



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Tuesday, July 4, 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
1-16	1.	Official Community Plan Amendment Application No. OCP4000-54 [Beagle, J. & E./Franklin Engineering Ltd.; 1421 17 Street SE; LR to MR]
	2.	Zoning Amendment Application No. ZON-1266 [Beagle, J. & E./Franklin Engineering Ltd.; 1421 17 Street SE; R-1 to R-4] <i>See Item 5.1 for Staff Report</i>
17-34	3.	Development Permit Application No. DP-451 [Aviator Business Park Inc.; 3601 20 Avenue SE; Industrial]
35-50	4.	Development Variance Permit Application No. VP-580 [Reid, C. & Verney, D.; 3821 50 Street NW; Road upgrades]
51-60	5.	Development Variance Permit Application No. VP-583 [Ellis, C./Hindbo Construction Group Inc.; 1161 19 Avenue SE; Retaining Wall]
61-70	6.	Development Variance Permit Application No. VP-584 [LeClair, S./Hindbo Construction Group Inc.; 1121 19 Avenue SE; Retaining Wall]
71-80	7.	Development Variance Permit Application No. VP-585 [Sanderson, T.; 3450 16 Avenue NE; Parcel line setback]
	6.	FOR INFORMATION
81-90	1.	Agricultural Land Decision – Reasons for Decision – ALC Application 67109 – 460 10 Avenue SW
	7.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: June 22, 2023

Subject: Official Community Plan Amendment Application No. 4000 – 54 and Zoning Amendment Application No. 1266

Legal: Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP106795
 Civic Address: 1421 17 Street SE
 Agent: Franklin Engineering Ltd. (Samantha Mitchell)
 Owner: Jesse & Emily Beagle

MOTION FOR CONSIDERATION

- THAT:** A Bylaw be prepared for Council’s consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 to redesignate Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP106795 from Residential Low Density to Residential Medium Density;
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 3 (a) of the *Local Government Act*, Council shall consider the proposed Official Community Plan Amendment in conjunction with:
 1) The Financial Plans of the City of Salmon Arm; and
 2) The Liquid Water Management Plan of the City of Salmon Arm;
- AND THAT:** A Bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the south-east portion of Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP106795 from R1 (Single-Family Residential Zone) to R4 (Medium Density Residential Zone).

STAFF RECOMMENDATION:

That the Motion for Consideration be defeated.

PROPOSAL

The applicant is proposing to amend the Official Community Plan (OCP) and zoning for 1421 17 Street SE for the purposes of a two lot subdivision (Appendix 5). The applicant has provided a letter in support of their application (Appendix 6).

BACKGROUND

The subject property is designated Low Density Residential in the OCP, within the Urban Containment Boundary and zoned R1 (Single – Family Residential Zone) in the Zoning Bylaw (see Appendices 1-4). The

subject property is approximately 652.0sq.m. (7018.0sq.ft.) in area. A single-family dwelling was constructed on property on 2022.

Adjacent land uses include the following:

- North: R1 Single – Family Residential/Single Family Dwelling
- South: R8 Residential Suite Zone/Single Family Dwelling and Suite
- East: R7 Large Lot Single-Family Residential/Single Family Dwelling
- West: R7 Large Lot Single-Family Residential/Single Family Dwelling

The properties in the vicinity of the subject property could be characterized as large lots (average 1375sq.m in area) with homes constructed in the 1970's and 1980's. The lot area of these parcels prohibits subdivision under the existing R7 zoning. The established housing density and format is very typical of the buildout in of the Hillcrest neighbourhood at a time when septic service for each lot was necessary. Presently, the entire Hillcrest neighbourhood is now fully serviced and the lack of infill development has resulted in blocks with large parcels. Since 2009, tracks of undeveloped parcels to the east and south have been developed as larger single-family subdivisions with smaller lot areas than the established areas.

The Low Density Residential designation allows for 22 units per hectare and Medium Density Residential designation allows for 40 units per hectare. In order to pursue the proposed two-lot subdivision and given the lot area, the OCP designation of the subject property must be amended and the site rezoned from R1 to R4.

Table 1, below, illustrates differences between the R1 and R4 zones. It should be noted that in the R4 zone, secondary suites are not a permitted use and given the proposed lot areas and existing single-family dwelling, the ultimate buildout of proposed Lot 1 would be a single-family dwelling. If the application were to rezone from R1 to R8 (Residential Suite Zone) it would result in the same number of units and would not require an amendment to the OCP. The proposed Lot 1 and Lot 2 do not however meet the minimum lot area or minimum lot widths required by the R-8 zone so the subject property could not be subdivided further.

Table 1 – Zoning Analysis (Existing Lot: 652.0sq.m)

	<u>R-1</u>	<u>R-4 (326.3 sq.m. lots)</u>	<u>R-4 with Bonus</u>
Density	1 unit	1 unit/lot	3 units
Height	10 m	10 m	13 m
Parcel Coverage	55 %	55 %	55 %
Setback – front	6 m	5 m	5 m
Setback – interior side	1.5 m	1.2 / 1.8 m	1.2 / 1.8 m
Setback – rear	6 m	5 m	5 m
Parking	2	2 per dwelling	2 per dwelling

COMMENTS

Section 475 & 476 - Local Government Act

Pursuant to Sections 475 and 476 of the Local Government Act (optional and mandatory consultation requirements during OCP amendments), the proposed OCP amendments were referred to the following organizations on February 16, 2022:

- Adams Lake Indian Band: Response (attached as Appendix 7)
- Neskonlith Indian Band: No response to date
- Economic Development Society: Response (attached as Appendix 8)
- School District No. 83: No response to date

Given the response of the Adams Lake Indian Band, staff contacted the BC Archeological Branch and they confirmed that there are no known sites on the subject property. As directed by the Adams Lake Indian

Band response, prior to any work commencing on the site the owner has been made aware that there may be artifacts and prior to work commencing they should contact ALIB to ensure that the regulations of the *Heritage Conservation Act* are adhered to.

Section 477 - Local Government Act

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

Engineering Department

No concerns with OCP Amendment or rezoning applications and have provided comments on required road and service improvements at the subdivision stage (Appendix 9).

Building Department

No concerns.

Fire Department

No concerns.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notice outlines the proposal and advises those with an 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 August 14, 2023.

Planning Department

In considering the proposal, staff looked to the Urban Residential section in the OCP and the Salmon Arm Community Housing Strategy, both documents offer guidelines and policies for incorporating higher density housing options in the community. In particular, OCP policy "8.3.1 Encourage residential developments within the UCB that create a mix of residential housing types" may support the proposed development. Staff note that in the last three years there have been OCP amendments that staff supported. In each of those scenarios the proposed OCP amendment and subsequent rezoning would have provided a substantial increase in the number of housing units being brought online and due to the scale of the development ties-in to established infrastructure those development could have proceeded with minimal issues. Staff viewed other OCP amendment applications in light of the recently adopted Housing Strategy and Housing Needs Assessment and were supportive of the efforts to bring more variety in housing formats and housing affordability into the community. In this instance, the proposal is not contributing a substantial increase in the number of units or variety in the housing stock.

There has been little development in the surrounding block of the neighbourhood over the last decade. If approved the subject property would be the only parcel designated as Medium Density Residential in a larger area of Low Density Residential and an area predominantly zoned R7 – Large Lot Single-Family Residential zoned lots.

Furthermore, the City recently initiated the review of the current OCP. While the proposal may provide for more density on this particular site, ahead of an OCP review the proposed development may adversely affect the potential redevelopment of the larger block of R7 zoned lots in the vicinity of the subject property. Through the OCP review, staff, with considerable public engagement and input, will evaluate residential housing densities in all corners of the City. Equally, given the recent direction of the provincial government on increasing housing supply, it is likely that increasing opportunities for more housing and more variety in

housing formats will be the focus in all neighbourhoods. This work is to be done in conjunction with infrastructure planning, including road network planning and the availability of other City services.

Amending the OCP and rezoning in an area where it may be considered premature can have the affect of negating future development at a larger scale. Staff are aware that through the next OCP review will focus on evaluating opportunities to increase densities in Area A and B. In the Hillcrest area there has been relatively little long range planning for in-fill development. Components to facilitate long term infill and redevelopment such as infrastructure planning and road network planning is limited in this area to date. Given the age of properties and lot areas in the general vicinity, it is very likely that the City will see more infill development in this area.

Staff do not support the proposed OCP amendment or rezoning of the subject property. Staff are of the opinion that this proposal is premature and that in the context of a more fulsome review of housing density and infill development potential through the OCP review is a better venue to evaluate increasing the density of the subject property.

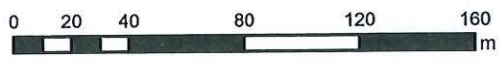
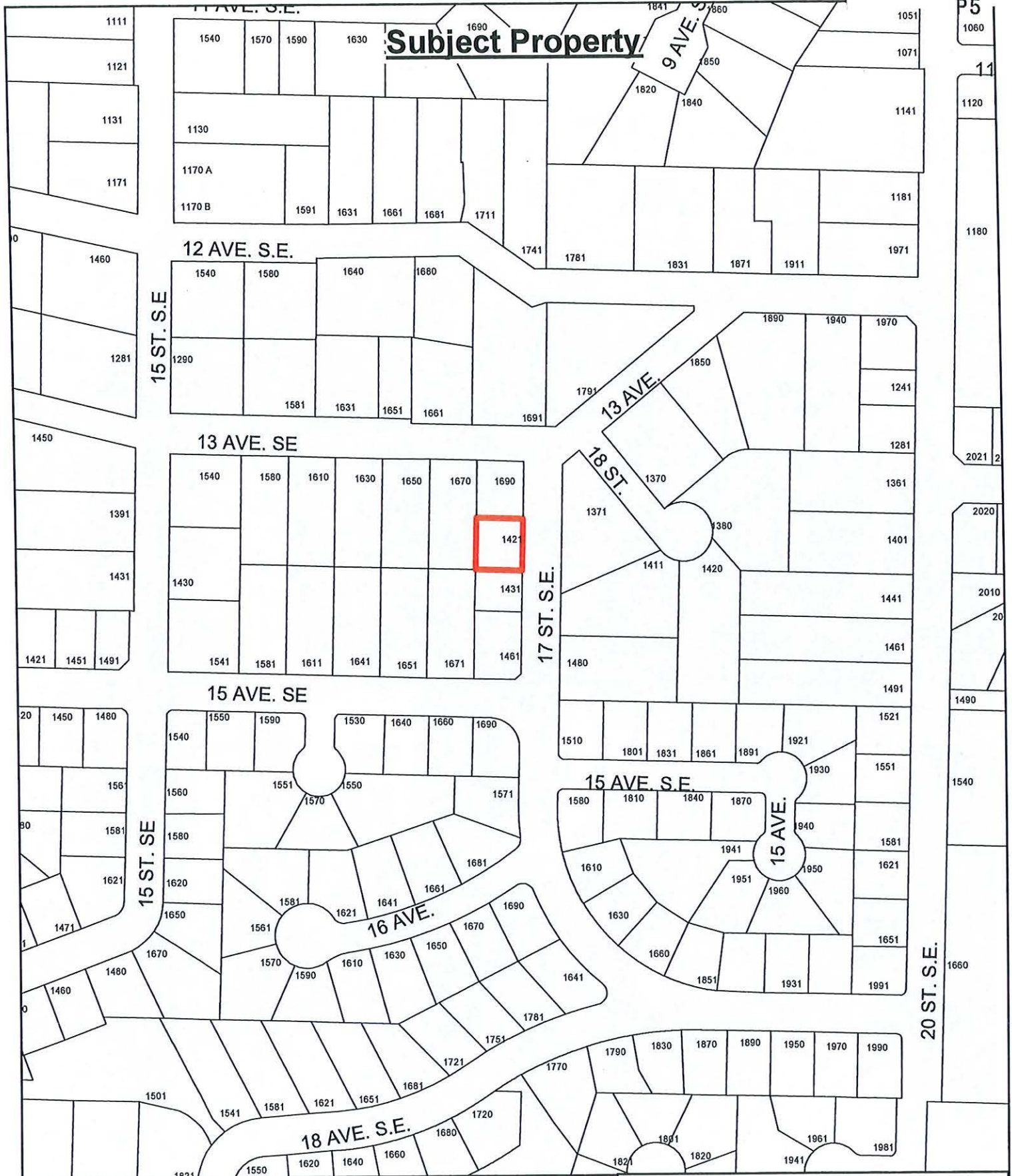




Prepared by: Melinda Smyrl, MCIP, RPP
Planner



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

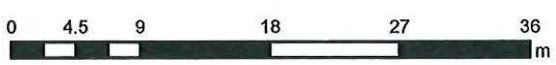
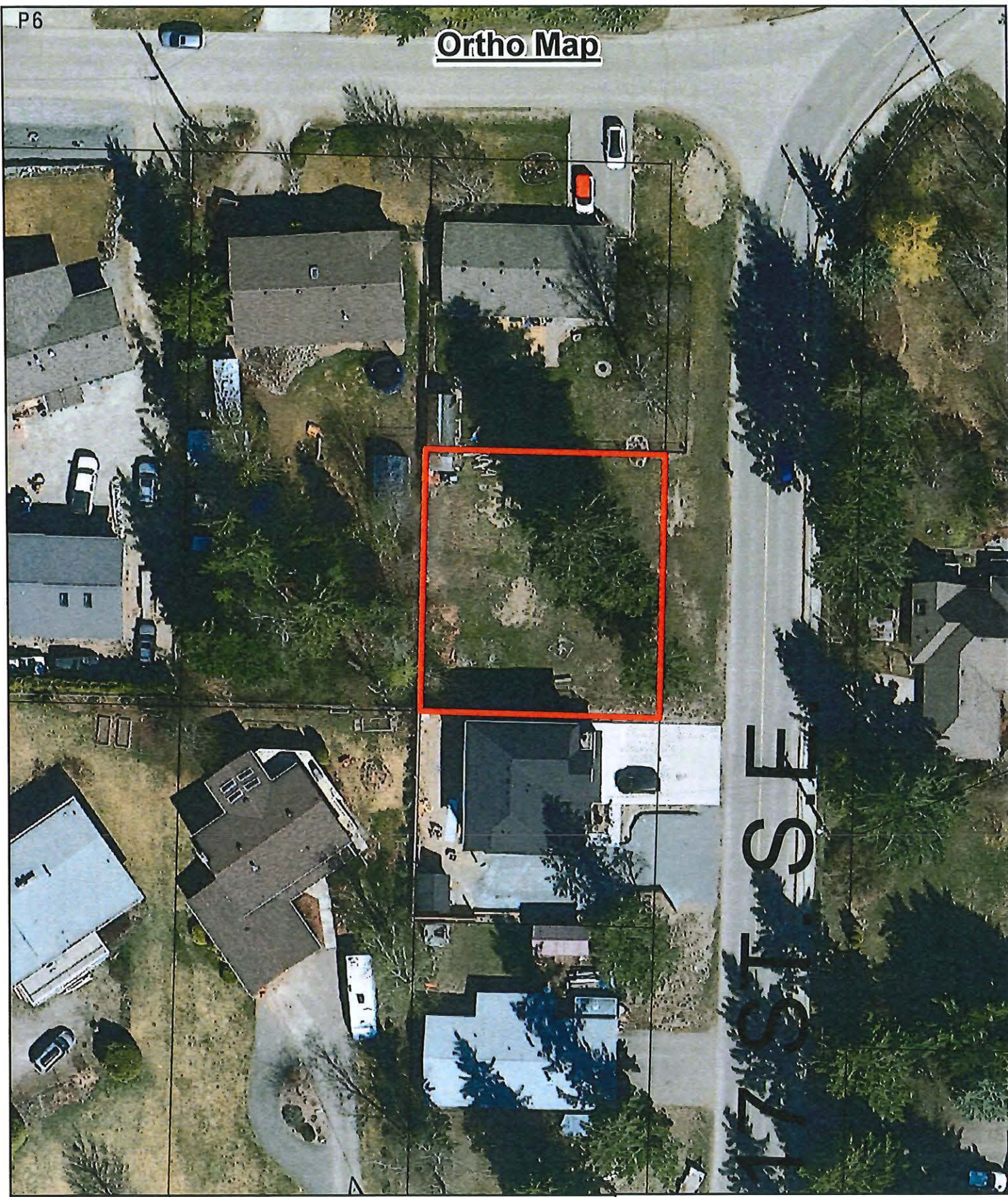
Subject Property



