

**CITY OF SALMON ARM**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the **Council Chambers at City Hall**, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, November 25, 2024 at 7:00 p.m.**

1) **Proposed Amendment to Zoning Bylaw No 2303:**

**Proposed Amendment to Zoning Bylaw No. 2303** to add Section 61 – CD-23 (Comprehensive Development Zone-23); and

**Proposed Rezoning** of Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 from A-2 (Rural Holding Zone) to CD-23 (Comprehensive Development Zone – 23)

**Civic Address:** 5161 60 Avenue NE

**Location:** East of Trans Canada Highway on the north side of 60 Avenue NE

**Present Use:** Commercial shop

**Proposed Use:** Commercial use with accessory Upper floor residential units

**Owner / Agent:** 5161 Canoe Creek Commercial Ltd./K. Forsyth

**Reference:** ZON-1296/ Bylaw No. 4680 and Bylaw No. 4681



The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices>, from November 14, 2024 to November 25, 2024 inclusive. If you are interested or affected by the proposed bylaw and wish to review the additional information, contact the Planning Department at 250.803.4010 or [planning@salmonarm.ca](mailto:planning@salmonarm.ca) prior to the hearing.

Meetings are being held in person and virtually. If you wish to attend virtually, a link to the virtual meeting is available in the Agenda section on our website at [www.salmonarm.ca](http://www.salmonarm.ca).

The City encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Barb Puddifant, Deputy Corporate Officer

Nov 14 and 21 Observer

November 14, 2024

**NOTICE TO PROPERTY OWNERS/OCCUPIERS**

**Proposed Amendment to Zoning Bylaw No. 2303:**

Rezone from A-2 (Rural Holding Zone) to CD-23 (Comprehensive Development Zone-23), attached as Schedule "A".

**Civic Address:** 5160 60 Avenue NE  
**Legal Description:** Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322  
**Location:** East of Trans Canada Highway on the North side of 60 Avenue NE  
**Present Use:** Commercial shop  
**Proposed Use:** Commercial use with accessory upper floor residential units  
**Owner/Agent:** 5161 Canoe Creek Commercial Ltd./K. Forsyth  
**Reference:** ZON-1296/ Bylaw No. 4680

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A Public Hearing has been scheduled for **Monday, November 25, 2024, at 7:00 p.m.** to consider a rezoning application for the above property.

Meetings are being held in person and virtually.

If you wish to appear electronically, a link to the virtual meeting is available in the Agenda section on our website at [www.salmonarm.ca](http://www.salmonarm.ca). Electronic participation can be accommodated through computer with internet access or telephone.

The staff report for the proposed rezoning is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> from November 14, 2024 to November 25, 2024 inclusive. If you are interested or affected by the proposed bylaws and wish to review additional information, contact the Planning Department at 250.803.4010 or [planning@salmonarm.ca](mailto:planning@salmonarm.ca) prior to the hearing.

All persons who wish to register an opinion to Council for consideration on the proposed bylaws may do so either by:

- a) Written submission, that may be dropped off at City Hall in the drop box to the left of the main entrance;
- b) Email submission to [cityhall@salmonarm.ca](mailto:cityhall@salmonarm.ca);
- c) Appearing in person or electronically, or being represented by an agent, at the Public Hearing on November 25, 2024.

Please note that written and/or email submissions must be presented to the Administration Department no later than **10:00 am on Tuesday, November 25, 2024.**

Yours truly,

Barb Puddifant  
Deputy Corporate Officer

Schedule "A"



# CITY OF SALMON ARM

## BYLAW NO. 4680

### A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

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WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on November 25, 2024 at the hour of 7:00 p.m. was published in the and , 2024 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended by rezoning Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 from A-2 (Rural Holding Zone) to CD-23 (Comprehensive Development Zone) attached as Schedule "A".

