



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

Monday, April 3, 2023  
8:00 a.m.  
Council Chambers, City Hall  
500 – 2 Avenue NE  
Salmon Arm, BC

GoTo Meeting Link: <https://meet.goto.com/877601757>  
Phone Access: Access Code: 877-601-757 / Canada: +1 (647) 497-9373

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	<b>ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY</b> <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	<b>REPORTS</b>
1 - 10	1.	Cannabis Retail Store Application No. CRS-11 [Shucanna Growers Corp.; 2321 9 Avenue SW]
11 - 24	2.	Development Variance Permit Application No. VP-577 [Terra Civis Inc./Heydewerk Homes Ltd.; 1017 10 Avenue SE/981 12 Street SE; Servicing requirements]
	6.	FOR INFORMATION
	7.	ADJOURNMENT

THIS PAGE INTENTIONALLY LEFT BLANK

# CITY OF SALMON ARM

---

TO: His Worship Mayor Harrison and Members of Council

DATE: March 20, 2023

SUBJECT: Cannabis Retail Store Application No. 11 (CRS-11)  
Provincial Cannabis Referral No. 068035 – Application Received February 15, 2023

Applicant: Shucanna Growers Corp.  
Civic Address: 2321 – 9 Avenue SW

---

## STAFF RECOMMENDATION

THAT: By a Resolution, Council approve application CRS-11;

AND THAT: Council has considered its resolution with respect to the following:

1. Provincial Cannabis Retail Store Licence Referral No. #068035;
  2. City Zoning Bylaw No. 2303 and City Policy No. 3.20; and
  3. Public notification followed by the holding of a Hearing on April 11, 2023.
- 

## PROPOSAL

On February 13, 2023, a LCRB referral for a cannabis retail store application was received (Appendix 1). As per Policy 3.20, once a LCRB referral has been received by the City, a cannabis retail store application can be submitted to the City. This application was received on February 15, 2023 and the proposal is for a cannabis retail store within the building located at 2321 9 Avenue SW (Appendices 2). This site is located within the commercial area as defined by Cannabis Retail Store Policy 3.20 (Appendix 3).

## BACKGROUND

In October 2018 the retail sale of cannabis became legal under Federal law and licensing for cannabis retail stores was delegated to provincial authority. In B.C., it is the Liquor Cannabis Regulation Branch (LCRB) which regulates private retail non-medical cannabis sales. The LCRB approval system relies significantly on local government responses to cannabis retail store applications. This application is the eleventh cannabis retail store application to be considered by City Council (Appendix 4).

### *Cannabis Retail Store Policy No. 3.20*

The proposed location meets the location criteria of Policy 3.20 as it is located within the commercial area defined by Policy 3.20. Although, the policy supports no more than four cannabis retail stores within the core commercial area, there is no maximum of cannabis retail stores in the wider commercial area.

Public notification of the application proposal and Hearing date will be completed in accordance with Policy Section E) 5. All properties within 30 m of the subject property will be provided a notice of the application at least 10 days prior to the Hearing. A notice will also be advertised in the Salmon Arm Observer one week prior to the scheduled Hearing date.

*Zoning Bylaw No. 2303*

The proposed location is zoned C-3, Service Commercial Zone. The City's Zoning Bylaw permits the retail sale of cannabis in a number of commercial zones, including C-3 under the defined terms, *retail store* and *convenience store*.

*Business Licence Regulation Bylaw No. 3102*

If Council approves this application, the LCRB will be notified. A City Business License cannot be considered until the LCRB provides an "Approval In Principle" (AIP). Once the City receives an AIP, the applicant may apply for a Business License. Considerations for Business Licences generally include a premises meeting, BC Building and Fire Code requirements and Zoning Bylaw regulations.

*Provincial (LCRB) Licencing*

The LCRB is awaiting a resolution from City Council for this application. The LCRB cannot issue a Cannabis Retail Store Licence unless the LCRB receives a positive recommendation from the local government. The LCRB is conducting a "fit and proper" assessment and will notify the City when the assessment has been completed. The fit and proper assessment consists of various background checks comprised of financial integrity and security screening to assess proprietors' suitability. To date, the City has not received notification that the fit and proper assessment has been completed.

STAFF COMMENTS*Building Department*

A Building Permit may be required for building conversion.

*Fire Department*

No concerns.

*RCMP – Staff Sergeant*

See comments attached as Appendix 6.

*Planning Department*

The proposed location and zoning of the subject parcel meets the City's Cannabis Retail Store Policy; therefore, the proposal is supported by staff.



Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



Reviewed by: Gary Buxton, MCIP, RPP  
Director of Planning & Community Services



Job # 068035

February 13, 2023

Via email: [kfrese@salmonarm.ca](mailto:kfrese@salmonarm.ca)

Kathy Frese  
Development Services Assistant  
City of Salmon Arm

Dear: Kathy Frese

**Re: Application for a Producer Retail Store Licence**  
**Applicant: SHUCANNA GROWERS CORP.**  
**Proposed Establishment Name: ShuCanna**  
**Proposed Establishment Location: 2321 10TH AVE SW, SALMON ARM, V1B1T4**

The Applicant, SHUCANNA GROWERS CORP., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Producer Retail Store licence proposed to be located at the above-noted address. The applicant contact is Enas Jewaid. They can be reached at (709) 697-2292 or via email at [quality@shucanna.ca](mailto:quality@shucanna.ca)

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the *Cannabis Control and Licensing Act* prevents the LCRB from issuing retail store licence without receiving a positive recommendation regarding the licence application from the local government or Indigenous nation.

Please consider the application and provide the LCRB with a written recommendation.

To assist with your assessment, a site map of the proposed cannabis store is attached.

If you consider the application, you must gather resident's views (if applicable), even if the location already went through a public process to allow cannabis retail sales. This also applies to previous locations of private or government cannabis stores that are no longer operating.

If you choose not to make a recommendation regarding this application, please contact the LCRB at your earliest convenience. In this case, the LCRB will cancel the application.

Learn more about how to make a recommendation and the role of local governments and Indigenous Nations in cannabis retail licensing.

If you have any questions regarding this application, please contact me at (778) 698-5310 or [Lauren.Clarke@gov.bc.ca](mailto:Lauren.Clarke@gov.bc.ca).

Liquor and Cannabis  
Regulation Branch

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
645 Tyee Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

Website: [www.gov.bc.ca/lcrb](http://www.gov.bc.ca/lcrb)