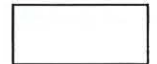
 Subject Property
 Parcels

P6

Ortho Map

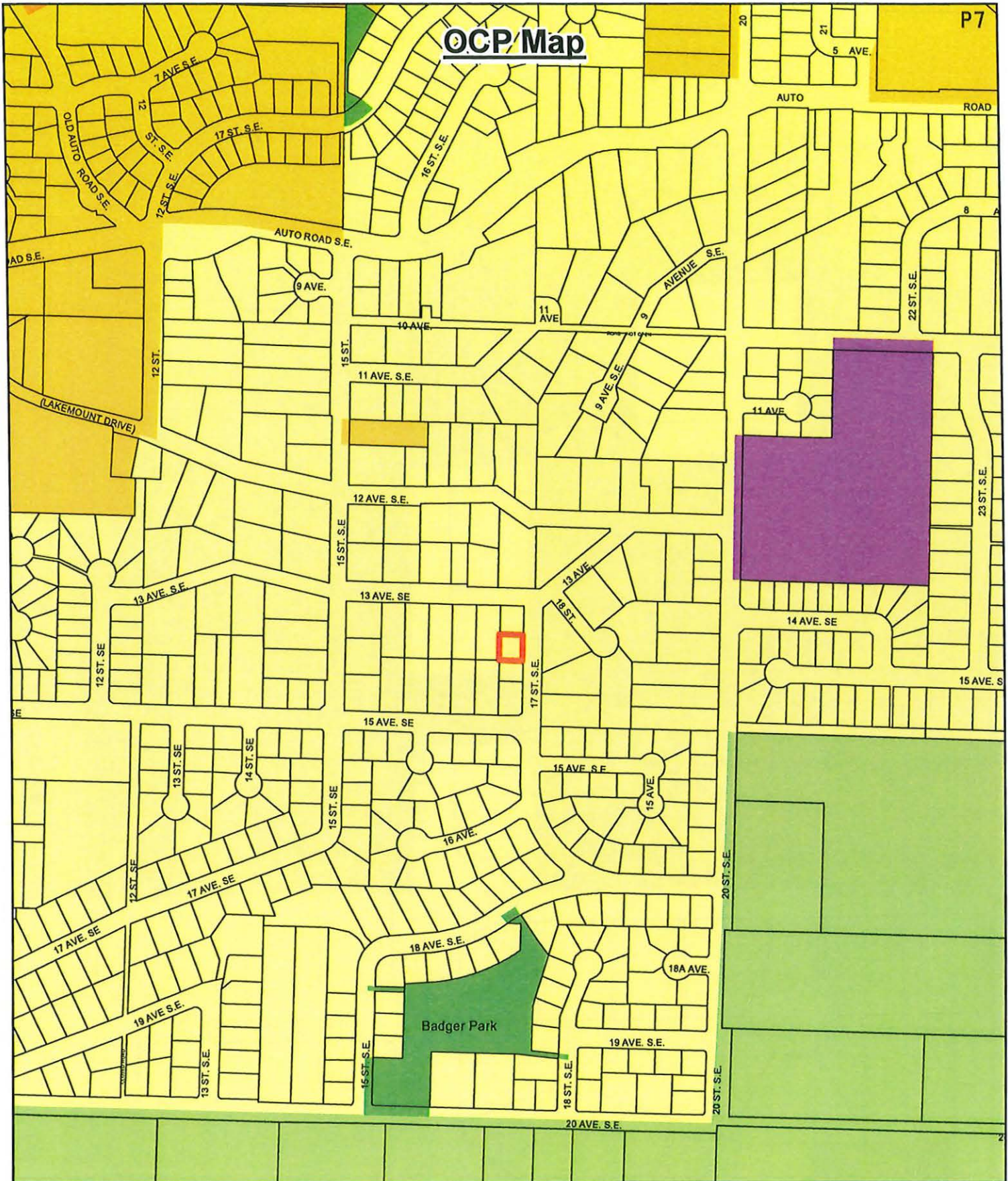


Subject Property

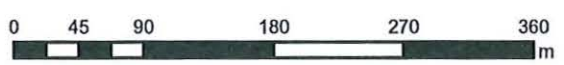



Parcels

OCP Map

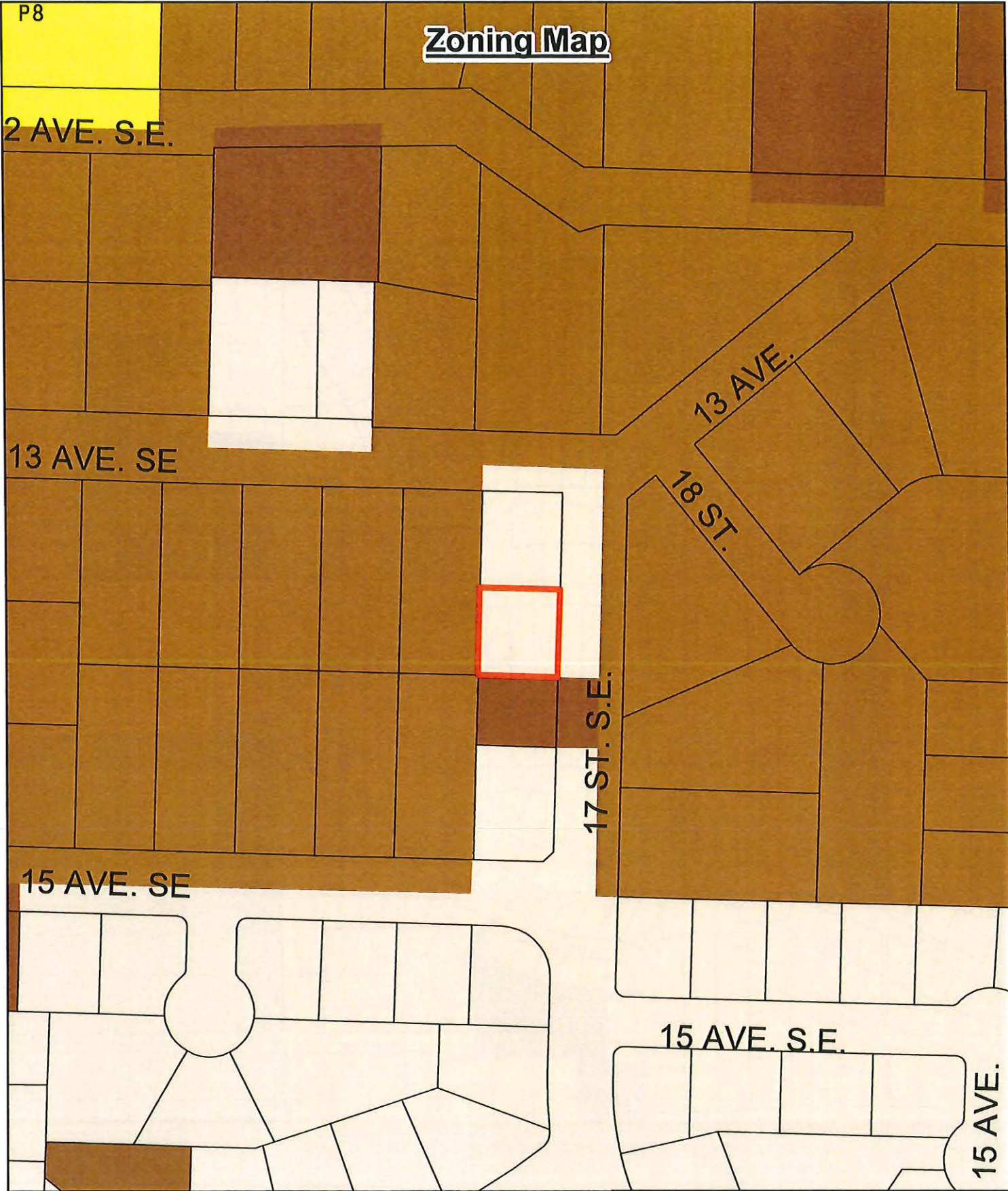








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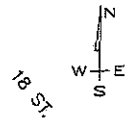
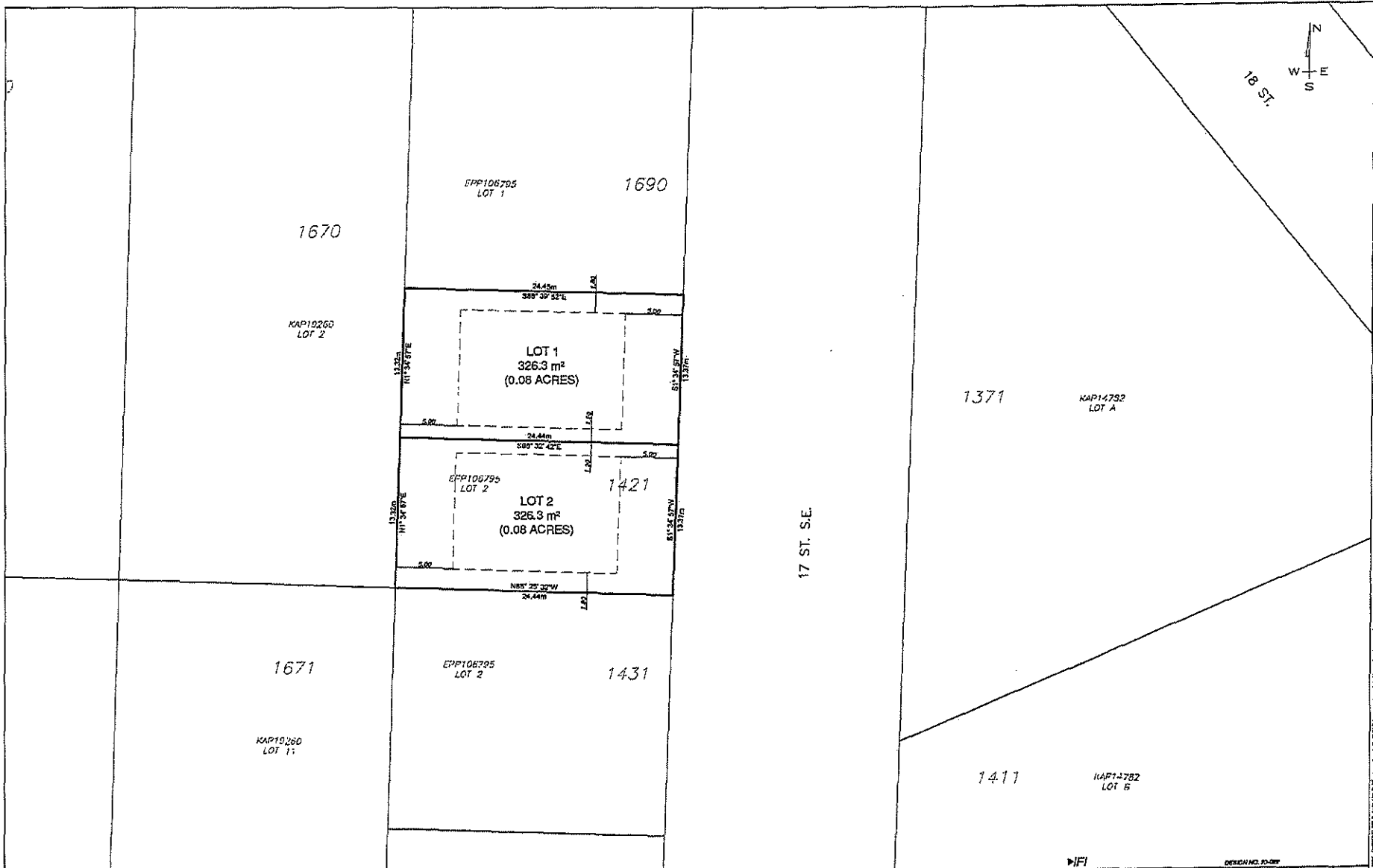


-  Subject Property
-  Parcels
-  Acreage Reserve
-  Park
-  Institutional
-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density

Zoning Map



-  Subject Property
-  Parcels
-  R-1
-  R-2
-  R-7
-  R-8



REV/NO	REVISION	DATE	DESIGNED	APPROVED
1	ISSUED FOR INFORMATION		LTV	JAW
2	ISSUED FOR INFORMATION		LTV	JAW

Jesse Beagle

1421 17 ST SE

LOT PLAN



NFI

DESIGN NO. PD-027

DESIGNED BY	LTV	DESIGNED BY	LTV
CHECKED BY	JAW	APPROVED BY	JAW
DATE	2010.08		

DRAWING NO.	PD-027	DRAWING NO.	PD-027
SCALE	1:1	SCALE	1:1
DATE	2010.08	DATE	2010.08
REV.	2	REV.	2

LOT 1: 326.3 m² (0.08 ACRES) LOT 2: 326.3 m² (0.08 ACRES) TOTAL: 652.6 m² (0.16 ACRES)

City of Salmon Arm
Box 40 – 500 2 Ave NE
Salmon Arm, BC V1E 2N2
c/o Development Services Department

RE: 1421 17th ST SE, Salmon Arm BC – Jesse Beagle

We are requesting that this application be brought forward to Council for the purpose of Rezoning, and OCP amendment.

The current lot is zoned R-1 with a newly built, single-family home. It is proposed that the lot be rezoned to R-4, for the purpose of subdividing the property into two equal area lots. The current home would remain on one lot and the other lot would be available to build an additional single-family home.

The reason for an R-4 zoning would be to accommodate bylaw lot size requirements. R-1 requires 450 square meters minimum parcel area and 14m minimum frontage width. Our two lots are proposed at 326 square meters with 13.37m frontage width. Our subdivision plan meets R-4 zoning, which requires 300 square meters minimum parcel area for a single-family dwelling and a minimum parcel width of 10 meters. Placement of the existing home would fit into R-4 setback requirements with no need for variances.

As per the City of Salmon Arms Zoning Bylaws Section 9.7, the only building option on the additional subdivided lot, if rezoned to R-4, would be a single-family home. Duplex and other building options require a larger lot size and frontage. The 1.8m setbacks for the R-4 lots from neighboring R-1 properties would be further than 1.5m setbacks required for R-1, which would benefit neighbors.

To conclude, while we need to ask for a medium density zoning, we are not looking to drastically increase the density of this area.

Sincerely,

Samantha Mitchell
Project Coordinator



Adams Lake Indian Band

Project Name:

OCP4000-54 / 1421 - 17 STREET SE

FN Consultation ID:

OCP-54

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Wednesday, April 19, 2023

Weytk,

Re. OCP4000-54 / 1421 - 17 STREET SE

Through a preliminary analysis, ALIB has identified concerns which include:

218 known ALIB cultural heritage sites found within 5 km of the provided polygon (1 intersecting)

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of Secwepemcul'ecw. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering, and fishing, along with rights associated with spiritual and cultural traditions that are practiced in accordance with Secwepemc customs, laws, and governance structures.

Recommendations:

ALIB does not object to this project as currently designed. Please notify ALIB through the "messages" function in NationsConnect with as much notice as possible if any significant scope changes are anticipated. Please share any cultural heritage, environmental, and archaeological reports associated with this project.

Kukstemc,

Brent Davidson,
Title and Rights Technical Coordinator
Adams Lake Indian Band
Chase, BC.



May 24th, 2023

City of Salmon Arm
Chris Larson
PO Box 40
Salmon Arm BC, V1E 4N2

Dear Chris,

Re: OCP Amendment Application No OCP 4000-54

The Salmon Arm Economic Development Society (SAEDS) Board of Directors reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 1421 17th Street SE from low density residential to medium density residential as well as rezoning from R1 to R4.

The SAEDS Board was not in support of the proposed OCP amendment and felt that perhaps this proposal could be best considered within the upcoming Official Community Plan review. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Laird", is written over a light blue horizontal line.

Bill Laird,
Board Chairperson

TO: Gary Buxton, Director of Planning
 DATE: May 16, 2023
 PREPARED BY: Mustafa Zakreet, Engineering Assistant
 APPLICANT: **J. & E. Beagle**
 SUBJECT: SUBDIVISION APPLICATION NO. 23-06
 LEGAL: Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP106795
 CIVIC: **1421 – 17 Street SE**

Further to your referral dated April 19, 2023, we provide the following servicing information. The following comments and servicing requirements are not conditions for Rezoning, but are requirements as a condition of Subdivision. Engineering Department does not have any concerns related to the Rezoning.

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. 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.
8. At the time of subdivision / 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 / building permit 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 APPLICATION FILE: 23-06

May 16, 2023

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subdivision / building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 17 Street SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 17 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 150mm diameter Zone 5 watermain on 17 Street SE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 25mm metered service from the 150mm diameter watermain on 17 Street SE. Since this service traverses the proposed lot, it is proposed that the existing service is used for the proposed lot, and a new 25mm metered service from the 150mm diameter watermain on 17 Street SE will be required for the existing lot. Owner / developer is responsible for all associated costs.
3. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10 utilizing the existing 25mm service from the 150mm diameter watermain on 17 Street SE. Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 17 Street SE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 17 Street SE. Since this service traverses the proposed lot, it is proposed that the existing service is used for the proposed lot and a new 100mm service from the sanitary sewer on 17 Street SE be added to have a 100mm service in each new lot. Owner / Developer is responsible for all associated costs.

SUBDIVISION APPLICATION FILE: 23-06

May 16, 2023

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3. The proposed parcel is to be serviced utilizing the existing 100mm service from the sanitary sewer on 17 Street SE. Owner / Developer is responsible for all associated costs.
 4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

1. A 375mm diameter storm sewer terminates at a manhole about 43m north of the property on 17 Street SE. Extending the stormwater main along the frontage of the property is required, or an alternative stormwater management system is required to address the road drainage on 17 Street SE.
2. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020).
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw (SDSB) No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2 of the SDSB.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3 of the SDSB. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Mustafa Zakreet
Engineering Assistant



Gabriel Bau P.Eng.
City Engineer

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To: His Worship Mayor Harrison and Members of Council

Date: June 23, 2023

Subject: Development Permit Application No. DP-451 (Industrial)

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

STAFF RECOMMENDATION

THAT: Development Permit No. DP-451 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094, in accordance with the attached drawings (Schedule A).

PROPOSAL

The proposal is for the development of the third phase of an industrial use facility comprised of 2 industrial warehouse buildings as shown in Schedule A (Appendix 1).

BACKGROUND

The subject parcel, at 3601 20 Avenue SE, is located approximately 600 m west of the Salmon Arm Regional Airport (Appendix 2 and 3). The initial phase (DP-430) of development included the construction of four 468 m² (5,038 ft²) storage buildings for *mini warehousing* use, totalling nearly 1,858 m² (20,000 ft²). The second phase of the development (DP-436 – Appendix 9) will include approximately 1,486 m² (16,000 ft²) of industrial space in the form of two 8,000 ft² buildings on the street front portion of the subject parcel. The letter of proposal, site plan and elevations (Appendix 1) provides further details on the application and proposal.

The subject parcel is 3.6 ha (8.9 ac) in area, designated Industrial - Light (IL) in the City's Official Community Plan (OCP), and zoned M-1 - General Industrial (Appendix 4 and 5). The parcel is within a designated Special Development Area, identified in the 1980s for the future expansion of the City's Industrial Park. Included within the "Industrial Development Permit Area", this designation means that any development is subject to form and character design policies under Section 10.5 of the OCP.

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

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

This is the fourth form and character industrial development permit application within this Industrial - Light designated area to come before City Council. The first such development permit was issued for the property directly east in 2014 (Access Precision Machining), while the second was issued in October 2021 for Phase 1 of this development. Staff note that a future road network has been planned over this area in order to support the future Industrial-Light development area (Appendix 6). Site photos are attached (Appendix 7).

COMMENTS

Fire Department

No concerns.

Building Department

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

Design Review Panel

The Development Permit application triggered referral to the Design Review Panel (DRP). The DRP reviewed this electronically and supported the application as presented.

Engineering Department

Comments attached (Appendix 8).

Planning Department

This application is to permit the development of two new industrial warehousing structures: simple buildings with metal facades and roofs. This development is subject to the form and character design policies under Section 10.5 of the OCP, categorized specifically as siting and building, landscape and screening, as well as access, circulation, and parking area guidelines.

Siting and Building Guidelines

The proposed development includes two buildings sited on the middle portion of the parcel, west of the existing buildings. The associated drive aisles as well as landscaping at the property's frontage have been addressed through previous DP application processes. The approved building elevations associated with DP-436 are attached as Appendix 9.

The form and character of the buildings proposed are similar to other industrial buildings in the area. The materials proposed are a painted metal siding with contrasting openings. Somewhat minimal architectural details are proposed, with no roof overhang, the buildings feature peaked rooflines. The buildings proposed as part of this phase would be set back well in excess of the required 6 m interior parcel line setback area.

Staff feel that the proposed development substantially aligns with the Industrial Development Permit Area objectives and design guidelines. The Design Review Panel noted no concerns through their review and support of the proposal as presented.

Landscape and Screening Guidelines

Landscaping and screening has been approved at previous application stages (Appendix 3). All plantings proposed and installed to date are fire smart, drought tolerant and deer resistant, aligned with OCP policies 10.5.15 and 10.5.18.

Access, Circulation, and Parking Guidelines

The newly-proposed two-building development proposes to use the same curving access route as approved in previous phases with adjacent parking spaces along asphalt driveways, which aligns with OCP policy 10.5.24. The majority of the parking area is to be screened from 20 Avenue SE by proposed buildings.

Zoning

The proposed warehousing use is permitted in the M-1 General Industrial Zone, subject to BC Building Code and zoning regulations (parking area and access, screening and landscaping requirements). The 6.5 m height of the proposed buildings is far less than the 15 m maximum building height permitted, while all requisite setbacks are met.

Staff note that one parking space is required for every 100 square metres plus 1 per 2 employees and a total of two loading spaces for this phase of the development. There is an excess of available space to

meet these requirements. Both the driveway, circulation surfaces, and aisle widths of 7.3 m are proposed to meet applicable requirements.

Road Reserve

A future road network has been planned affecting the subject parcel to support the future development and expansion of the Industrial Park (Appendix 6), and as such is once again a key element of this proposal. The proposal includes a 10 m wide strip along the east parcel line for the future road network. Given road construction is still premature at this time but recognizing the importance of the future road plan, the registration of a Section 219 road reserve covenant was required to secure the future road alignment. Said covenant is registered on Title and another Section 219 road reserve covenant is not required. Staff note that road dedication and construction would be triggered by future subdivision.

At the Development Permit stage, road dedication, upgrades and the extension of water, sanitary and storm sewer mains (or a cash contribution in lieu of those extensions) are not required. Servicing upgrades, including road dedication, may be required either at the time of the Building Permit (as determined by the development proposed) or upon further subdivision of the property.

CONCLUSION

While the buildings proposed are relatively simple, Staff consider the development as proposed to be a positive addition to the industrial area, consistent with Industrial Development Permit objectives and guidelines. The future road plan for this area has been addressed by the proposal. Considering the use and the site plan, and noting the development potential of the site, staff recommend support of the proposed development.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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



April 17, 2023

To: Whom it May Concern

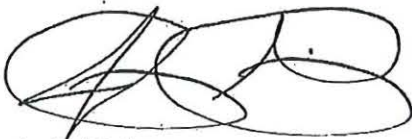
Re: Proposed Development at 3601 20th Ave SE, Salmon Arm, BC

Our proposal is to construct 2 Pre-Engineered buildings to be used as indoor and covered storage for RV's, boats and various other recreational vehicles.

These 2 buildings will consist of 1 – 80' x 150' fully covered storage building with 2 overhead access doors and 2 man doors and 1 – 40' x 120' Lean Too style building to provide covered RV storage.

The proposal for the construction of these 2 buildings are directly related to requests from existing customers and potential customers whom we couldn't previously accommodate for covered or fully enclosed storage in the Salmon Arm area. With the rising cost of recreational vehicles, owners of these vehicles are looking for covered or indoor storage to protect their investment.

Regards,



Jade Nielsen

President

Aviator Business Park Inc.



Edward F. Gooch Architect
9834-105 Street
Edmonton, AB T5K 1A8
Office: (780) 423-3424

Soil

PROJECT INFO:
CIVIC ADDRESS: 381 20th Avenue S.E.
LEGAL: LOT 18, PLAN 128
C/OPT PLAN APPROVAL SEC. 1, TPA, RA, 1988 AND

ZONING:
M1

SITE AREA:
2.174 (5,424)

THE CITY OF CALGARY
ZONING BY-LAW NO. 2380

BY-LAW	PROPOSED
ZONING M1 GENERAL INDUSTRIAL ZONE	ZONING M1 GENERAL INDUSTRIAL ZONE
26.1 PURPOSE GENERAL INDUSTRIAL AND MANUFACTURING	26.1 PURPOSE GENERAL INDUSTRIAL AND MANUFACTURING
26.2 REGULATIONS AS PER ZONING BY-LAW	26.2 REGULATIONS AS PER ZONING BY-LAW
26.3 PERMITTED USES LAND RECREATION AND STORAGE YARDS	26.3 PERMITTED USES LAND RECREATION AND STORAGE YARDS
26.4 MAX HEIGHT PERMISSIBLE BUILDING HEIGHT 15.0m (49.2')	26.4 HEIGHT PERMISSIBLE BUILDING HEIGHT 6.0m (19.7')
26.5 MAX WFE COVERAGE BUILDINGS 50%	26.5 WFE COVERAGE BUILDINGS 50%
26.6 MIN PARCEL AREA 60,000 (6,000 sqm)	26.6 PARCEL AREA 30,380 (6,442)
26.7 MIN PARCEL WIDTH 15.0m (49.2')	26.7 PARCEL WIDTH 16.0m (52.5')
26.8 SETBACKS OF PRINCIPLE BUILDING 1) FRONT PARCEL LINE 6.0m (19.7') 2) REAR PARCEL LINE 6.0m (19.7') 3) INTERIOR PARCEL LINE 6.0m (19.7') 4) EXTERIOR PARCEL LINE 6.0m (19.7')	26.8 SETBACKS OF PRINCIPLE BUILDING 1) FRONT PARCEL LINE NA 2) REAR PARCEL LINE 19.8m (65.0') 3) WEST INTERIOR PARCEL LINE 6.0m (19.7') 4) WEST INTERIOR PARCEL LINE NA 4) EXTERIOR PARCEL LINE NA
26.9 ACCESSORY METAL SPACE SHALL NOT EXCEED 5% OF THE GROSS FLOOR AREA OF THE PRINCIPAL BUILDING BETWEEN LINDER LIGHT INDUSTRIAL	26.9 ACCESSORY METAL SPACE SHALL NOT EXCEED 5% OF THE GROSS FLOOR AREA OF THE PRINCIPAL BUILDING BETWEEN LINDER LIGHT INDUSTRIAL
26.10 OUTSIDE STORAGE SHALL BE SCREENED FROM ANY ADJACENT LOT NOT ZONED INDUSTRIAL	26.10 OUTSIDE STORAGE SHALL BE SCREENED FROM ANY ADJACENT LOT NOT ZONED INDUSTRIAL
26.11 PARKING AND LOADING PARKING REQUIRED: 1 WORKSPACE 1 PER 2 EMPLOYEES LOADING REQUIRED: 4800m ² 7 SPACES	26.11 PARKING AND LOADING PARKING REQUIRED: 1 WORKSPACE 1 LOADING REQUIRED: 2 SPACES