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4680**”

READ A FIRST TIME THIS DAY OF 2024

READ A SECOND TIME THIS DAY OF 2024

READ A THIRD TIME THIS DAY OF 2024

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE DAY OF , 2024

\_\_\_\_\_  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

### Schedule "A"



# CITY OF SALMON ARM

## BYLAW NO. 4681

### A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

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The Council of the City of Salmon Arm, in open meeting assembled, enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

#### SECTION 61 - CD-23 - COMPREHENSIVE DEVELOPMENT ZONE-23

##### Purpose

61.1 The CD-23 *Zone* is intended to accommodate commercial uses which are oriented towards vehicular repair and sales and may include accessory *upper floor dwelling units*. New *developments* zoned CD-23 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

##### Regulations

61.2 On a *parcel zoned* CD-23, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-23 *Zone* or those regulations contained elsewhere in this Bylaw.

##### Permitted Uses

61.3 The following uses and no others are permitted in the CD-23 *Zone*:

- .1 auto parts and accessories (new) sales;
- .2 automotive and truck repair shop, including body repair and painting, excluding *fuel service stations*;
- .3 automotive sales and rental lots and showroom (new and used), sales area limited to 30% of overall parcel area;
- .4 boat and trailer sales and rental showrooms, including minor repairs, sales area limited to 30% of overall parcel area;
- .5 *craft distillery and brewery*;
- .6 *high technology research and development*;
- .7 *home occupation*;
- .8 laboratory, scientific and research;
- .9 *mini warehousing*;
- .10 *mobile food vending*;
- .11 *offices*;
- .12 *outside vending*;
- .13 *recreation facility-indoor*;
- .14 rental and repair of tools, small equipment;
- .15 *transportation use*;
- .16 *upper floor dwelling units*, above permitted commercial uses or garage storage units;
- .17 *artisan coffee roasting*;
- .18 welding, machine or metal fabrication;
- .19 *accessory use*, including *retail store* and *licensee retail store* limited to 25% of the *floor area* of the principal use.

### **Maximum Height of Principal Buildings**

61.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

### **Maximum Height of Accessory Buildings**

61.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.68 feet).

### **Minimum Parcel Size or Site Area**

61.6 The minimum *parcel size* or *site area* shall be 465.0 square meters (5,005.4 square feet).

### **Minimum Parcel or Site Width**

61.7 The minimum *parcel* or *site width* shall be 15.0 metres (49.2 feet).

### **Minimum Setback of Principal Buildings**

61.8 The minimum *setback* of the *principal buildings* from the:

- |    |  |   |
|----|--|---|
| .1 | <i>Front parcel line</i> shall be  | 6.0 metres (19.7 feet)                        |
| .2 | <i>Rear parcel line</i><br>- adjacent to a residential <i>zone</i> shall be<br>- all other cases shall be          | 3.0 metres (9.8 feet)<br>1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i><br>- adjacent to a residential <i>zone</i> shall be<br>- all other cases shall be | 3.0 metres (9.8 feet)<br>1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be  | 6.0 metres (19.7 feet)                        |

### **Minimum Setback of Accessory Buildings**

61.9 The minimum *setback* of accessory *buildings* from the:

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

### **Outside Storage**

61.10 Outside storage shall be screened as per Appendix III.

Outdoor storage is permitted as an accessory use to principle uses only and is limited to 20% of the parcel area.

### **Parking and Loading**

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

## 2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

## 3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4681**"

READ A FIRST TIME THIS DAY OF 2024

READ A SECOND TIME THIS DAY OF 2024

READ A THIRD TIME THIS DAY OF 2024

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE DAY OF , 2024

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For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2024.

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MAYOR

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CORPORATE OFFICER



## REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Planner II

Title: Zoning Bylaw Amendment Application No. 1296

Legal: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322  
Civic: 5161 60 Avenue NE  
Owner: Canoe Creek Commercial Ltd.  
Agent: K. Forsyth

Date: November 12, 2024

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### **Executive Summary/Purpose:**

To rezone the subject parcel from the A-2 (Rural Holding) Zone to the CD-23 (Comprehensive Development 23) Zone.

### **Motion for Consideration:**

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 to add Section 61 – CD-23 – Comprehensive Development Zone 23 as outlined in the staff report dated November 12, 2024;

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, rezoning the subject property legally described as Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 (5161 60 Avenue NE) from the A-2 (Rural Holding) Zone to CD-23 (Comprehensive Development 23) Zone;

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaws be withheld subject to:

- i. the Registration of a Land Title Act Section 219 Covenant; and
- ii. Ministry of Transportation and Infrastructure approval.