P4



Sincerely,



Lauren Clarke  
Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch

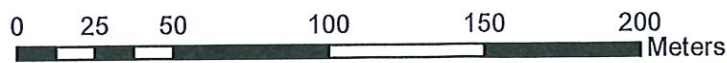
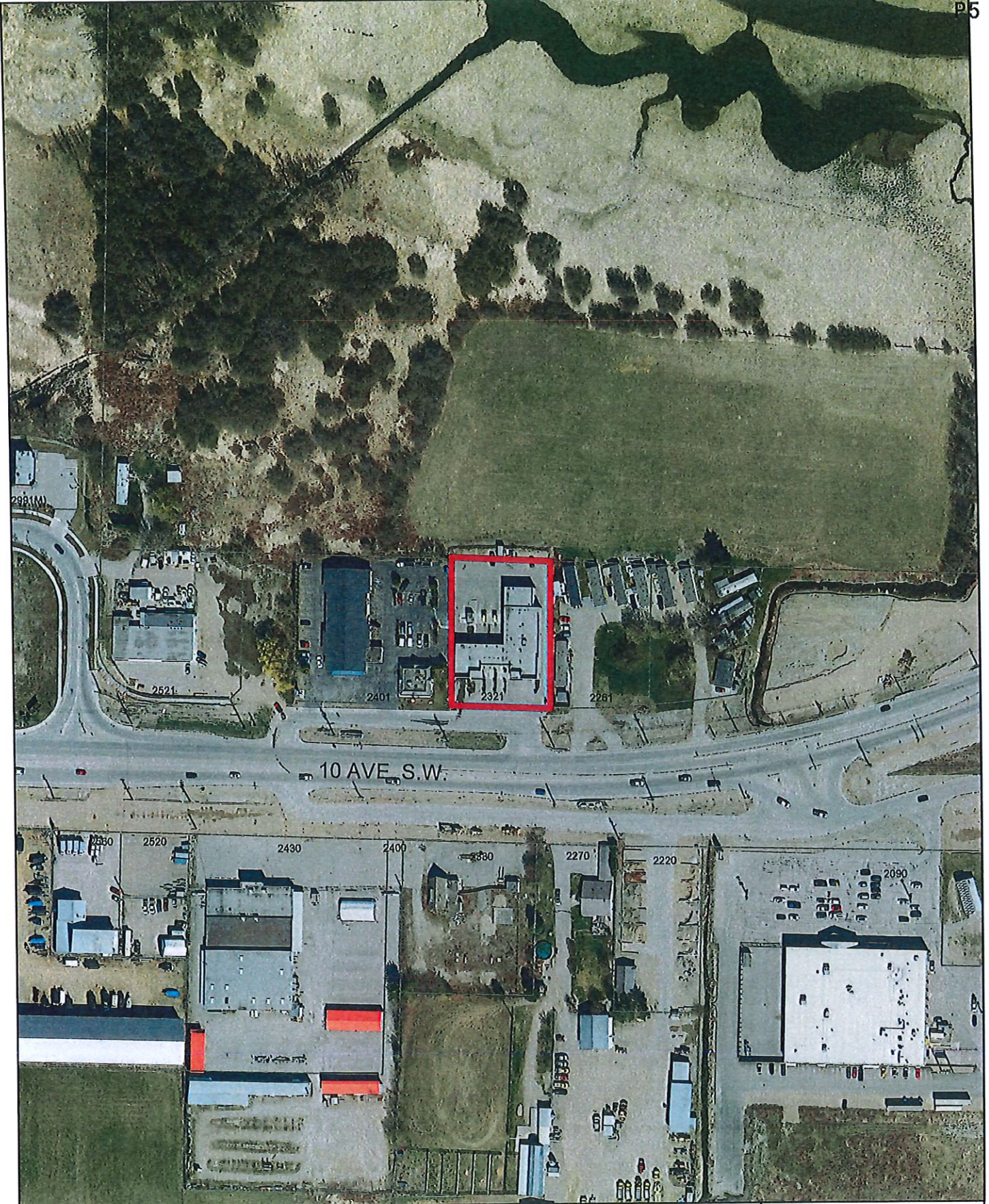
Attachment – Site Plan

**Liquor and Cannabis  
Regulation Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
645 Lyce Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

Website: [www.gov.bc.ca/lcrb](http://www.gov.bc.ca/lcrb)





CITY OF SALMON ARM

POLICY NO. 3.20

A) TOPIC: Cannabis Retail Stores – Policy and Application Procedures

B) GENERAL:

1. The City of Salmon Arm recognizes the retail sale of cannabis as being a permissive activity and land use subject to:
  - a) Adherence to Federal and Provincial laws and regulations;
  - b) Provincial licencing approval;
  - c) Adherence to City bylaws and regulations; and
  - d) City business licencing approval.
2. The City's Zoning Bylaw permits the retail sale of goods including cannabis in various commercial zones; however, despite the zoning of a property, the location of a retail store intending to sell cannabis must be approved by a City Council resolution and Provincial approval.
3. City Council will, at its discretion, consider a recommendation of approval or not of a retail store intending to sell cannabis during its formal review of a cannabis retail licence application referred to the City by the Province of British Columbia.
4. During its review of a Provincial application, City Council may or may not consider the location preference criteria of this policy.
5. This policy is intended to serve merely as guidelines and does not bind City Council in its decision making process.
6. Application review procedures for cannabis retail stores are outlined in Section E) of this policy.
7. The City deems the Federal and Provincial governments as being responsible for the monitoring and enforcement of its laws and regulations pertaining to cannabis retail sales.

C) ZONING BYLAW:

The City of Salmon Arm's Zoning Bylaw No. 2303 allows cannabis retail sales under the defined uses *retail store* and *convenience store* as permitted in the following zones:

- C-1 Neighbourhood Commercial
- C-2 Town Centre Commercial Zone
- C-3 Service Commercial Zone
- C-6 Tourist/Recreation Commercial Zone
- C-7 Shopping Centre Commercial Zone
- CD-8 Comprehensive Development Zone (*Wal-Mart Smart REIT Site*)
- CD-9 Comprehensive Development Zone (*Askew's Uptown and S.A.S.C.U. Site*)
- CD-16 Comprehensive Development Zone (*The Hive*)

D) LOCATION PREFERENCE CRITERIA:

- The site and location of a cannabis retail store shall be zoned correctly and in accordance with the City's Zoning Bylaw.



- Cannabis retail stores should be located within the boundary of the "Commercial Area" shown on Map 1 attached to this policy.
- No more than four (4) cannabis retail stores should be located within the "Core Commercial Area" shown on Map 1-A.
- The existing commercial area of Canoe in the vicinity of the 50 Street and Canoe Beach Drive NE intersection may be deemed as being appropriate for a cannabis retail store, subject to correct commercial zoning.
- Cannabis retail stores should be located beyond 500 m of a school (measurement determined by City staff).
- Cannabis retail stores should not be located within a building containing residential units.

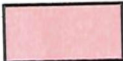

#### E) CITY APPLICATION REVIEW PROCEDURES:

1. The City will prioritize the review of Provincial cannabis retail store applications in order of the date and time each referral is date stamped received and only after the Business Licence application fees are paid in full to the City.
2. The Business Licence application fees for a cannabis retail store are set out in the City's Fee for Service Bylaw. The fees include a non-refundable surcharge to cover public notification and application processing time.
3. City staff will review the application and provide a brief written report to Council on whether or not the proposed site and location meets the criteria of this policy.
4. City staff will schedule a Hearing on the application that is open for public input on the date of a Regular Council meeting. The applicant is expected to attend the Hearing in order to present the proposal and answer questions from Council and the public.
5. The particulars of the application proposal, the Hearing date, along with time and location of the Regular Council meeting will be advertised one-time in the weekly local newspaper. Notices of the Hearing and application proposal will be delivered to the applicant and to all persons who own, reside or operate a business on property within 30 m of the proposed cannabis retail site. Notices will be delivered at least 10 days prior to a scheduled Hearing.
6. The associated City staff report and public input received will be on the agenda of the Regular Council meeting when the Hearing date is scheduled.
7. City Council will render its recommendation on the Provincial application with a formal resolution after and likely on the same date as the Hearing.
8. Subsequent to the Council meeting, City staff will provide the Province with its recommendation (i.e. the Council resolution), the City staff report, written public input and a record of the input received at the Hearing on the application.
9. Prior to issuance of a Business Licence issuance, City staff from the Building and Fire Departments will inspect the premise to ascertain compliance with BC Building and Fire Codes. Furthermore, approval of the cannabis retail business by way of proof of Province licensing is a key condition for issuance of a City Business Licence.

Policy 3.20

Adopted by Council this \_\_\_\_ day of \_\_\_\_\_, 2018.