B.C. CODE REVIEW

TYPE OF WORK:
NEW CONSTRUCTION

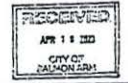
BASED FOR CODE ANALYSIS:
BC BUILDING CODE EDITION J018

BUILDING AREA	BUILDING FOOTPRINT:	BUILDING (PART 3)	1,114.8m ²
	LEAN TO (PART 3)		448.8m ²

OCCUPANCY CLASSIFICATION:
BASED ON OCCUPANCIES (OCCUPATION DIVISION F3): BOAT STORAGE BUILDINGS

BUILDING HEIGHT: PLAT SITE
GRADE: 1 STOREY
STONEYS:

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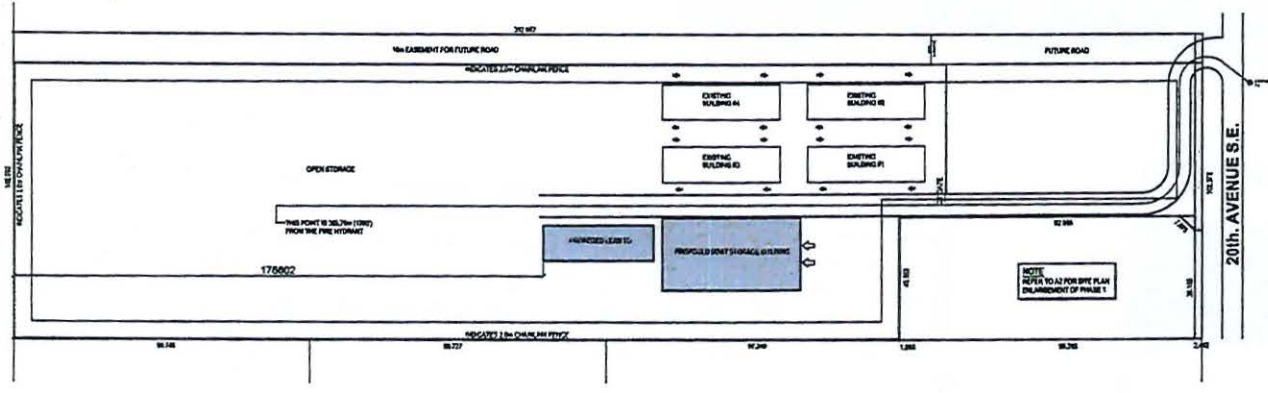
AVIATOR BUSINESS PARK

Appendix A Letter and Site Plans

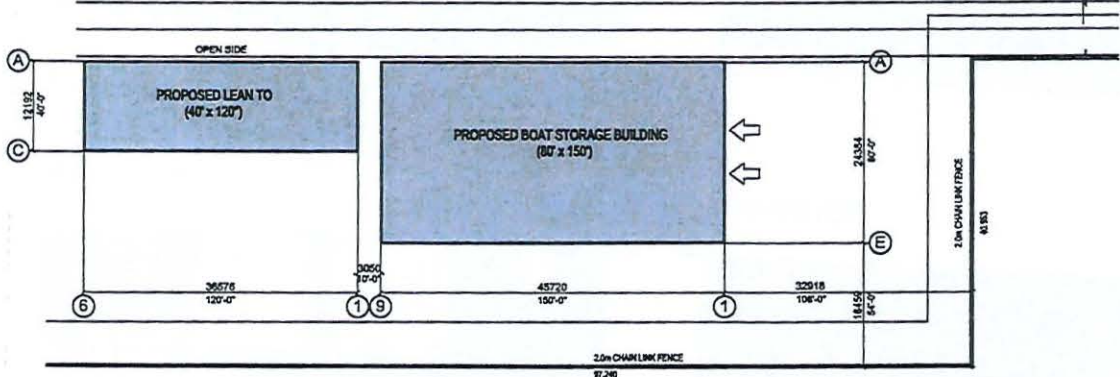
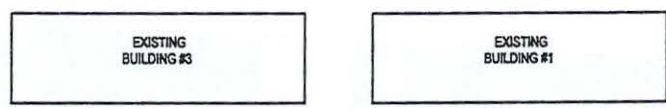
Issued: 01-04/17/2020 - ISSUED FOR DP

Project No. EG1892
Version: V1
Date: 04/17/2023
Drawing Title: SITE PLAN

Drawing No. DP



OVERALL SITE PLAN
SCALE: 1:250



PARTIAL SITE PLAN
SCALE: 1:300



Edward F. Gooch Architect
9834-105 Street
Edmonton, AB T6K 1A6
Office: (780) 423-3424

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AVIATOR BUSINESS PARK

Appendix A

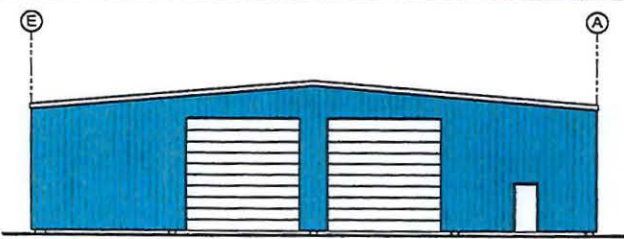
Issue: 01-0011280-10000 P00

Project No. EG1692
Version: v1
Date: 04/17/2023

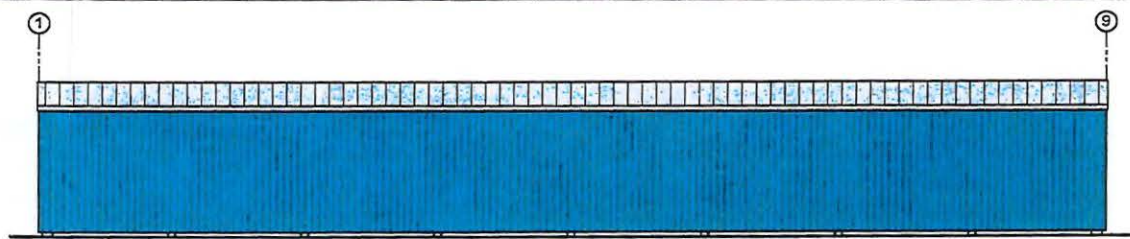
Drawing Title: ELEVATIONS

Drawing No. DP3

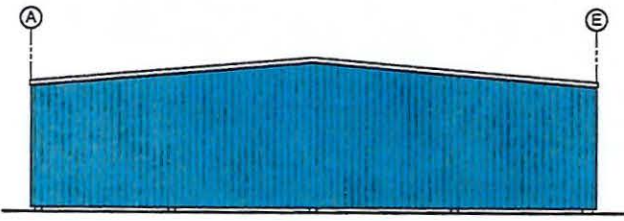
Other and Site Plans



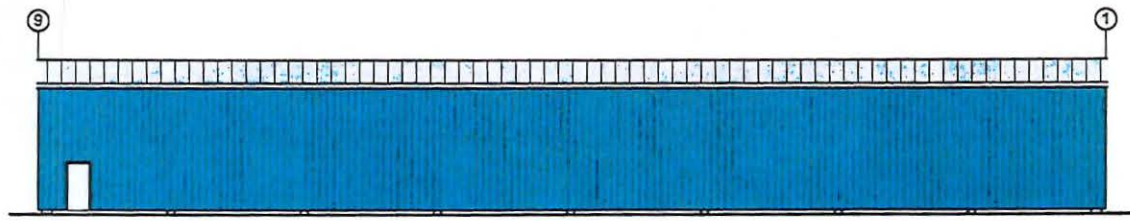
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



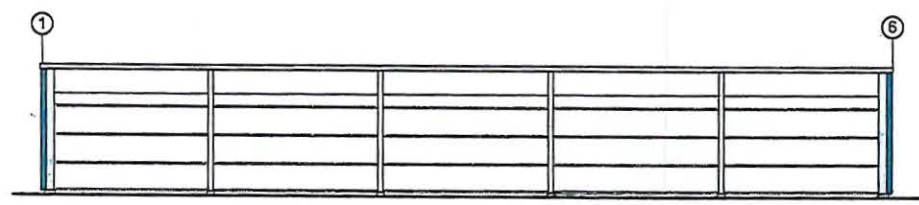
EAST ELEVATION
SCALE: 1/8" = 1'-0"



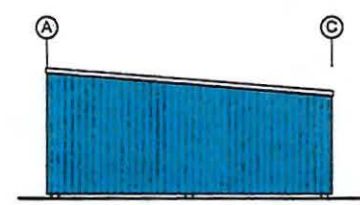
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



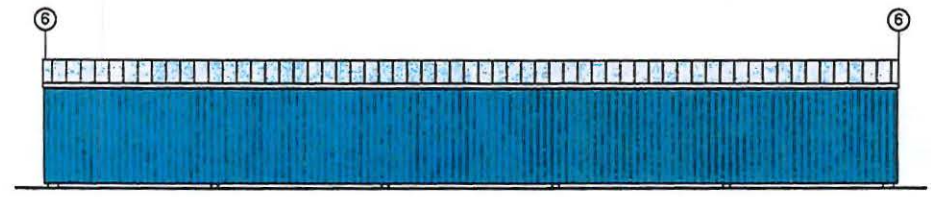
WEST ELEVATION
SCALE: 1/8" = 1'-0"



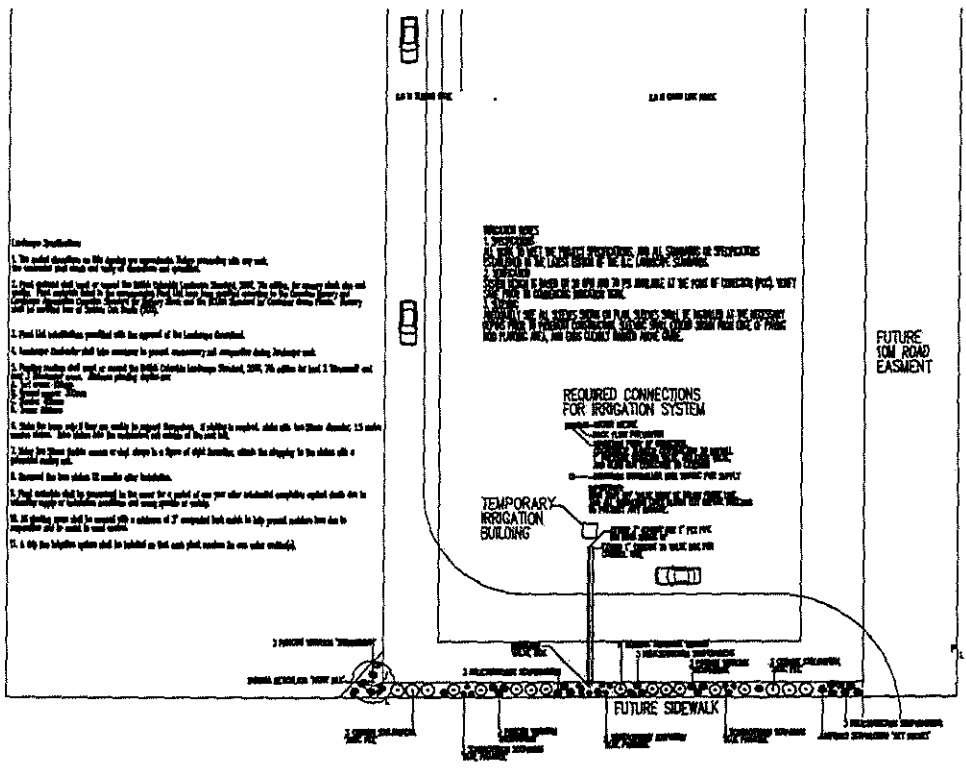
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



WEST ELEVATION
SCALE: 1/8" = 1'-0"



- Landscaping Specifications**
- The noted quantities on this drawing are approximate. Before proceeding with any work, the contractor shall verify the quantities and schedule.
 - Plant material shall be supplied by the contractor. The contractor shall provide a list of plants to be used, including the quantity, size, and color, and shall obtain the approval of the architect before proceeding with any work.
 - Plant material shall be installed in accordance with the approved landscape plan. The contractor shall provide a list of plants to be used, including the quantity, size, and color, and shall obtain the approval of the architect before proceeding with any work.
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PLANT LIST

PLANT NAME	QUANTITY	SIZE	INSTALLATION DATE	INSTALLATION LOCATION
PLANT 1	1	10" DB	01/18	IS
PLANT 2	1	10" DB	01/18	IS
PLANT 3	1	10" DB	01/18	IS

- NOTES**
- REVISIONS AND CHANGES TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



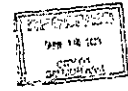
AVIATOR BUSINESS PARK
 3601 20TH AVE. SE, SALMON ARM
 1:250 11 FEB 2021 ONE
 PAT DILLON

LANDSCAPING IS EXISTING



Edward F. Gooch Architect
 8034-105 Street
 Edmond, OK 73116
 Office: (781) 423-3424

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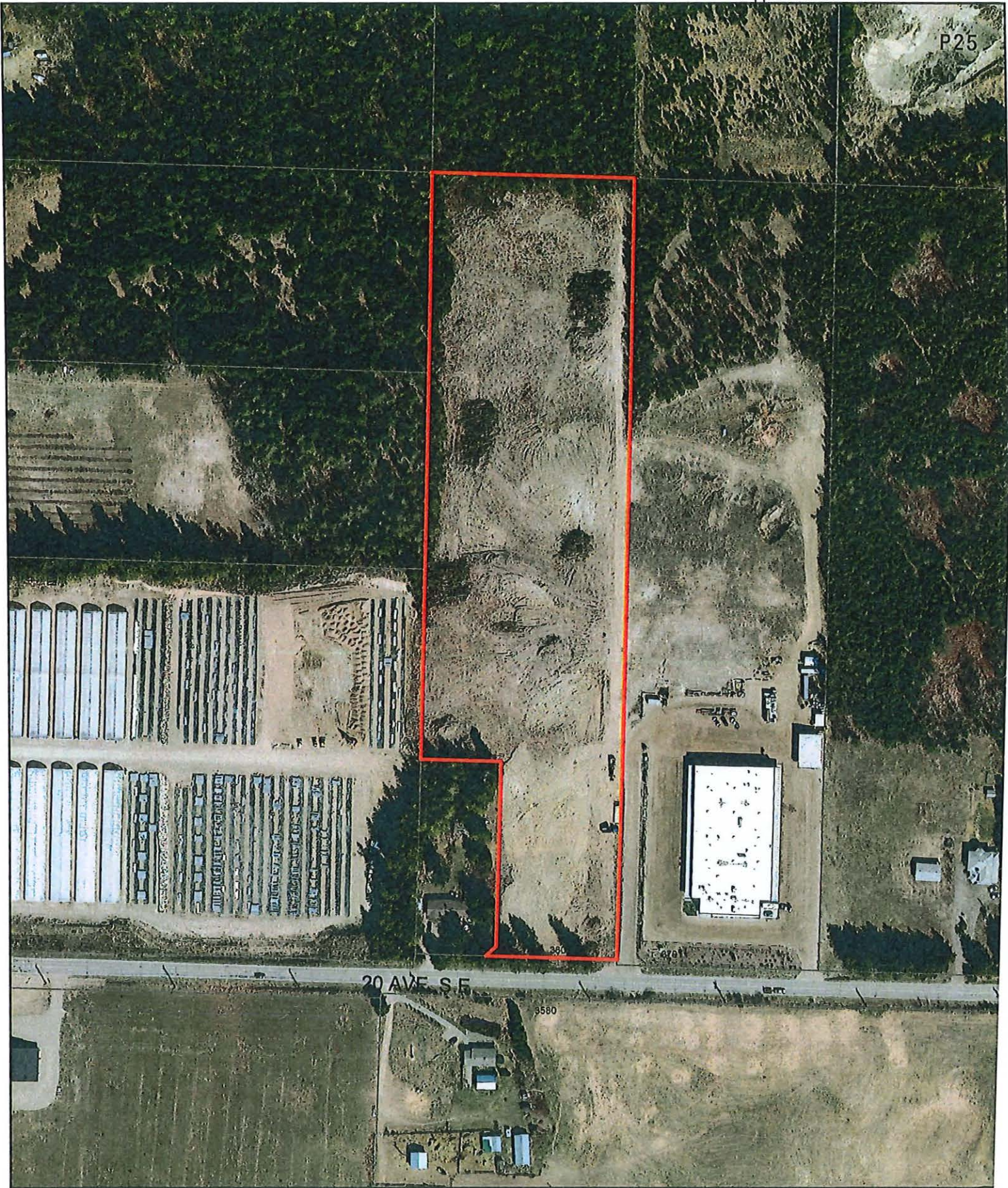


AVIATOR BUSINESS PARK

Appendix 1 - Schedule A
 Seller and Site Plans
 DP 11

Project No. EG1682
 Date: 04/17/2023
 Drawing Title: EXISTING LANDSCAPE PLAN PHASE 1 & 2
 Drawing No. DP 11

P25

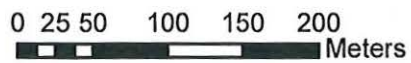


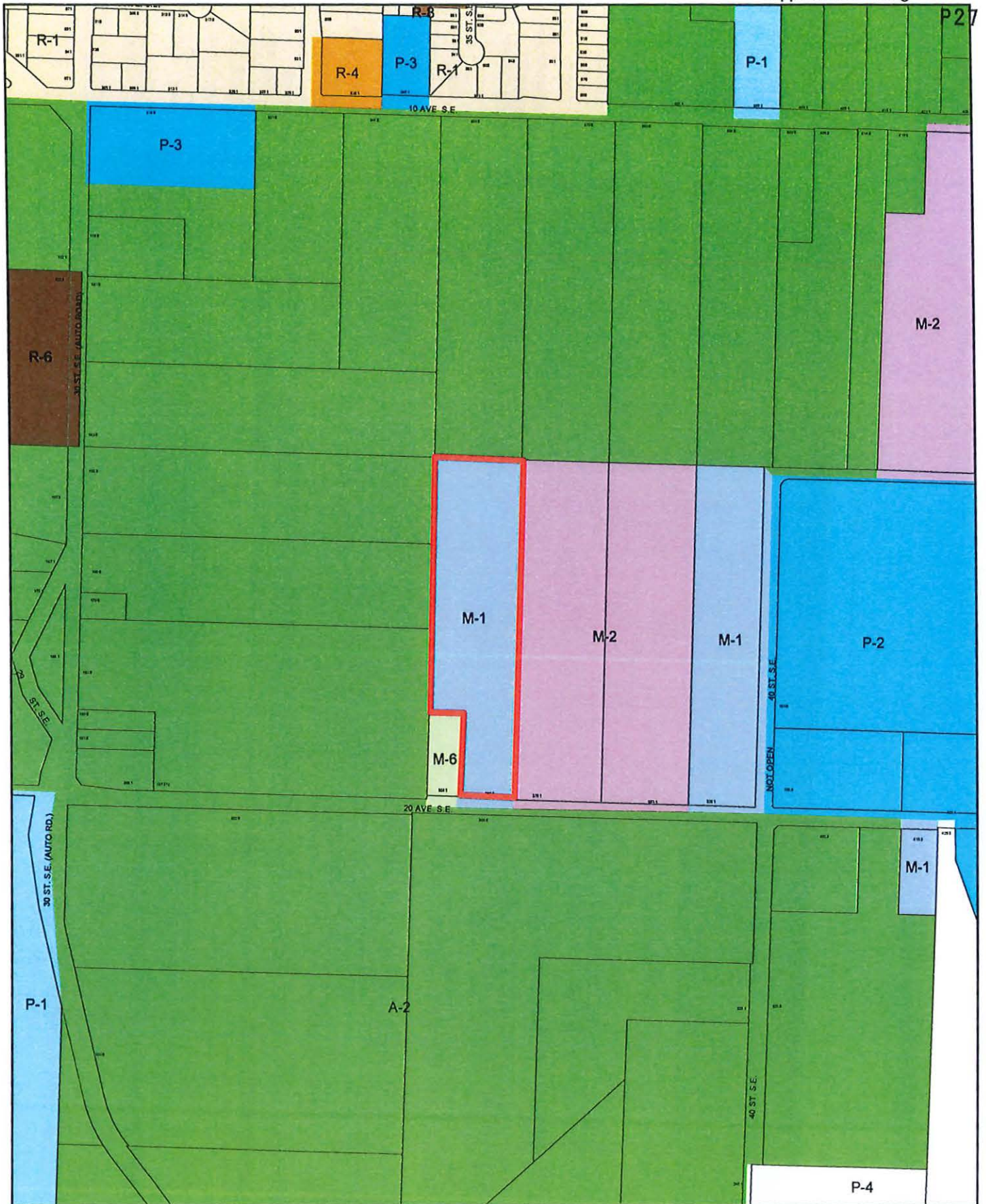
0 12.525 50 75 100
Meters

 Subject Property
 Parcels

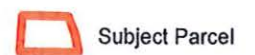
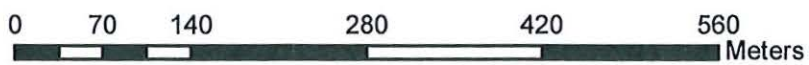


	Subject Property		Open Space		Industrial - General
	Parcels		Acreage Reserve		Industrial - Light
			Institutional		Industrial - Airside
			Residential - Low Density		





P27





View of subject parcel northwest from 20 Avenue SE. Arrow indicating proposed building location.



View of subject parcel over adjacent parcels northeast from 20 Avenue SE.



*Memorandum from the
Engineering and Public
Works Department*

TO: Gary Buxton, Director of Planning
 DATE: June 26, 2023
 PREPARED BY: Mustafa Zakreet, Engineering Assistant
 APPLICANT: Aviator Business Park Inc.
 SUBJECT: Development Variance Permit Amendment Application No. DP-451
 LEGAL: Lot 15, Section 7, Township 20, Range 9, W6M KDYD, Plan 1230,
 Except Plan KAP83094
 CIVIC: 3601 – 20 Avenue SE

Further to your referral dated April 24, 2023 we provide the following servicing information.

