

AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, August 21, 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.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 - 6	1.	Zoning Amendment Application No. ZON-1271 [City of Salmon Arm; Text Amendment to M-5 Auto Wrecking/Salvage yard Zone]
7 - 24	2.	Agricultural Land Commission Application No. ALC-417 [McDiarmid, E./Horner, A./Browne Johnson Land Surveyors; 491 60 Street NW; Subdivision]
25 - 44	3.	Agricultural Land Commission Application No. ALC-418 [McCurrach, J./Thom, M./Browne Johnson Land Surveyors; 7000 30 Avenue SW; Subdivision]
	6.	FOR INFORMATION
45 - 48	1.	Director of Engineering & Public Works – Water Conservation Plan Update
	7.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: August 17, 2023

Subject: Zoning Bylaw Amendment Application No. 1271
 Text Amendment to M5 Auto Wrecking / Salvage Yard Zone

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

i. Section 32.3 Permitted Uses to add the following:

.12 office, storage building, workshop and yard for general contractor and trade contractor

And renumber accordingly.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PURPOSE

To introduce text amendments to the M5 (Auto Wrecking / Salvage Yard) Zone to include *office, storage building, workshop and yard for general contractor and trade contractor* as a permitted use.

BACKGROUND

The M5 Zone is attached as Appendix 1 for reference. All of the permitted uses in the M5 Zone are related to auto wrecking and associated uses. This limits the use of M5 zoned parcels.

Only 4 properties in the city are zoned M5 (Appendix 2, 3 & 4):

- 4751 5 Avenue SW;
- 450 46 Street SW;
- 4850 46 Street SE; and
- 4771 50 Street SE.

Introducing the *office, storage building, workshop and yard for general contractor and trade contractor* into these areas is not considered problematic by staff. All these parcels are adjacent to parcels which are zoned M1 (General Industrial) in which *office, storage building, workshop and yard for general contractor and trade contractor* is a permitted use (Appendix 2, 3 & 4).

The proposed zoning amendment is supported by OCP policy 10.2.3: *support industrial land uses that are similar to each other in specific locations.*

Staff are proposing amendments to the zoning regulations that will allow uses that are already allowed in other industrial zones and increase the development potential for all M5 Zones in the city. For these reasons staff feel that this use would be compatible in the M5 Zone.

COMMENTSEngineering Department

No concerns.

Building Department

No concerns.

Fire Department

No Fire Dept. concerns.

Fortis BC

No concerns.

BC Hydro

No concerns.

Telus

No concerns.

Shaw/Rogers

No concerns.

Public Consultation

Pursuant to the Local Government Act (LGA) and the City of Salmon Arm Zoning Bylaw notices are mailed to landowners within a 30 m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on September 11, 2023.

Notices are typically not sent for text amendments, however there are only 4 properties zoned M5. The LGA requires that if less than 10 properties are affected by the rezoning, notices must be mailed to adjacent property owners.

Planning Department

Staff are proposing amendments to the zoning regulations to allow uses that are already allowed in other industrial zones and to increase the development potential of all M5 Zones in the city.

CONCLUSION

Staff recommend that *office, storage building, workshop and yard for general contractor and trade contractor* be added to Section 32 *M5 – Auto Wrecking / Salvage Yard Zone* under section 32.3 *Permitted Uses* after subsection 32.3.11, and renumbered accordingly.



Prepared by: Morgan Paiement
Planner I



Reviewed by: Chris Larson, MCIP, RPP
Senior Planner

Appendices:

- Appendix 1 – M5 Auto Wrecking / Salvage Yard Zone
- Appendix 2 – M1 and M5 Zones in the City
- Appendix 3 – M5 Parcels and Surrounding Zoning in SW
- Appendix 4 – M5 Parcels and Surrounding Zoning in SE

SECTION 32 - M-5 - AUTO WRECKING / SALVAGE YARD ZONE**Purpose**

32.1 The M-5 Zone is intended to accommodate auto wrecking and salvage yards in selected locations where their operation will not have a negative impact on adjacent uses or public *highways*.

Regulations

32.2 On a *parcel zoned* M-5, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-5 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

32.3 The following uses and no others are permitted in the M-5 Zone:

- .1 auto towing;
- .2 auto wrecking;
- .3 automobile parts sales;
- .4 automobile repair;
- .5 *home occupation*; #2782
- .6 outside storage yard;
- .7 *public use*;
- .8 *public utility*;
- .9 scrap metal dealer;
- .10 welding, machine or metal fabrication; #3366
- .11 *upper floor dwelling unit*;
- .12 *accessory use*.

Maximum Height of Principal Buildings

32.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

32.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

32.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

32.7 The minimum *parcel* size or *site* area shall be 1.0 hectare (2.5 acres).

Minimum Parcel or Site Width

32.8 The minimum *parcel* or *site* width shall be 60.0 metres (196.8 feet).

Minimum Setback of Principal or Accessory Buildings

32.9 The minimum *setback* of the *principal* or *accessory buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metre (19.7 feet) |

Outside Storage

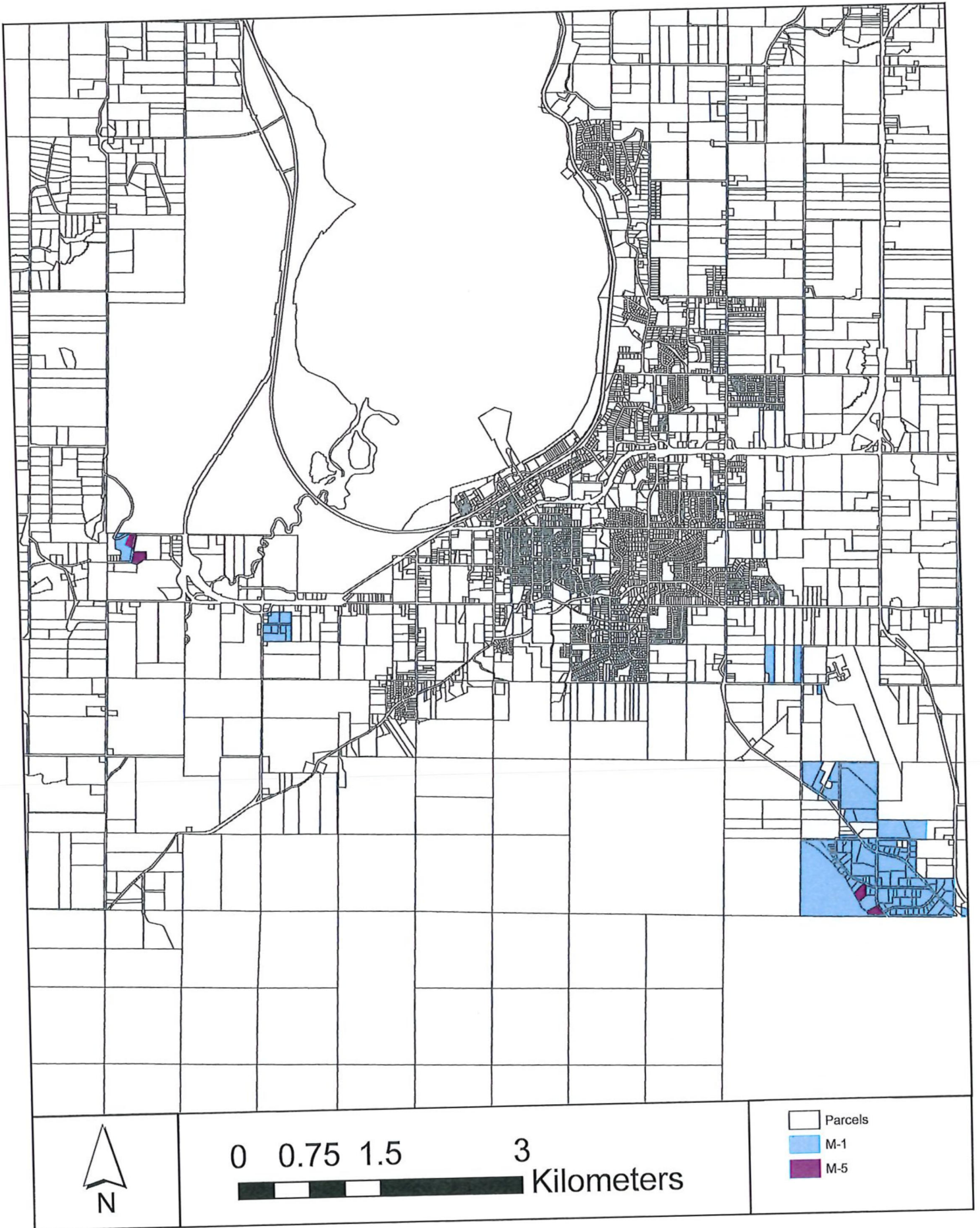
32.10

- .1 All outside storage or supply yards shall be screened as per Appendix III.
- .2 The *height* of stacked or stored materials, goods, parts, vehicles or shelters shall not exceed the *height* of screening.

Parking and Loading

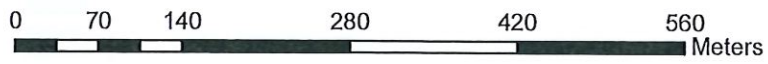
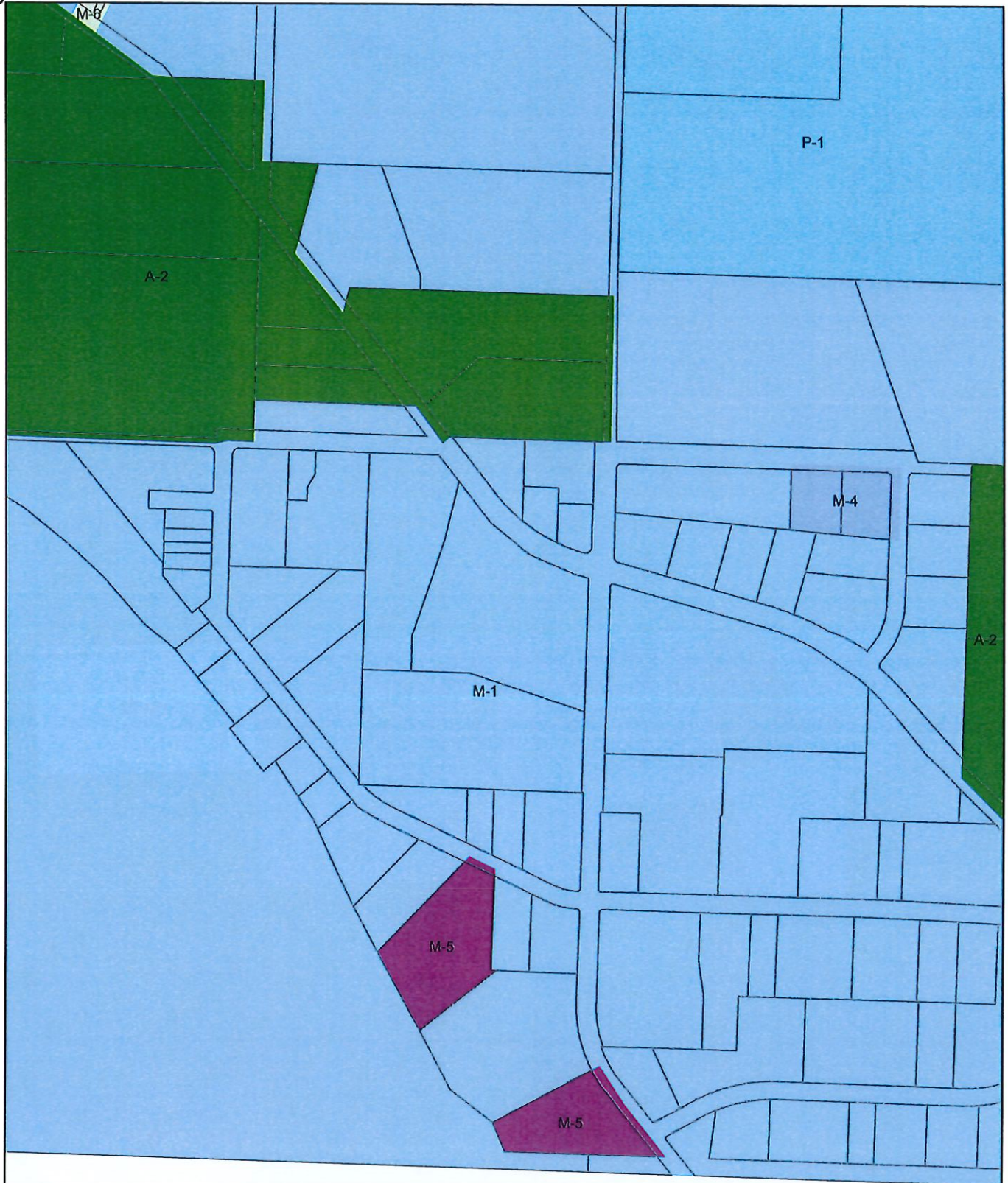
32.11 Parking and loading shall be required as per Appendix I.