### **Staff Recommendation:**

THAT: the Motion for Consideration be adopted.

### **Proposal:**

This proposal is to rezone the subject parcel from the A-2 (Rural Holding) Zone to the CD-23 (Comprehensive Development 23) Zone. The proposed new CD-23 Zone is specific to this property and is intended to accommodate commercial uses which are oriented towards vehicular repair and sales and may include accessory upper floor dwelling units. The owners' future

development plan for the site includes a mix of commercial and residential units in the form of upper floor dwelling units above commercial uses or garage storage units.

**Background:**

The subject parcel is located at 5161 60 Avenue NE (Appendices 1, 2 & 3). The subject parcel is designated Highway Service/Tourist Commercial (HC) in the City's Official Community Plan (OCP) and zoned A-2 (Rural Holding) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel is 8,093 m<sup>2</sup> (2 ac.) in area. A shop exists on the property and a building consisting of commercial garages and two upper floor dwelling units is currently under construction.

A sketch plan, showing existing and proposed buildings, is attached as Appendix 6. Site photos and a letter of proposal are attached as Appendices 7 & 8.

Adjacent land uses include the following:

North:	Bruce Coach Custom Conversions, single-family dwelling	Zoned A-2 & C-3
South:	Randy's Marine Services, pond and wetland	Zoned C-3 & A-2
East:	Vacant land, Canoe Creek	Zoned A-2
West:	Aspen Grove Motel	Zoned C-5

The proposed CD-23 zoning regulations are attached as Appendix 9. The CD-23 Zone has been drafted based on the C-3 Zone with a few changes. Permitted uses in the C-3 Zone were reviewed by the applicant and staff. The CD-23 Zone has a more limited range of permitted uses and more flexible regulations compared to the C-3 Zone. Some permitted uses in the C-3 Zone were not included in the CD-23 Zone because either they were unlikely to occur on this specific site or they were likely to generate a significant increase in traffic to the area. Some permitted uses have been limited to a maximum percentage of the total parcel area. This is to ensure retail and showroom uses are accessory to other uses and will not significantly increase traffic to this area adjacent to the Trans Canada Highway. Another change is a more permissive maximum height allowance (12 m compared to 10 m in the C-3 Zone). The proposed CD-23 Zone has been drafted based on referral comments from internal departments and external agencies.

**Relevant Policies:**

The proposed zoning amendment aligns with the Highway Service/Tourist Commercial designation in the OCP. The amendment would align with the Commercial Objectives and Policies listed in Section 9 of the OCP, including supporting commercial uses within the primary commercial areas of the city.

This proposal would increase the amount of potential commercial land base within the city, while allowing options for commercial uses with accessory residential use in the upper storey of the building(s). Residential density under this commercial land use designation is permitted in alignment with the High Density rate of 100 dwelling units per ha. Given the parcel area, a maximum of 80 residential units would be permitted on this site.

Development of the parcel as proposed would be subject to the guidelines of the Highway Service/Tourist Commercial Development Permit Area, with a future development proposal including building elevations and landscape plans, subject to detailed review through a form and character Development Permit application. The subject parcel is considered by staff to be well-suited for the proposed Highway Service/Tourist Commercial and CD-23 uses, being within close proximity to the Trans Canada Highway.

**Referral Comments:**Fire Department

No Fire Department concerns.

Building Department

No concerns with the rezoning. The tenure of upper level units would have to be clarified at the time of Building Permit application. The use of the upper floor units as hotel/motel units vs. residential strata units would impact the occupancy at the time of Building Permit and result in differences with regard to BC Building Code requirements.

Engineering Department

The Engineering Department does not have any concerns related to the rezoning. Engineering comments concerning future subdivision or development are attached as Appendix 10.

As a condition of the rezoning, a Land Title Act Section 219 Covenant must be registered on the title of the property. The covenant will ensure that no buildings, improvements, or other structures are built or located on the subject parcel until the parcel is serviced to the standards of the City. This means that no future Building Permits will be issued until the subject parcel is connected to the municipal sewer system through a system of sewer works constructed by the owner/applicant. This condition is to address concerns regarding granting zoning to an underserviced lot.

Ministry of Transportation and Infrastructure (MoTI)

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act. The referral response of MoTI is enclosed as Appendix 11.