Comments are based on the Subdivision/Development 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 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with (underground) electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. 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.
7. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.

DEVELOPMENT PERMIT APPLICATION NO: DP-451

June 26, 2023

Page 2

Roads / Access:

1. 20 Avenue SE, on the subject property's southern boundary, is designated as Rural Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 20 Avenue SE has been constructed to a Rural Road standard as per the Servicing Agreement completed under Building Permit No. 16982/3 in October 2021. No further upgrade is required.
3. Confirmation is required that Road reserve has been registered along future 37 Street SE, along the eastern boundary of the subject property, including 5m x 5m corner cut.

Water:

1. As "cash in lieu" payment has been received for the future upgrading of the watermain on 20 Avenue SE to 250mm diameter across the frontage of the property as per DP-430. No further upgrades will be required.
2. Records indicate that the existing property is serviced by a metered 200mm water service from the 200mm diameter watermain on 20 Avenue SE. No further upgrade is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The subject property is in an area with insufficient fire flows and pressures for industrial zoning according to the 2011 Water Study (OD&K 2012). Planned upgrade to the Zone 5 booster station will bring flows and pressure to bylaw requirements; therefore, no upgrades are required at this time.
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

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

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.

DEVELOPMENT PERMIT APPLICATION NO: DP-451

June 26, 2023

Page 3

-
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
 3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.



Mustafa Zakreet, EIT
Engineering Assistant



Gabriel Beau Baiges P.Eng.
City Engineer

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: June 21, 2023

SUBJECT: Development Variance Permit Application No. VP-580

Legal: Lot 1, Section 29, Township 20, Range 10, W6M, KDYD, Plan 39577

Civic: 3821 - 50 Street NW

Applicant: Reid, C. & Verney, D. (Owners)

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP - 580 be authorized for issuance for Lot 1, Section 29, Township 20, Range 10, W6M, KDYD, Plan 39577 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4163, to waive the upgrading of the west side of 50 Street NW along the parcel frontage to the Rural Collector Road Standard (RD-8), including installation of a bike lane, shoulder and drainage ditch.

STAFF RECOMMENDATION

THAT: the Motion for Development Variance Permit No. VP-580 be defeated.

PROPOSAL

The applicant is requesting to waive required road upgrades for 50 Street NW along the parcel frontage in order to reduce the servicing requirements for development on the subject property.

BACKGROUND

The subject property is located in the Gleneden area, has 1 road frontage along 50 Street NW, and is approximately 1.722 hectares in area (Appendix 1 and 2). It is designated Acreage Reserve in the City's Official Community Plan (OCP) (Appendix 3) and is outside of the ALR (Appendix 4). In Zoning Bylaw No. 2303, the subject property is zoned A2 - Small Holding Zone (Appendix 5). The A2 zoning permits agricultural development and limits residential development to a single family dwelling and a Rural Detached Suite.

Adjacent land uses include the following:

North: A2 (Rural Holding Zone) – Agriculture and Single Family Residences

South: A2 (Rural Holding Zone) – Agriculture and Single Family Residences

East: A2 (Rural Holding Zone) – Agriculture and Single Family Residences

West: A3 (Small Holding Zone), P1 (Park and Rec Zone), CD3 – Rural, natural area, Agriculture, and Single Family Residences

In June 2022, a building permit was submitted for the subject property triggering frontage works. Subsequently, a variance application was submitted in March 2023 to waive the frontage works, with additional information received in April.

The Engineering and Servicing Report dated May 29, 2023 that forms the basis of this report is included as Appendix 6, and includes an Opinion of Probable Costs (OPC) for the works required.

50 Street NW – Servicing Requirements

50 Street NW adjacent to the subject parcel is required to be upgraded to a Rural Collector Road Standard (Appendix 7, RD-8). It has been identified in the OCP for a Bike Route (OCP Map 12.2), as well as within the City's Active Transportation Network Plan. Available records show that there is sufficient road right-of-way to accommodate the required upgrades.

Specific to the section fronting the subject property the upgrading includes the installation of asphalt bike lane, shoulder widening and drainage ditch work along the west side of 50 St NE. Relocating a communications pole would also be required. The applicant has provided a letter detailing their request (Appendix 8). The subtotal for the frontage works is \$189,615.23.

It should be noted that the applicant is requesting the Council waive all of the road improvement requirements. The staff recommendation is based on a review of that request.

COMMENTS

Engineering Department

Recommendation to deny request. In response to the request to vary servicing requirements, the Engineering Department have provided comments and illustrative maps (Appendix 6).

Building Department

No concerns.

Fire Department

No response.

Planning Department

When considering servicing variances a number of factors are taken into consideration, including physical or legal constraints such as topography, scale of proposed development, and the growth potential in the area. In this situation there are no physical or legal constraints that would necessitate a relief from bylaw requirements.

Future growth is limited in most of the rural areas due to the ALR boundary and OCP policies regarding growth, with the exception of the Gleneden area. Gleneden is the only rural area, outside of the Urban Containment Boundary where rezoning and subsequent subdivision is supported. Lands to the west and north of the property are outside of the ALR and of sufficient parcel area to accommodate future subdivision.

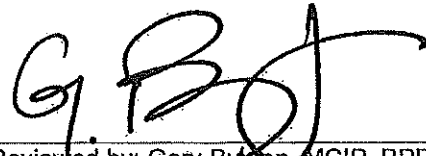
Staff recognize that there are other constraints on development potential, the undeveloped state of the adjacent roadways and surrounding lands, and the particular burden that parcels with larger frontages face when developing. However, completely offsetting the cost of upgrading and construction of 50 Street NW onto the future developer/land owners or the City is problematic. Waiving the requirements would place additional financial burden on the City for the road improvements in the future or increase costs to future developers of adjacent properties.

While Council is not burdened by precedent, staff note that parcels fronting on 60 Street NW were granted variances to waive frontage upgrade requirements in 2022 and 2023 under separate variance applications. 50 Street NW adjacent to the subject parcel is identified in the OCP and the City's Active Transportation Network Plan for active transportation infrastructure, providing the closest alternative route to the Trans Canada Highway to connect to Adams Lake Band land and neighbouring communities beyond.

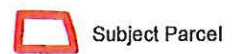
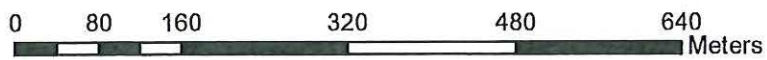
Considering the requirements as previously detailed including OCP and the Active Transportation Plan policy, staff do not recommend that the variances as requested by the applicant be granted. Should Council wish to grant variances to the 50 Street NW requirements to provide some relief, noting that there appears to be sufficient road right-of-way to accommodate the required upgrades, staff suggest that Council consider a 50% cash in lieu contribution (of the \$189,615.23 amount) rather than complete waiver.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



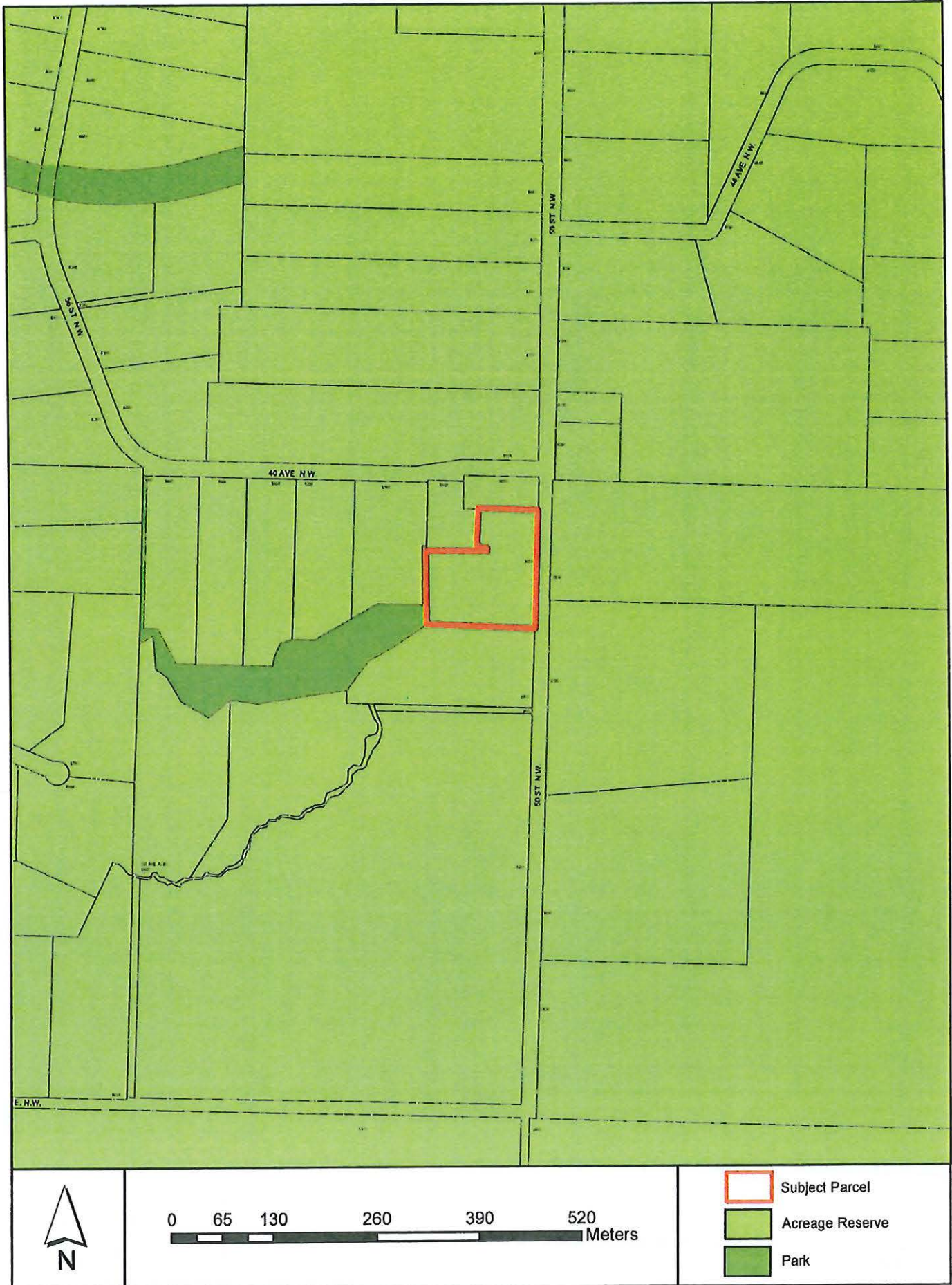
Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services

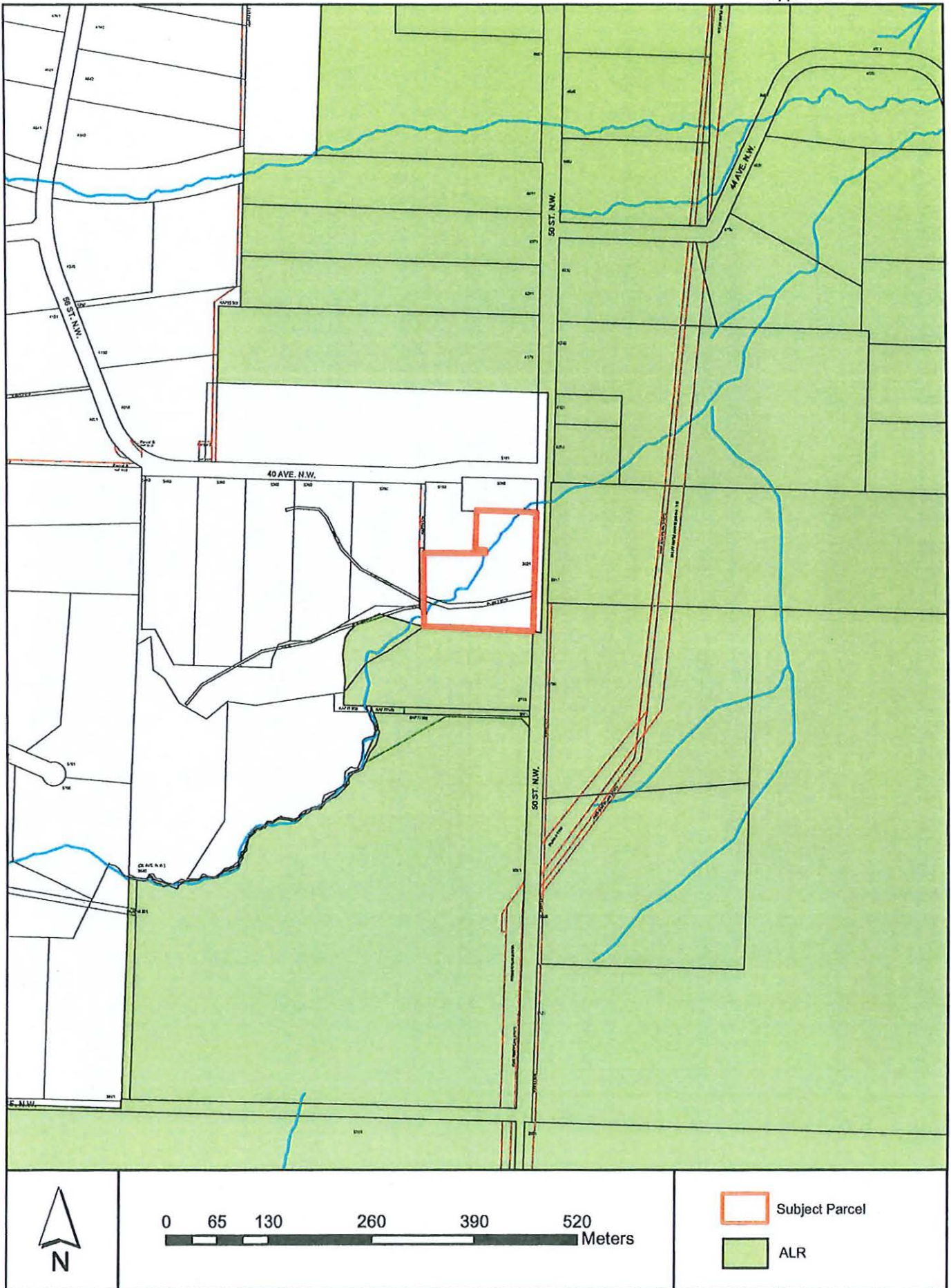


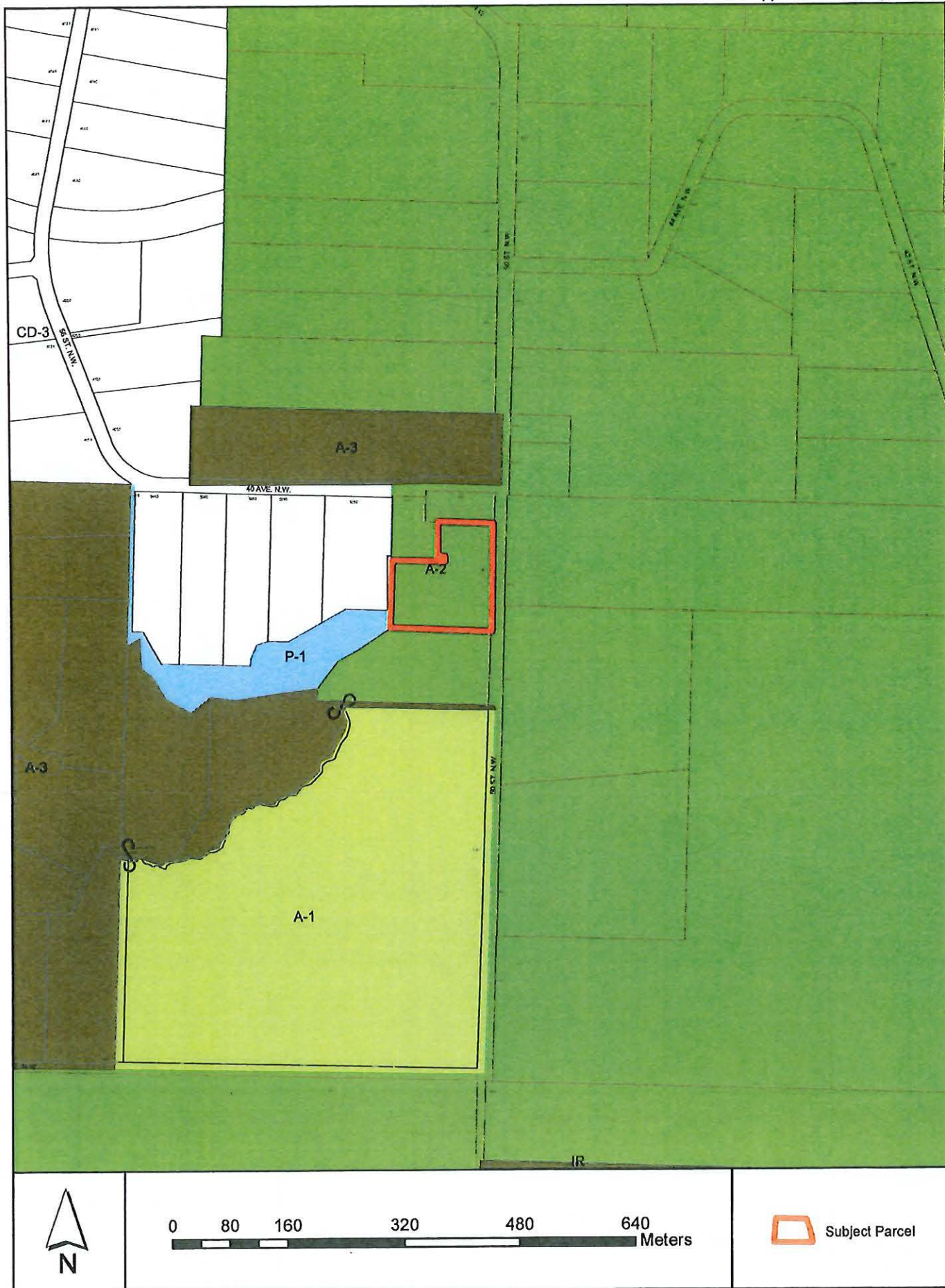
Appendix 2: Parcel View



 Subject Parcel









*Memorandum from the
Engineering and Public
Works Department*

TO: Gary Buxton, Director of Planning
 DATE: 16 June, 2023
 PREPARED BY: Mustafa Zakreet, Engineering Assistant
 APPLICANT: Reid C. & D. - 3821 – 50 Street NW Salmon Arm, BC V1E 3A9
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 580**
 LEGAL: Lot 1, Section 29, Township 20, Range 10, W6M, KDYD, Plan 39577
 CIVIC: **3821 – 50 Street NW**

Further to the request for variance dated 04 April 2023, the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances.

Where construction of a home is proposed on bare land within the rural area, the Subdivision and Development Servicing Bylaw 4163 (SDSB) requires full upgrade (from centerline) of the road(s) within the property's frontage(s).

The applicant submitted a building permit# 17221B for a new house on the subject property which triggers a full frontage upgrades as per (SDSB). The applicant has also submitted a cost estimate of the required work produced by Gentech Engineering.

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4163:

Waive the requirement to upgrade 50 Street NW to the Rural Collector Road (RD-8) standard, including the installation of a bike lane.

50 Street NW is currently not to standard and upgrading to the Rural Collector Road RD-8 standard is required under the SDSB. The required upgrades include bike lane construction and associated road widening and ditching.

The Official Community Plan (Map 12.2) currently includes this section of road in the Cycle Network Plan (See appendix A); therefore, staff do not support waiving the requirements of the SDSB.

VARIANCE PERMIT APPLICATION FILE NO. VP- 581

16 May 2023

Page 2

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement for upgrade 50 Street NW to the Rural Collector Road standard (RD-8) be denied.

