meet the conditions of a detached suite.

This application seeks to vary the required 6.0 m (19.7 ft) maximum accessory building height to 7.5 m (24.6 ft) for the construction of the new accessory building. As described in the attached letter of intent (Appendix 2), while no internal construction or use of a suite is proposed at this time, the request aligns with the maximum permitted height (7.5m) for an accessory building containing a detached suite as per the regulation of the R-8 Residential Suite Zone, a variance of 1.5 m (4.9 ft).

BACKGROUND

The subject parcel is located at 2790 25 Street NE (see Appendix 3) containing a single-family home and associated accessory structures. The surrounding area consists primarily of larger lots of "residential" and "rural-residential" character. For site context, adjacent zoning and land uses include the following:

North:	R-1 (Single Family Residential) Zone	single-family dwelling
East:	R-1 (Single Family Residential) Zone	single-family dwelling
South:	R-1 (Single Family Residential) Zone	single-family dwelling
West:	R-1 (Single Family Residential) Zone	single-family dwelling

Site photos are attached as Appendix 4.

The requested variance would allow construction of a proposed 7.5 m (24.6 ft) tall building. The proposed building is to be set upon a sloping building site, with varying heights from grade on each elevation. Considering the concept plan of the building as shown in Appendix 1, the potential maximum height (7.5 m / 24.6 ft) would only be reached on the western face of the building, with the other faces all being slightly lower (the front of the building is proposed to be 23'10" feet in height, while the rear of the building is proposed to be 18'6" ft).

Related to potential impacts of the proposed development on adjacent parcels, it is of note that the site of the proposed building in the north-east corner of the subject parcel is of significant distance from development on adjacent parcels, while the applicant also owns the adjacent parcel to the north. Additionally, as the subject parcel slopes downwards generally from east to west and the building is proposed to be set into this slope, the potential impact on neighbouring parcels to the east is reduced.

The proposed development as presented would meet the R8 regulations for a detached suite. The applicant is aware that the accessory building could not be used or occupied as a detached suite under the present R-1 zoning of the parcel.

COMMENTS

Engineering Department

No engineering concerns.

Fire Department

No Fire Department concerns.

Building Department

No BC Building Code concerns. Suggest conformance with R-8 regulations to avoid future variances.

Planning Department

Height regulations enable orderly development for aesthetic, privacy, and view preservation reasons. Due to placement of the proposed development within the subject parcel, mature trees along the parcel lines, the slope and large area of this particular property as well as adjacent parcels, the requested height increase will not pose any safety or BC Building Code concerns, restrict future development or have any significant foreseeable impact on any neighbouring parcels.

Planning staff note that the applicant's plans align the proposed building with the regulations of the R-8 Zone. Given the OCP designation, planning staff would typically support a zoning application to R-8 to permit a suite. Granting the requested variance would provide reasonable future options for the applicant.

After reviewing the site, context and proximity of developments on adjacent lands, Planning staff have no concerns with the proposal.

If approved, Development Variance Permit No. VP-452 will only be applicable to the newly constructed building as shown in Appendix 1: Schedule A.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