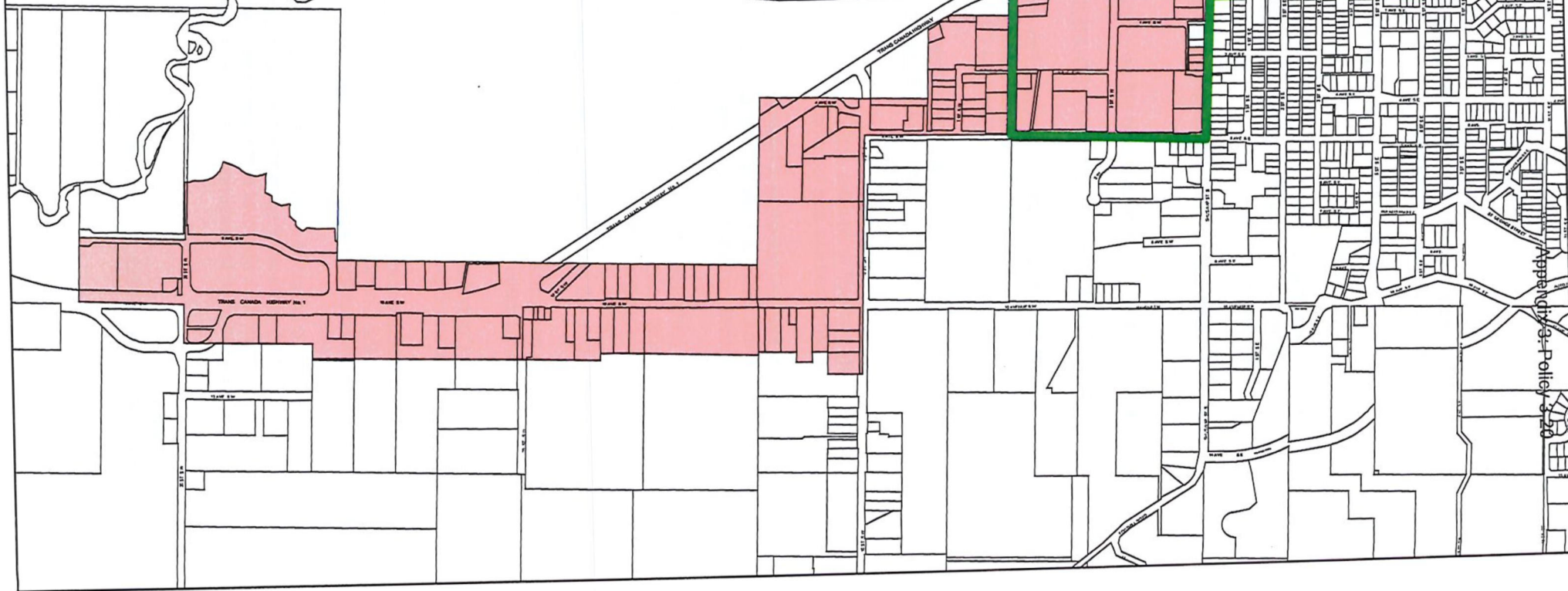
# Map 1 - Policy 3.20

-  Commercial Area
-  Core Commercial Area



Shuswap Lake

McGuire Lake



## Cannabis Retail Store Applications

File No.	LCRB File No.	Name of Business	Address	Area as specified in Policy 3.20	Status Local Government	Status Province of BC
CRS-1	000839	The Greenery Cannabis	#2, 190 Trans Canada Hwy. NE	Core Commercial	Approved (Nov. 13/18)	Approved (May 8/19)
CRS-2	000972	Zen Canna Retail Corp.	2801 – 10 Ave (TCH) NE	Area does not meet Policy 3.20	Defeated (Nov. 13/18)	Denied
CRS-3	1078	Downtown Cannabis	111 Lakeshore Drive NE	Core Commercial	Approved (Nov. 13/18)	Approved (July 2/19)
CRS-4	001119	Buddy's Cannabis Dispensary, Green Canoe Cannabis	7390 – 50 Street NE	Canoe - Commercial Area	Approved (Dec. 10/18)	Approved (Feb. 28/19)
CRS-5	001554	Eden	191 Shuswap Street NW	Core Commercial	Approved (Dec. 10/18)	Pending Approval
CRS-6	001524	Salmon Arm Cannabis	81 Shuswap Street NW	Core Commercial	Approved (Dec. 10/18)	Approved (June 27/19)
CRS-7	n/a	BC Cannabis Store	2991 – 10 Ave (TCH) SW	Commercial Area	Approved by Council Jan 28/19	n/a
CRS-8	001500	Hive Cannabis	391 Hudson Avenue NE	Core Commercial	Application Withdrawn (Jan. 29/19)	n/a
CRS-9	001876	Quantum 1 Cannabis Corp.	470 Lakeshore Drive NW	Core Commercial	Deferred (May 27/19)	n/a
CRS-10	007440	Inspired Cannabis Co. [1217024 BC Ltd.]	246, 1151 – 10 Avenue SW (Piccadilly Mall)	Commercial Area	Approved	Approved (April 15/21)

\* Policy 3.20 supports 4 Cannabis Retail Stores in the Core Commercial Area.

\* Additional Applications Received for the Core Commercial Area

THIS PAGE INTENTIONALLY LEFT BLANK

# CITY OF SALMON ARM

---

TO: His Worship Mayor Harrison and Members of Council

DATE: March 23, 2023

SUBJECT: Development Variance Permit Application No. VP-577 (Servicing)  
 Legal: Lot 2, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228 and Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 Except Plan EPP94805  
 Civic: 1017 – 10 Avenue SE and 981 – 12 Street SE  
 Owner: Terra Cavis Inc., Inc No. 3106873  
 Agent: Heydewerk Homes Ltd.

---

## MOTION FOR CONSIDERATION

**THAT:** Development Variance Permit No. VP-577 be authorized for issuance for Lot 2, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228 (1017 – 10 Avenue SE) and Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 Except Plan EPP94805 (981 – 12 Street SE) which will vary the following provisions of Subdivision and Development Servicing Bylaw No. 4163 for the development of *multiple family dwellings* as permitted under the R-4 – Medium Density Residential Zoning regulations:

**Section 5.8.1 – Waive the required 90 metre spacing for the two eastern fire hydrants along Auto Road SE.**

---

## STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

---

## PROPOSAL

A Development Permit application to permit a 38 unit / 10 residential building multi family residential development was approved by Council for the subject parcels on May 9, 2022. Subdivision and development trigger upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163. The required upgrades include fire hydrant and an associated watermain installation at a 90 metre spacing along Auto Road (three hydrants are required).

The applicant has requested (February 1, 2023) that Council vary the SDS Bylaw provisions for the two eastern fire hydrants required along the Auto Road frontage (letter of rationale provided as Appendix 1).

## BACKGROUND

The irregularly shaped subject parcels are located at 1017 – 10 Avenue SE and 981 – 12 Street SE and have a combined area of just under 2.4 acres (Appendix 2).

The parcels are currently vacant and designated Medium Density Residential in the Official Community Plan (OCP) Bylaw, and R-4 Medium Density Residential in the Zoning Bylaw (Appendix 3 & 4). The Development Permit approved supports a 38 unit multi family residential development with a total of 10 residential buildings (Appendix 5).

COMMENTSEngineering Department

Detailed comments are attached as Appendix 6. The SDS Bylaw requires the installation of three fire hydrants and the associated watermain. Engineering supports the request for the reduced requirement subject to the installation of the new hydrant at the Auto Road SE and 12 Avenue SE intersection.

Building Department

No concerns. Internal private hydrants proposed.

Fire Department

No concerns. The Fire Department supports the variance request.

Planning Department

The applicant is requesting a variance to the SDS Bylaw No. 4163 to accommodate development permitted by the present R-4 zoning and approved Development Permit. Given the R-4 zoning, the parcel does not qualify for exemptions under the SDS Bylaw. Thus, full frontage and servicing upgrades are triggered including water main upgrades and fire hydrant installation.

The purpose behind servicing requirements is to ensure that properties under development are connected to the municipal systems, and to ensure that each system (water, sanitary and storm sewers) is extended to the boundary of an adjacent property to mitigate any gaps in the systems. The larger the gap, the more expectation there is that the City should either take on the works and services to facilitate development, or allow for a reduction in standards.

In terms of considering the request under the OCP, policy 13.3.6 is to upgrade the capacity of services in existing serviced areas to accommodate effective redevelopment, while policy 13.3.18 is to address deficiencies in fire flows via subdivision or development approval.

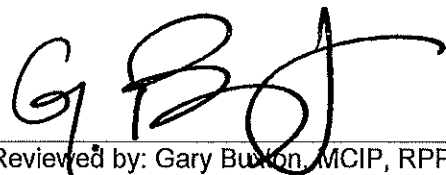
Related to the three hydrants required and as detailed in the Engineering Department's comments, the 2 eastern hydrants along Auto Road are viewed as staff as redundant, with adjacent parcels already covered by existing hydrants and internal hydrants proposed within the development. The new hydrant required at the Auto Road SE and 12 Avenue SE intersection is considered to be a valuable location, filling a gap in service.