In the referral response, MOTI did provide some details with regard to potential future dedication requirements along the City road, noting that the road should be widened to 20 m. At a later stage of development (i.e. Building Permit) it will be taken under advisement.

Planning Department

The Highway Service/Tourist Commercial OCP designation supports multiple commercial zones, some of which permit accessory residential uses. Residential strata units and hotel/motel units have different requirements in the BC Building Code. At time of Building Permit the applicant will need to confirm the type of unit and meet the requirements of the BC Building Code. Given that the proposed rezoning is generally consistent with the OCP staff are supportive of the proposed CD-23 Zone as revised. The permitted uses and building setbacks proposed in the CD-23 Zone align with this purpose and are supported by staff.

**Financial Considerations:**

None.

**Committee Recommendations:**

N/A

**Public Consultation:**

Pursuant to the Local Government Act and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30 m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. A Notice of Development Sign will be posted by the applicant on the subject parcel. The notices outline 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 November 25, 2024.

**Alternatives & Implications:**

N/A

Prepared by: Planner II

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

**Attachments:**

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Property
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan
- Appendix 7 – Site Photos
- Appendix 8 – Letter of Proposal
- Appendix 9 – Proposed CD-23 Zone
- Appendix 10 – Engineering Comments
- Appendix 11 – MOTI Referral Response