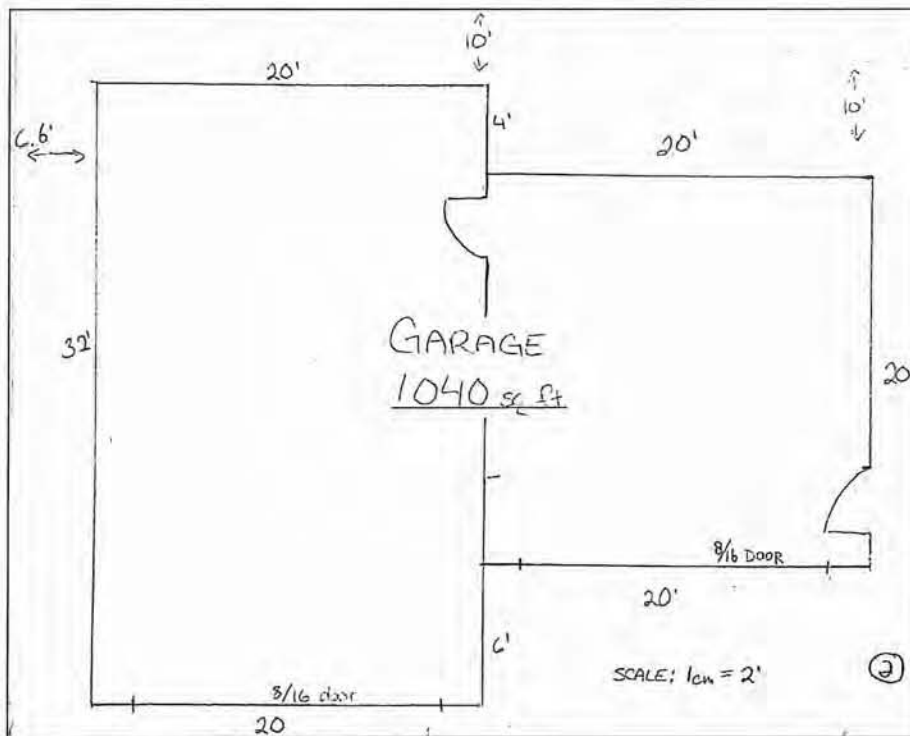
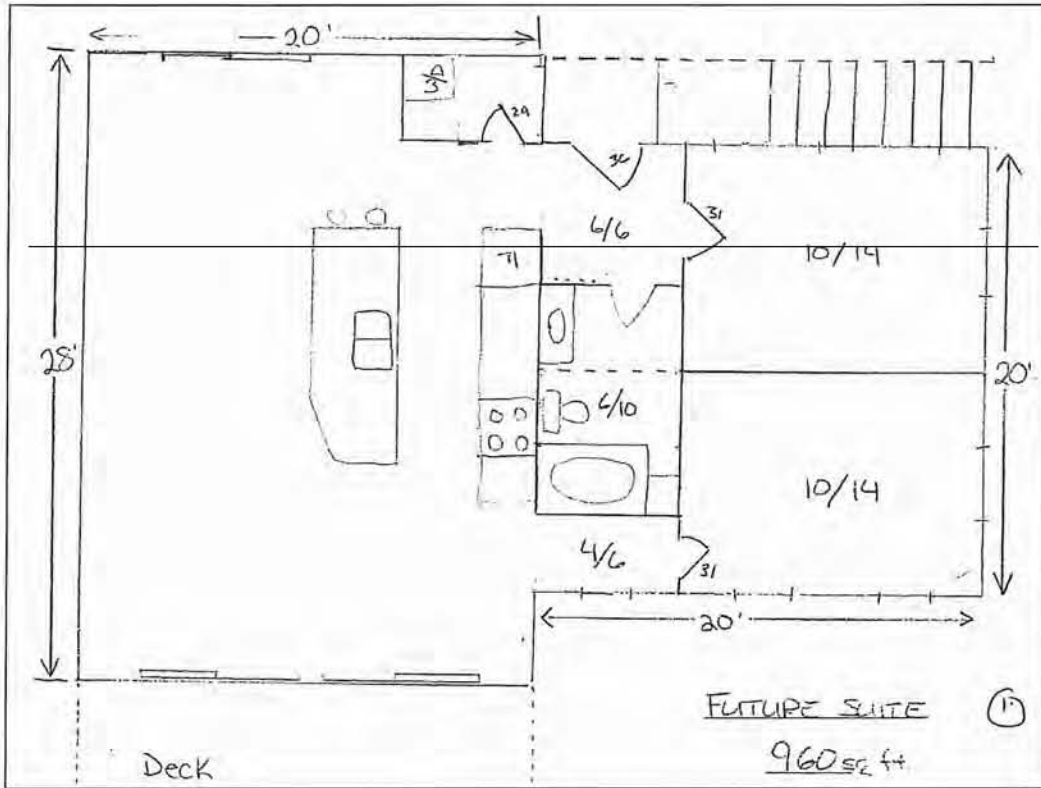
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