The estimated cost of 50 Street NW upgrade as per Gentech Engineering is: \$189,615
(See Appendix B)

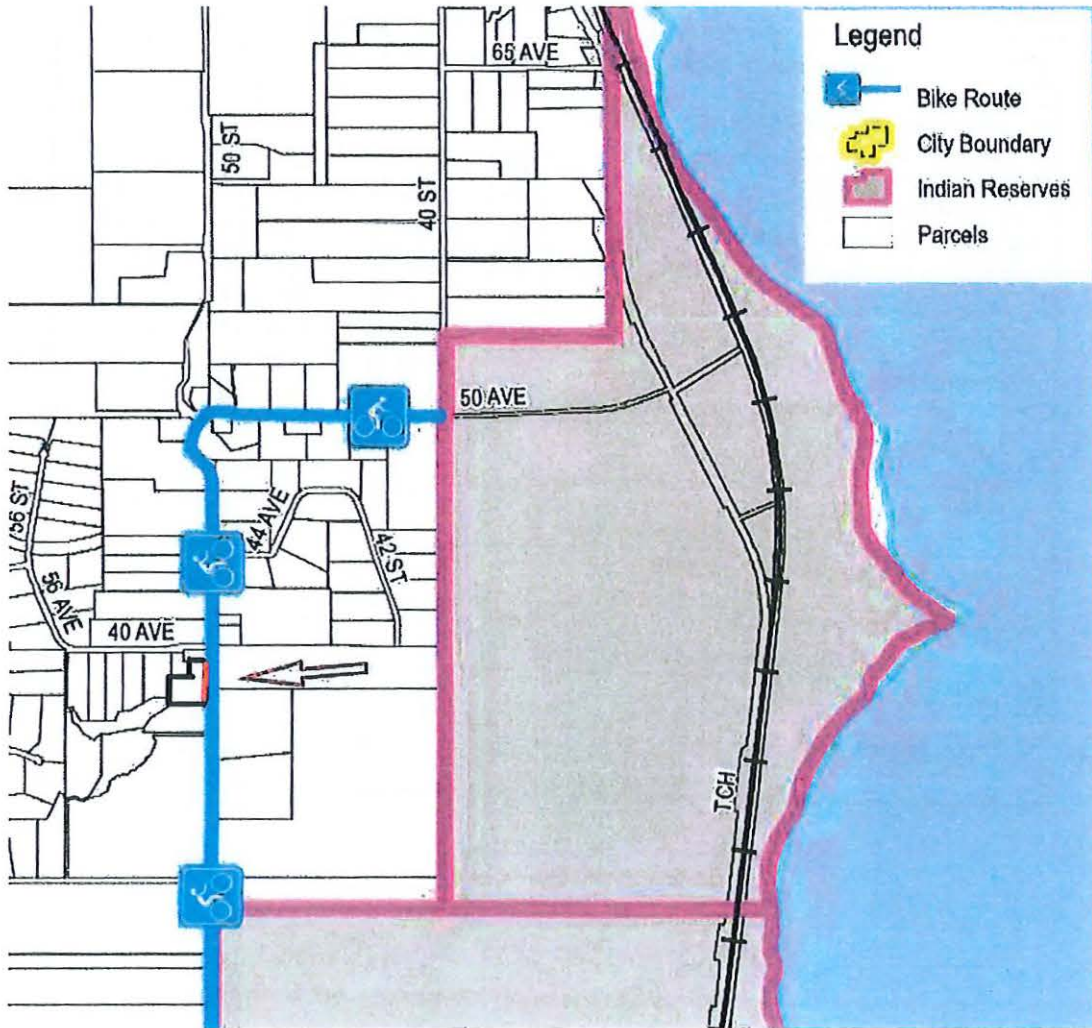


Mustafa Zakreet
Engineering Assistant

Gabriel Bau P.Eng.
City Engineer

VARIANCE PERMIT APPLICATION FILE NO. VP- 581
16 May 2023
Page 3

Appendix A



VARIANCE PERMIT APPLICATION FILE NO. VP- 581

16 May 2023

Page 4

Appendix B

DAWSON REID
JUNE 2023
3821 50th STREET NW - FRONTAGE UPGRADES
CLASS 'C' OPINION OF PROBABLE COST (CASH IN LIEU)
SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
 (*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
1.1	Clearing and Grubbing	LS	1	\$ 15,000.00	\$ 15,000.00
1.2	Asphalt Removal & Disposal	m ²	45 *	\$ 15.00	\$ 675.00
1.3	Common Excavation & Disposal	m ³	500 *	\$ 17.50	\$ 8,750.00
1.4	Supply & Place Sub-Base	m ³	200 *	\$ 70.00	\$ 14,000.00
1.5	Supply & Place Base	m ³	35 *	\$ 95.00	\$ 3,325.00
1.6	Supply & Place 100mm Asphalt (Two 50mm Lifts)	m ²	225 *	\$ 65.00	\$ 14,625.00
1.7	Shouldering	m ³	20 *	\$ 150.00	\$ 3,000.00
	Sub-Total: Roads and Earthworks				\$ 59,375.00
2.0	STORM SEWER WORKS				
2.1	Ditching	m	150 *	\$ 75.00	\$ 11,250.00
	Sub-Total: Storm Sewer Works				\$ 11,250.00
3.0	HYDRO, TELEPHONE, GAS and CATV				
3.1	Relocate Communications Pole	ea	5 *	\$ 10,000.00	\$ 50,000.00
	Sub-Total: Hydro, Telephone, Gas and CATV				\$ 50,000.00
4.0	LANDSCAPING				
4.1	Boulevard Restoration	LS	1	\$ 5,000.00	\$ 5,000.00
	Sub-Total: Landscaping				\$ 5,000.00

VARIANCE PERMIT APPLICATION FILE NO. VP- 581

16 May 2023

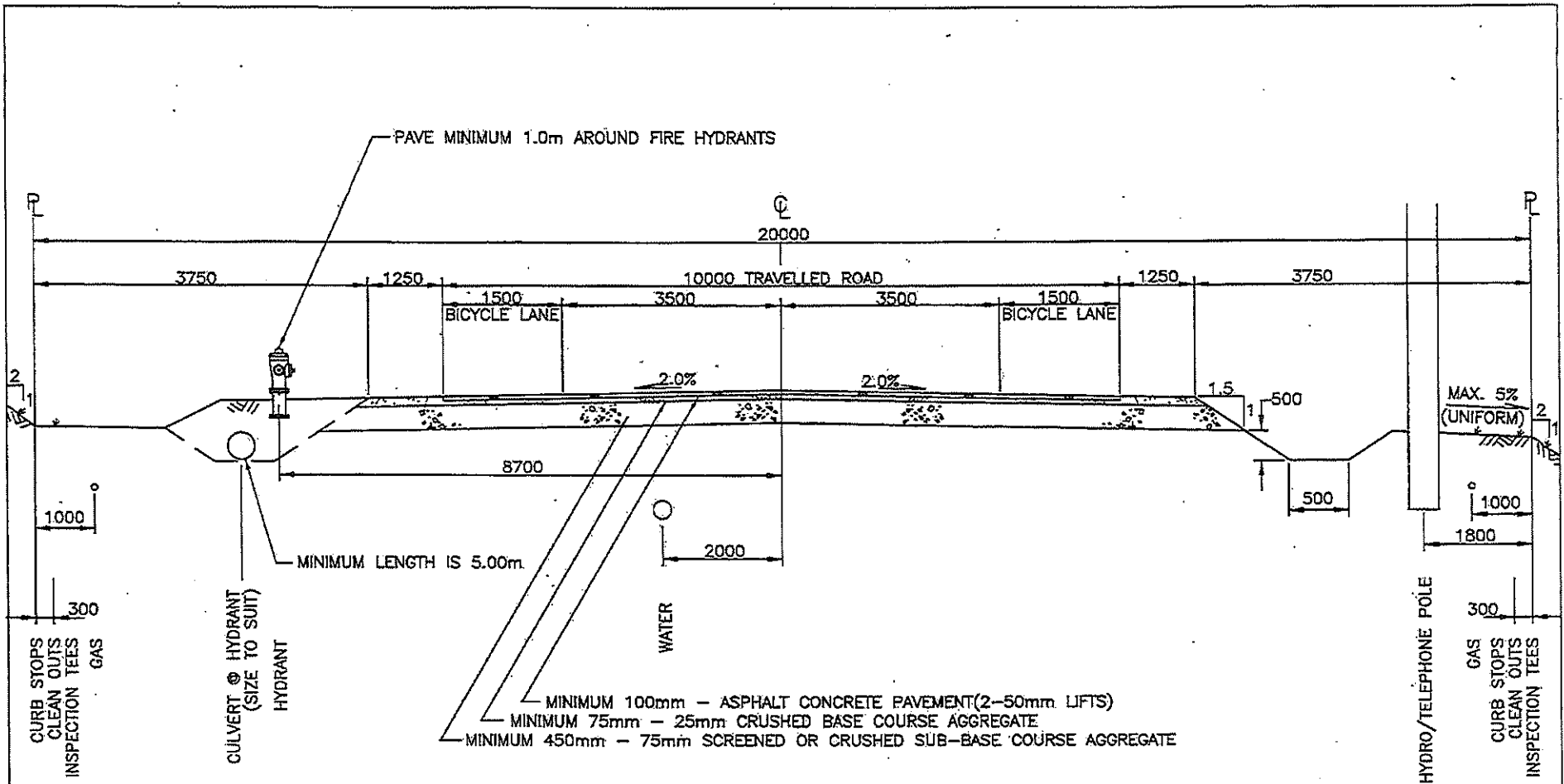
Page 5

SUMMARY					
1.0	ROADS & EARTHWORKS				\$ 59,375.00
2.0	STORM SEWER WORKS				\$ 11,250.00
3.0	HYDRO, TELEPHONE, GAS and CATV				\$ 50,000.00
4.0	LANDSCAPING				\$ 5,000.00
				SUB-TOTAL	\$ 125,625.00
5.0	CONTINGENCY (25%)				\$ 31,406.25
6.0	ENGINEERING (15%)				\$ 23,554.68
				SUB-TOTAL	\$ 180,585.93
				GST (5%)	\$ 9,029.30
				TOTAL	\$ 189,615.23

***Opinion of Probable Cost Notes**


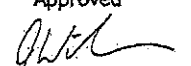
- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors and materials at the time of construction, thereby affecting the final cost.
- 3) Prices do not include BC Hydro, Telus, Gas, Legal Survey (BCLS) and property/right-of-way acquisitions.
- 4) Prices do not include Geotechnical, Environmental and Archaeological studies, reviews and approvals.
- 5) Unit Prices are estimated in 2023 Canadian Dollars for similar works and exclude taxes.

June 15 2023



NOTES:

- 1) Where gravel surface is permitted, crossfall shall be 4.0%
- 2) Drainage shall be sheet drainage, no point load drainage permitted
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

 CITY OF SALMON ARM		20m R/W Rural Collector Road Cross-Section	
No.	Revision	Date	Date
A.	ISSUED FOR APPROVAL	07/14/16	10-11-2016
			Approved  City Engineer
			SPECIFICATION DRAWING No. RD-8

Adopted by Council October 11, 2016.

Appendix 7 RD-8

Dear Mayor and council members,

I, Dawson Reid, and my wife, Chelsea Reid, are in need of some help. We have been Salmon Arm residents for over 30 years and for the last year, have been attempting to build a new home on our property. Unfortunately, the engineering and planning department is requiring that we put a bicycle lane on the frontage of 50th (where we reside) before we can proceed. There are a number of reasons why this seems unnecessary to move forward in building our single-family dwelling.

- 1) The bicycle lane would lead no where, as there is no other bicycle lane running along 50th.
- 2) 50th is freshly paved.
- 3) We aren't trying to build a development.
- 4) There are many other builds that have taken place in our area over the last year that didn't have the same requirement.

We are hopeful that this is sorted out ASAP so that we can move forward in the next phase of our life.

Thank you for taking the time to hear us out.

Dawson Reid

250 8049252

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: June 23, 2023

SUBJECT: Variance Permit Application No. VP-583 (Retaining Wall)
 Legal: Lot 3, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083
 Civic Address: 1161 – 19 Avenue SE
 Owner: Ellis, C.
 Agent: Hindbo Construction Group Inc.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-583 be authorized for issuance for Lot 3, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083, which will vary Zoning Bylaw No. 2303 as follows:

Section 4.12.1 (a) Fences and Retaining Walls - increase the maximum permitted combined height of a retaining wall from 2 m (6.5 feet) to 4.25 m (14 feet) as per the attached Schedule A (Appendix 4).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 1161 – 19 Avenue SE (Appendix 1 and 2). The request is for a variance to increase the 2 m (6.5 feet) maximum height of a retaining wall to 4.25 m (14 feet).

This would permit a proposal to build a stepped retaining wall across the 23 m rear (north) parcel line. The proposed siting and elevations are shown in Appendix 4, with site photos (Appendix 5) and a contour map (Appendix 6) also attached.

BACKGROUND

The subject property is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the City's Zoning Bylaw (Appendix 3). The subject property is within the "Byersview" subdivision, slopes significantly north from 19 Avenue SE, and is currently under development with a single family dwelling under construction.

The proposed 4.25 m stepped retaining wall consists of two sections (1.5 and 2.75 m retaining walls) separated by 2.4 m across the north parcel line of the subject property. The north-west corner of the proposed retaining wall is set at the west parcel line (Schedule A - Appendix 4) within the rear and side yard setback areas. The applicant has provided a letter describing their intent with the request (Appendix 5). The Zoning Bylaw provides a setback exception for retaining walls, permitting retaining walls to be sited within the setback areas. Site photos are attached (Appendix 6).

COMMENTS

Fire Department

No concerns.

Building Department

No concerns. Retaining wall requires Building Permit, registered professional design and review.

Engineering Department

No concerns.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on July 10, 2023.

Planning Department

The applicant is requesting a Zoning Bylaw variance to increase the maximum height of a retaining wall from the maximum of 2 m in a rear and interior side yard within the residential zone to a proposed combined height of 4.25 m (a 14 foot high retaining wall). The purpose of the retaining wall is to raise the original grade to allow for a level back yard on a steep slope.

Staff have concerns regarding the requested variance considering the following:

1. The 4.25 m height requested is relatively large with respect to the 2 m maximum, which should be considered in combination with the proposed wall's length (23 m) relative to the subject property.
2. The base of the proposed retaining wall is positioned on or relatively close to parcel lines, potentially visually affecting the adjacent properties.
3. The combination of the proposed retaining wall and the associated future home (a 10 m / 32.8 foot maximum height is permitted) could create an overall visually imposing structure.

However additional factors also affect this parcel and should be considered with the requested variance, primarily the steep terrain and existing retaining walls on adjacent parcels. Further, Staff note that the proposed stepped wall presents an opportunity for landscaping to mitigate the visual impact of the proposed retaining wall (although such landscaping would be up to the homeowner).

Thus, in support of the requested variance, staff note the following:

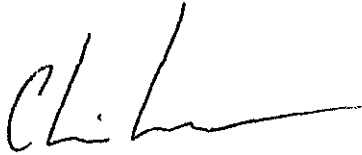
1. The proposed wall is stepped and offers an opportunity for landscaping to mitigate visual impacts.
2. The wall is a continuation, consistent with and proposed to tie into existing walls on adjacent parcels.
3. The steep sloping terrain provides a reasonable rationale for some form of retaining wall to create level yard areas across this development, and is a common approach for single family developments in Salmon Arm.

OCP Policy 8.3.22 suggests minimizing cut, fill and retaining walls on hillside areas, as well as the preparation of grading plans prior to servicing and construction. As noted in the OCP, such a grading plan undertaken in advance can help ensure consistency between neighbouring parcels.

While beyond the scope of a typical grading plan, such a plan can direct a related variance application to address steep slopes across multiple parcels. Considering the steep slopes affecting this development and in anticipation of future variance requests, staff generally encourage this approach for consistency across neighbouring parcels.

CONCLUSION

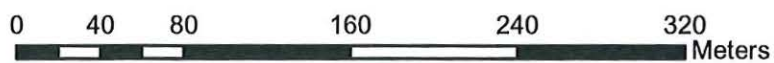
Typically staff would not be in support of a variance of such magnitude and note that Council is not bound to any precedent in their consideration of this proposal. However this request is consistent with adjacent parcels and considering the steep slopes present, the retaining walls in place across adjacent parcels, and the stepped retaining wall proposed (allowing for maintenance and potential landscaping), Staff support the requested variance.

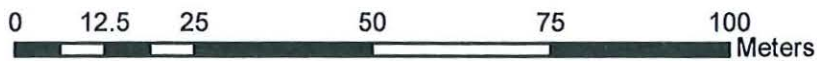
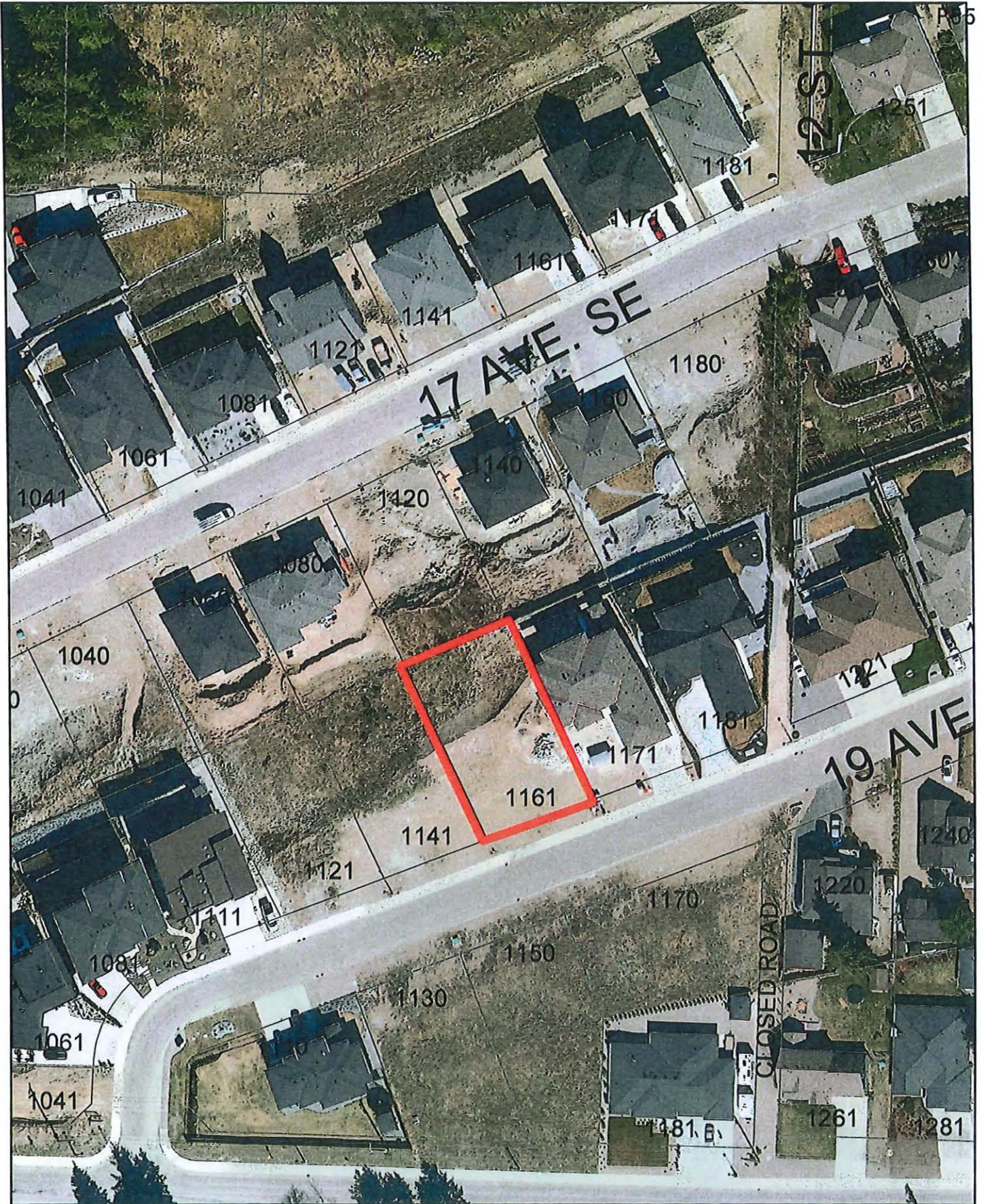


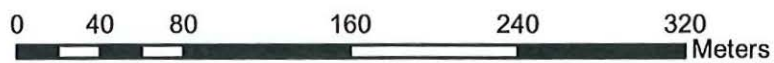
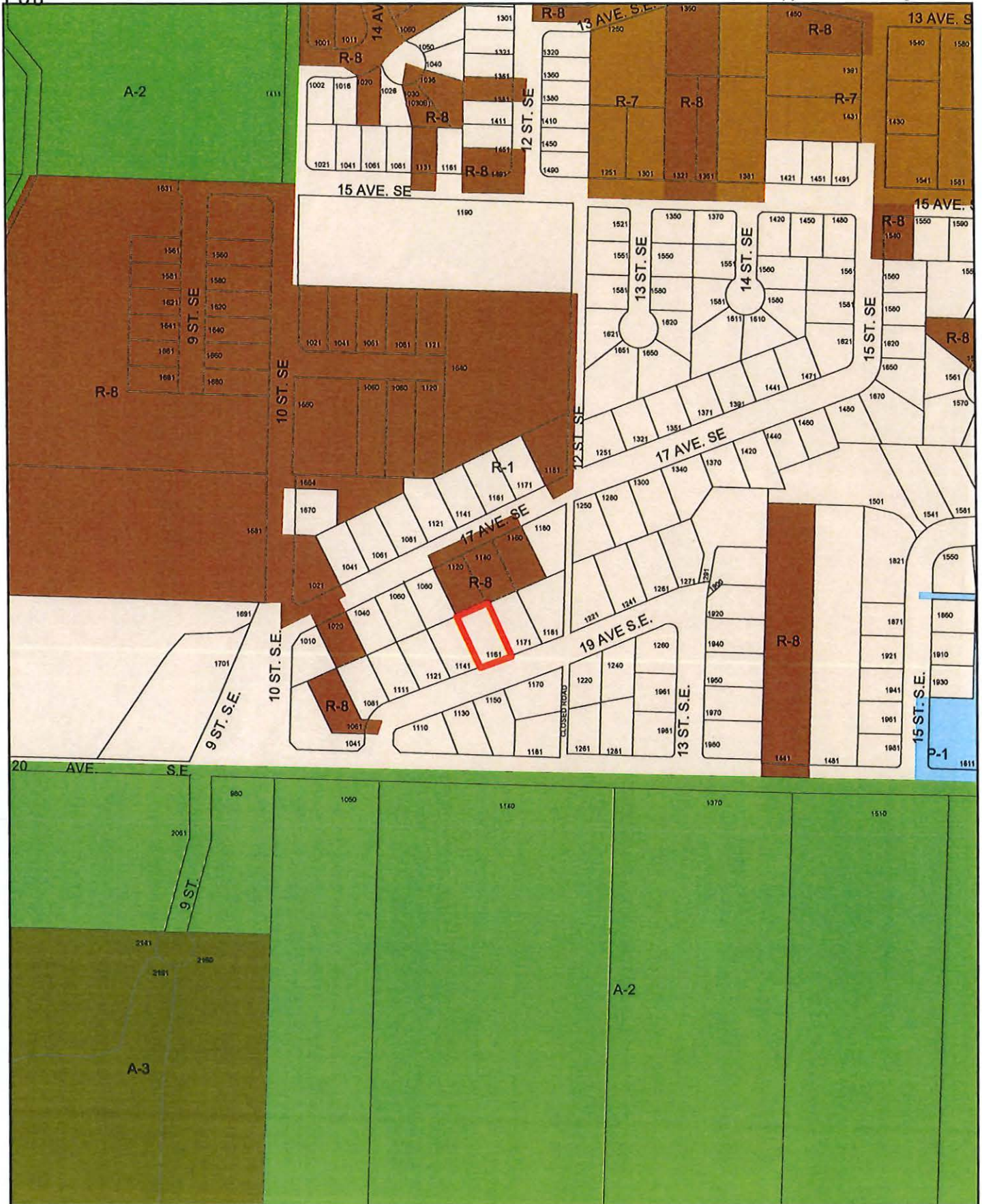
Prepared by: Chris Larson, MCIP, RPP
Senior Planner