Appendix 2: M1 and M5 Zones in the City
P4





P6 Appendix 4: M5 Parcels and Surrounding Zoning in SE



Parcels	M-5
A-2	M-6
M-1	P-1
M-4	

To: His Worship Mayor Harrison and Members of Council

Date: August 16, 2023

Subject: Agricultural Land Commission Application No. 417 (Subdivision)

Legal: Parcel B, (DD211663F) of the Northwest ¼ of Section 17, Township 20, Range 10, W6M, KDYD

Civic Address: 491 60 Street NW

Owners: E. McDiarmid and A. Horner

Agent: Browne Johnson Land Surveyors

MOTION FOR CONSIDERATION

THAT: Agricultural Land Commission Application No. 417 be authorized for submission to the Agricultural Land Commission.

PROPOSAL

The applicant is proposing a two (2) lot subdivision in the Agricultural Land Reserve. The proposed sketch plan is attached as Appendix 1. The ALC application is enclosed as Appendix 2.

BACKGROUND

Located in the Gleneden area, the subject property is approximately 20.8 ha (51.3 ac) in area (Appendix 3 and 4). It is outside the Urban Containment Boundary and is designated in the Official Community Plan as Acreage Reserve (Appendix 5). In the Zoning Bylaw it is zoned A2 (Rural Holding Zone) (Appendix 6). The east portion of the subject property that fronts 60 Street NW is within the Agricultural Land Reserve (ALR) (Appendix 7).

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

Adjacent land uses include the following:

North: A2 – Rural Holding Zoning
 South: A2 – Rural Holding Zoning
 East: A1 – Agriculture Zone
 West: A2 – Rural Holding Zoning

In terms of growth management the OCP specifically discourages subdivision outside of the Urban Containment Boundary as a means to maintain large parcels within the Rural areas and keep urban development contained. However, OCP policy 7.3.29, supports subdivision in the Acreage Reserve area in the area situated west of both the Salmon River and the Trans Canada Highway, subject to compliance with the following criteria:

- a. The site is well drained and free from flooding, unstable soils or other hazardous conditions;
- b. soil conditions permit permanent on-site sewage disposal for each parcel as determined by the appropriate agency;
- c. availability of adequate potable water supply on each parcel, approved by the appropriate agency;

- d. minimum two (2) hectare parcel size, other than subdivisions or boundary adjustments contemplated under policy 7.3.6 and subject to appropriate zoning; and
- e. the lands have an improved agricultural soils capability rating of class four (4), class five (5), class six (6) or class seven (7) as determined by the ALC, based on the Canada Land Inventory Agricultural Capability Classification System. The principle of protecting better quality agricultural soils from subdivision into small lots will guide decisions on mixed category applications and the ALC will continue to consider each subdivision application on its own merits to ascertain the potential impact of subdivision on existing and potential agricultural development (OCP policy 7.3.29).

The proposed subdivision is consistent with the above noted OCP policy.

COMMENTS

Engineering Department

The comments of the Engineering Department are enclosed as Appendix 9.

Building Department

No concerns.

Fire Department

No concerns.

Agricultural Advisory Committee (AAC)

The application was referred to the AAC for their May 10, 2023 meeting, however, quorum for the meeting could not be reached and the AAC was unable to provide a recommendation to Council.

Planning Department

In considering subdivision applications a number of factors are considered by City staff, including access, servicing, OCP polices, zoning, environmental constraints, and geotechnical requirements. The applicant is proposing two lots that would be approximately 10 ha (24.7 ac) in area and approximately 127 m (55 ft) in width.

For a proposed subdivision application to proceed the OCP must support the subdivision and the minimum parcel area and widths of the proposed lots must comply with the Zoning Bylaw. As proposed, the two (2) lot subdivision is supported by the OCP policy 7.3.29. The minimum parcel area of the A2 zone is 4.0 ha (9.9 ac) and the minimum parcel width required is 100m (328.1 ft). The proposal meets these requirements.

Should the ALC support the application, the applicant would then apply to the City's Approving Officer for subdivision. At which time the other noted considerations would be reviewed. Should the ALC not support the application the subdivision cannot proceed.

Staff note that the applicant has shown an area for the ALC to consider for Inclusion to the ALR. Staff have no comment regarding the inclusion proposal as the OCP guidelines and polices are silent on ALR Inclusion applications. Council comment to the ALC regarding the ALC Inclusion portion of the application does not require a resolution from Council. Should the ALC support the ALR Inclusion proposal and further subdivision is proposed, the polices of the OCP will guide the staff response to the application at that time.

Conclusion

Staff are of the opinion that the proposed two (2) lot subdivision application meets the criteria to support subdivision as per OCP policy 7.3.29 noted above and the regulations of the Zoning Bylaw. An OCP Amendment or Rezoning approval would not be required for the proposed subdivision to proceed. Hence,

subdivision subject to servicing could proceed with a subdivision application to the City's Approving Officer. Staff support the ALC application being forwarded to the ALC for a decision.



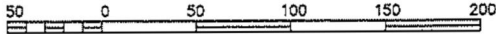
Prepared by: Melinda Smyrl, MCIP, RPP
Planner



Reviewed by: Chris Larson MCIP, RPP
Senior Planner

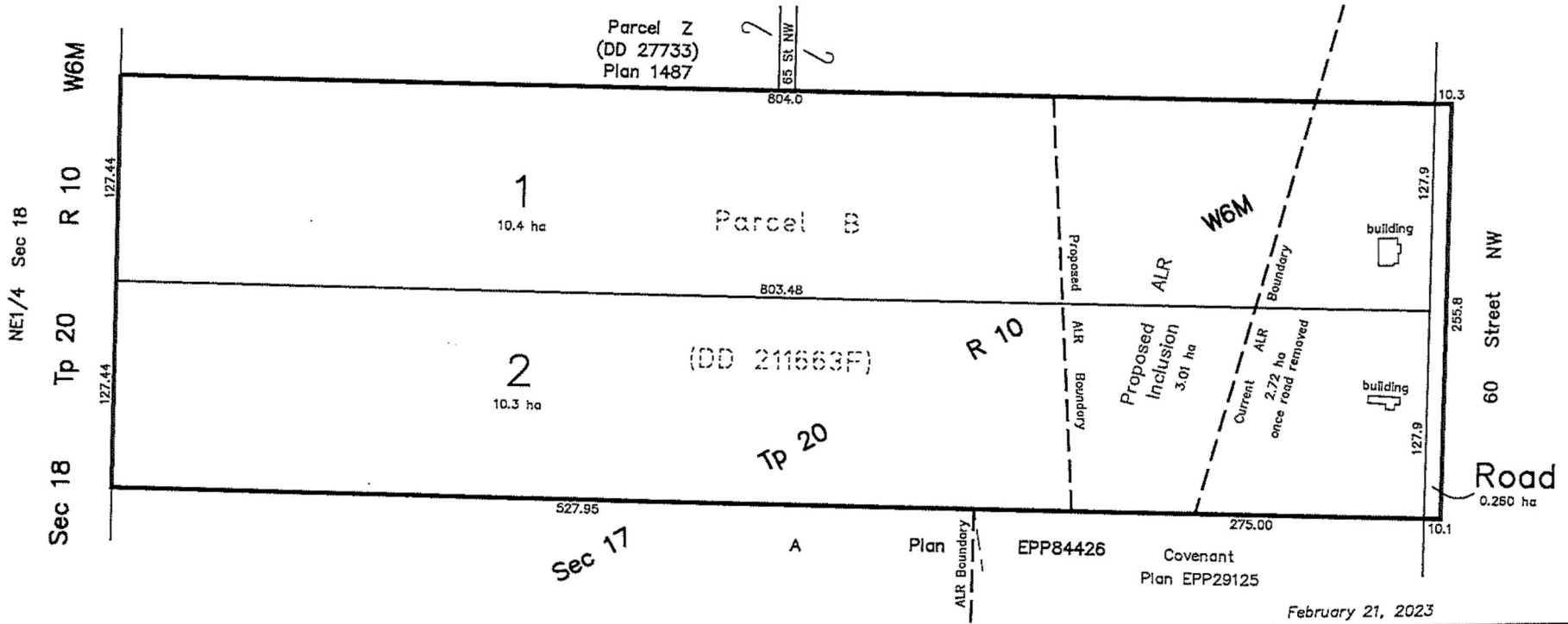
Sketch Plan of Proposed Subdivision of Parcel B (DD 211663F) of the NW 1/4 of Sec 17, Tp 20, Rge 10, W6M, KDYD