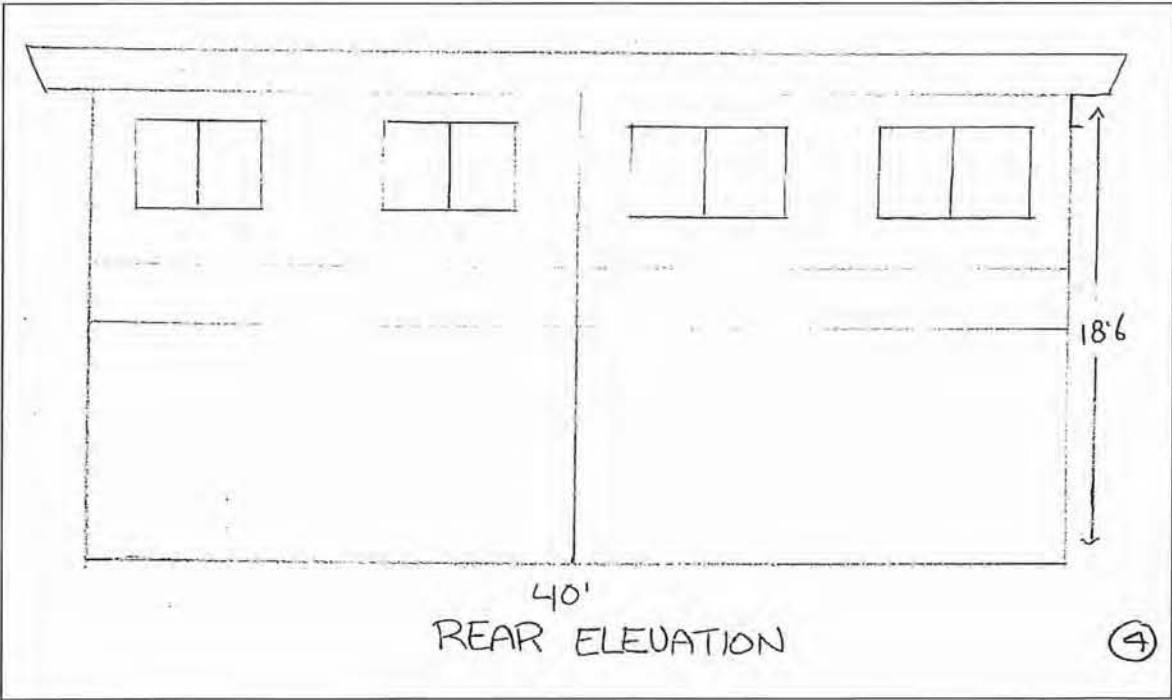
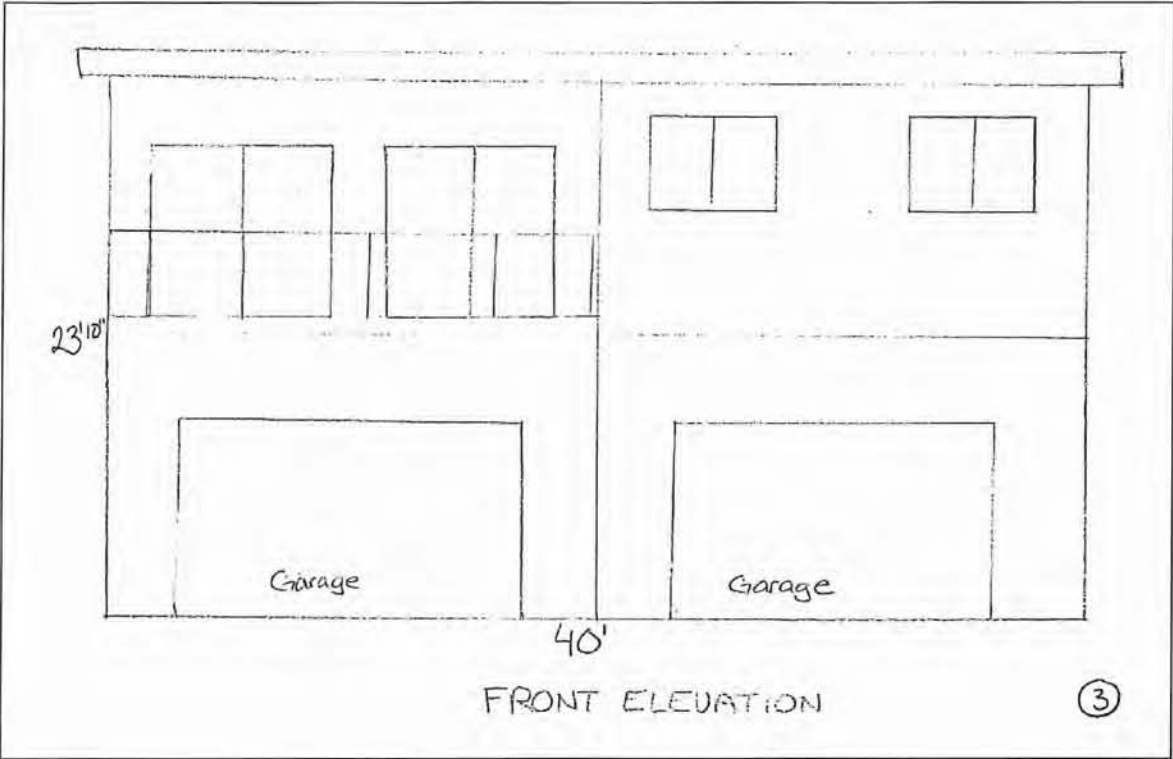