CONCLUSION

Staff note the City's ongoing participation in the Fire Underwriters Survey, the need to avoid service gaps and to provide expected levels of service, as well as OCP policy. However, staff recommend adoption of the Motion aligned with Engineering Department comments. Staff recognize the rationale behind the requested variance given the topography and location of the subject parcel, the existing infrastructure, and the limited benefit of the two eastern hydrants on Auto Road relative to existing and proposed adjacent development. As such, staff support the request.



Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



Reviewed by: Gary Buxton, MCIP, RPP  
Director of Planning & Community Services

# ONSITE

Engineering Ltd.

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

## Office Locations:

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

January 27, 2023

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

OEL File#: 1873-3  
City File#: DVP-429

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

Re: **Variance Request of servicing requirements for the proposed development of 981 – 12 Street SE and 1017 – 10 Avenue SE**

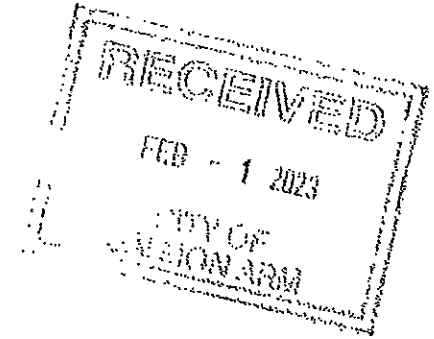
On behalf of our client, we request a variance of the servicing requirement as required by Subdivision and Development Servicing Bylaw 4163 as summarized in the Engineering Memorandum that is attached to DVP-429. Among other items, the servicing requirements require the developer to install fire hydrants along the Auto Road frontage. Due to length of the road section (225 m) and the zone designation R4, which requires a maximum hydrant spacing of 90 m, a minimum amount of 2 hydrants is required. However, since there is no watermain installed in this section Auto Road, the developer would be required to install a watermain as well.

We request that the fire hydrant spacing requirement is varied and thus the installation of one hydrant and the watermain is not required.

We believe that a variance is justified for the following reasons:

- The new development will be serviced with a watermain that is sufficiently sized to supply fire flows to two hydrants that will be placed on the development site. Hydrants in Auto Road most likely would not benefit the development in case of fires.
- The developments north of Auto Road most likely will not be serviced from Auto Road hydrants, since these areas are fronting roads that have hydrants installed.
- Therefore, it seems reasonable to assume that new hydrants would only benefit in situations with vehicle fires.
- The cost of installing two hydrants, in our opinion, is excessive relative to the limited benefits and the development cost the developer already incurs to improve a substantial length of City road frontages, fronting west, north and east.
- After reviewing the City's watermain network, it is unlikely that a new watermain would be required other than for the two hydrants: there are no likely developments that currently or in the future would benefit from this watermain.

In lieu of placing two hydrants along Auto Road, our client is prepared to install a hydrant at the east side of the intersection of Auto Road and 12<sup>th</sup> Avenue SE, the exact location is to be determined in consultation with City Staff.



# ONSITE Engineering Ltd.

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

<b>Office Locations:</b>			
Salmon Arm	Abbotsford	Golden	
Campbell River	North Vancouver	Port Alberni	
Prince George	Nanaimo	Courtenay	

Please find in Appendix A, a Class B cost estimate of the frontage improvements. We note that, because the site is fronting city property at three sides, the required frontage improvement cost is high to very high.

### Conclusion and closure

The total cost for frontage improvements as per Bylaw 4163 requirements is \$525,000.00. The value of the variance is estimated to be \$97,000, which in fact represents the cost of installing one more hydrant than currently proposed.

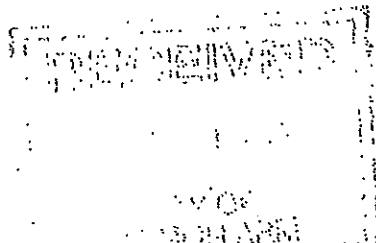
If the variance request is approved, the total frontage cost still will be \$428,000.00.

If you have any questions, please don't hesitate to contact us.

Sincerely,  
Onsite Engineering Ltd.



Jan van Lindert, P.Eng.  
Project Manager





<b>CLASS B OPINION OF PROBABLE COST FRONTAGE IMPROVEMENTS</b>					Project #: 1873-3		
Buena Vista Subdivision					January 27, 2023		
					Estimated by: Megan McColl, EIT		
					Reviewed by: Jan van Lindert, P. Eng.		
					Onsite Engineering Ltd.		
					EGBC Permit to Practice No. 1002678		

**Division 1 - General Requirements**

Item	Specification Title	Unit	Quantity	Unit Price	Construction Amount	Quantity	Cash-in-lieu Amount
<b>Environmental Protection</b>							
1	Environmental Protection	Lump Sum	1	\$ 1,500.00	\$1,500.00		
					Sub-Total		\$1,500.00

**Division 3 - Concrete**

Item	Specification Title	Unit	Quantity	Unit Price	Construction Amount	Quantity	Cash-in-lieu Amount
<b>Concrete Walks, Curb And Gutter</b>							
2	Machine Placed or Precast Curb & Gutter (as per CoSA CGS-1)	Lineal Metre	161	\$ 145.00	\$21,890.00	84	\$12,180.00
3	Driveway Crossings 150 mm thickness c/w ramps, granular base, compaction	Each	1	\$ 350.00	\$350.00		
4	Concrete Sidewalk	Square Metre		\$ 145.00		59	\$8,580.00
					Sub-Total		\$22,240.00

**Division 26 - Electrical**

Item	Specification Title	Unit	Quantity	Unit Price	Construction Amount	Quantity	Cash-in-lieu Amount
<b>Roadway Lighting</b>							
5	Roadway Lighting	Lump Sum	0.59	\$ 30,000.00	\$17,580.00	0.41	\$12,410.00
					Sub-Total		\$17,580.00

**Division 31 - Earthwork**

Item	Specification Title	Unit	Quantity	Unit Price	Construction Amount	Quantity	Cash-in-lieu Amount
<b>Site Grading : Landscaping</b>							
6	Topsoli Stripping and Reuse	Cubic Metre	74	\$ 22.00	\$1,820.00	52	\$1,150.00
7	Rough Site Grading	Square Metre	1002	\$ 15.00	\$15,030.00	708	\$10,610.00
8	Fill Material 8" Minus pit run	Cubic Metre	535	\$ 40.00	\$21,390.00	378	\$15,100.00
<b>Roadway Excavation, Embankment and Compaction</b>							
9	Remove Existing Asphalt	Tonne	50	\$ 36.00	\$1,810.00	36	\$1,290.00
					Sub-Total		\$39,850.00

**Division 32 - Roads and Site Improvements**

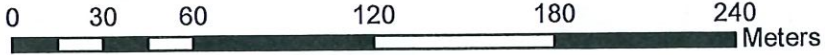
Item	Specification Title	Unit	Quantity	Unit Price	Construction Amount	Quantity	Cash-in-lieu Amount
<b>Cold Milling</b>							
10	Cold Milling to maximum 50 mm thickness. Respread as base or subbase on MUP.	Square Metre	45	\$ 25.00	\$1,130.00	25	\$630.00
<b>Granular Sub-Base</b>							
	Granular Sub-Base 300 mm Thickness for MUP	Square Metres	484.1	\$ 15.00	\$6,960.00	327.6	\$4,910.00
12	Granular Sub-Base 400 mm Thickness for Sidewalk 12th Str SE	Square Metres		\$ 19.00		88	\$1,670.00
<b>Granular Base</b>							
13	Granular Base 75mm Thickness for Roads and MUP	Square Metres	489	\$ 9.00	\$4,390.00	336	\$3,020.00
14	Granular Base 100mm Thickness for Sidewalks	Square Metres		\$ 8.00		78	\$620.00
<b>Asphalt Tack Coat</b>							