Scale 1:2500 BCGS 82L.064 & 82L.074



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:2500



February 21, 2023

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 450-22

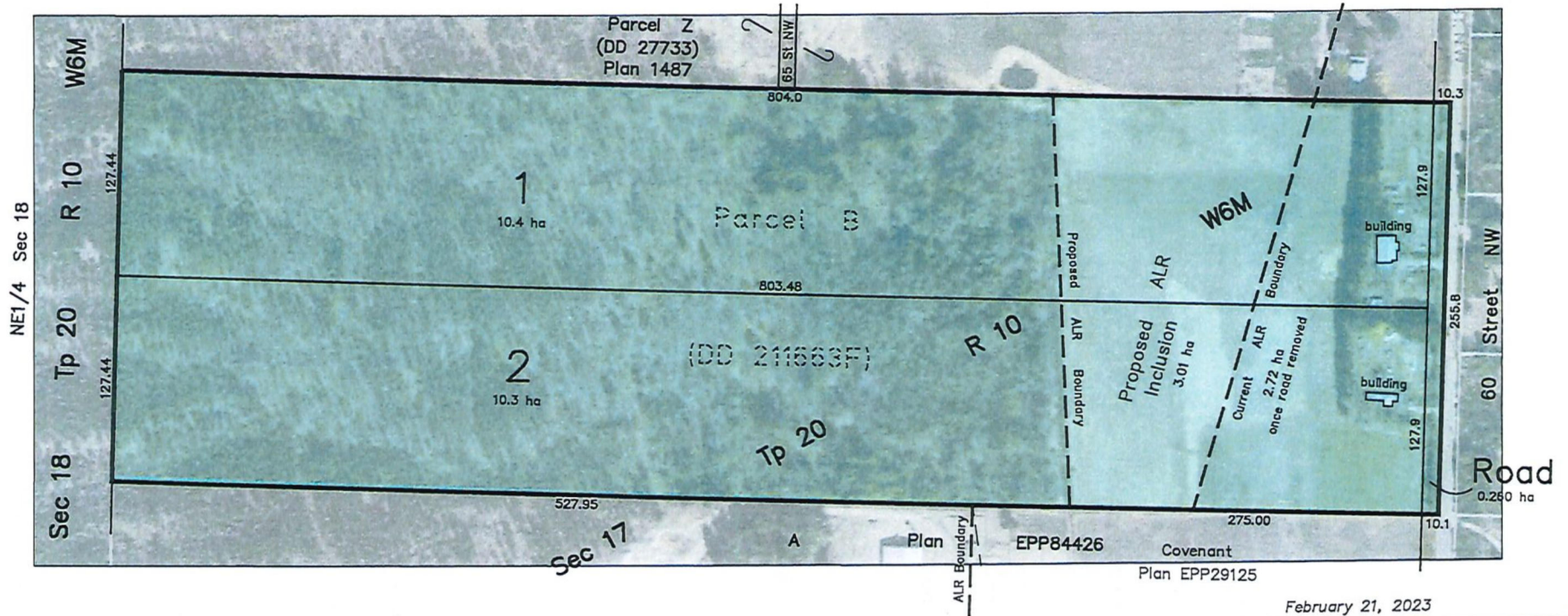
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February 21, 2023

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 450-22



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66589

Application Status: Under LG Review

Applicant: Evelyn Jean McDiarmid , Alexander Johannes Horner

Agent: Browne Johnson Land Surveyors

Local Government: City of Salmon Arm

Local Government Date of Receipt: 04/24/2023

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

Proposal Type: Subdivision

Proposal: To subdivide the parcel into 2 separate parcels. The applicants inherited the property jointly and would like to subdivide the property so that both may live there. If allowed to subdivide the property they are willing to apply to include an additional 3.01 ha of land into the ALR. This area is currently and has historically been farmed by both the current occupants and her parents before that.

Agent Information

Agent : Browne Johnson Land Surveyors

Mailing Address :

Primary Phone :

Email :

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 014-078-139

Legal Description : PARCEL B (DD 211663F) OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Area : 20.7 ha

Civic Address : 491 60th St NW, Salmon Arm

Date of Purchase : 03/29/2007

Farm Classification : Yes

Owners

1. **Name :** Evelyn Jean McDiarmid

Address :

Applicant: Evelyn Jean McDiarmid , Alexander Johannes Horner

Phone :
 Email : e
 2. Name : Alexander Johannes Horner
 Address :

Phone
 Email :

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
Everlyn farms both the ALR land and the non ALR land. She has 9 bee hives, 12 sheep, 10 acres of hay field, 14 cherry trees, 10 apple trees, hascap and blueberry bushes.
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
There is a sheep shelter, chicken coop and 3 storage sheds
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
There is currently no Non agricultural activity on the property. There are 2 mobile homes located on the property.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity : eggs and hay

East

Land Use Type: Residential
Specify Activity : residential

South

Land Use Type: Agricultural/Farm
Specify Activity : hay, horses

West

Land Use Type: Other
Specify Activity : Crown Land

Proposal

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

10.4 ha

10.3 ha

2. What is the purpose of the proposal?

To subdivide the parcel into 2 separate parcels. The applicants inherited the property jointly and would like to subdivide the property so that both may live there. If allowed to subdivide the property they are willing to apply to include an additional 3.01 ha of land into the ALR. This area is currently and has historically been farmed by both the current occupants and her parents before that.

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

The property has a small area of ALR land that fronts 60th St NW. Alexander and Evelyn inherited the property in 2007. There is currently 2 homes on the property, both located in the ALR portion of the property. Evelyn will continue to farm the property

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

If the subdivision is granted and the inclusion done this proposal would more than double the area of land protected under the ALR.

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

No

Applicant Attachments

- Agent Agreement - Browne Johnson Land Surveyors
- Proposal Sketch - 66589
- Other correspondence or file information - Sketch with ortho
- Certificate of Title - 014-078-139

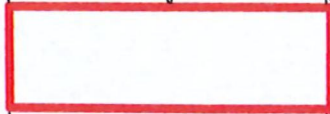
ALC Attachments

None.

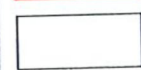
Decisions

None.

Subject Property Map

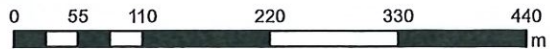


Subject Property



Parcels

OrthoMap

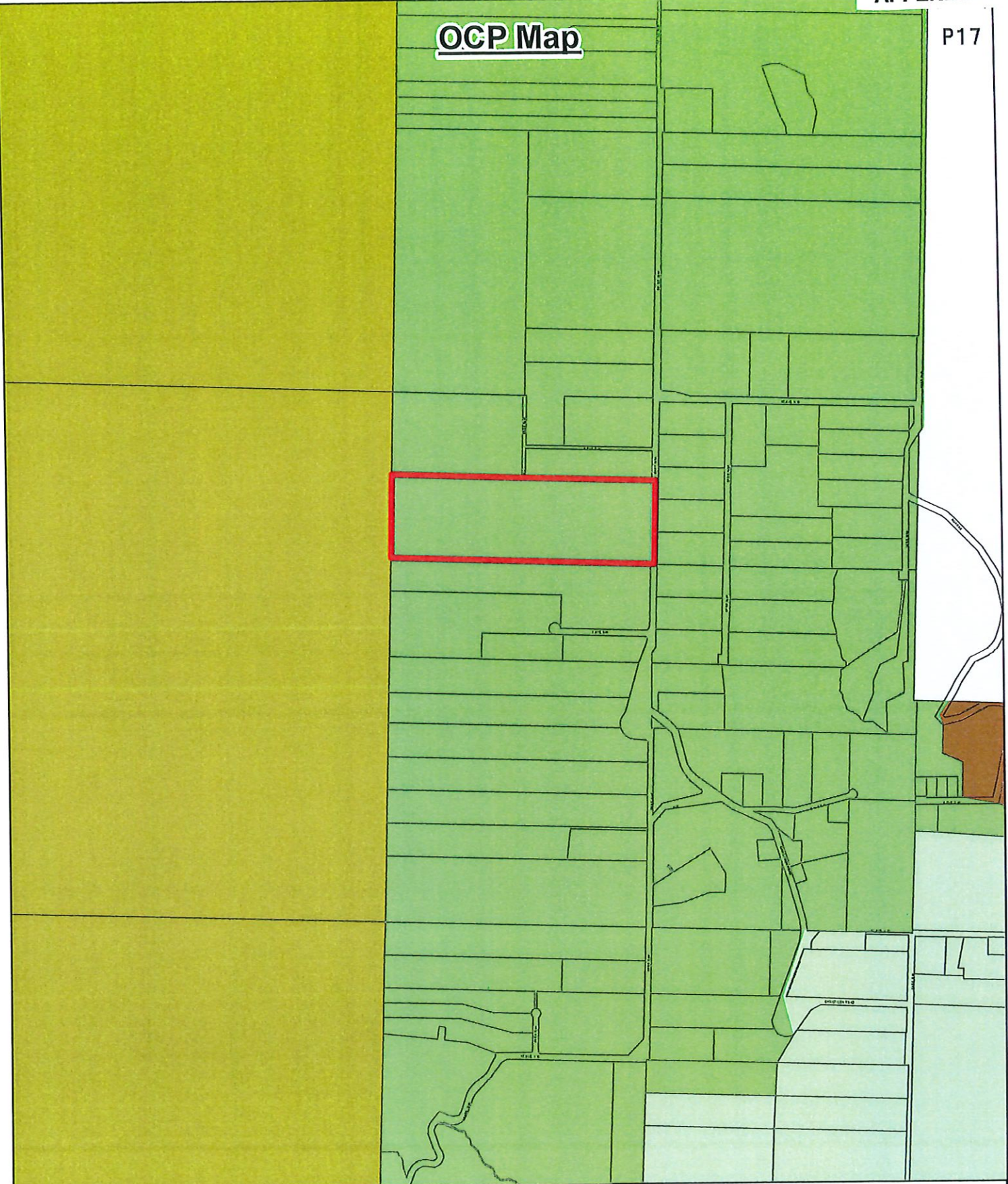



Subject Property



Parcels

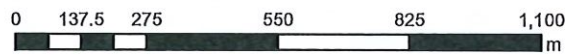
OCP Map














-  Subject Property
-  Acreage Reserve
-  Parcels
-  Salmon Valley Agriculture
-  Forest Reserve
-  Industrial - General

P18

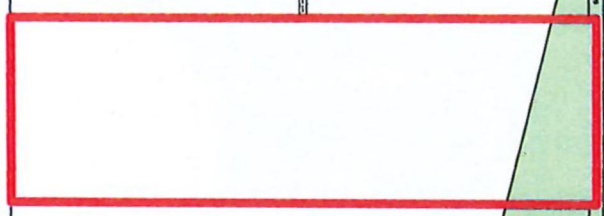
Zoning Map



- | | | | | | |
|---|------------------|---|-----|---|-----|
|  | Subject Property |  | A-1 |  | M-2 |
|  | Parcels |  | A-2 |  | M-3 |
| | |  | A-3 |  | M-5 |
| | |  | IR |  | P-3 |
| | |  | M-1 | | |