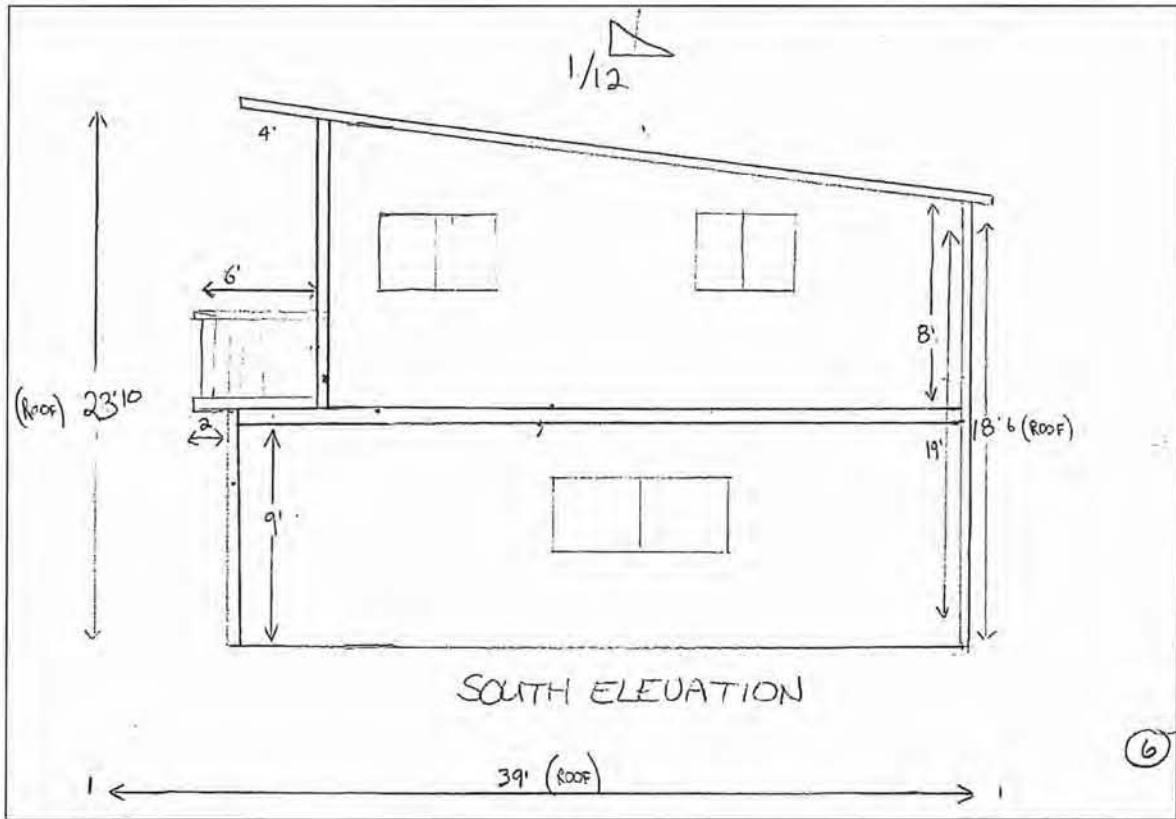
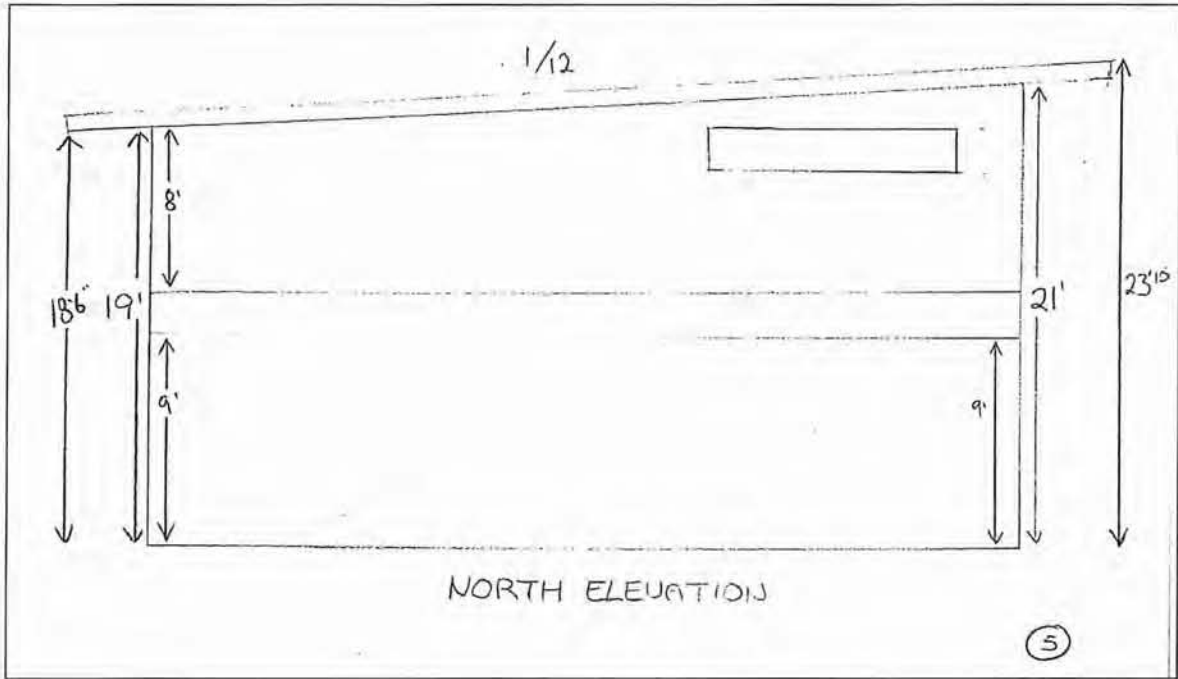
Subject Property