**ONSITE**  
Engineering Ltd.

15	Asphalt Tack Coat	Square Metres	52	\$ 1.00	\$50.00	37	\$30.00
<b>Hot-Mix Asphalt Concrete Paving</b>							
16	Asphalt Pavement - Lower course, 1 lift 50 mm thick, Auto Road SE and MUP	Square Metres	409	\$ 30.00	\$12,280.00	289	\$8,660.00
17	Asphalt Pavement - Lower course only, 1 lift 65 mm thick, 12 Street SE	Square Metres	14	\$ 37.00	\$520.00		
18	Asphalt Pavement - Upper course, 1 lift 50 mm thick, Auto Road SE only	Square Metres	52	\$ 30.00	\$1,570.00	37	\$1,100.00
19	Saw Cut Asphalt or Concrete Pavements	Lineal Metres	156	\$ 9.00	\$1,400.00	88	\$780.00
<b>Painted Pavement Markings</b>							
20	Permanent Painted Pavement Markings	Lump Sum	1	\$ 2,000.00	\$2,000.00		
<b>Topsoil and Finish Grading</b>							
	Placement of Stockpiled Native Topsoil to be included in 31 22.01	NA					
<b>Hydraulic Seeding</b>							
21	Hydraulic Seeding	Square Metres	824	\$ 5.50	\$4,530.00	462	\$2,540.00
					Sub-Total	\$34,830.00	

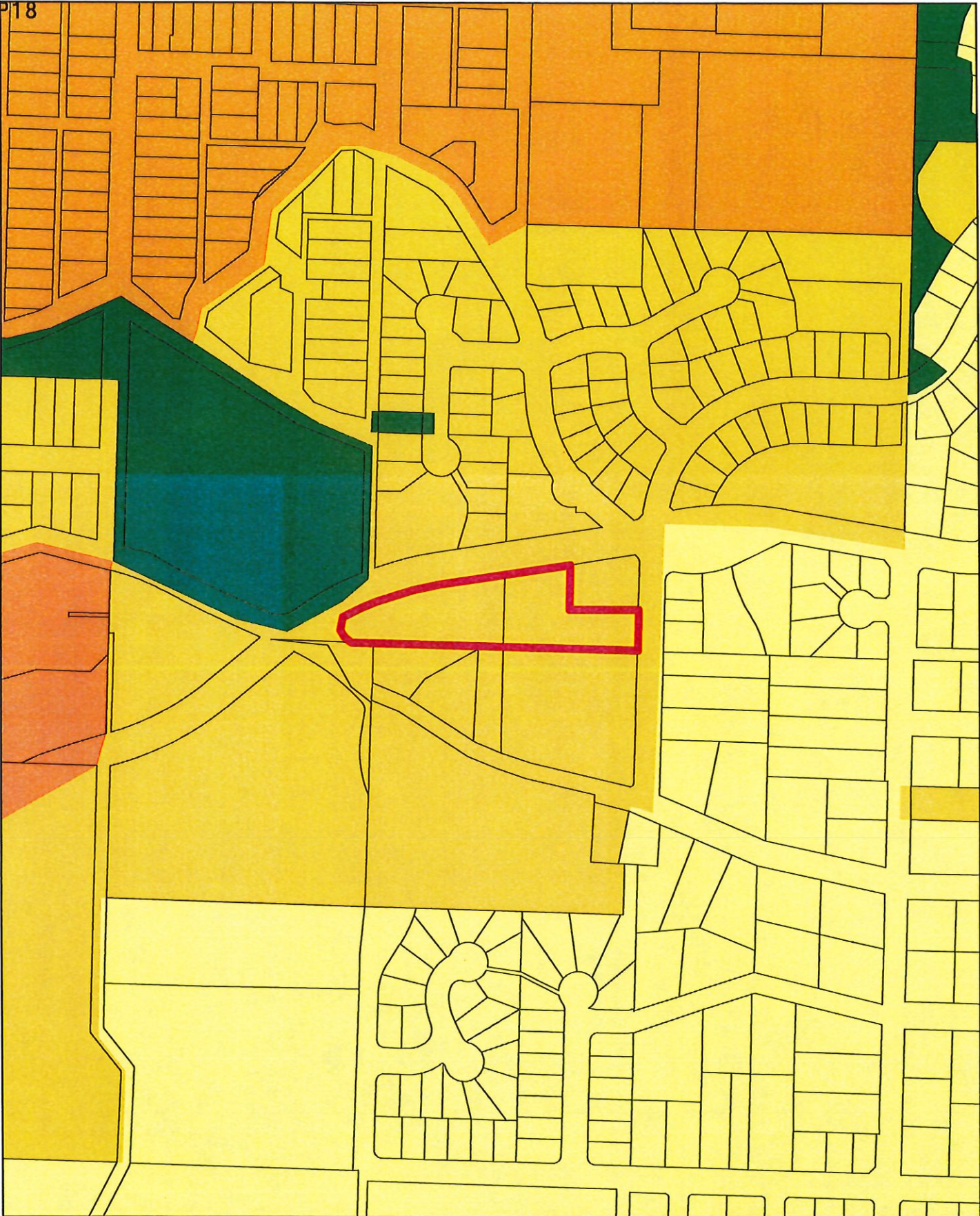
**Division 33 - Utilities**

Item	Specification Title	Unit	Quantity	Unit Price	Construction Amount	Quantity	Cash-in-lieu Amount	
<b>Waterworks</b>								
22	Hydrant Assembly Compression Style CoSA DWG W3	Each	2	\$ 9,800.00	\$19,600.00			
23	200 mm Ø PVC Watermain	Lineal Metres	195	\$ 430.00	\$83,850.00			
24	Watermain tie-in into existing main	Each	1	\$ 10,000.00	\$10,000.00			
25	CI Bends 45°	Each	2	\$ 1,500.00	\$3,000.00			
<b>Storm Sewers</b>								
26	Drainage Pipe PVC SDR35 250 mm diameter, for depth of main 2m Native Backfill	Lineal Metres	182	\$ 335.00	\$60,970.00			
27	Catchbasin Lead 200mm diameter	Lineal Metres	8	\$ 315.00	\$2,520.00	4	\$1,260.00	
<b>Pipe Culvert</b>								
28	Culvert Pipe CSP 375 mm diameter, for depth of 1m Native Backfill	Lineal Metres	12	\$ 300.00	\$3,600.00			
<b>Manholes and Catchbasins</b>								
29	Manhole base, lid, slab, cover and frame 1050mm diameter	Each	3	\$ 3,000.00	\$9,000.00			
	Manhole Riser and Tee Riser 1050mm diameter	Vertical Metres	5	\$ 2,000.00	\$10,000.00			
30	Catchbasin Top Inlet CoSA DWG ST-1	Each	2	\$ 2,000.00	\$4,000.00	1	\$2,000.00	
31	Headwall Removal and relocation	Each	1	\$ 2,500.00	\$2,500.00			
					Sub-Total	\$208,540.00	\$3,260.00	
Division 1 - General Requirements					\$1,500.00		\$0.00	
Division 3 - Concrete					\$22,240.00		\$20,760.00	
Division 26 - Electrical					\$17,580.00		\$12,410.00	
Division 31 - Earthwork					\$45,570.00		\$28,160.00	
Division 32 - Roads and Site Improvements					\$34,850.00		\$24,010.00	
Division 33 - Utilities					\$208,540.00		\$3,260.00	
Engineering (10%)					\$32,820.00		\$8,860.00	
10% Contingency					\$32,820.00		\$8,860.00	
Sub-total					\$393,920.00		\$106,320.00	
GST					\$19,688.00		\$5,316.00	
Total					Construction	\$413,618.00	Cash-in-lieu	\$111,636.00