ALR Map

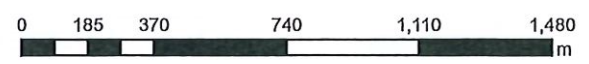
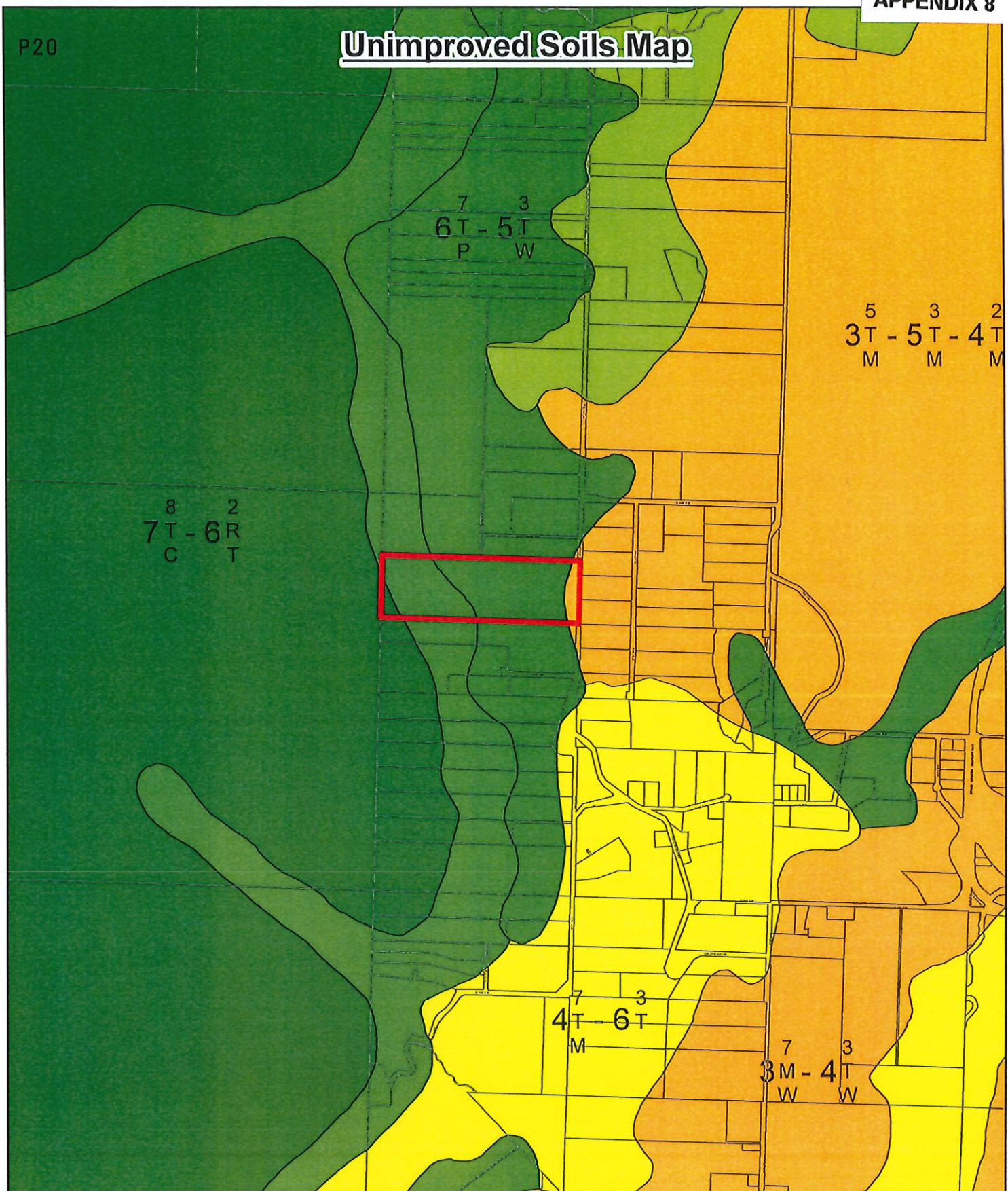
P19










-  Subject Property
-  Parcels
-  ALR

P20

Unimproved Soils Map



-  Subject Property
-  Parcels
-  CLASS 3
-  CLASS 4
-  CLASS 5
-  CLASS 6
-  CLASS 7

Improved Soils Map

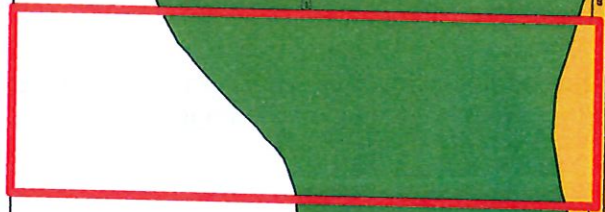
P21

8 3
4T-6T

7 3
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8 2
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-  Subject Property
-  Parcels
-  CLASS 3
-  CLASS 4
-  CLASS 6



*Memorandum from the
Engineering and Public
Works Department*

TO: Gary Buxton, Director of Planning
 DATE: July 28, 2023
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER/APPLICANT: **E. J. McDiarmid** – 491 – 60 Street NW, Salmon Arm, BC V1E 3B2, and
 A. J. Horner – 1601 Kate Road Sorrento, BC V0E 2W1
 AGENT: Browne Johnson Land Surveyors
 SUBJECT: **ALC FILE NO. ALC-417 / ID: 66589**
 LEGAL: Parcel B (DD 211663F) of the Northwest ¼ of Section 17, Township 20,
 Range 10, W6M KDYD
 CIVIC: **491 – 60 Street NW**

Further to your referral dated April 27, 2023, we provide the following servicing information. **The following comments and servicing requirements are not conditions for ALC application; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Comments are based on the Subdivision as proposed in the referral. If the development plans for the property change significantly, comments below may change.

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control (ESC) measures may be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

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Page 2

8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 60 Street NW, on the subject property's eastern boundary, is designated as a Rural Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no road dedication has been received from the subject property and 10.0m dedication is required (to be confirmed by a BCLS).
2. 60 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Paved Collector Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction, bike lane construction, ditching and paving. Owner / Developer is responsible for all associated costs.
3. 65 Street NW, terminates at the subject property's northern boundary and is designated as an unconstructed Rural Local Road standard. The City has no plans to extend this road, no additional dedication or upgrades are required at this time.

Water:

1. The subject property does not front onto a City watermain; an Alternative Water Source is required. Installation of a new on-site water supply system is required in accordance with Section 5.2 of Bylaw #4293. Either a Professional Driven Approach (completed by a qualified Professional Engineer) or a Homeowner Driven Approach (completed by the homeowner and/or qualified well driller) may be required to certify quality and quantity of the alternative water source.

Sanitary:

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

ALC APPLICATION FILE NO. ALC-417

July 28, 2023

Page 3

Drainage:

1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

Geotechnical:

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



Chris Moore
Engineering Assistant



Gabriel Bau P.Eng.
City Engineer

To: His Worship Mayor Harrison and Members of Council

Date: August 16, 2023

Subject: Agricultural Land Commission Application No. 418 (Subdivision)

Legal: The North East ¼ of Section 6, Township 20, Range 10, W6M, KDYD
 Civic Address: 7000 30 Avenue SW
 Owner: J. McCurrach and M. Thom
 Agent: Browne Johnson Land Surveyors

STAFF RECOMMENDATION

THAT: Agricultural Land Commission Application No. 418 be authorized for submission to the Agricultural Land Commission.

PROPOSAL

The applicant is proposing a two (2) lot subdivision in the Agricultural Land Reserve (ALR).

BACKGROUND

The applicant is proposing a two (2) lot subdivision of the subject property (Appendix 10). Proposed Lot 1 (private driveway access and existing house) would be approximately 10.3 ha and the proposed Remainder Lot would be approximately 56.6 ha, bisected by the private driveway access. As noted in the ALR application attached as Appendix 7, the intent of the subdivision is to separate the existing single family dwelling from the remainder of the property.

The subject property is approximately 64.9 ha (160.3 ac) in area (Appendices 1 and 2). It is partially within the Agricultural Land Reserve (ALR), and split designated in the Official Community Plan as Acreage Reserve and Salmon Valley Agriculture. It is zoned A-1 Agriculture Zone (see Appendices 3, 4 and 5). The subject property is outside of the Urban Containment Boundary.

Adjacent land uses include the following:

North: A1 – Agricultural Zone
 South: A1 – Agricultural Zone
 East: A1 – Agricultural Zone
 West: A1 – Agricultural Zone

The Soil Class Maps (Appendix 6) shows Class 5 and Class 6 soils. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.

Staff note that the same owners made an ALR subdivision application in 2015 and it was supported by Agricultural Land Commission (ALC) and City staff. However, the applicant did not complete the subdivision. The 2015 subdivision proposal differed slightly from the current application. In the 2015 application the proposed subdivision aligned with the ALR and OCP boundaries (Appendix 9). In the current proposal the subdivision boundary crosses the ALR boundary; therefore, requires this ALC subdivision application. In the current application, the proposed Lot 1 includes the private access road and the existing single family dwelling. The proposed Remainder Lot is bisected by the private access road. The area of higher class soils are contained on the east portion of the proposed Remainder Lot and the steeper lower class soils are within the western portion of the Remainder Lot. The proposed Lot 1, including the area

surrounding the existing single family dwelling is within an area of lower class soils, similar to the west portion of the proposed Remainder Lot.

COMMENTS

Engineering Department

The comments of the Engineering Department are enclosed as Appendix 8.

Building Department

No concerns.

Fire Department

No concerns.

Agricultural Advisory Committee (AAC)

The AAC does not meet in the summer months and did not review this application.

Planning Department

In considering subdivision applications a number of factors are considered by City staff, including access, servicing, OCP policies, zoning, environmental constraints, and geotechnical requirements.

The proposed lot areas would meet the minimum parcel areas and widths required in the A1 zone. With regard to OCP policies, the subject property is split designated in the OCP. The proposed subdivision boundary would result in the Acreage Reserve designation being bisected by the proposed parcel boundary. The Salmon Valley Agriculture area would not be bisected by the proposed subdivision boundary.

The OCP discourages subdivision in the Salmon Valley Agriculture area (OCP policies 7.3.2 and 7.3.3). However, OCP policy 7.3.29, supports subdivision in the Acreage Reserve area in the area situated west of both the Salmon River and the Trans Canada Highway, subject to compliance with the following criteria:

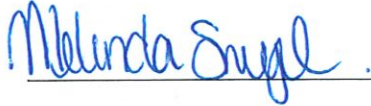
- a. The site is well drained and free from flooding, unstable soils or other hazardous conditions;
- b. soil conditions permit permanent on-site sewage disposal for each parcel as determined by the appropriate agency;
- c. availability of adequate potable water supply on each parcel, approved by the appropriate agency;
- d. minimum two (2) hectare parcel size, other than subdivisions or boundary adjustments contemplated under policy 7.3.6 and subject to appropriate zoning; and
- e. the lands have an improved agricultural soils capability rating of class four (4), class five (5), class six (6) or class seven (7) as determined by the ALC, based on the Canada Land Inventory Agricultural Capability Classification System. The principle of protecting better quality agricultural soils from subdivision into small lots will guide decisions on mixed category applications and the ALC will continue to consider each subdivision application on its own merits to ascertain the potential impact of subdivision on existing and potential agricultural development (OCP policy 7.3.29).

The proposal appears to meet the above noted criteria.

In this instance, should the ALC support the application, the applicant would then apply to the City's Approving Officer for subdivision. At which time the other noted considerations would be reviewed. Should the ALC not support the application the subdivision cannot proceed.

Conclusion

The proposed subdivision meets OCP policy and Zoning Bylaw Regulations. Staff support the ALC application being forwarded to the ALC for decision.