Appendix 1 - Location Map

**Trans  
Canada  
Highway  
No. 1**

6210

6000

ROAD NOT OPEN

5161

**60 AVE. N.E.**

5130

5250

5980

N



0 10 20 40 60 Meters



Parcels



Subject Parcel



Trans  
Canada  
Highway  
No. 1

60 AVE. N.E.

ROAD NOT OPEN



N



0 10 20 40 60  
Meters



Parcels



Subject Parcel



ROAD NOT OPEN

N



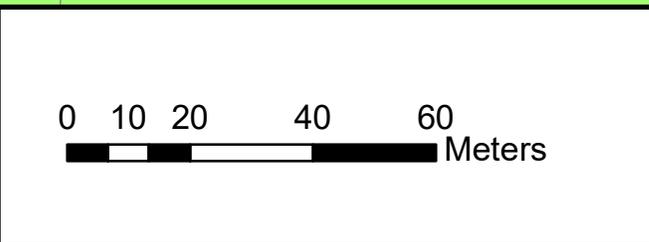
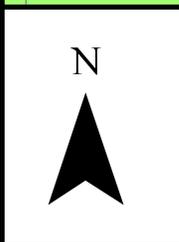
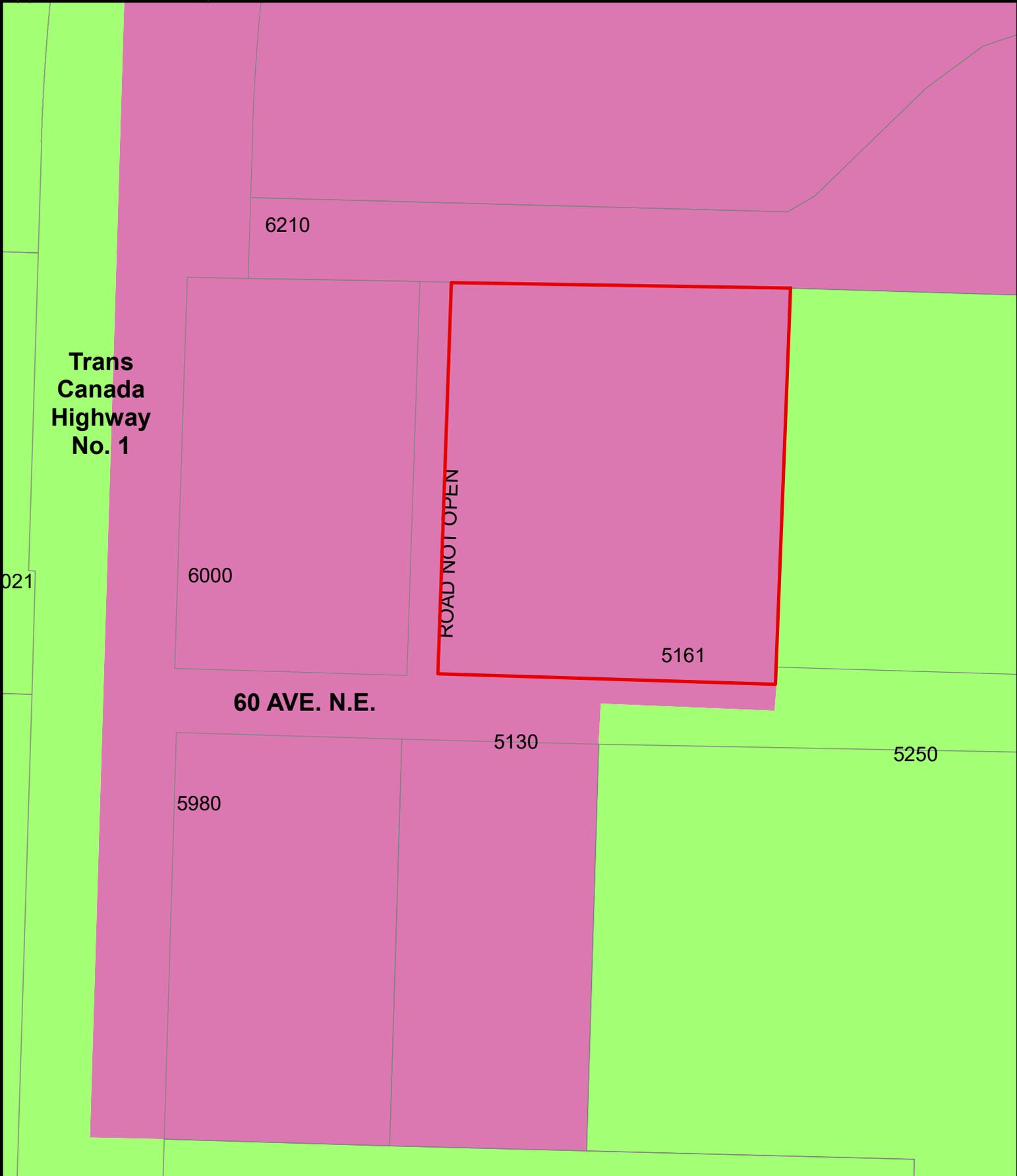
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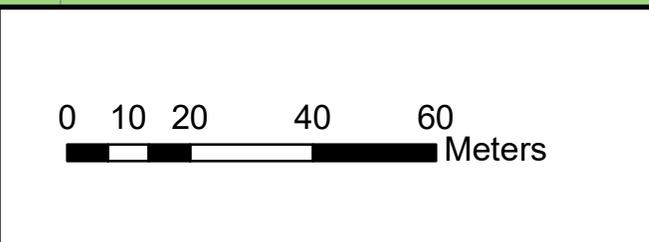
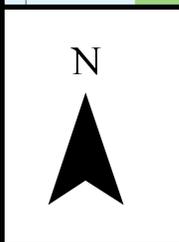
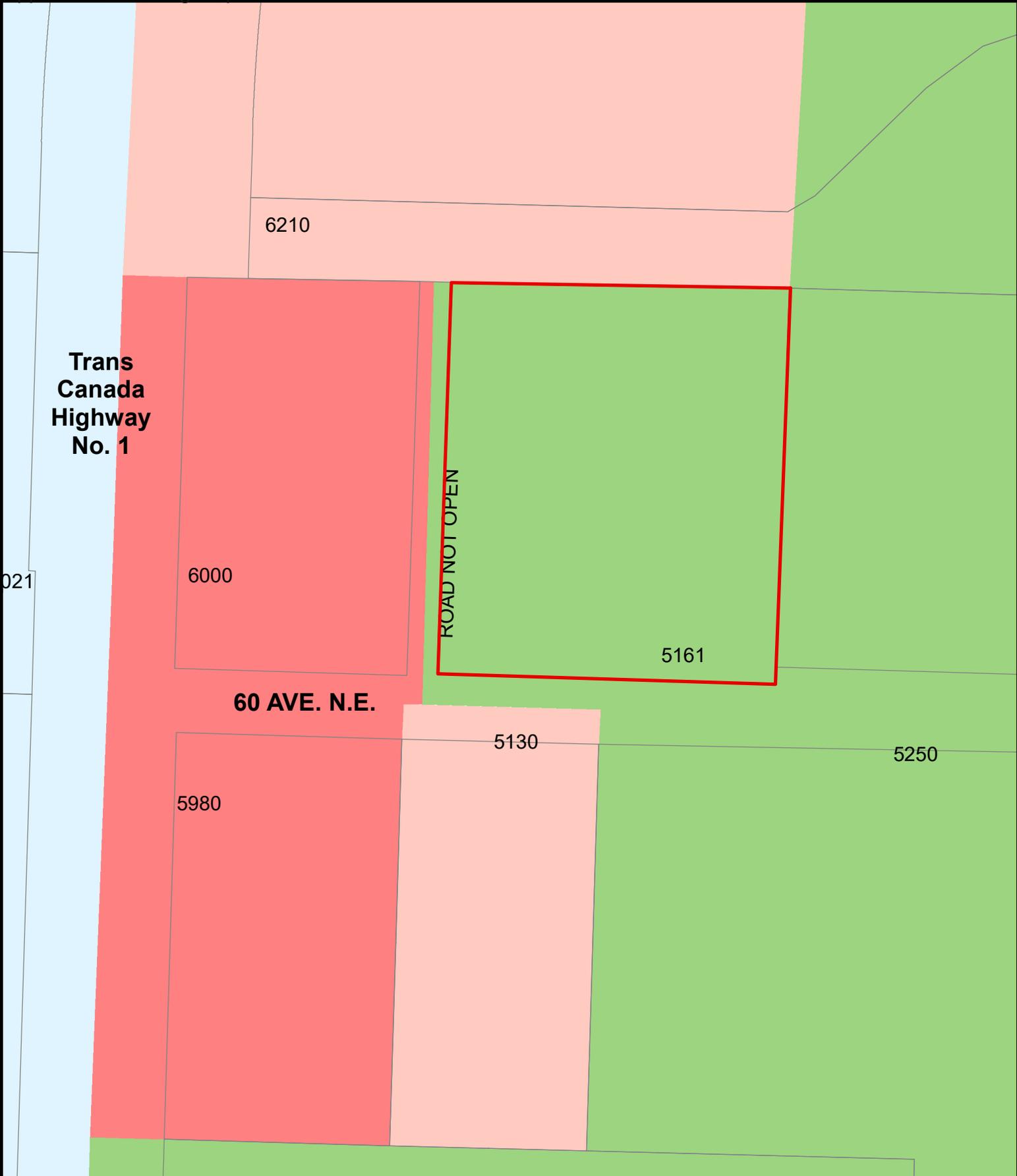
Parcels