Proposed Site







Jan 19, 2017

Dear City of Salmon Arm,

We are requesting a height variance extension for an accessory building we wish to build at the back of our property.

The purpose of this building is solely for much needed storage and workshop space at this time. We plan to keep the building very basic inside, finishing only the space we need at first, concentrating on the exterior finish.

However, we think it would be prudent to keep the option open to make future living quarters upstairs for either rental income or aging parents as our parcel size allows for this.

The placement of this accessory building is very strategic in that there is no neighbours nearby. We have an open field behind us, we own the property to the north where the house is very far away and our house blocks it completely from the neighbour to the south. The neighbour across the road to the west is also too far away to be bothered by it and it would be blocked by large trees.

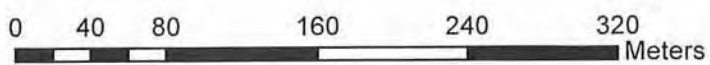
Also, it will be built into a 6' high bank on the north and east sides making it not nearly as high looking from those sides, essentially making it appear to be the accessory building height limit of 19.7 feet.

We are planning to keep the height at 23'10" if all goes as planned. Please consider allowing for a height variance to reflect that of a future secondary suite on our accessory building project.

See attached rough drawings.

Thank you for your time and attention to this matter.

Christine & Brian Durston



Subject Property



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: February 8, 2017

Subject: Temporary Use Permit Application No. 14

Legal: Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414

Civic: 460 – 10 Avenue SW

Owner/Applicant: Peter Page

MOTION FOR CONSIDERATION

THAT: Temporary Use Permit No. TUP-14 be authorized for issuance for Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 for a temporary campground as shown in Appendix 2 of the Development Services Department Memorandum dated February 7, 2017 subject to the following:

- 1) Adherence to Fire Department requirements regarding free and clear access within the campground;
- 2) The total number of temporary campsites not exceeding 100;
- 3) Check-in stations being setback a minimum of 100 metres from 10 Avenue SW;
- 4) The Temporary Use Permit Renewal being valid for ten (10) consecutive dates with camping being limited to a maximum of four (4) days (Thursday through Sunday) coinciding with the annual Roots and Blues Music Festival in August of 2017. Approval for 2018, 2019 subject to approval by the Agricultural Land Commission for Non-Farm Use in the Agricultural Land Reserve;
- 5) Compliance with the requirements of the Agricultural Land Commission.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 460 - 10 Avenue SW as show in APPENDIX 1. The 3.3 hectare property currently contains a primary residence and a number of accessory buildings. The applicant is proposing to continue the use of part of the property as a temporary campground during the annual Salmon Arm Roots and Blues music festival and is requesting approval of a Temporary Use Permit for that purpose. The campground layout and site plan is shown in APPENDIX 2.

BACKGROUND

The property is designated "Acreage Reserve" in the Official Community Plan, zoned Rural Holding (A-2), and is entirely within the Agricultural Land Reserve (maps are attached as APPENDICES 3, 4 and 5). The applicant applied for approval for the temporary campground under Section 20(3) of the *Agricultural Land Commission Act* (non-farm use in the ALR) which was approved by the Agricultural Land Commission (ALC) in 2014 and permitted campground use for the 2014, 15 and 16 festival weekends.

The property has been used as a temporary campground for three Roots and Blues festivals since 2011. The campground would consist of 100 sites open to tent and recreation vehicle campers for a four day period during the festival. The land is accessible from 10 Avenue SW. The Salmon Arm Roots and Blues Festival site is conveniently located on the Fall Fair grounds, north of the campgrounds across 10 Avenue SW. The area is characterized by rural acreages south of 10 Avenue SW and is in close proximity to parks, recreation and commercial amenities to the north and west. Dating back to 2005, six non-farm use applications have been approved by City Council and the ALC for temporary campgrounds in the "ALR Island" location. The number of properties involved has increased from two to four and the number of individual campsites has increased from 217 to approximately 700, including the subject property. The most recent approval granted in January 2015 was for three adjacent properties to the west, and that approval will expire after this year's festival.

COMMENTSEngineering Department

Engineering comments attached as APPENDIX 6.

Building Department

No concerns.

Fire Department

No concerns.

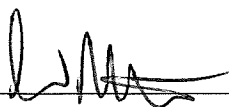
Planning Department

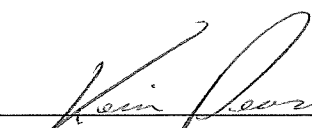
The previous TUP for the subject property expired in 2016; however the ALC approval (ALC-355) still applies for the 2017 festival. In turn, this TUP is recommended for approval for this year and conditional approval for the 2018 and 2019 festivals, subject to ALC approval. The applicant will be required to submit an ALC application for Non-Farm Use to the ALC for approval of the 2018 and 2019 seasons.