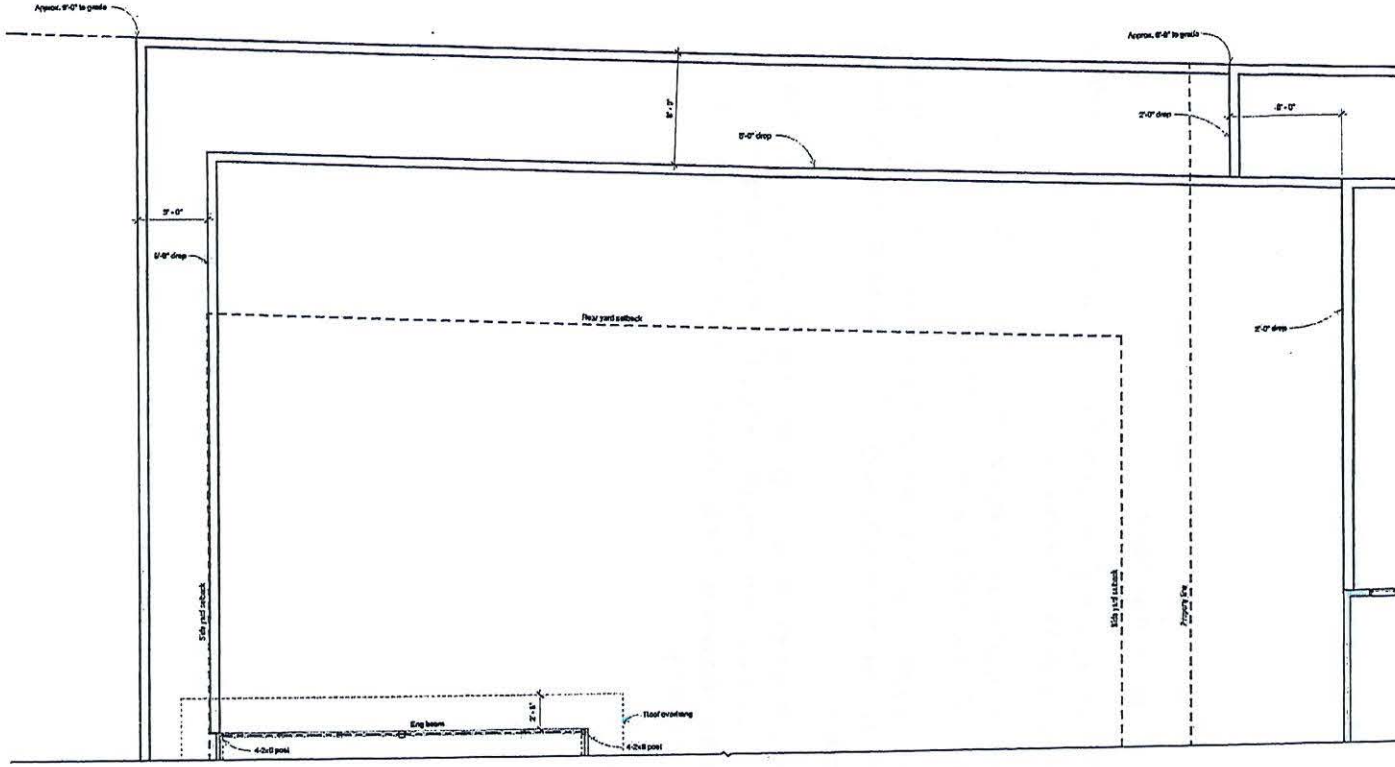


Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services









RECEIVED
 MAR 30 2023
 CITY OF
 SALMON ARM



① Rear Retaining

For Retaining Variance v1.0

MEYER
 DESIGNS LTD
 600 Mi Tod Drive
 Coldstream, BC
 V1B 3Y2
 250-503-4570
 kathy@MeyerDesigns.ca
 MeyerDesigns.ca

Appendix 4: Schedule A - Site Plan

Retaining Walls

Project number	2022-046
Date	March 29, 2023
Drawn by	Noah Meyer

Elle Residence
 1181 103rd Ave SE
 Salmon Arm BC

9



April 28, 2023

Dear Mayor, Councilors, and City of Salmon Arm Staff:

Hindbo Construction Group Inc. is seeking a height variance for a proposed retaining wall for a new single-family residence to be built at 1161 19 Ave SE.

Current zoning rules state a variance is required if a retaining wall exceeds 2.0 meters (6' 6"). We respectfully request a retaining wall height of 4.25 meters. (14')

Due to the grade/slope of the property, we require a variance for a two-tiered retaining wall which will be 4.25 meters (14') tall. The two-tiered retaining wall will be located at the rear of the property in an east/west direction.

This aligns with existing homes on either side of this property as they are on the same bench which has quite a steep slope. To maintain continuity with properties to the east, the appearance/design/style of this retaining wall is similar. The retaining walls will give the homeowners greater use of their property.

We hope you agree with our request.

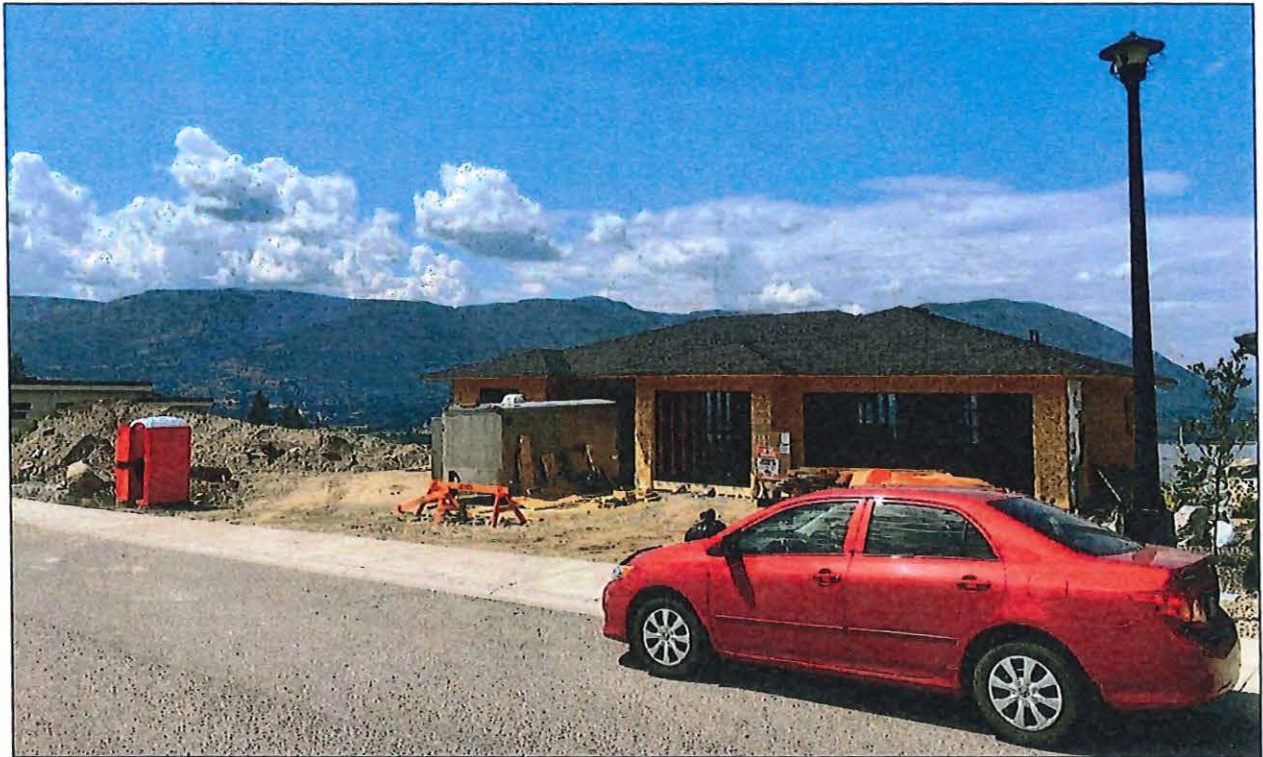
Regards,

A handwritten signature in black ink, appearing to read "Coady Hindbo", written over a horizontal line.

Coady Hindbo

250 804 3571

info@hindbconstruction.com



View northwest of subject parcel from 19 Avenue SE.



View northeast of subject parcel from 19 Avenue SE

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: June 23, 2023

SUBJECT: Variance Permit Application No. VP-584 (Retaining Wall)
 Legal: Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083
 Civic Address: 1121 – 19 Avenue SE
 Owner: LeClair, S.
 Agent: Hindbo Construction Group Inc.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-584 be authorized for issuance for Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083, which will vary Zoning Bylaw No. 2303 as follows:

Section 4.12.1 (a) Fences and Retaining Walls - increase the maximum permitted combined height of a fence in conjunction with a retaining wall from 2 m (6.5 feet) to 5.5 m (18 feet) as per the attached Schedule A (Appendix 4).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

This variance request is to increase the 2 m (6.5 feet) maximum height of a retaining wall to 5.5 m (18 feet) to permit the proposed retaining wall within the rear (north) yard of the subject parcel.

BACKGROUND

The subject property is located at 1121 – 19 Avenue SE (Appendix 1 and 2). The subject property is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the City's Zoning Bylaw (Appendix 3). The subject property is within the "Byersview" subdivision, is currently undeveloped and slopes significantly north from 19 Avenue SE.

The proposed 5.5 m retaining wall would be within the rear (north) yard of the subject property, setback 1.6 m to 2.4 m from the rear parcel line, 1.36 m from the east interior side parcel line, and 3.71 m from the west parcel line, which is affected by an easement area (Appendix 4). The Zoning Bylaw provides a setback exception for retaining walls, permitting retaining walls to be sited within the setback areas.

A letter of intent from the applicant (Appendix 5) and site photos are attached (Appendix 6).

COMMENTS

Fire Department

No concerns.

Building Department

No concerns. Retaining wall requires Building Permit, registered professional design and review.

Engineering Department

No concerns.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on July 10, 2023.

Planning Department

The applicant is requesting a Zoning Bylaw variance to increase the maximum height of a retaining wall from the maximum of 2 m in a rear and interior side yard within the residential zone to a proposed combined height of 5.5 m. The purpose of the retaining wall is to raise the original grade to allow for a level back yard and pool on a steep slope.

Staff have concerns regarding the requested variance considering the following:

1. The 5.5 m height requested is relatively large with respect to the 2 m maximum, which should be considered in combination with the proposed wall's length relative to the subject property.
2. The combination of the proposed retaining wall and the associated future home (a 10 m / 32.8 foot maximum height is permitted) could create an overall visually imposing structure.

Additional factors also affect this parcel and should be considered with the requested variance, primarily the steep terrain and existing retaining walls on adjacent parcels. Further, Staff note that the setbacks for proposed wall present an opportunity for landscaping to mitigate the visual impact of the proposed retaining wall (although such landscaping would be up to the homeowner).

Thus, in support of the requested variance, staff note the following:

1. The proposed wall is set back from property lines and there is an opportunity (at the homeowner's discretion) for landscaping to mitigate visual impacts.
2. The wall is reasonably consistent with those existing walls on adjacent parcels.
3. The steep sloping terrain provides a reasonable rationale for some form of retaining wall to create level yard areas across this development, and is a common approach for single family developments in Salmon Arm.

OCP Policy 8.3.22 suggests minimizing cut, fill and retaining walls on hillside areas, as well as the preparation of grading plans prior to servicing and construction. As noted in the OCP, such a grading plan undertaken in advance can help ensure consistency between neighbouring parcels.

While beyond the scope of a typical grading plan, such a plan can proactively direct a related variance application to address steep slopes across multiple parcels.

Considering the steep slopes affecting this development and in anticipation of future variance requests, staff generally encourage this approach for consistency across neighbouring parcels.

CONCLUSION

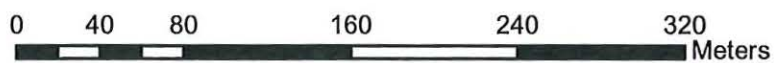
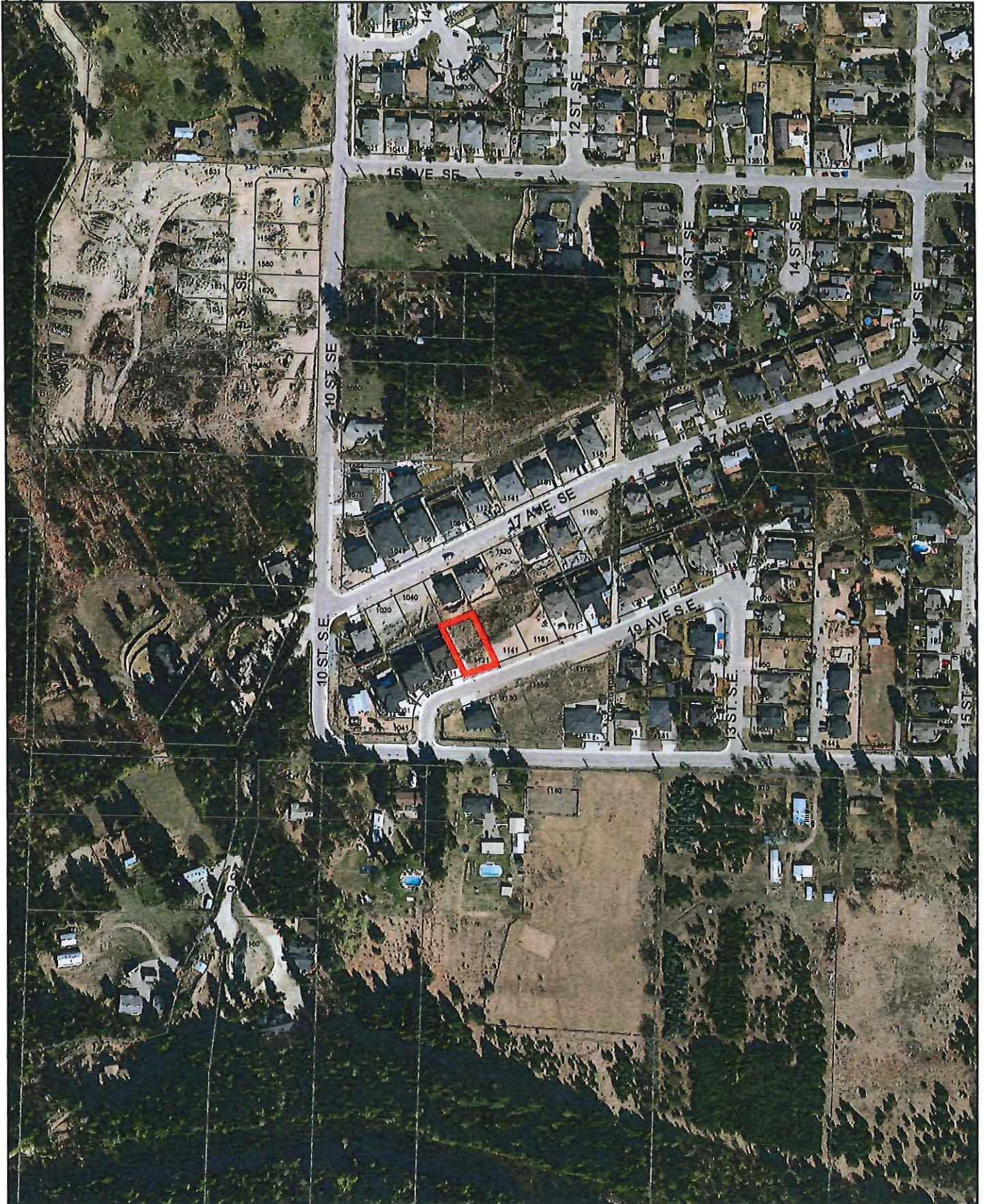
Typically staff would not be in support of a variance of such magnitude and note that Council is not bound to any precedent in their consideration of this proposal. However this request is consistent with adjacent parcels and considering the steep slopes present, the retaining walls in place on adjacent parcels, and the position of the retaining wall proposed (allowing for maintenance and potential landscaping), Staff support the requested variance.

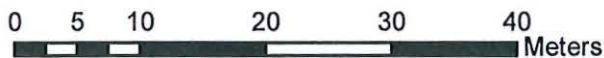
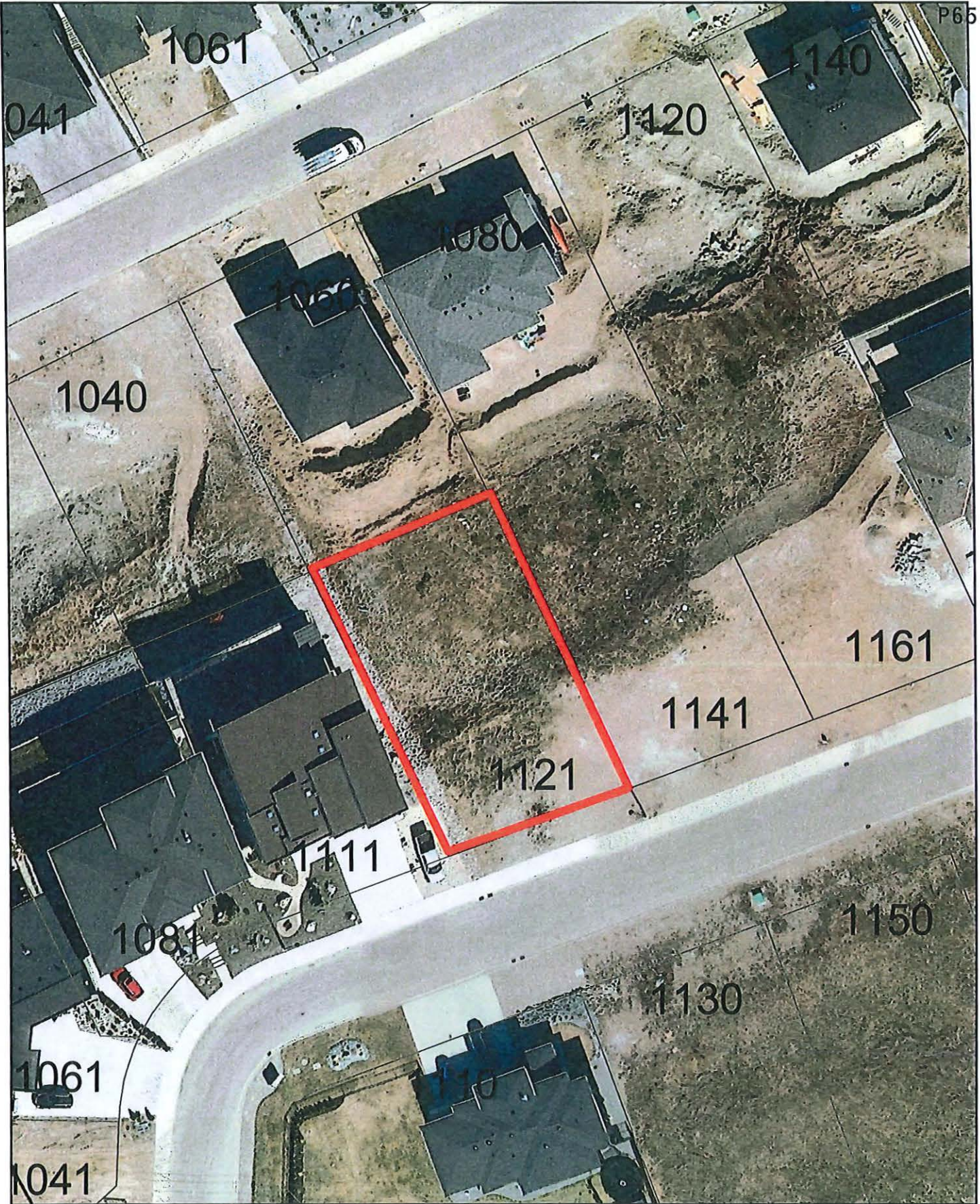