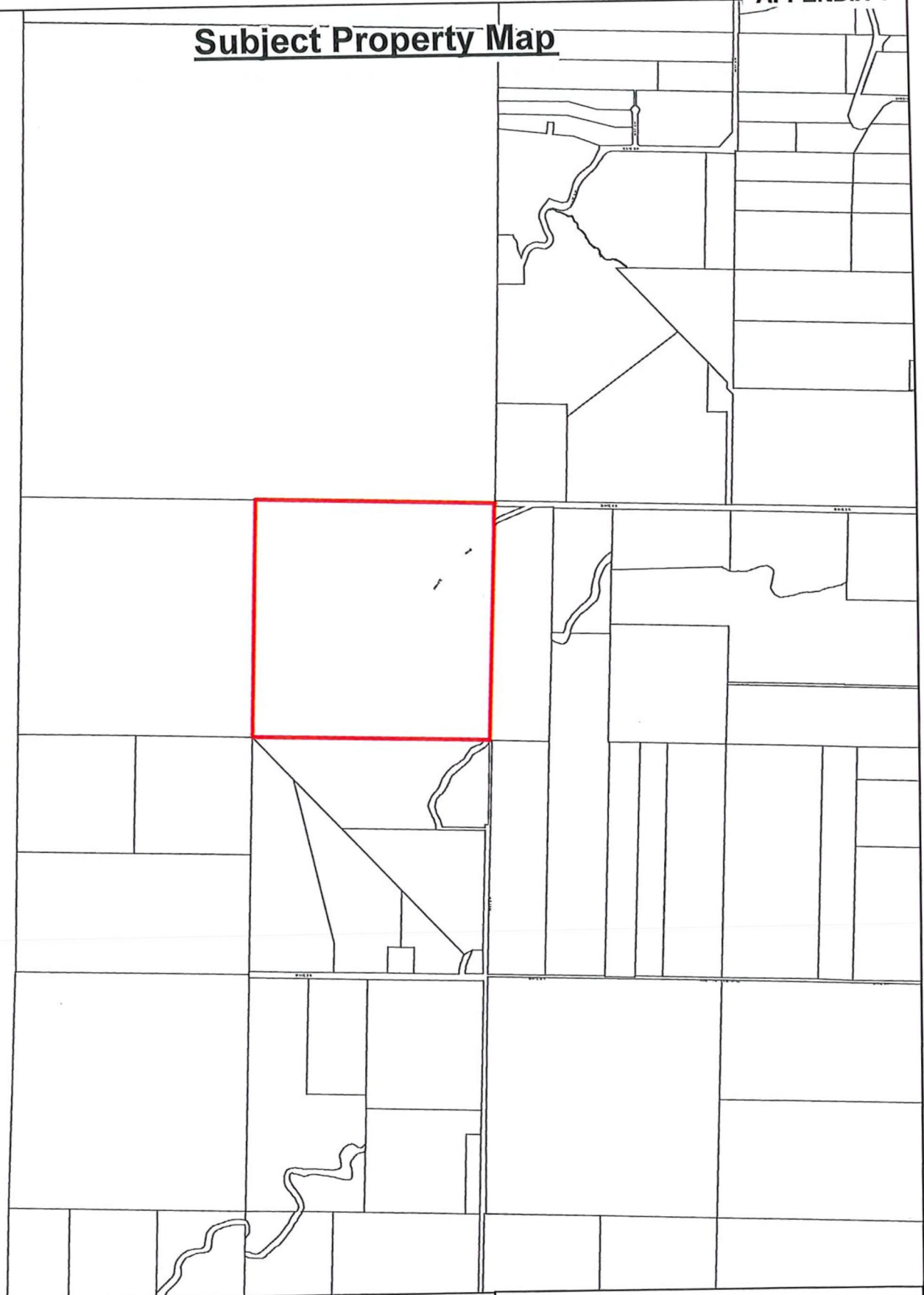
Prepared by: Melinda Smyrl, MCIP, RPP
Planner





Reviewed by: Chris Larson, MCIP, RPP
Senior Planner

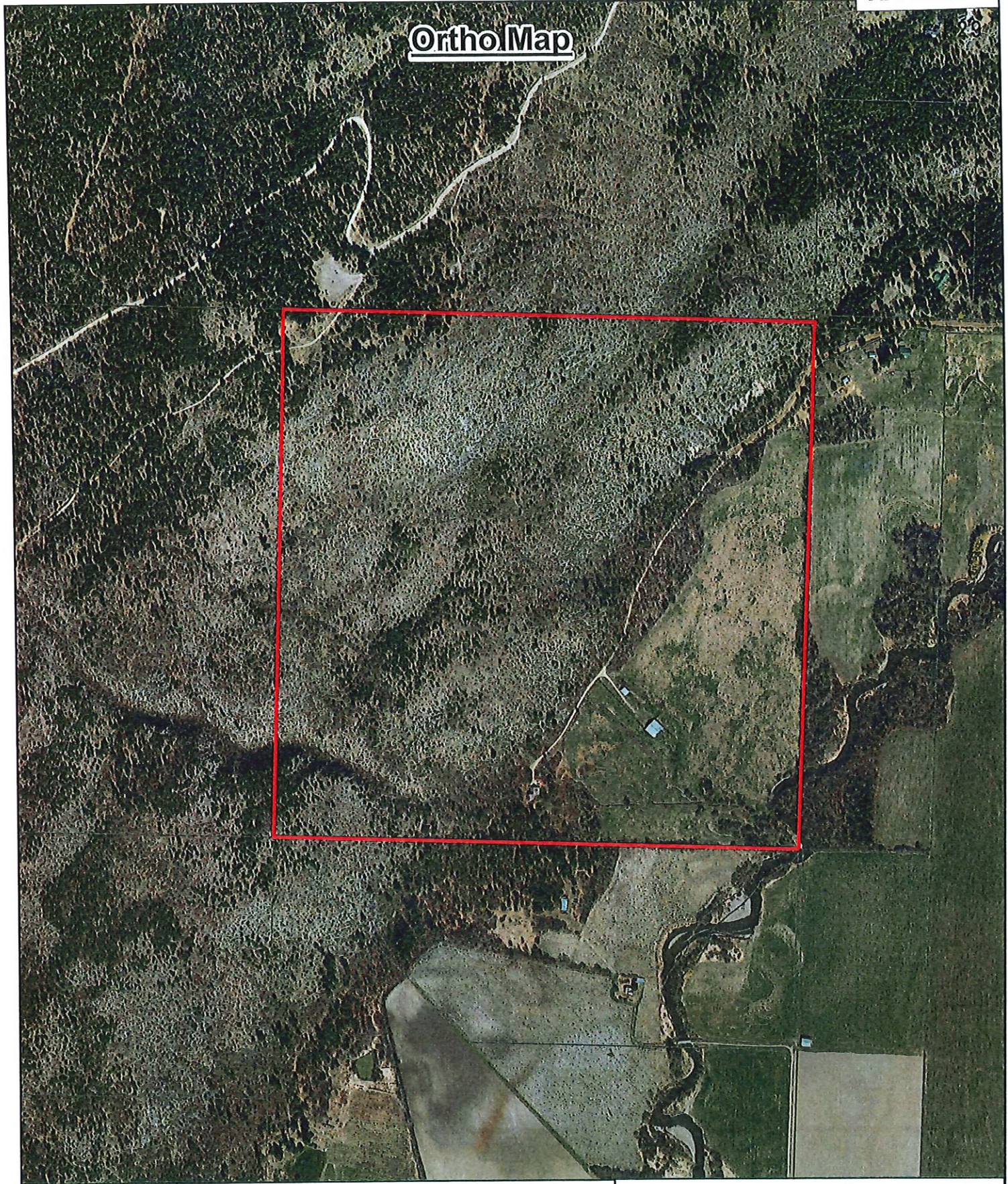
P28

Subject Property Map



-  Subject Property
-  Parcels

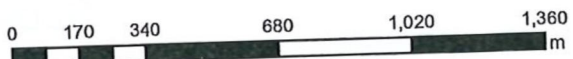
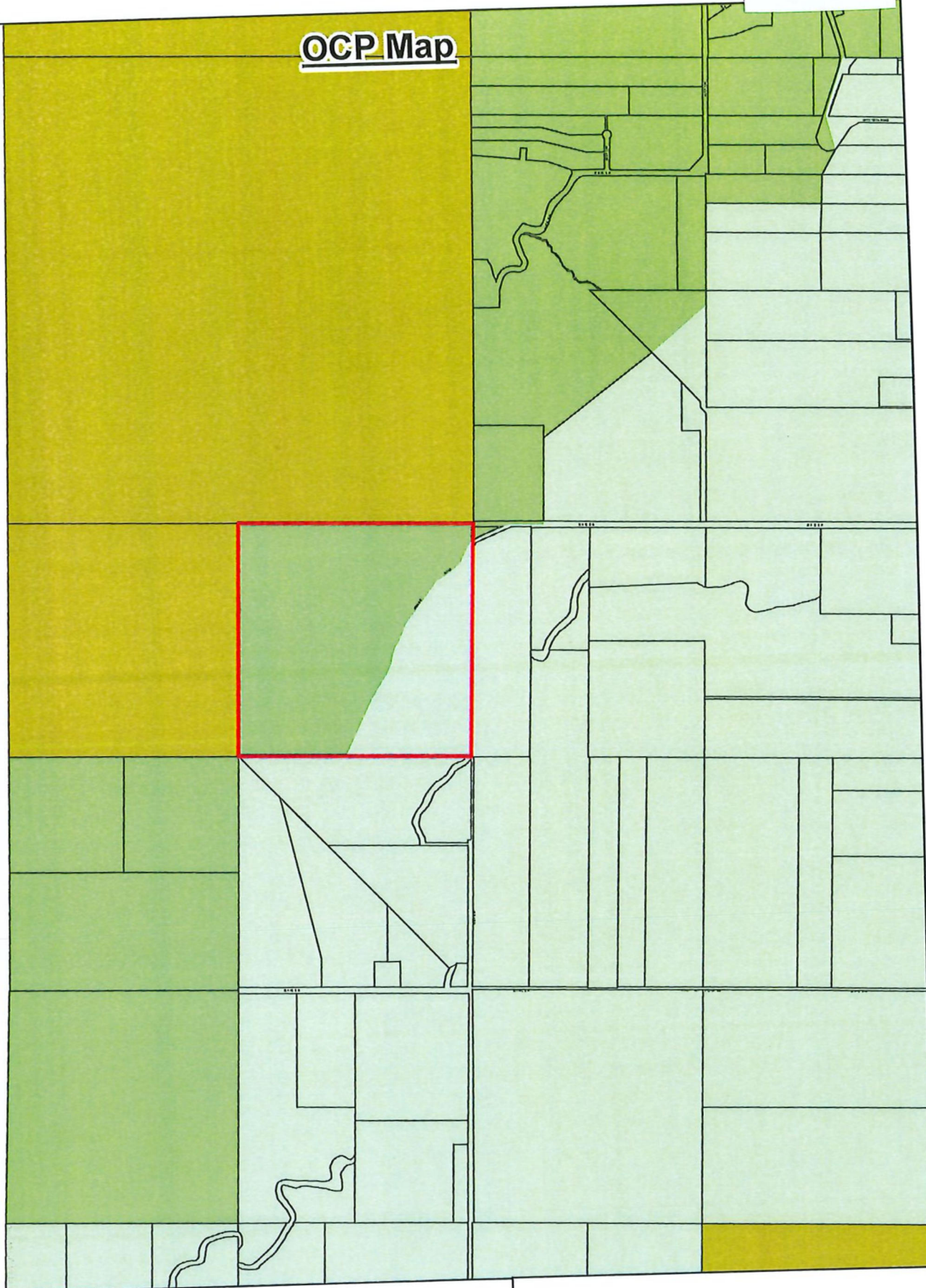
OrthoMap