The proposal is consistent with previous approvals for the subject property and neighboring properties, approval is recommended. As part of the TUP application process, notification of the proposal and Hearing Date would be advertized once in the newspaper and mailed to all property owners and occupiers within 30 m of the subject parcels. The applicant is also required to post a TUP notification sign along the 10 Avenue SW frontage 10 days prior to the Hearing Date.

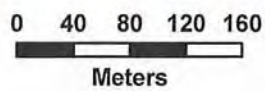
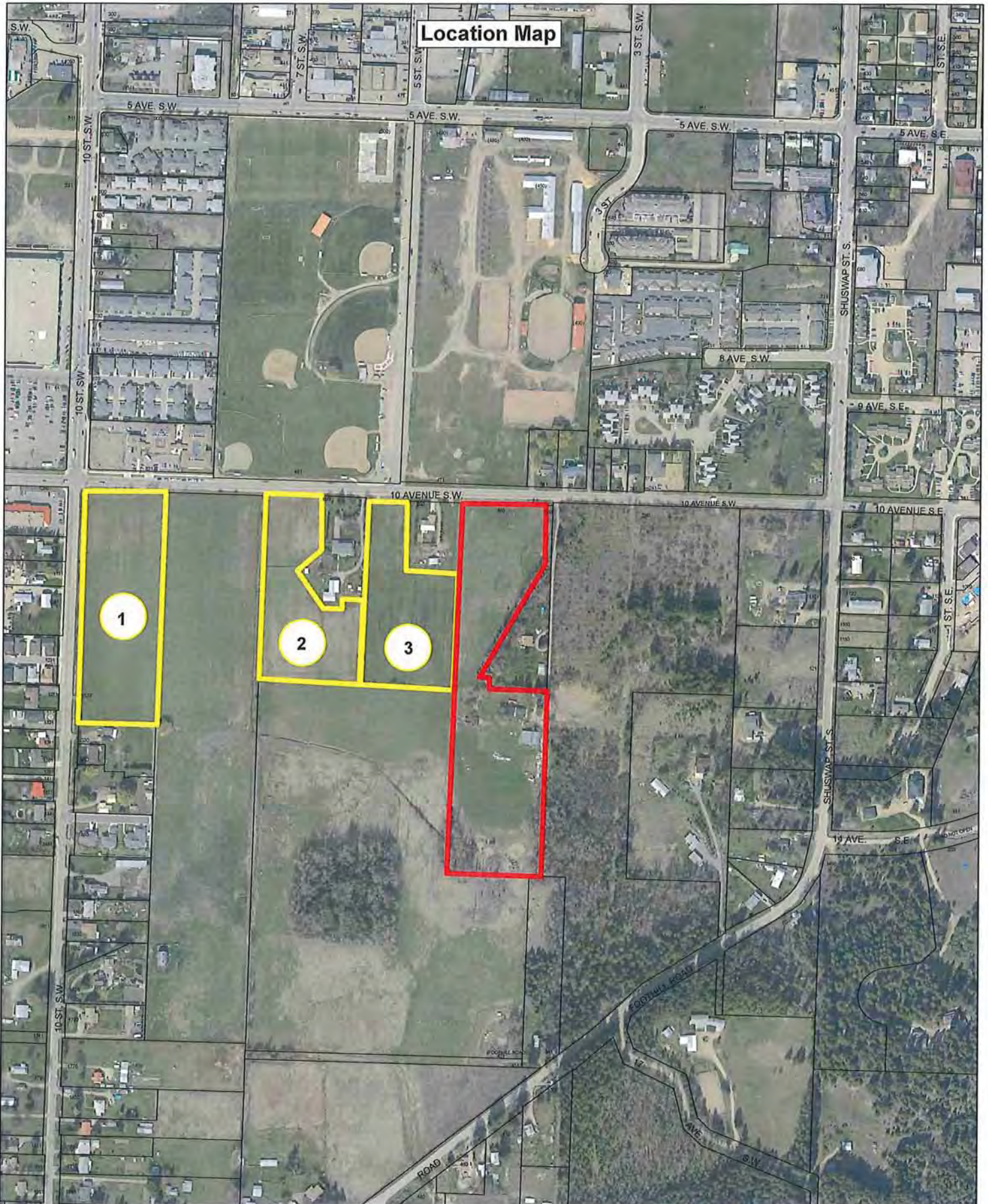
CONCLUSION



Issuance of TUP-14 is recommended by staff subject to the terms and conditions outlined in the motion for consideration.