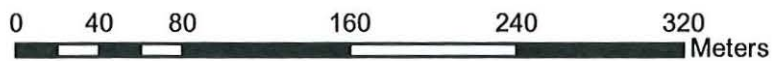
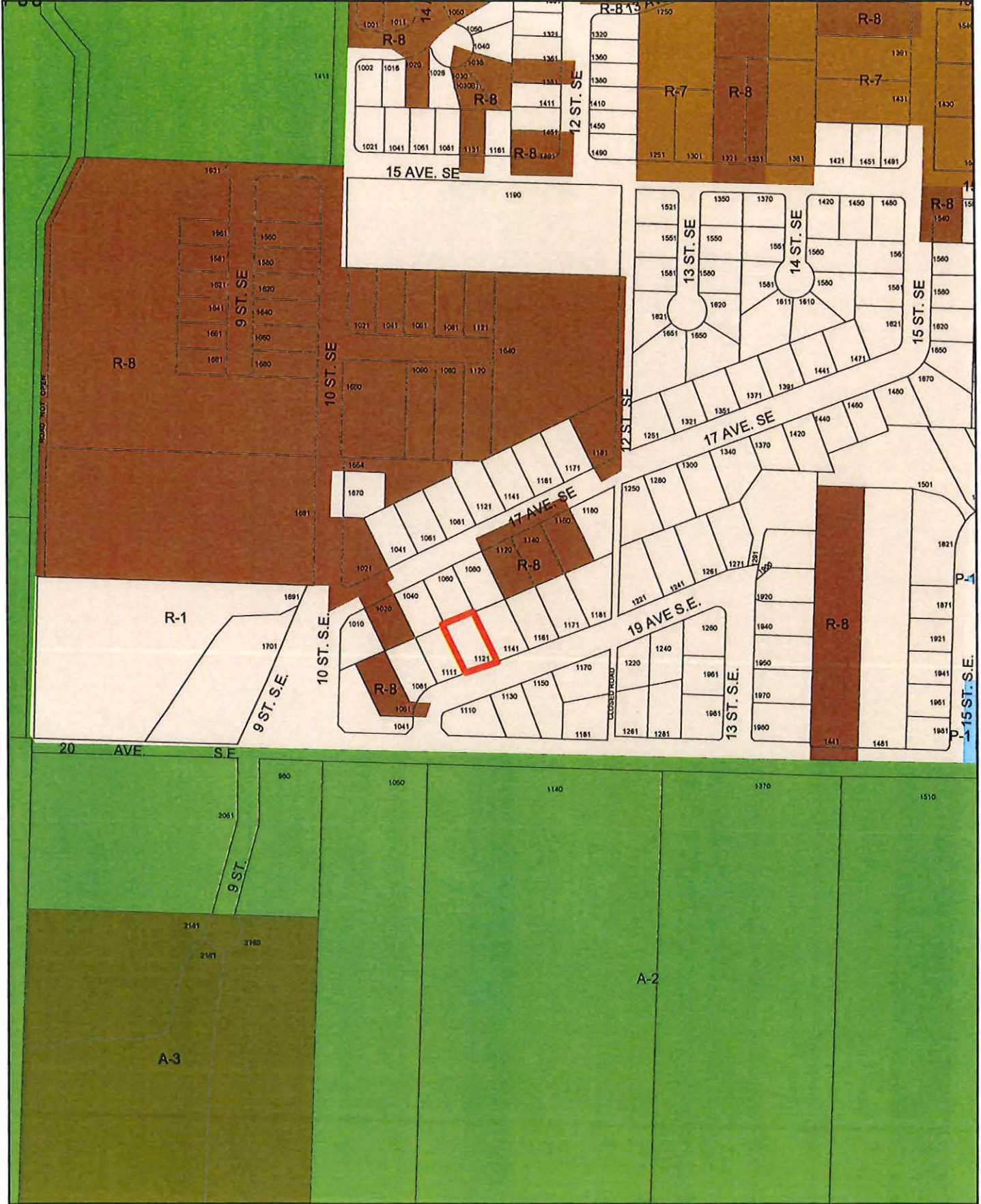
Prepared by: Chris Larson, MCIP, RPP
Senior Planner

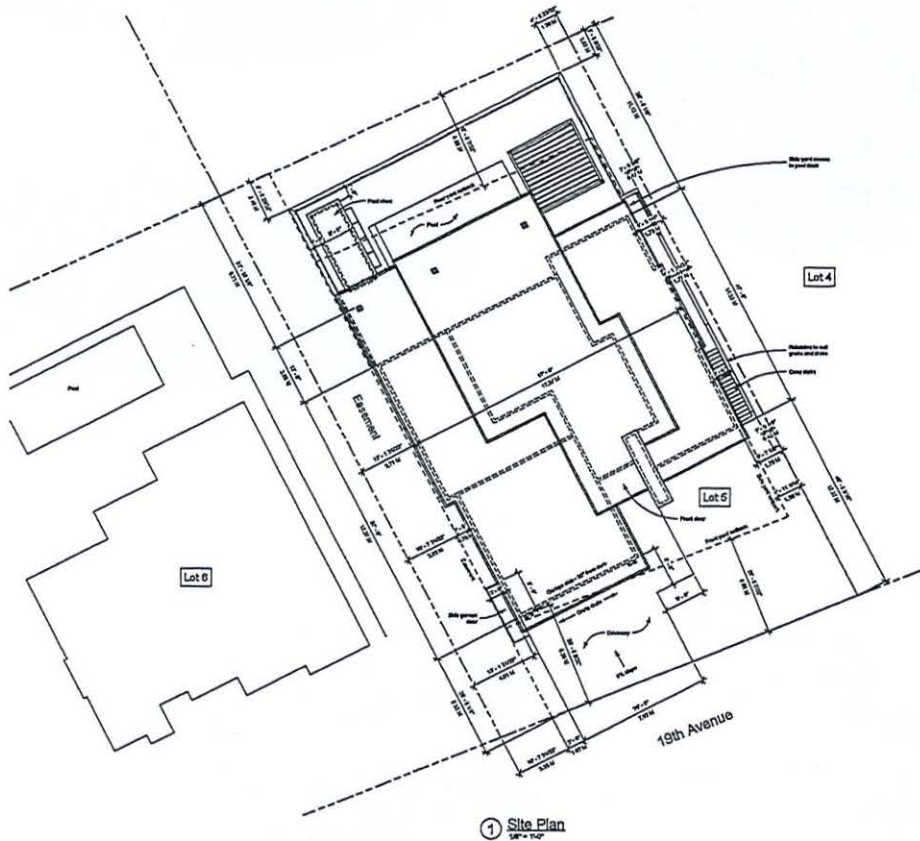


Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services

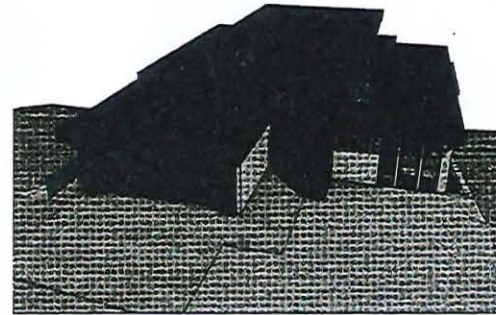




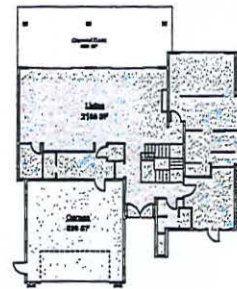




① Site Plan



⑥ Front Perspective - Birds Eye



④ Main Floor Areas



⑤ Lower Floor Areas

Drawing Number	Drawing Name
1	Site Plan
2	Front Perspective
3	Rear Perspective
4	Main Floor Areas
5	Lower Floor Areas
6	Front Perspective - Birds Eye
7	Rear Perspective - Birds Eye

Legal Address
Lot 6 Bywater

Civic Address
1121 19th Avenue
Calverton, MD

Zoning
R1

1.0m	Single Family
3.0m	2nd year setback
5.0m	Front yard setback
10.0m	Rear yard setback
10.0m	Side yard setback
20%	Coverage
0.50	Floor area ratio

Site Coverage

(Measured in square feet)	
Lot	9133
House (main floor)	2182
Deck	698
Total House	3300
Coverage	35.2%

Floor Area Ratio

(Measured in square feet)	
Lot	9133
House (main floor)	2182
House (lower floor)	2140
Deck (main floor)	698
Total	4924
Floor area ratio	0.54

General Notes

All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumbing codes and all local building codes and bylaws which may have precedence.

All work shall be performed in accordance with good building practice. Written dimensions to be followed. Do not scale from this drawing.

20% Building location to be verified by surveyor prior to construction. Foundations to be placed on undisturbed engineered building pad. All measurements, grades and levels to be verified on site before commencing construction.

20% All standard inclusions to conform with engineering, soil conditions and local practices.

20% All concrete to have a minimum compressive strength of 30Mpa at 28 days. Do not withhold test results until four weeks is complete.

20% Any roof truss web connections shown are for informational only. Engineered drawings of each truss will be supplied at the time of purchase.

20% All jobs greater than 7.62m shall be braced at mid span using 2x4 diagonal bracing braced on all 4 sides.

20% Flashing to be installed at all penetrations in roof systems and changes in roof planes.

20% Roofing to be installed at all changes in horizontal exterior features and over all unbraced openings. Caulking to be installed around all unbraced exterior openings.

Thermal Envelopes

All new construction must conform to SCRC R2.4 thermal performance codes.

Systems, Electrical and Mechanical Systems

All plumbing to be designed and installed per current plumbing codes and by a licensed plumber.

All electrical systems and components with suppliers of all switches, breakers, outlets, receptacles, lighting fixtures, and wiring, etc.

All electrical to be reviewed by the owner. Homeowner shall verify conditions and review design by engineer, architect or qualified installer.

Electrical system to be designed and installed by qualified electrician having jurisdiction and in full agreement.

Local Orders and Development Requirements

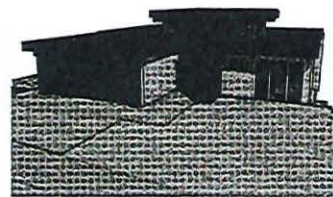
All construction will be within local order requirements. These include design requirements, height restrictions, front coverage, water run off, containment, water conservation, landscaping, etc.

Any changes required to these designs shall be reviewed by Mayor Designer.

Professional drawings shall be installed where required by local authorities having jurisdiction and in full agreement.

Mayor Designer shall not be responsible for any variances from the structural drawings and specifications, or subsequent material resulting from conditions encountered at the job site, and is the sole responsibility of the owner and contractor.

Mayor Designer reserves every effort to provide complete and accurate construction drawings. However, we assume no liability for errors or omissions unless specifically stated. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing work. Their portion of the construction, should any discrepancies be found on these plans please advise Mayor Designer so the necessary corrections can be made.

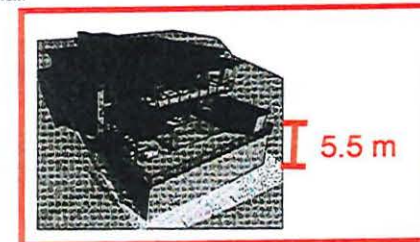


② Front Perspective

Proposed Residence for Sharon LeClair



③ Rear Perspective



⑦ Rear Perspective - Birds Eye

For Permit v1.1

M
MEYER
DESIGNS LTD
400 Mt Tisd Drive
Calverton, MD
V1B 3T8
250-851-8778
Katie@MeyerDesigns.ca
www.MeyerDesigns.ca

Cover Page and Site Plan

Publication: 2022-03-11
Date: April 26, 2023
Drawn by: Kelly Meyer

1
L'Oréal Residences
1121 - 19th Ave
Calverton, MD, DC



April 4, 2023

Dear Mayor, Councilors, and City of Salmon Arm Staff:

Hindbo Construction Group Inc. is seeking a height variance for a proposed retaining wall for a new single family residence to be built at 1121 19 Ave SE.

Current zoning by laws state a variance is required if a retaining wall exceeds 2.0 meters (6' 6"). We respectfully request a retaining wall/railing height up to 5.5 meters (14').

Due to the grade/slope of the property, we require a height of 4.3 meters plus 1.2 meters (42") for the pool deck railing. For a total of 5.5 meters (14'). The proposed retaining wall will be built at the rear of the property in an east/west direction.

This aligns with existing homes on either side of this property as they are on the same bench which has quite a steep slope. To maintain continuity with properties to the west, the appearance/design/style of this retaining wall is similar. The retaining wall will give the homeowner greater use of their property.

We hope you agree with our request.

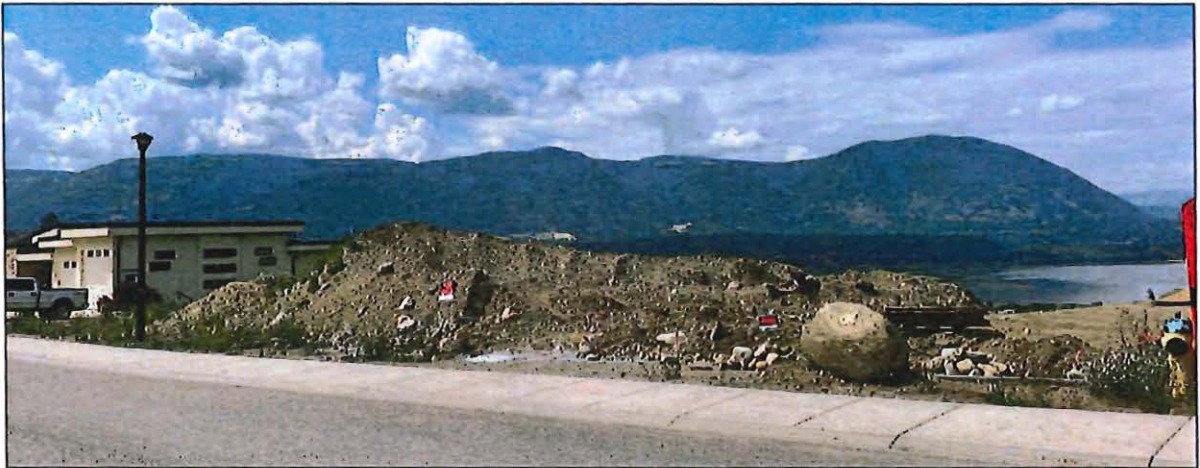
Regards,

A handwritten signature in black ink, appearing to read "Coady Hindbo", written over a horizontal line.

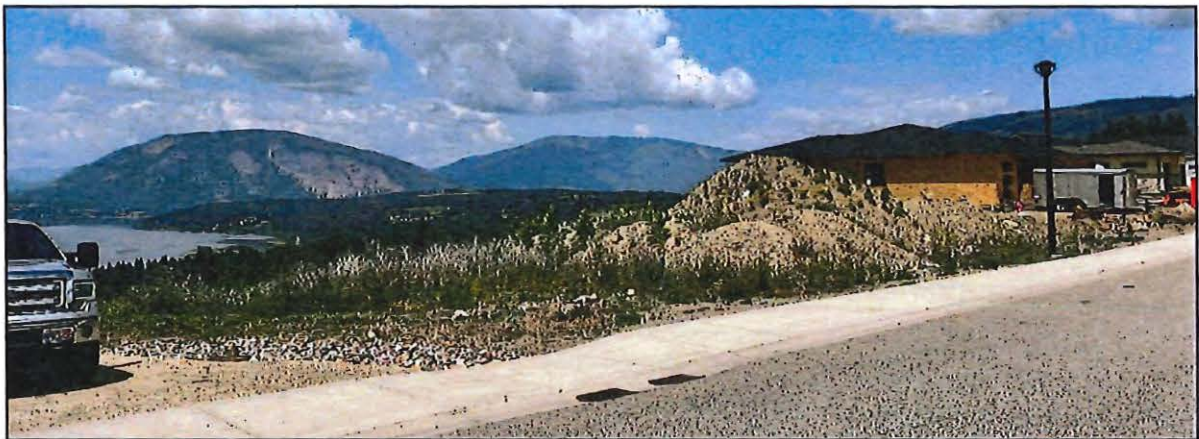
Coady Hindbo

250 804 3571

info@hindboconstruction.com



View northwest of subject parcel from 19 Avenue SE.



View northeast of subject parcel from 19 Avenue SE.



View southeast of subject parcel from 17 Avenue SE.

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: June 21, 2023

SUBJECT: Development Variance Permit Application No. VP – 585
 Legal: Lot 27, Section 19, Township 20, Range 9, W6M, Plan EPP125424
 Civic Address: 3450 16 Avenue NE
 Owner/Applicant: Travis Sanderson

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP – 585 be authorized for issuance for Lot 27, Section 19, Township 20, Range 9, W6M, Plan EPP125424 which will vary Zoning Bylaw No. 2303, in accordance with the drawings included as Appendix 6 of the report dated June 21, 2023 and as follows:

- i. Section 6.10.0 reduce the front parcel line setback from 6.0m to 5.0 and;**
- ii. Section 6.10.3 reduce the interior parcel line setback from 1.5m to 0.9m.**

Subject to the owner installing a 1.8m tall chain link fence with privacy slats along the west property line.

STAFF RECOMMENDATION

THAT: The motion for consideration be denied.

PROPOSAL

The applicant is proposing to vary the front parcel line setback from 6.0m to 5.0m and the interior parcel line setback from 1.5m to 0.6m in order to construct a single-family dwelling on a vacant lot. The applicant has provided letter (Appendix 5) and drawings (Appendix 6) in support of their application.

BACKGROUND

The subject property is 1.0ha in area and was recently subdivided in 2022. The vacant parcel is designated in the Official Community Plan (OCP) as Residential Low Density and Zoned R1 – Single Family Residential. The subject property is located adjacent to a trail along the west property line and a vacant lot along the east property line.

Adjacent land uses include the following:

North: R8 Residential Suite Zone - vacant
 South: R1 Single-Family Residential Zone - vacant
 East: R1 Single – Family Residential Zone - vacant
 West: R1 Single – Family Residential Zone - trail and single-family dwelling

The applicant has provided site plans, elevation drawings and letter of support of their application. The applicant has stated that the variances are necessary in order to accommodate buildings that store

vehicles and equipment and access to the garage. The proposed single-family dwelling would be approximately 280m² and the garage would be approximately 15.71m².

COMMENTS

Engineering Department

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on July 10, 2023.

Planning Department

Development Variance Permits are considered on a case by case basis and in doing so a number of factors are taken into consideration, including adjacent land uses, topography, and legal constraints such as right-of ways. Building setbacks allow distance between adjacent land uses and provide aesthetic value along the streetscape for a consistent and scalable interface between pedestrians, vehicle traffic and the built environment.

Requests to reduce setbacks are considered carefully, particularly in areas in which new development is ongoing. With several adjacent lots to the east and north yet to develop and the older lots to the west already developed to the R1 zoning setbacks, the proposed construction would be closer to the trail and road, becoming an obvious outlier with regard to the streetscape.

As previously mentioned, the lot is approximately 1.0ha in area, the minimum parcel area in the R1 zone is 450m². Staff note that in 2022 sixty Building Permits were issued for single family dwellings or single family dwellings with suites on vacant parcels and no setback variances were requested. Staff are of the opinion that in this instance there are not mitigating circumstances, legal issues, or physical constraints that would necessitate a variance. The owner could consider alternate designs for the accessory building and principal dwelling conforming the bylaws. Staff also note concerns with the building and proximity to the adjacent trail, which could lead to future conflicts.

Staff note that Council may choose to support the variance request. In this instance, staff strongly recommend that Council require the owner to install a chain link fence with privacy slats along the west property line to mitigate the impact of the proposed building and the adjacent trail within a resolution of support. In other areas where fencing is constructed adjacent to trails staff note that fences of solid materials are vandalized with greater frequency than those of chain link.

Should Council not support the variance application, the applicant would have to redesign the building addition to be conforming to the zoning bylaw regulations.