-  Subject Property
-  Parcels

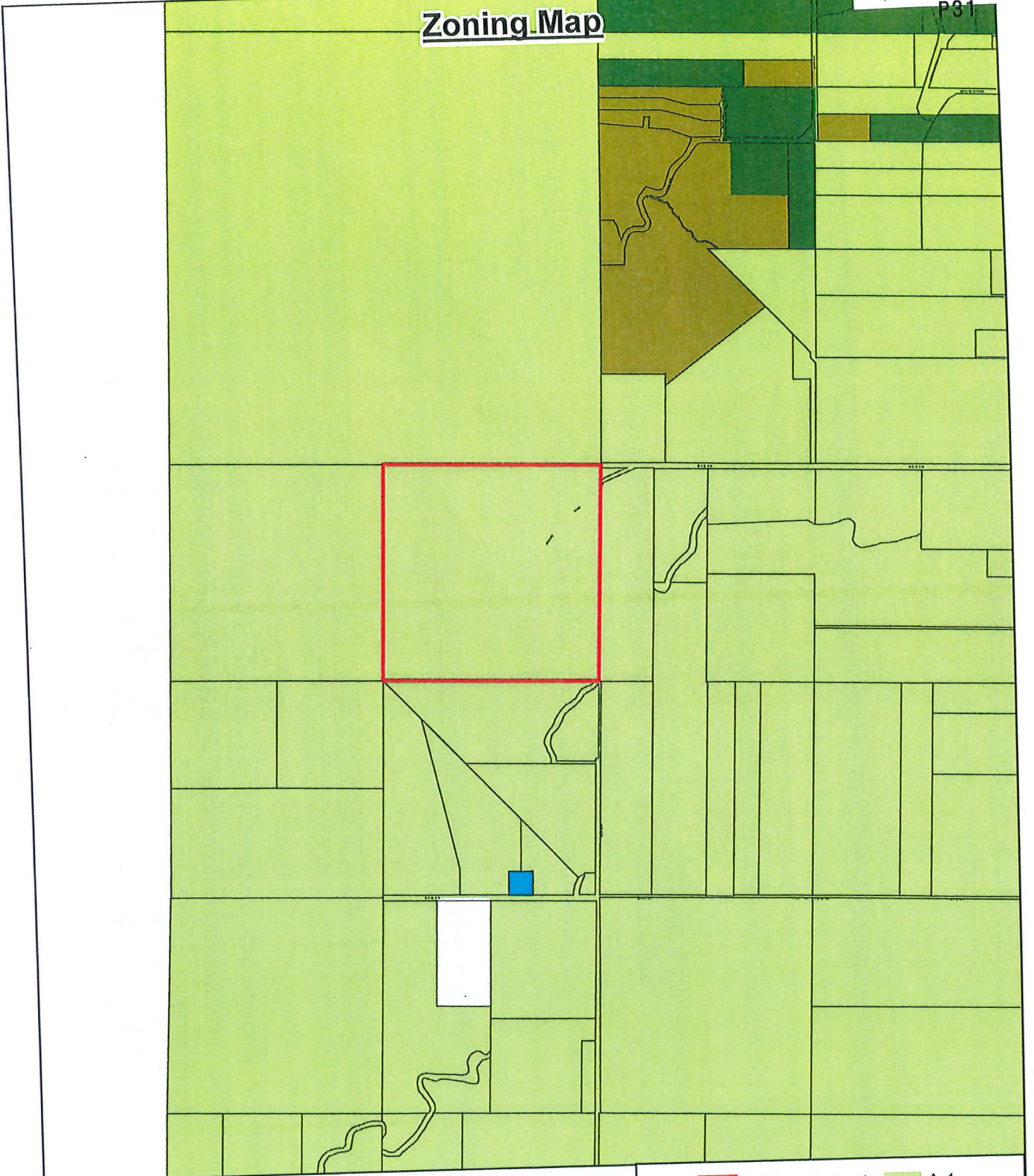
P30

OCP Map



-  Subject Property
-  Acreage Reserve
-  Parcels
-  Salmon Valley Agriculture
-  Forest Reserve

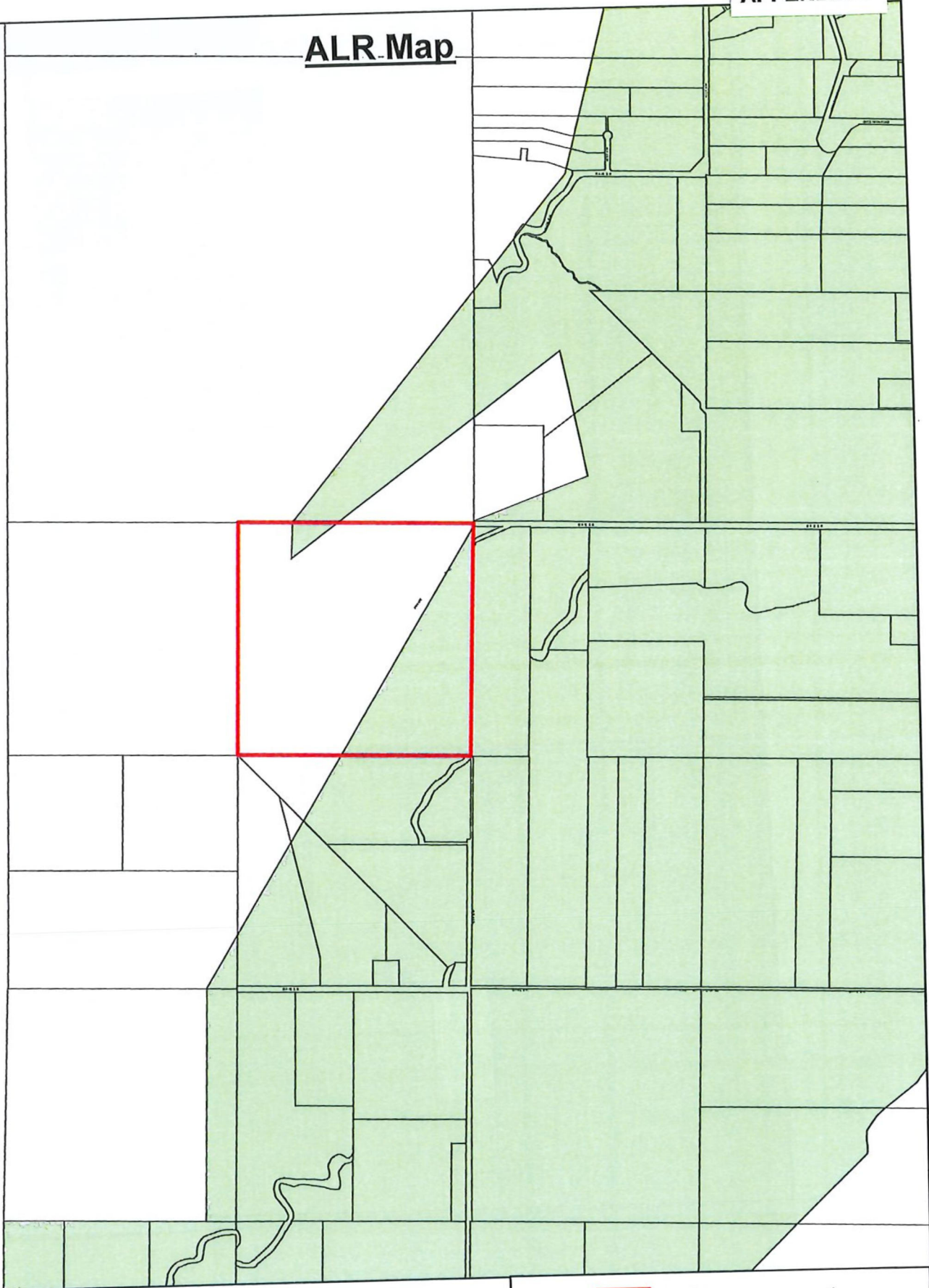
Zoning Map




-  Subject Property
-  Parcels
-  A-1
-  A-2
-  A-3
-  P-3

P32

ALR Map



-  Subject Property
-  Parcels
-  ALR

Unimproved Soils Map

P33

7 3
4^T - 6^T
M

6^T - 6^T
P R

6 4
4^M - 5^M
W T

3^M
W

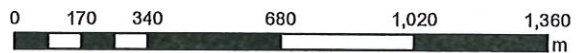
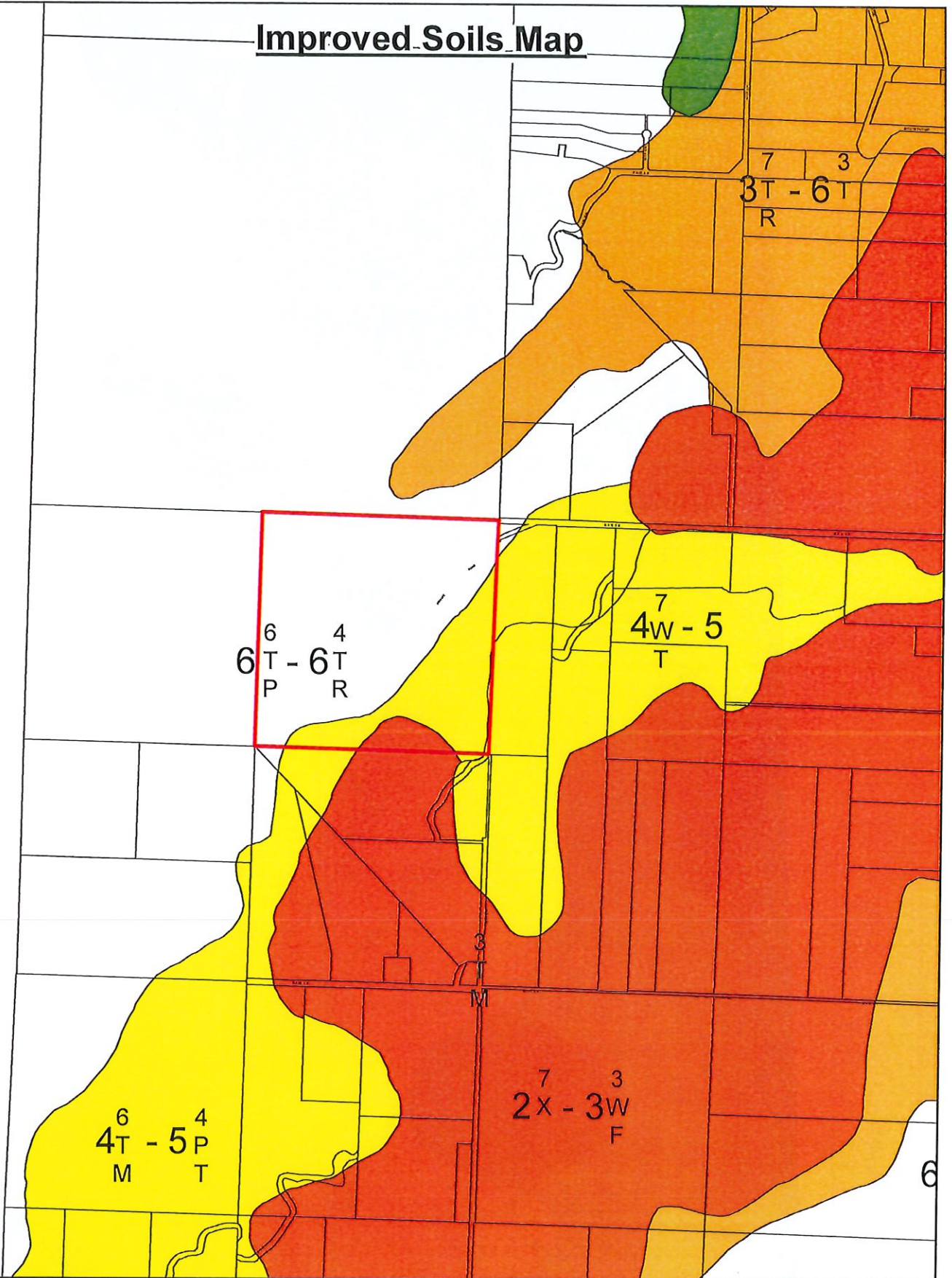
5^M


6



- Subject Property
- Parcels
- CLASS 3
- CLASS 4
- CLASS 5
- CLASS 6
- CLASS 7

Improved Soils Map



-  Subject Property
-  Parcels
-  CLASS 2
-  CLASS 3
-  CLASS 4
-  CLASS 6



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66058

Application Status: Under LG Review

Applicant: Jordan McCurrach , Murray Thom

Agent: Browne Johnson Land Surveyors

Local Government: City of Salmon Arm

Local Government Date of Receipt: 05/25/2023

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

Proposal Type: Subdivision

Proposal: To subdivide off a 10.3ha parcel of land in the SW corner of the lot that contains the existing house. The applicants parents applied to ALC to subdivide in 2014 and were given approval under resolution 36/2015. That subdivision was not completed. Jordan would still like to subdivide off the existing home. Jordans parents are still living in the home and would like to remain there. The proposed new lot is reduced in size from the original application. There is 0.966 ha of ALR land in the new proposed lot that is mostly class 5 and 6 soil. There is also 0.394 ha of ALR land for road dedication. This is non arable class 6 soil.