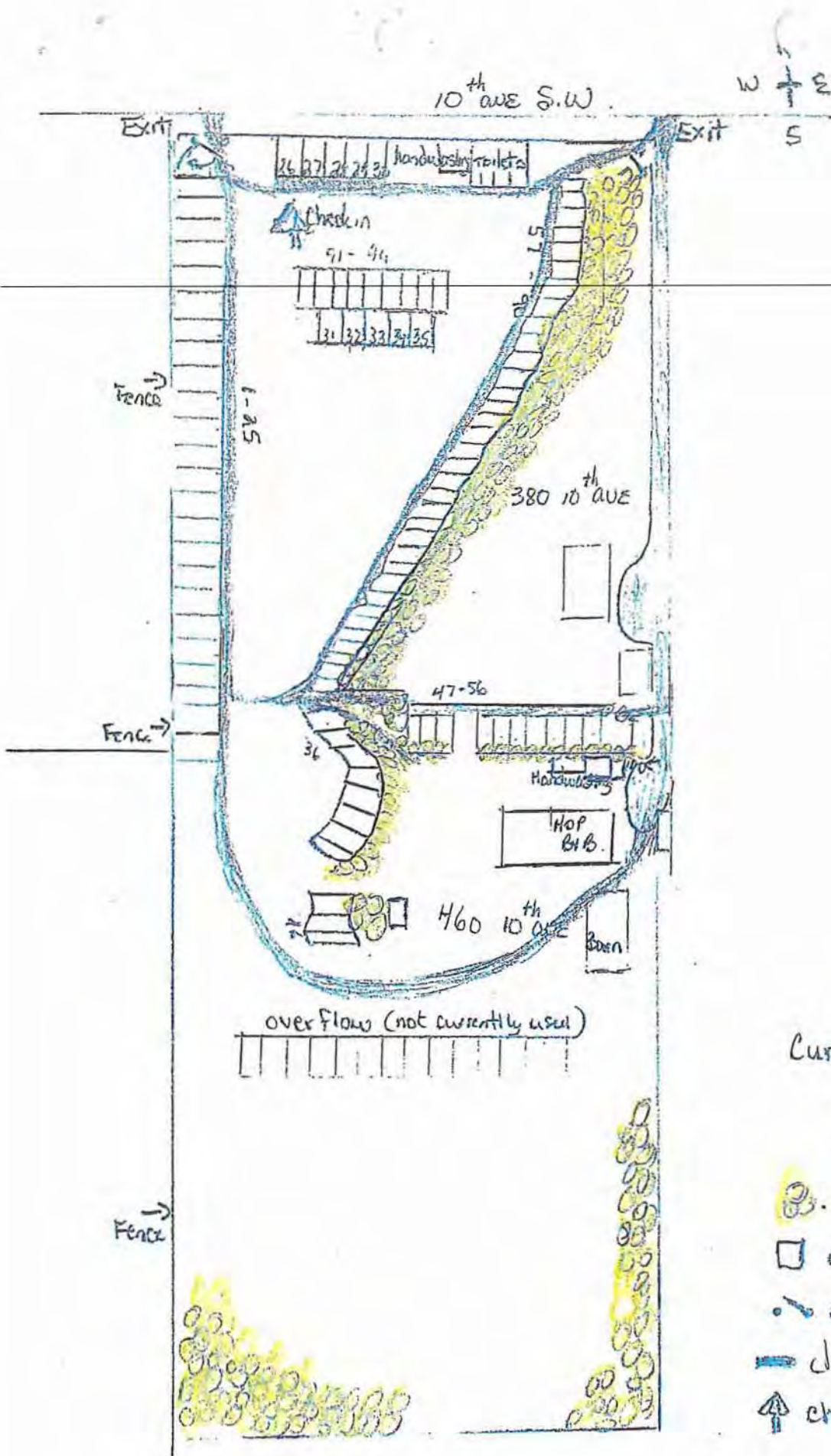

 Prepared by: Wesley Miles, MCIP, RPP
 Planning and Development Officer


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

Location Map

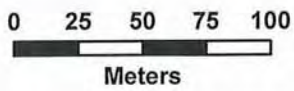


-  Subject Parcel
-  Other Temporary Campgrounds



- Current 100 sites
- 4 portable toilets
- 2 handwashing stations
- Tree line for shade
- on site buildings
- exits from field
- driveway / parking paths
- check in