1


Prepared by Melinda Smyrl, MCIP, RPP
Planner



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



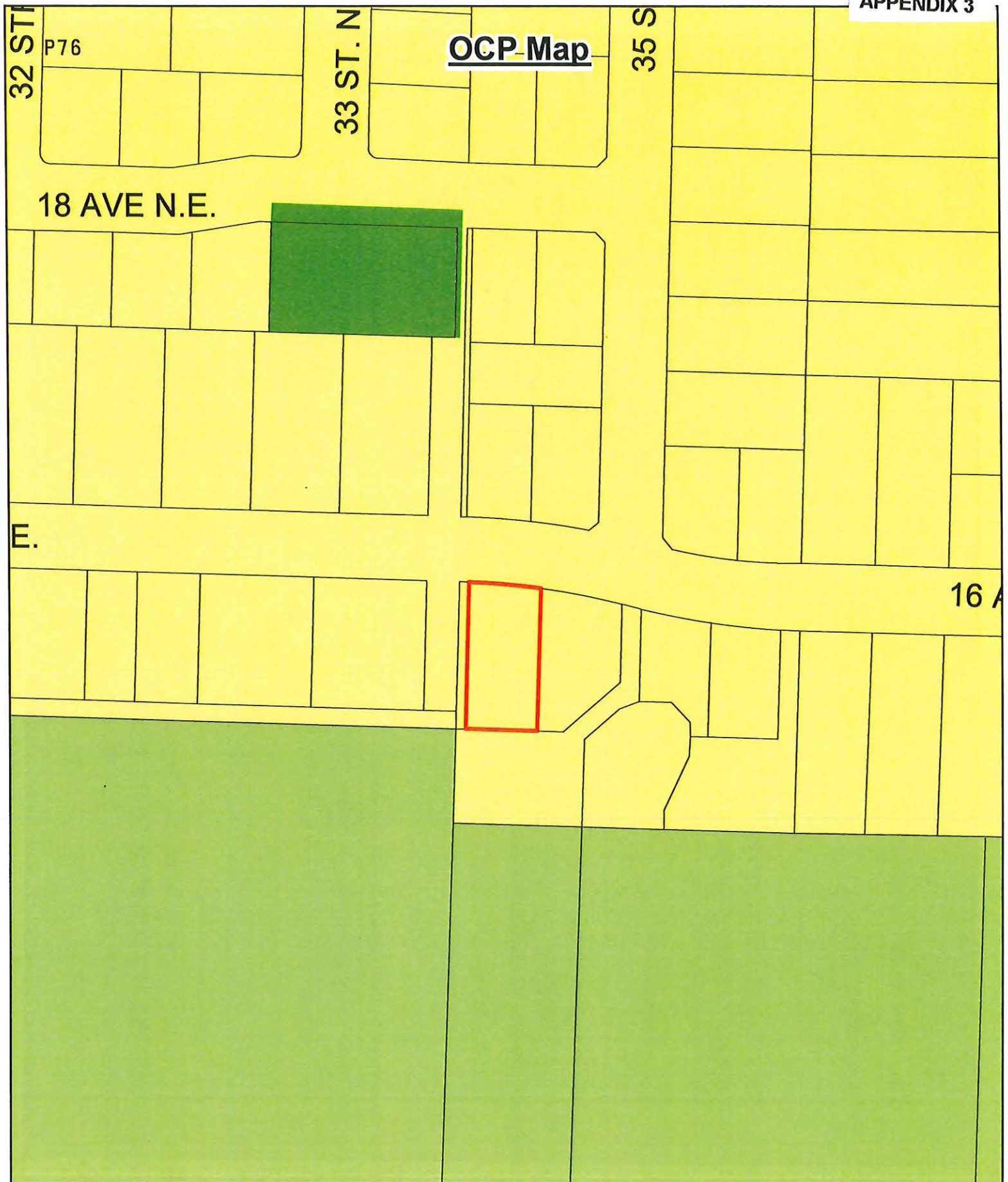
- Subject Property
- Parcels






OrthoMap

75

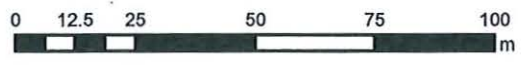
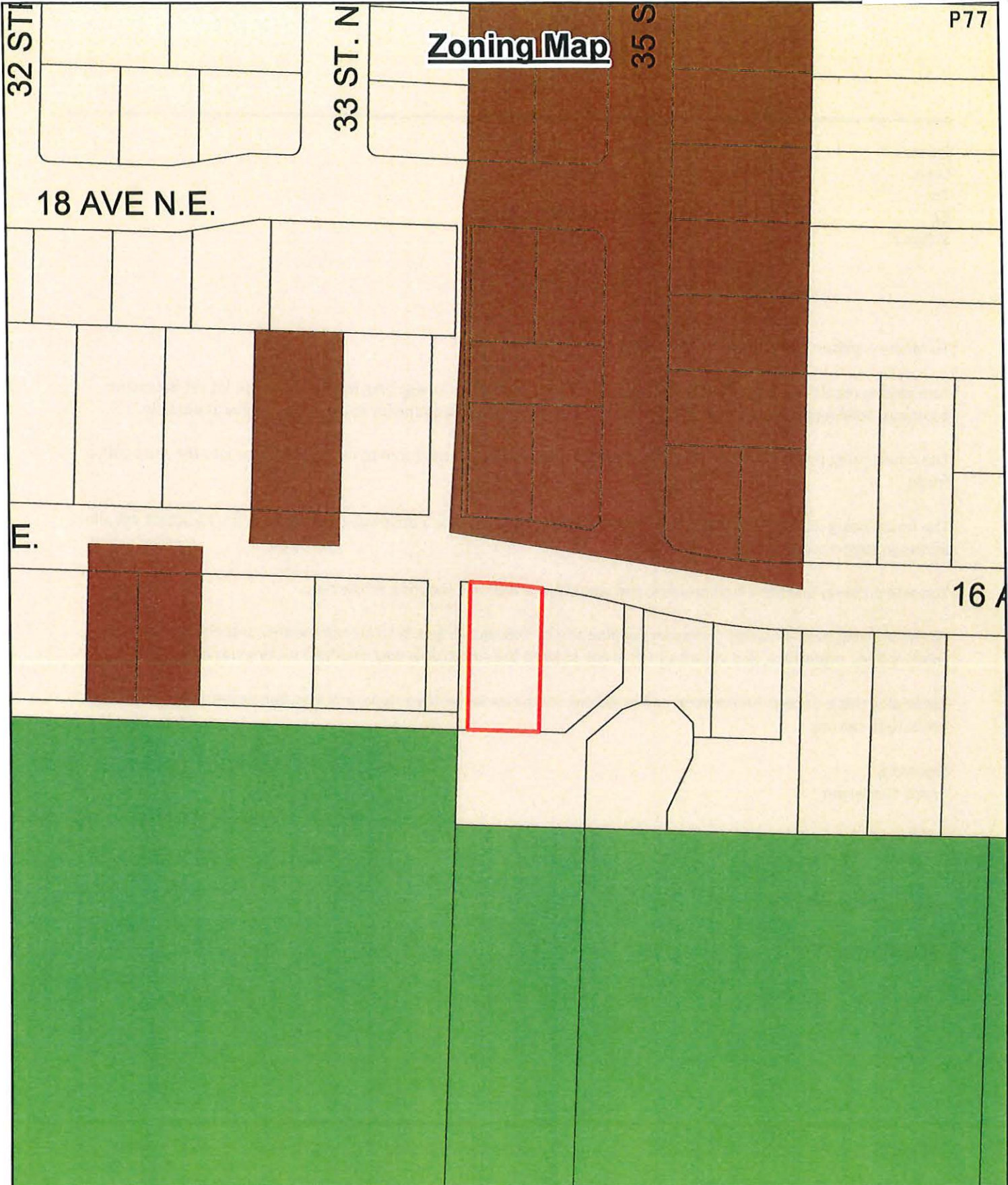


-  Subject Property
-  Parcels



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

Zoning Map



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

P78

From: Travis Sanderson
Sent: April 11, 2023 4:23 PM
To:
Cc: vsconstruction@outlook.com
Subject: [External] 3450 16th ave NE

To Mayor Harrison and City Council members,

I am writing regarding address 3450 16th Avenue NE. Our reasoning for applying for a variance for lot set backs and accessory building parcel coverage is to make our best attempts to keep the lot as clean and as tidy as possible.

The house being pushed 1 metre closer to the front property line allows room to make the corner into the shop with a truck.

The house being .600 meters closer to the side property line allows for a driveway to the shop in the back that will allow access to store a travel trailer, trucks, etc.

The side property line has a trail beside it and would not affect neighbouring properties.

The shop being over allowable accessory building size by 148 square feet is to accommodate a travel trailer, snowmobiles, motorbike, and vehicles to fit inside to keep the street/driveway clear and looking tidy and clean.

I'm hoping this is enough information and reasoning for the variance. If you have any question or remarks, please don't hesitate to call me.

Sincerely,
Travis Sanderson

Jeff Krogstad

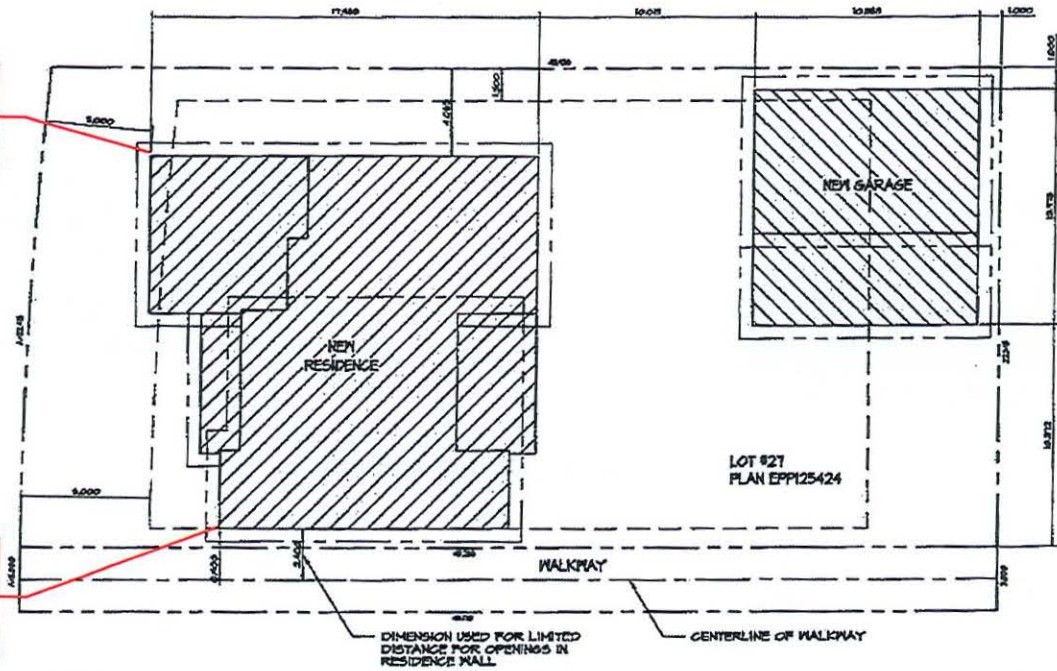
Vanderstad construction

Sent from my iPhone



Variance Request:
6.0m to 5.0m
(front yard)

Variance Request:
1.5m to 0.9m
(exterior side yard)

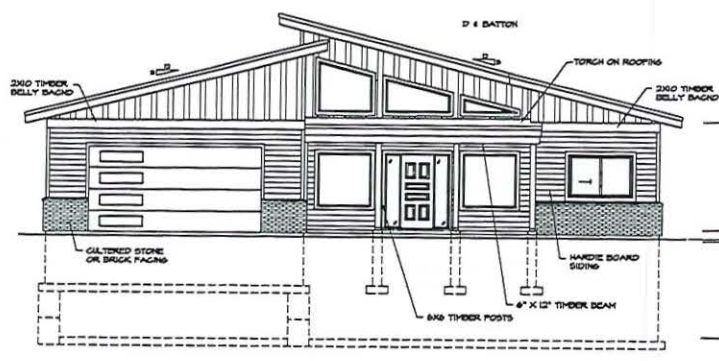


PROJECT DATA

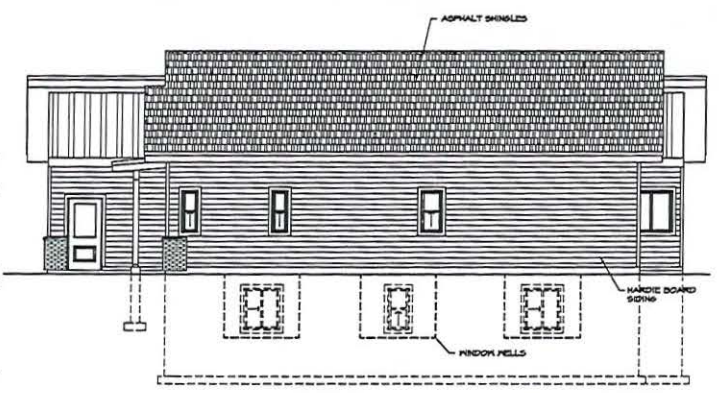
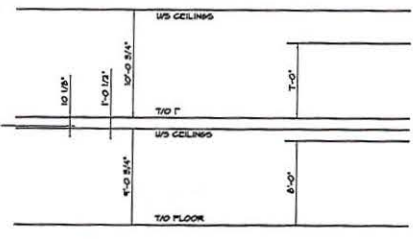
LEGAL DESCRIPTION	LOT 27, PLAN EPP125424
PROJECT ADDRESS	LOT 27 - 16TH AVE. N.E., SALMON AREA B.C.
STREETS	16TH AVE. N.E.
DEVELOPER	TRAVIS SANDERSON
DATE	2022-01-04
SCALE	1:200

SITE PLAN
1:200

PEDERSON DRAFTING & DESIGN LTD.		CLIENT: TRAVIS SANDERSON PROJECT: LOT 27 - 16TH AVE. N.E., SALMON AREA B.C. DRAWING NO.: 22-019-04 DATE: 2022-01-04
REVISIONS: NO. DATE DESCRIPTION	2022-01-04 1.0 INITIAL DESIGN	DRAWN BY: [Name] CHECKED BY: [Name]



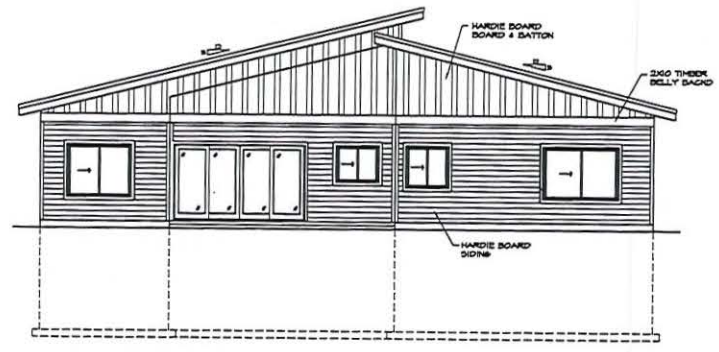
WEST ELEVATION



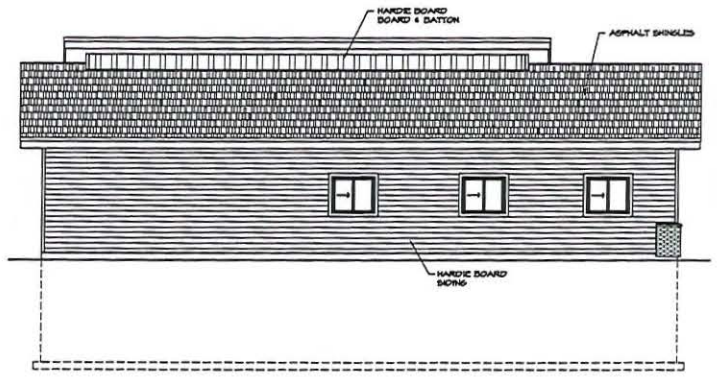
SOUTH ELEVATION

FULL AREA = 4628.800 FT. = 4278 SQ. METERS
 25 METERS FROM PROPERTY LINE BOUNDARY AND PERMIT ALLOWABLE OPENING
 TOLERANCE 1/8\"/>

THIS DRAWINGS IS 3/16" = 1'-0"



EAST ELEVATION



NORTH ELEVATION

REVISION NO. DATE DESCRIPTION			PEDERSON DRAFTING & DESIGN LTD.	CLIENT: TRAVIS SANDERSON LOT #2, LANES HILL SUBDIVISION, SALMON ARM B.C.	
<small> THESE DRAWINGS, INFORMATION AND SUBJECT MATTER HERE OF ARE THE CONFIDENTIAL, SOLE AND EXCLUSIVE PROPERTY OF PEDERSON DRAFTING & DESIGN LTD. AND ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER FOR ANY PURPOSE WHAT SO EVER WITHOUT WRITTEN CONSENT. </small>				SCALE: 3/8" = 1'-0" DATE: MAR 22/2023	DRAWN BY: R.P. REVISION NO.
<small> 2800 - 8TH AVE. N.E. SALMON ARM, B.C. V1E 2K4 TEL: 250-852-4946 EMAIL: rpederson@shaw.ca </small>			<small> PH: 250-852-0400 FAX: 250-852-4946 WEB SITE: rpederson.com </small>	PROJECT: NEW RESIDENCE DRAWING DESCRIPTION: ELEVATIONS DRAWING NO: 22-019-01	

June 16, 2023

ALC File: 67109

Dayton Page
DELIVERED ELECTRONICALLY

Dear Dayton Page:

Re: Reasons for Decision - ALC Application 67109

Please find attached the Reasons for Decision for the above noted application (Resolution #289/2023). As the agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:


- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
 - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to
ALC.Okanagan@gov.bc.ca

Yours truly,

A handwritten signature in black ink, appearing to read "Dimitri", written in a cursive style.

Dimitri Giannoulis, Land Use Planner

Enclosures: Reasons for Decision (Resolution #289/2023)
 Schedule A: Decision Map

cc: City of Salmon Arm (File: 414). Attention: Kathy Frese

67109d1



AGRICULTURAL LAND COMMISSION FILE 67109
REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

**Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land
Commission Act**

Applicants: Dayton Page
Loa Page

Agent: Dayton Page

Property: Parcel Identifier: 004-831-861
Legal Description: Lot 2, Section 11, Township
20, Range 10, West of the 6th Meridian,
Kamloops Division Yale District, Plan 27414
Civic: 460 10 Avenue SW, Salmon Arm, BC
Area: 3.4 ha

Chief Executive Officer: Kim Grout
(the "CEO")

**OVERVIEW**

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 20(2) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the Commission) to temporarily use 2 ha of the 3.4 ha Property as a campground with 75 – 100 sites during two weeks in August for the Salmon Arm Roots and Blues Festival (the “Proposal”).

[3] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the “Application”. All documentation in the Application was available to the Agent on the ALC Application Portal in advance of this decision.

[4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission has specified that the following applications may be decided by the CEO:

14. *Subdivision, non-farm use, non-adhering residential use and soil or fill use that are not consistent with any of the existing approved criteria (Criteria 1 – 13) but nonetheless are minor in nature and in the opinion of the CEO, the interests of the Commission would be unaffected by an approval of the application. In the case of exclusion applications, the CEO may only consider*



applications submitted to the local government before midnight on September 29, 2020.

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

**BACKGROUND**

[6] By Resolutions #104/2011, #213/2014, and #120/2018 the Commission conditionally approved a three year temporary use (for up to two weeks in August) of the northern portion of the Property as a campground to accommodate attendees of the Blues and Roots Festival in Salmon Arm. Typically, the Festival is held annually during the third weekend of August, at the Salmon Arm Fair Grounds. The Fair Grounds are across the street from the Property and are outside of the ALR.

[7] One of the conditions of approval for Resolutions #104/2011, #213/2014, and #120/2018 was the submission of an annual status report from the Applicant demonstrating that the Property has been returned to an equal or better agricultural standard. The Applicant has been diligent in complying with this condition and the Property has continuously been returned to its original standard after its use as a campground, since the first approval in 2011.

[8] The land has very good capability for agriculture and is used as pasture and hayland at other times of the year.

[9] The City of Salmon Arm forwarded the application with a recommendation of support.

**FINDINGS**

[10] The Commission finds that the temporary campground proposal is consistent with previous applications approved by the Commission and that the Applicant has demonstrated diligence in complying with the conditions of those decisions and maintained the agricultural integrity of the property.

[11] The Commission confirms that the integrity and continuity of the ALR will be unaffected by the temporary camping use provided the Applicant complies with the conditions set out in this decision.

DECISION

[12] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #14 and approve the Proposal subject to the following conditions:

- a. The approval is for five years, valid through to August 31, 2028;
- b. The temporary campground is granted for 14 days in August only for the annual Roots and Blues Festival;
- c. No permanent facilities or fill are to be constructed or placed on the Property;
- d. The submission of an annual status report (including photos) from the Applicant verifying the land has been returned to an equal or better agricultural standard, by September 30th each year the festival occurs.



[13] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[14] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the ALCA.

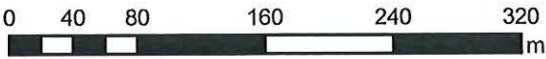
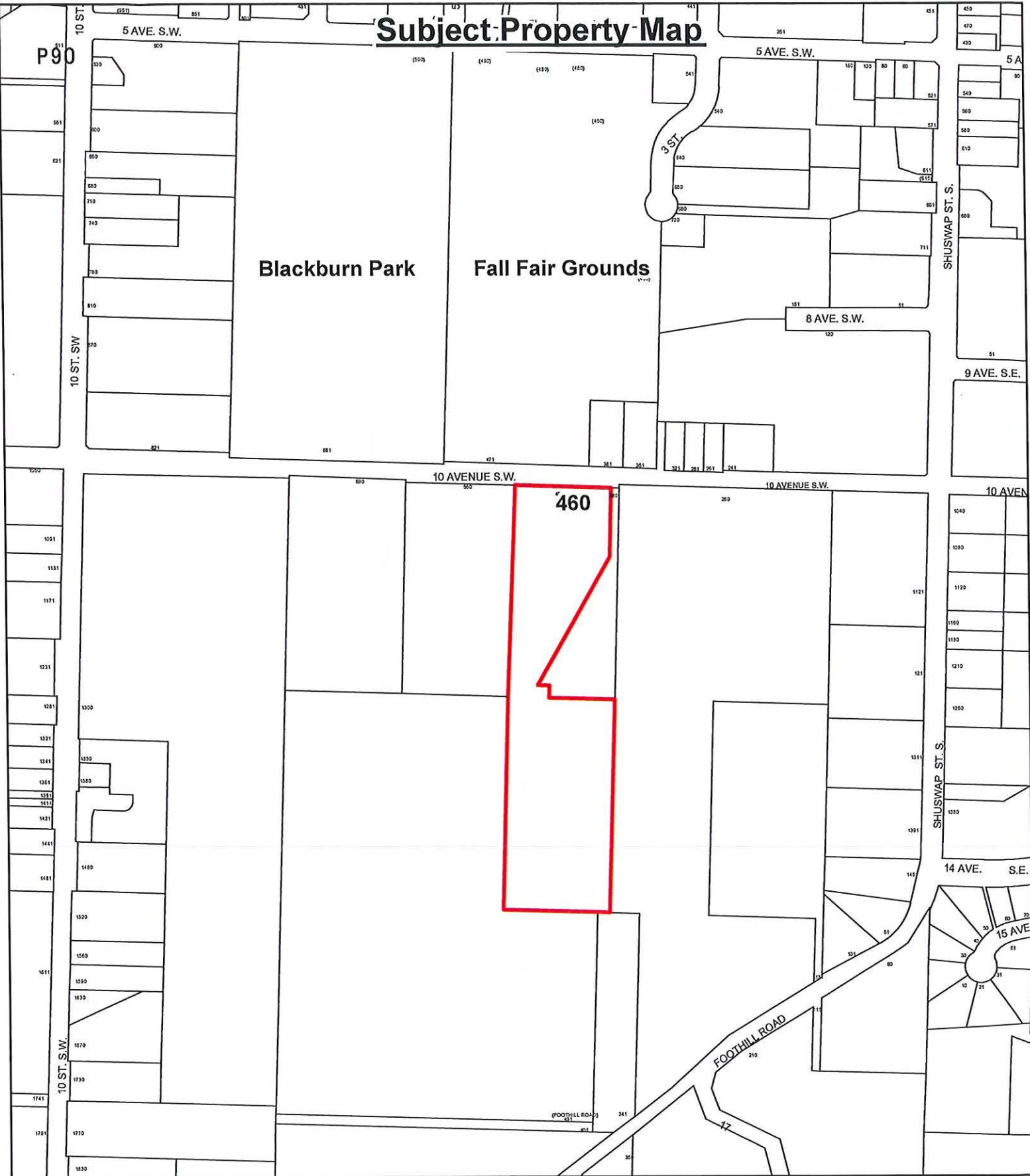
[15] Resolution #289/2023

Released on June 16, 2023



Kim Grout, Chief Executive Officer

Subject Property Map



SUBJECT PROPERTY



Parcels