Agent Information

Agent : Browne Johnson Land Surveyors

Mailing Address :

Primary Phone :

Email :

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 014-067-048

Legal Description : THE NORTH EAST 1/4 OF SECTION 6 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Area : 64.9 ha

Civic Address : 7000 - 30 Avenue SW, Salmon Arm

Date of Purchase : 12/18/2015

Farm Classification : Yes

Owners

1. **Name :** Jordan McCurrach

Address :

Applicant: Jordan McCurrach , Murray Thom

Phone
Email :
2. **Name :** Murray Thom
Address :

Phone :
Email :

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
There is an annual lease to an organic dairy farmer for animal pasturing and hay between May and September. Lease agreement has been in place since 2018 and is ongoing

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
Repairs have been made to the barn and shed. New fencing installed, gates installed and repairs done. Installed new animal waterers. Work done to improve drainage of pasture with a large ditch line dug to chanell runoff. Clearing of Dolan Creek to help with water flow and to repair animal wear to banks of creek. Repairs made to gravity fed water system off of Dolan Creek.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
Hosting of weddings in accordance with the ALC's policy for non-agricultural use of ALR land

Adjacent Land Uses

North

Land Use Type: Other
Specify Activity : Crown Land

East

Land Use Type: Agricultural/Farm
Specify Activity : hay and animal pasture

South

Land Use Type: Agricultural/Farm
Specify Activity : hay, corn etc

West

Applicant: Jordan McCurrach , Murray Thom

Land Use Type: Other
Specify Activity : Crown Land

Proposal

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

54.6 ha
 10.3 ha

2. What is the purpose of the proposal?

To subdivide off a 10.3ha parcel of land in the SW corner of the lot that contains the existing house. The applicants parents applied to ALC to subdivide in 2014 and were given approval under resolution 36/2015. That subdivision was not completed. Jordan would still like to subdivide off the existing home. Jordans parents are still living in the home and would like to remain there. The proposed new lot is reduced in size from the original application. There is 0.966 ha of ALR land in the new proposed lot that is mostly class 5 and 6 soil. There is also 0.394 ha of ALR land for road dedication. This is non arable class 6 soil.

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

The new proposed lot is mostly out of the ALR boundary. There are small areas of ALR land that is mostly class 5 and class 6 soils. All portions that are currently being farmed are contained in the remainder.

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

Yes. It keeps all farmable land contained within 1 lot.

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

No

Applicant Attachments

- Agent Agreement - Browne Johnson Land Surveyors
- Other correspondence or file information - 2015 resolution 36/2015
- Proposal Sketch - 66058
- Other correspondence or file information - Sketch with image
- Certificate of Title - 014-067-048

ALC Attachments

None.

Decisions

None.

Applicant: Jordan McCurrach , Murray Thom

TO: Gary Buxton, Director of Planning
 DATE: August 3, 2023
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER/APPLICANT: J. McCurrach & M. Thom 3826 Welwyn St Vancouver, BC V5N 3Y9
 AGENT: Browne Johnson Land Surveyors – PO Box 362 Salmon Arm, BC V1E 4N5
 SUBJECT: ALC APPLICATION FILE NO. ALC-418 / ID: 66058
 LEGAL: The North East ¼ of Section 6, Township 20, Range 9, W6M KDYD
 CIVIC: 7000 – 30 Avenue SW

Further to your referral dated June 1, 2023, we provide the following servicing information. **The following comments and servicing requirements are not conditions for ALC application; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Comments are based on the Subdivision as proposed in the referral. If the development plans for the property change significantly, comments below may change

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures may be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

ALC APPLICATION FILE NO. ALC-418

August 3, 2023

Page 2

8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 30 Avenue SW terminates at the subject property's eastern boundary and bisects the proposed subdivision. 30 Avenue SW is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Since no road dedication has been received from the subject property, 20.0m dedication is required. Additional dedication will also be required for a full cul-de-sac at the termination of 30 Avenue SW, in accordance with Specification Drawing RD-10. The cul-de-sac shall be situated at the location of the current turn around, as shown on the proposed subdivision plan. The road beyond the cul-de-sac shall remain private.
2. 30 Avenue SW shall be constructed to the Rural Local Road standard (Gravel). Construction is required, in accordance with Specification Drawing No. RD-7. Construction shall include, road and shoulder construction and ditching, together with the construction of a full cul-de-sac in accordance with Specification Drawing RD-10. Owner / Developer is responsible for all associated costs.

Water:

1. The subject property does not front onto a City watermain; an Alternative Water Source is required. Installation of a new on-site water supply system is required in accordance with Section 5.2 of the bylaw. Either a Professional Driven Approach (completed by a qualified Professional Engineer) or a Homeowner Driven Approach (completed by the homeowner and/or qualified well driller) may be required to certify quality and quantity of the alternative water source.

Sanitary:

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

ALC APPLICATION FILE NO. ALC-418

August 3, 2023

Page 3

Drainage:

1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

Geotechnical:

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

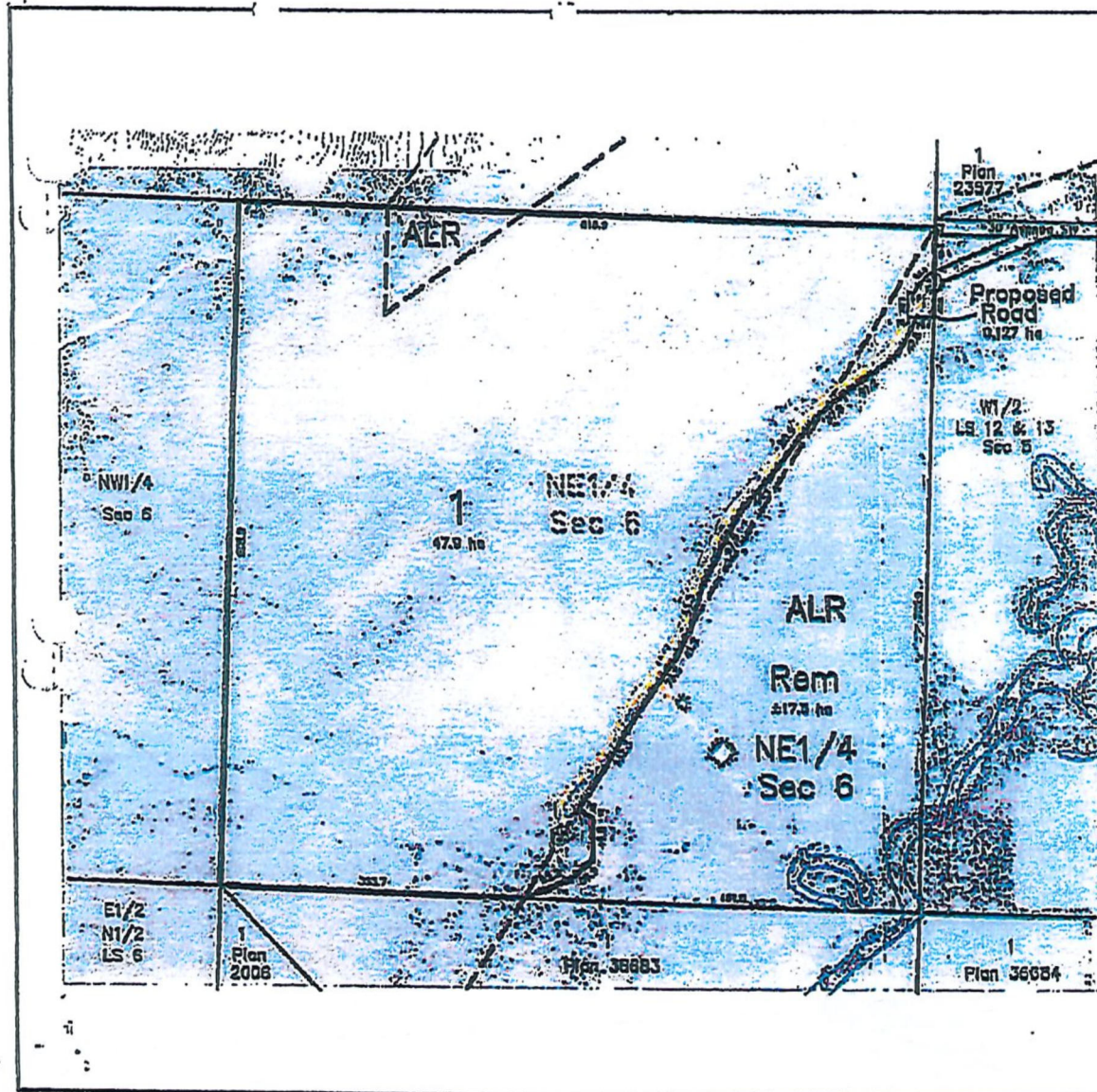


Chris Moore
Engineering Assistant



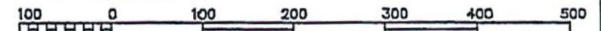
Gabriel Bau P.Eng.
City Engineer

ALC APPLICATION 53920 - SKETCH PLAN
RESOLUTION # 36/2015



Sketch Plan of
Proposed Subdivision
of Part of the
NE1/4 of Sec 6,
Tp 20, R 10, W6M,
KDYD

Scale 1:5000



All distances are in metres.