 Subject Parcels

P18



0 25 50 100 150 200 Meters

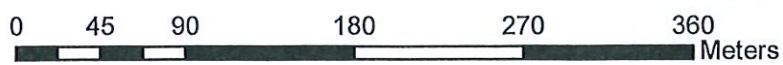
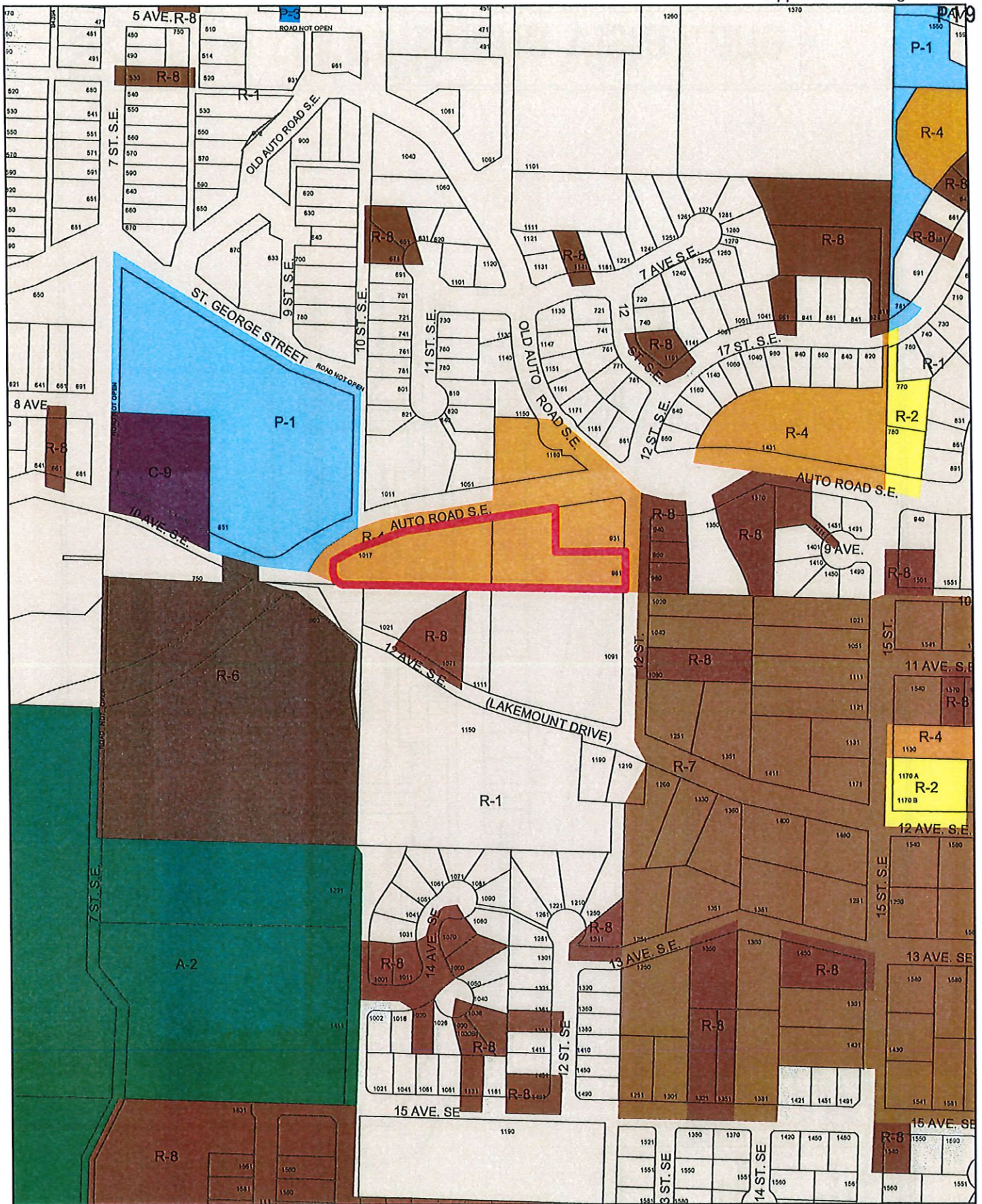
 Subject Parcel

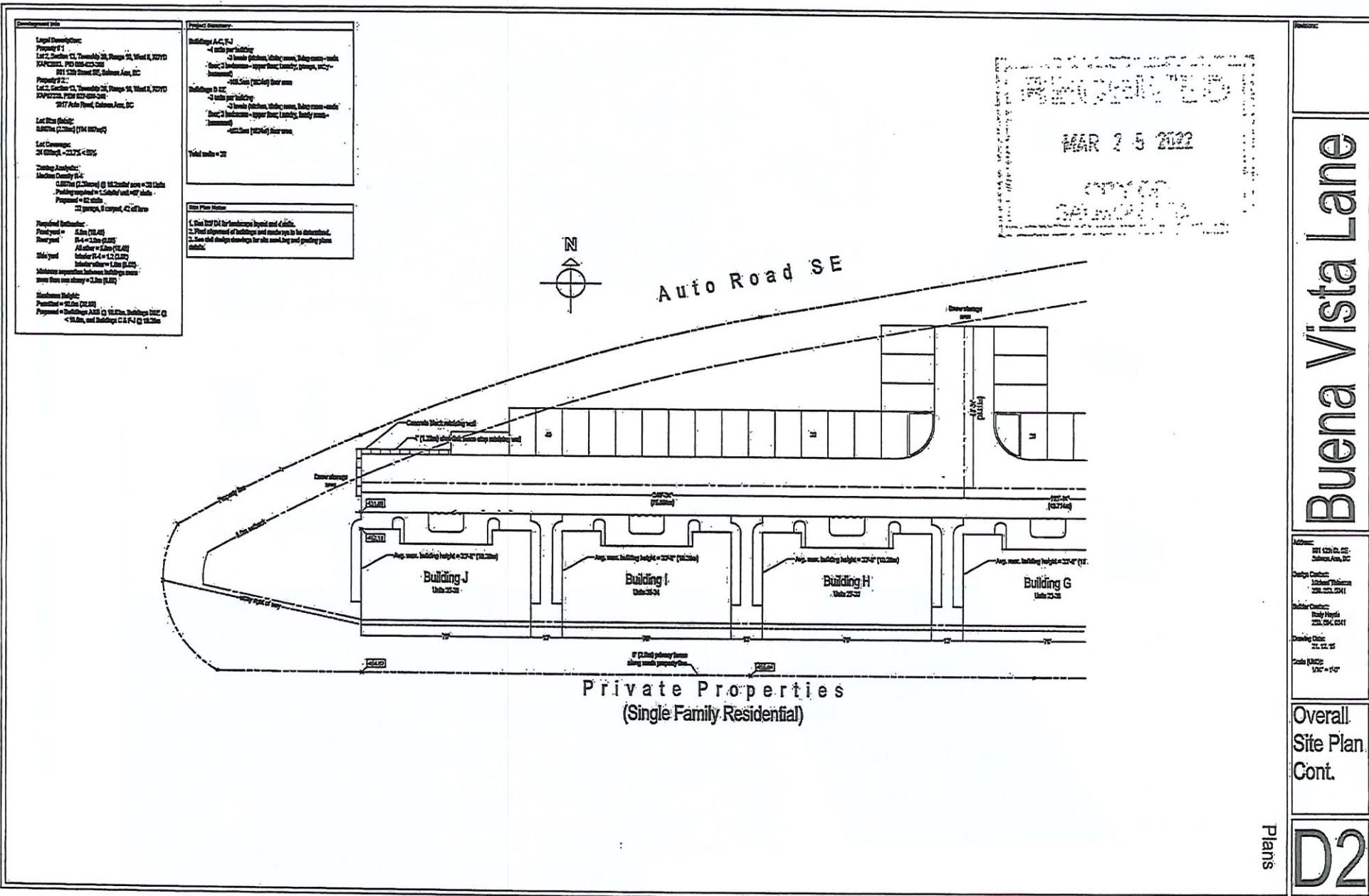
 Park

 Residential High Density

 Residential Medium Density

 Residential Low Density





**Development Info**

**Legal Description:**  
 Property #1  
 Lot 2, Section 21, Township 28, Range 24, West 8, N27D  
 WACR21. P20 688-223-220  
 881 12th Street SE, Dulles, VA, DC  
 Property #2  
 Lot 2, Section 21, Township 28, Range 24, West 8, N27D  
 WACR21. P20 688-223-220  
 2977 Auto Road, Dulles, VA, DC

**Lot Area (Total):**  
 6,678 sq. ft. (154 1/2 sq. ft.)

**Lot Coverage:**  
 24 1/2% (23.75% < 25%)

**Zoning Authority:**  
 Loudoun County 15-4  
 15-4-21 (2.280) (3) 15-4-21 (2.280) (3) 15-4-21 (2.280) (3)  
 - Parking required by 15-4-21 (2.280) (3) 15-4-21 (2.280) (3)  
 - Proposed = 62 stalls  
 22 stalls, 8 compact, 42 off-street