Official Community Plan
Land Use Designation



Subject Parcel



Acreage Reserve



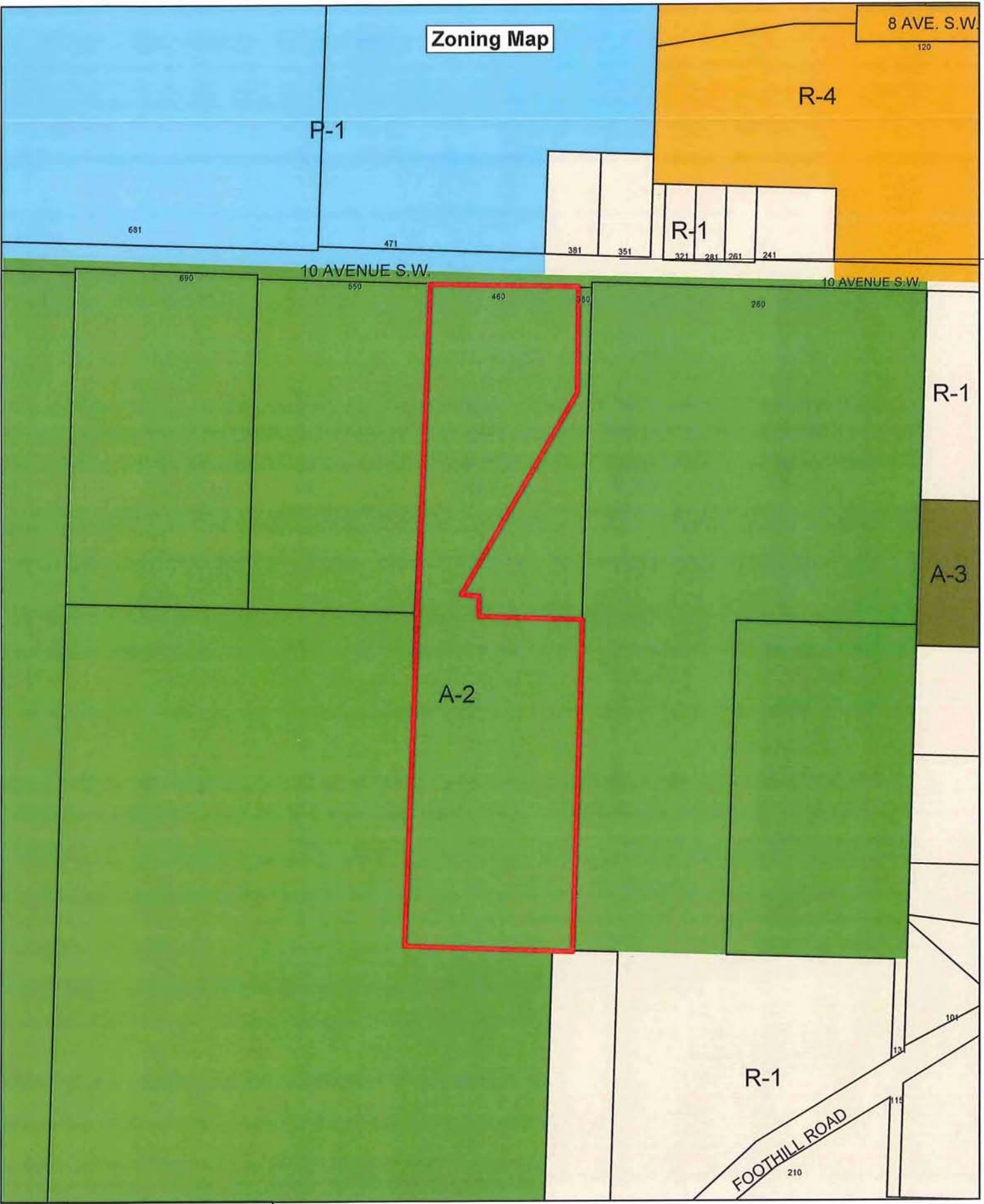
Park



Residential - Medium Density



Residential - High Density



Zoning Map

8 AVE. S.W.

R-4

P-1

R-1

10 AVENUE S.W.

10 AVENUE S.W.

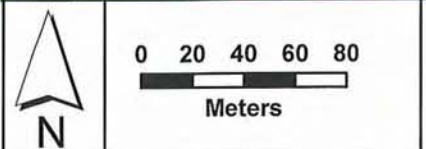
R-1

A-3

A-2

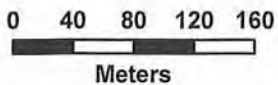
R-1

FOOTHILL ROAD



-  Subject Parcel
-  Rural Holding
-  Park and Recreation
-  Single Family Residential
-  Medium Density Residential

Agricultural Land Reserve



Subject Parcel



Agricultural Land Reserve



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

To: Kevin Pearson, Director of Development Services
 Date: December 10, 2013
 Prepared by: Darin Gerow, Engineering Assistant
 OWNERS: Peter E. Page, 460 – 10 Avenue SW, Salmon Arm, BC, V1E 1T5
 APPLICANT: same
 SUBJECT: **TEMPORARY USE PERMIT APPLICATION NO. TUP-14**
 LEGAL: Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414
 CIVIC: **460 – 10 Avenue SW**

Further to your referral dated December 6, 2016, we provide the following servicing information.

General:

1. Full municipal services are required as noted herein. Notwithstanding the comments contained in this referral, it is the Owner'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. The Engineering Department has no objection to the proposed temporary use, subject to clarification on the method of connection to the City water, including the provision of water meters and suitable backflow prevention devices. Plumbing details are to be approved by the building department and an annual plumbing permit and inspection is required prior to public use of the hand washing stations.

Darin Gerow, ASCT
Engineering Assistant

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



View east towards proposed site with mature trees, general terrain/slope, and bank at east parcel line visible.



The proposed accessory building site is largely not visible looking north-east from 25 Street NE.

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