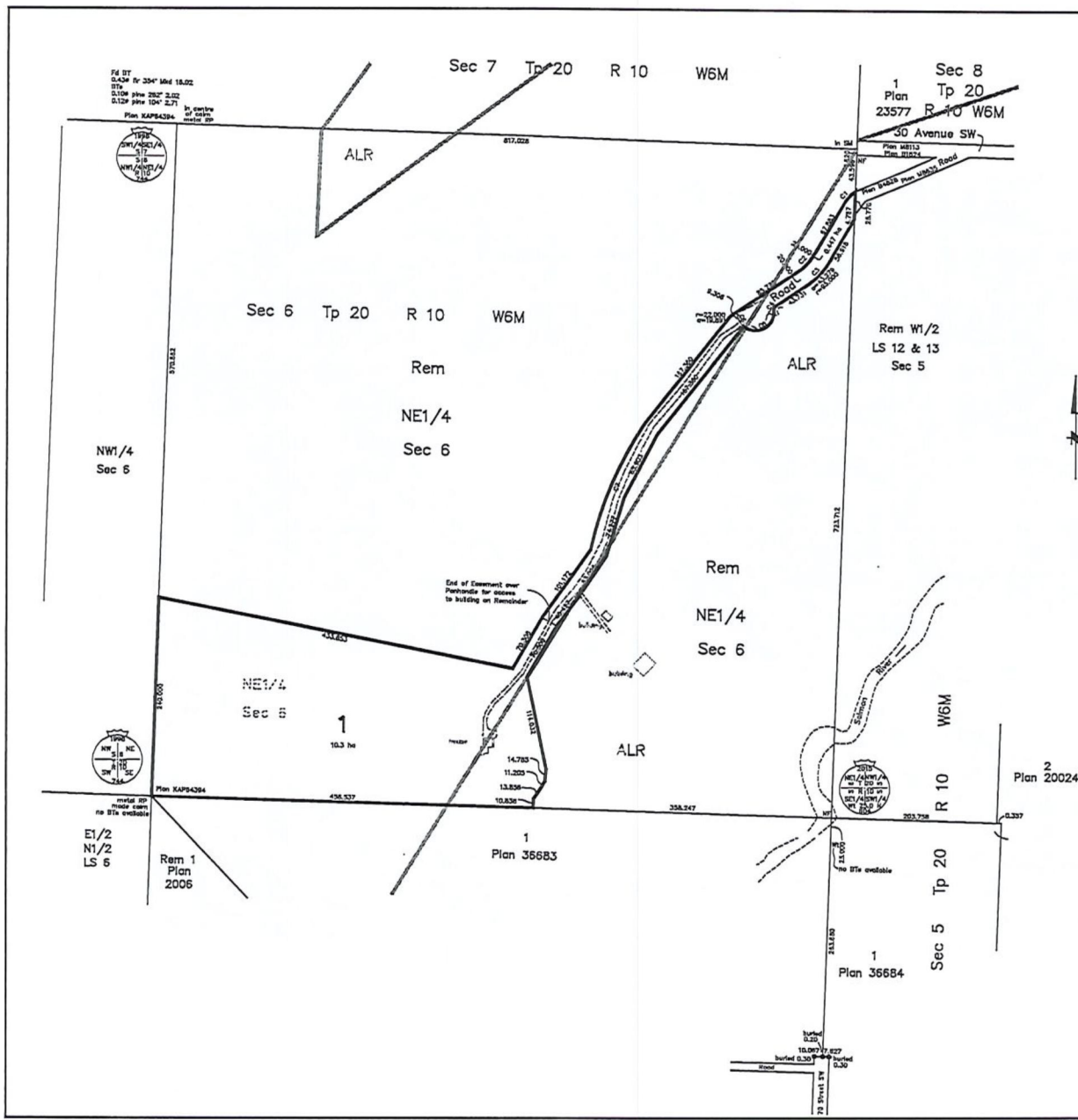
The intended plot size of this plan is 432mm in width by
280mm in height (B size) when plotted at a scale of 1:5000



July 31, 2014

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 278-14

RECORDED
LOCAL AGRICULTURAL NOV 17 2014



Sketch Plan of Proposed Subdivision of Part the NE1/4 of Sec 6, Tp 20, R 10, W6M, KDYD

BCCS 82L064
 All distances are in metres.
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:2500

AREA	ACRES	HECTARES
C1	18,278	43,318
C2	24,167	59,800
C3	43,774	109,000
C4	3,487	8,800
C5	32,331	81,500
C6	18,091	45,500
C7	183,488	467,200

This plan lies within the Agricultural Land Reserve

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON AVE., B.C. PH. 250-832-9701
 FS.R122 p.27 & 28
 FS.252 p.31 & 32
 File: 448-22 448-22.rdw

FS 517
PLAN TP 20 R 10 W6M
27

Sec 7 Tp 20 R 10 W6M

1
Plan
255
Sec 8
Tp 20



Sketch Plan of Proposed Subdivision of
Part the NE1/4 of Sec 6, Tp 20, R 10,
W6M, KDYD

CGS 82L064
0 50 100 150 200
All distances are in metres.

The intended plot size of this plan is 854mm in width by 560mm in height (D size)
when printed at a scale of 1:2500

This plan lies within the Agricultural
Land Reserve

1
Plan 36684
Sec 5



AREA	ARC	ANGLE
1	15.000	23.114
2	15.000	23.114
3	15.000	23.114
4	15.000	23.114
5	15.000	23.114
6	15.000	23.114
7	15.000	23.114
8	15.000	23.114
9	15.000	23.114
10	15.000	23.114
11	15.000	23.114
12	15.000	23.114
13	15.000	23.114
14	15.000	23.114
15	15.000	23.114
16	15.000	23.114
17	15.000	23.114
18	15.000	23.114
19	15.000	23.114
20	15.000	23.114
21	15.000	23.114
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26	15.000	23.114
27	15.000	23.114
28	15.000	23.114
29	15.000	23.114
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31	15.000	23.114
32	15.000	23.114
33	15.000	23.114
34	15.000	23.114
35	15.000	23.114
36	15.000	23.114
37	15.000	23.114
38	15.000	23.114
39	15.000	23.114
40	15.000	23.114
41	15.000	23.114
42	15.000	23.114
43	15.000	23.114
44	15.000	23.114
45	15.000	23.114
46	15.000	23.114
47	15.000	23.114
48	15.000	23.114
49	15.000	23.114
50	15.000	23.114

GRONVIC JOHNSON LAND SURVEYORS
S.C. AND CANADA LANDS
SALMON ARM, B.C. Ph: 250-832-9701
PLAN 152 PLAN 20
FS 522 PLAN 20
File 448-22 448-22.rev

(278-14)

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File: 5600.12.10

TO: His Worship Mayor Harrison and Members of Council
FROM: Robert Niewenhuizen, Director of Engineering and Public Works
PREPARED BY: Sarah Luo, Engineering Co-op Student
DATE: August 21, 2023
SUBJECT: **Water Conservation Plan Update**

REPORT:

Actions taken in spring/summer 2023 to further the progress of the water conservation plan.

BACKGROUND:

The water conservation plan was developed in 2021 as a result of the water conservation policy that was approved in 2019. The water conservation policy has five (5) points:

1. Water Conservation Planning
2. Water Conservation Awareness
3. Sustainable Service Delivery
4. Emergency Preparedness
5. Environmental Awareness

The first point of the policy was completed in 2021 with the creation of the Water Conservation Plan. Actions taken to progress the second and fifth points were performed through presentations on water conservation at Shuswap Middle and Hillcrest Elementary schools, updating the Water Conservation Guide to include multistage restrictions, sending informative letters to excessive water users, and having constructive conversations with residents regarding water conservation and the City's water restrictions.

CURRENT ACTIONS:

Excessive User Program

Water meters are read manually by City staff, typically twice a year during the spring and fall. Residents on flat rate billing are billed based on the average monthly water consumption of an average household (2.3 people), 39m³/month. Currently, 45% of City water users are metered, and 3% of those users are on metered billing.

Analysis was performed to determine excessive water users. An "excessive user" is classified as a household that consumes at least twice the amount of water than what they are paying for. For example, a single dwelling with a suite pays for 1.5x the average household flat rate for water, totaling to 58.5 m³/month. If analysis shows that this residence has consumed upwards of 117m³/month, they are considered an excessive user.

Results from water meter analysis determined there to be 137 (out of 2520) excessive users. Letters were sent to all of these residences. Out of the 137 letters sent, there were 55 respondents. Educational conversations were had with each respondent. Many had found and repaired leaks, decided to make an effort to reduce water consumption, and 6 agreed to be put on metered billing.

Multistage Watering Restrictions

Multistage watering restrictions were implemented this May. This has brought awareness to the residents and businesses regarding the criticality of conserving water during drought conditions.

Before the restrictions, residents and businesses were permitted to irrigate twice a week, year-round. In Stages 1 and 2, irrigation is allowed three times a week and twice a week, respectively. In Stage 3, irrigation is restricted to once a week, and other outdoor water usages such as washing vehicles, washing driveways, and filling pools have restrictions in place. Stage 4 is only to be implemented under dire circumstances.

Stage 2 was implemented on July, 12 2023, and Stage 3 was implemented on July 26, 2023. Since the implementation of Stage 3, the City's daily water demand has decreased by 20% to 25%.

The City plans on providing further education and awareness of City's newly implemented outdoor water usage restrictions.

Presentations at Shuswap Middle School and Hillcrest Elementary School

Interactive presentations were given to a total of 12 different classrooms: 4 to Shuswap Middle School, and 8 to Hillcrest Elementary School. Over 220 students in grades ranging from K-7 participated in these presentations. These presentations focused on where we get our drinking water, how our water treatment plant (WTP) works, and the importance of water conservation to reduce the stress on our WTP treatment plant.

Presentations and activities were tailored to be an appropriate level for the students' grade. Emphasis was placed on having conversations with parents and adults regarding water conservation.

Water Conservation Guide

The water conservation guide, initially created by last year's summer engineering student, has been updated to include the newly implemented multistage water use restrictions. This guide is available on the Salmon Arm Water Conservation webpage and will also be sent out later in 2023 along with water bills.

Water Restrictions and Water Conservation Webpages

The water restrictions webpage has been created and launched alongside the multistage water restrictions. Due to a high volume of inquiries, a Frequently Asked Questions document was recently uploaded to the page for Stage 3 restrictions.

The water conservation webpage is being updated to place more emphasis on water saving techniques, especially when it comes to irrigation. The updated water conservation guide is also found on this page.

FUTURE ACTIONS:

Universal Water Metering

Universal water metering is an important next step to the City's water conservation plan. It is a solution which involves cost equity and fairness among residents and effective climate change and environmental action initiatives. Current water consumption rates during drought conditions are stressing our water treatment systems to near-capacity levels.

Although our excessive user program has been effective in catching abusers of City water, this program has taken a significant amount of staff time, leaving little capacity for progression of other projects. Multistage water use restrictions have also been effective in decreasing the City's overall water usage during Stage 3, but does not account for users who disregard restrictions. Further steps must be taken to ensure people are held accountable for their excessive water use in the long term. A potential solution would be to implement universal water metering in which businesses and residents pay for what they use.

Partnership with Shuswap Climate Action Society

The City was approached by the Shuswap Climate Action Society regarding a potential partnership on a xeriscaping and naturescaping project. This would be an opportunity to encourage residents to opt for more drought tolerant and biodiverse landscaping compared to typical lawns.

This initiative would involve webinars for those who are interested in xeriscaping and naturescaping. The project also aligns with water conservation and climate action initiatives plans.

Respectfully submitted,



Robert Niewerhuizen
Director of Engineering and Public Works

cc Gabriel Bau Baiges, City Engineer

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