**Proposed Building:**  
 Footprint = 4,100 sq. ft.  
 Floor area = 8,400 sq. ft.  
 All other = 1,200 sq. ft.  
 Side yard setback = 1.5m (5.0')  
 Minimum separation between buildings from  
 more than one story = 1.5m (5.0')

**Maximum Height:**  
 Permitted = 12.0m (39.4')  
 Proposed = Buildings A-J (3) 15-4-21 (2.280) (3) 15-4-21 (2.280) (3)  
 < 15.0m, and Buildings G & H (3) 15-4-21 (2.280) (3)

**Project Summary:**

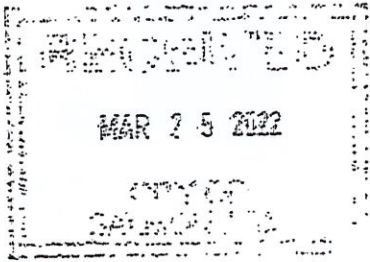
**Buildings A-C, F-J**  
 - 1 unit per building  
 - 2 levels (Kitchen, Living room, Entry room - main floor)  
 - 2 bedrooms - upper floor; Laundry, storage, WC - basement  
 - 100 sqm (1070 sq. ft.) floor area

**Buildings D-E**  
 - 2 units per building  
 - 2 levels (Kitchen, Living room, Entry room - main floor)  
 - 2 bedrooms - upper floor; Laundry, Entry room - basement  
 - 100 sqm (1070 sq. ft.) floor area

Total units = 22

**Site Plan Notes**

1. Use 100% D4 for landscape layout and details.  
 2. Final placement of buildings and setbacks to be determined.  
 3. See site design drawings for site setbacks and parking plan details.



Buena Vista Lane

**Address:**  
 881 12th St. SE  
 Dulles, VA, DC

**Design Contact:**  
 Robert E. B.  
 202.281.1541

**Public Contact:**  
 Robert E. B.  
 202.281.1541

**Drawing Date:**  
 21.12.21

**Scale (ASAP):**  
 1/8" = 1'-0"

Overall Site Plan Cont.

D2

Plans

**Project Summary**

**Project Description:**  
 Phased #1  
 Lot 2, Section 12, Township 21, Range 16, West 4, N21D  
 N21W23S, PO 626-823-238  
 101 528 Street NE, Salina, KS  
 Parcel # 22  
 Lot 2, Section 12, Township 21, Range 16, West 4, N21D  
 N21W23S, PO 626-823-238  
 101 528 Street NE, Salina, KS

**Lot Size (Total):**  
 8,875 sq. ft. (203.7 x 437.7)

**Lot Coverage:**  
 24.88% = 2,217 sq. ft.

**Zoning Analysis:**  
 Medium Density Residential  
 4,800 sq. ft. (2,400 sq. ft. lot) = 21 Units  
 Parking required = 1.5 units and 42' drive  
 Proposed = 21 Units  
 21 units, 8 carport, 42' drive

**Proposed Schedule:**  
 First year = 6.0m (18.0m)  
 Second year = 2.4 x 1.2m (2.88m)  
 Third year = 0.6 x 0.3m (0.18m)  
 Minimum separation between buildings from  
 main driveway = 3.0m (9.84m)

**Building Height:**  
 Proposed = 9.0m (29.5ft)  
 Proposed = Buildings A & B @ 9.0m, Buildings C & D @ 9.0m, and Buildings E, F, G @ 9.0m

**Project Summary**

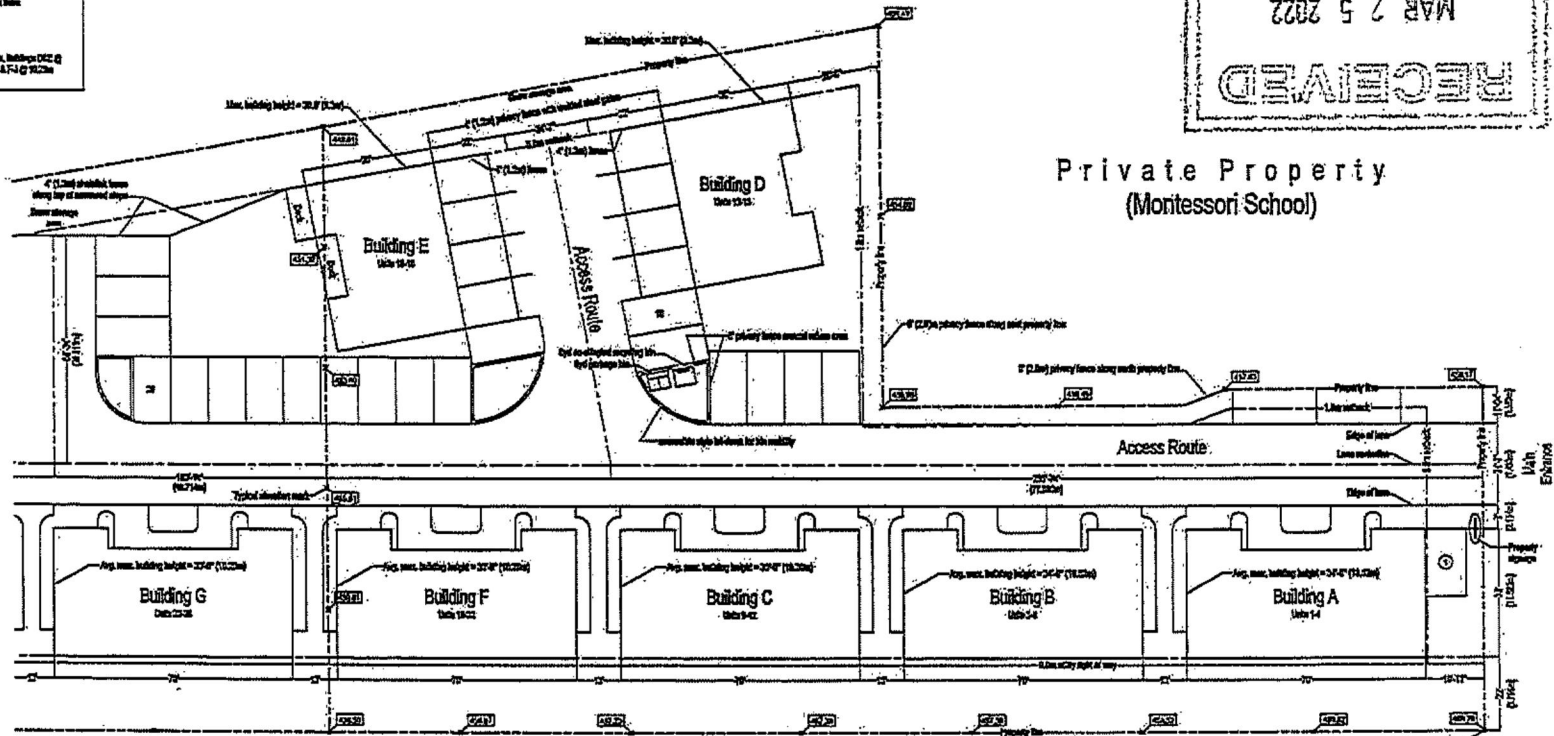
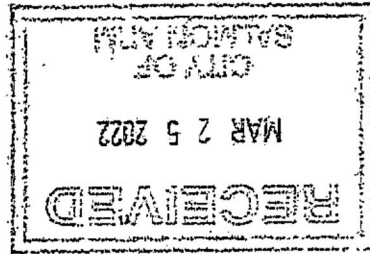
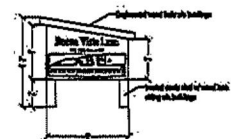
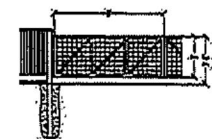
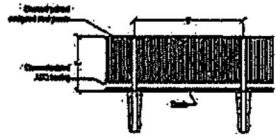
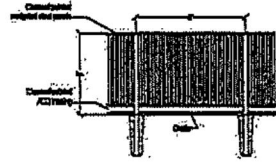
**Buildings A, C, F, G**  
 - 4 units per building  
 - 1 level (Kitchen, dining room, living room - main floor)  
 - 1 level (Bedroom - upper floor, bathroom, laundry - second floor)  
 - 12.0m (39.4ft) maximum

**Buildings D, E**  
 - 3 units per building  
 - 1 level (Kitchen, dining room, living room - main floor)  
 - 1 level (Bedroom - upper floor, laundry, laundry room - second floor)  
 - 12.0m (39.4ft) maximum

**Total units = 24**

**Site Plan Notes**

1. See 2024M for foundation layout and details.
2. Final placement of buildings and setbacks to be determined.
3. See civil design drawings for site road layout and grading plan details.



Private Property  
(Single Family Residential)

Private Property  
(Montessori School)

Buena Vista Lane

E S T A B L I S H E D 1 9 0 4 Plans

Address: 101 528 Street NE, Salina, KS 67401  
 Design Contact: Thomas Robinson, 202.223.8841  
 Author Contact: Brady Hoyer, 202.894.8841  
 Drawing Date: 22.03.24  
 Scale: 1/8" = 1'-0"

Overall Site Plan

D1

Appendix 5: DP Site Plan



*Memorandum from the  
Engineering and Public  
Works Department*

---

TO: Director of Development Services  
 DATE: 8 March 2023  
 PREPARED BY: Chris Moore, Engineering Assistant  
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 577**  
 OWNER: Terra Civis Inc., 5769 – 146 Street, Surrey, BC V3S 2Z5  
 AGENT: Heydewerk Homes Ltd. (R. Heyde), PO Box 584 Salmon Arm, BC V1E 2C8  
 LEGAL: Lot 2, Section 13, Township 20, Range 10, W6M KDYD, Plan KAP8268  
 Except Plan EPP94805; and Lot 2, Section 13 and 14, Township 20, Range  
 10, W6M KDYD, Plan KAP87228  
 CIVIC: **981 – 12 Street SE and 1017 – 10 Avenue SE**

---

Further to the request for variance dated February 14, 2023 the Engineering Department has reviewed the site and offers the following comments and recommendations.

The applicant is requesting that Council waive the requirement to install two of the three fire hydrants required on Auto Road SE, according to the Subdivision and Development Servicing Bylaw No. 4163 (SDSB) under Table 1 Service Levels and Section 5.8.1 Fire Hydrant Spacing.

**Background:**

Section 5.8.1 Fire Hydrant Spacing of the SDSB specifies a minimum hydrant spacing requirement of 90m for Urban Area, Medium Density developments. Note: This requirement is reduced to 150m for Low Density developments.

Figure 1 shows the existing hydrants around the subject property and the additional hydrants to be installed related to the new development. In total three additional City owned hydrants are required to meet the SDSB requirements. The developer is proposing to install the hydrant at the intersection of Auto Road SE and 12 Avenue SE, and is requesting to waive the installation of the additional two hydrants on Auto Road SE.

Factors to be considered:

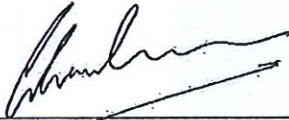
- The hydrant to be installed at the intersection of Auto Road SE and 12 Avenue SE is located at a useful location, accidents are more likely at intersections. Auto Road is a relatively straight length of road where accidents are less likely to occur and hydrants are unlikely to ever be used.
- All surrounding properties are already covered by existing hydrants.
- Since Auto Road SE is 3-5m below the subject property, these hydrants serve no benefit to the proposed development. The developer will be installing two additional private hydrants within the strata property which are better located to serve these proposed dwellings.



- The installation of the additional fire hydrants on Auto Road SE would require the extension of approximately 200m of watermain. Additional hydrants and a new watermain would require annual maintenance and place an ongoing financial burden on the City for very little benefit.
- The cost to the developer would be significant and this development already requires significant frontage upgrades due to the long frontage on Auto Road SE.


**Recommendation:**

**The Engineering Department recommends that the request to waive the requirement to install two of the three Fire Hydrants on Auto Road SE be approved.** The cost of installing the additional two hydrants and a new watermain to the Developer would be significant, and it would place an ongoing financial maintenance burden on the City for hydrants that would have little benefit and are unlikely to ever be used.



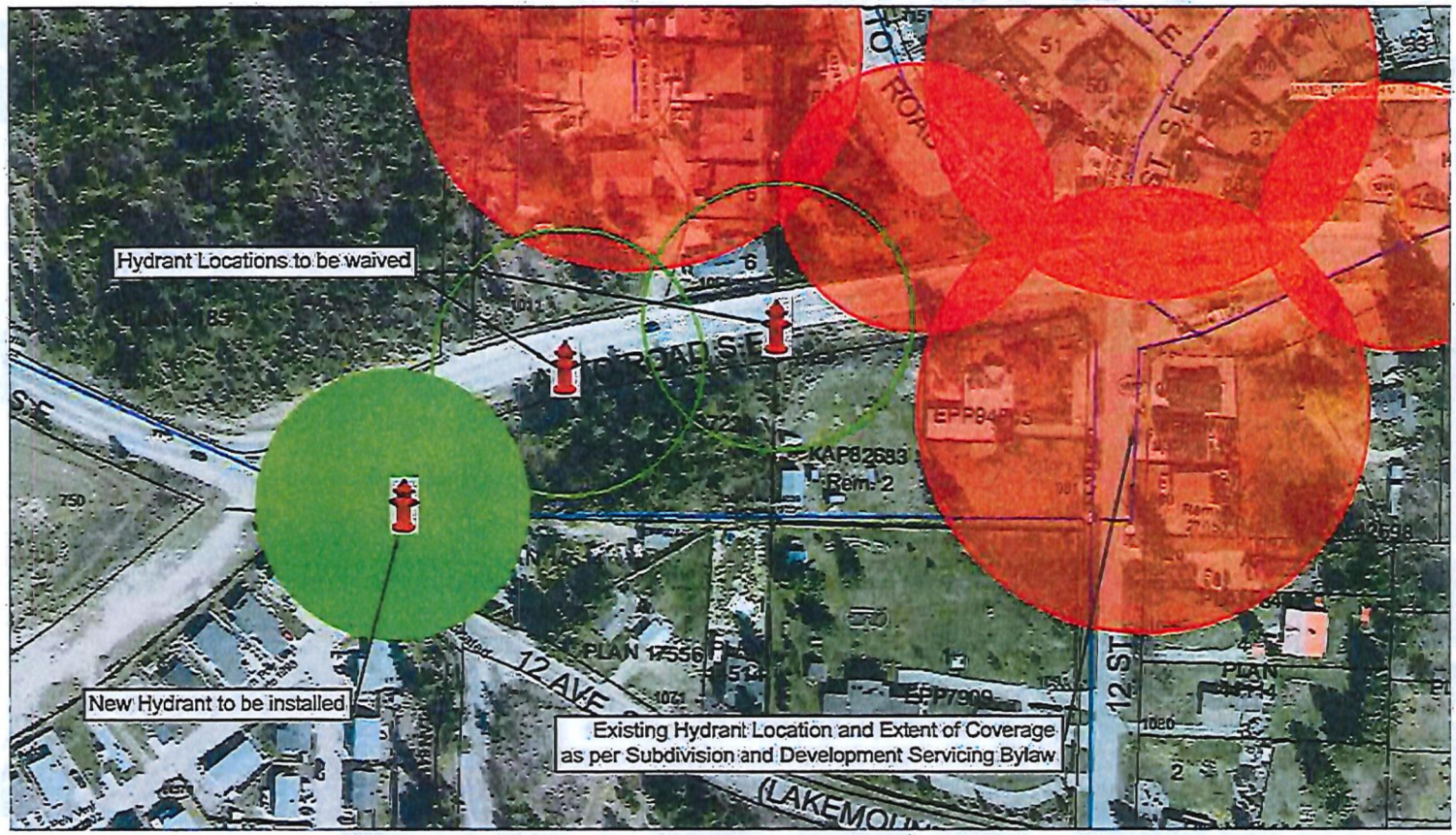
---


**Chris Moore**  
Engineering Assistant



---

**Gabriel Bau P.Eng.,**  
City Engineer



 <b>CITY OF SALMON ARM</b>		
No.	Revision	Date

981 12 St SE & 1017 10 Ave SE

Figure 1. - Hydrant Location Plan