Subject Parcel



 Acreage Reserve	 Subject Parcel
 Commercial - Highway Service / Tourist	
 Parcels	



	A-2		C-5		Parcels
	C-3		P-1		Subject Parcel





View of subject property looking north from 60 Avenue NE.



View of building currently under construction looking east from subject property.



View of subject property looking west from 60 Avenue NE.



View of subject property looking east from 60 Avenue NE.

## Description of proposal

For this property our intention is to build an aesthetically pleasing C-3 Highway commercial zoned property. It would consist of as many upper level living quarters as allowable and lower bays to accommodate C-3 commercial interest.

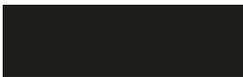
We believe there is a large demand for both the commercial aspect and residential space in Salmon Arm. There is currently no such commercial property available in the NE Salmon Arm area of Canoe and we believe it will be a great asset to the area.

Our company currently employs 12 and will grow by 6 in the next year. Right now they all come from outlying areas and I am the only one that actually lives in SA. This rezoning plans to help be part of the solution for two area in need in Salmon Arm

Thanks for your consideration

Kevin Forsyth

5161 Canoe Creek Commercial Ltd



**SECTION 61 - CD-23 – COMPREHENSIVE DEVELOPMENT ZONE - 23**

**Purpose**

61.1 The CD-23 *Zone* is intended to accommodate commercial uses which are oriented towards vehicular repair and sales and may include accessory *upper floor dwelling units*. New *developments* zoned CD-23 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

**Regulations**

61.2 On a *parcel zoned* CD-23, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-23 *Zone* or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

61.3 The following uses and no others are permitted in the CD-23 *Zone*:

- .1 auto parts and accessories (new) sales;
- .2 automotive and truck repair shop, including body repair and painting, excluding *fuel service stations*;
- .3 automotive sales and rental lots and showroom (new and used), sales area limited to 30% of overall parcel area;
- .4 boat and trailer sales and rental showrooms, including minor repairs, sales area limited to 30% of overall parcel area;
- .5 *craft distillery and brewery*;
- .6 *high technology research and development*;
- .7 *home occupation*;
- .8 laboratory, scientific and research;
- .9 *mini warehousing*;
- .10 *mobile food vending*;
- .11 *offices*;
- .12 *outside vending*;
- .13 *recreation facility-indoor*;
- .14 rental and repair of tools, small equipment;
- .15 *transportation use*;
- .16 *upper floor dwelling units*, above permitted commercial uses or garage storage units;
- .17 *artisan coffee roasting*;
- .18 welding, machine or metal fabrication;
- .19 *accessory use*, including *retail store* and *licensee retail store* limited to 25% of the *floor area* of the principal use.

**Maximum Height of Principal Buildings**

61.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

**Maximum Height of Accessory Buildings**

61.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.68 feet).

**Minimum Parcel Size or Site Area**

61.6 The minimum *parcel* size or *site* area shall be 465.0 square meters (5,005.4 square feet).

**Minimum Parcel or Site Width**

61.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

**Minimum Setback of Principal Buildings**

61.8 The minimum *setback* of the *principal buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line*
  - adjacent to a residential *zone* shall be 3.0 metres (9.8 feet)
  - all other cases shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line*
  - adjacent to a residential *zone* shall be 3.0 metres (9.8 feet)
  - all other cases shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

## **SECTION 61 - CD-23 – COMPREHENSIVE DEVELOPMENT ZONE - 23 – CONTINUED**

### **Minimum Setback of Accessory Buildings**

61.9 The minimum *setback* of accessory *buildings* from the:

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

### **Outside Storage**

61.10 Outside storage shall be screened as per Appendix III.

Outdoor storage is permitted as an accessory use to principle uses only and is limited to 20% of the parcel area.

### **Parking and Loading**

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

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TO: Gary Buxton, Director of Planning  
DATE: October 24, 2024  
PREPARED BY: Mustafa Zakreet, Engineering Assistant  
APPLICANT: 5161 Canoe Creek Commercial Ltd.  
SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1296  
LEGAL: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322  
CIVIC: 5161 60 Avenue NE

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Further to your referral dated August 15, 2024, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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

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 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with 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 (ESC) 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,

## ZONING AMENDMENT APPLICATION FILE NO. ZON- 1296

October 24, 2024

Page 2

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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 / 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. 60 Avenue NE, on the subject property's southern 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 2.38m of additional road dedication is required (to be confirmed by a BCLS).
2. 60 Avenue NE is currently constructed to an Interim Rural Paved Road standard. Upgrading to the current 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, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. A 7.62m road right-of-way exists along the subject property's western boundary. The road remains unconstructed, and the City has no plans for its construction. Therefore, no additional land dedication or construction is required at this stage.
4. 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 1 watermain on 60 Avenue NE. Upgrading this watermain to 200mm diameter across the frontage of the property is required.
2. Records indicate that the existing property is serviced by a 50mm service from the 150mm diameter watermain on 60 Avenue NE. 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 located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). The Owner / Developer's authorized engineer is to complete a flow test on the closest fire hydrant to confirm the existing watermain servicing the subdivision is adequately sized to provide fire flows in accordance with the requirements of the Subdivision and Development Servicing Bylaw No 4293. Where the City water distribution system has insufficient capacity to meet the required fire flow, the Owner / Developer will be required to make the necessary upgrades to meet these standards. Owner / Developer is responsible for all associated costs.

**ZONING AMENDMENT APPLICATION FILE NO. ZON- 1296**

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4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

**Sanitary:**

1. The subject property does not currently have frontage on the City of Salmon Arm's sanitary sewer system. The nearest sanitary sewer main is approximately 490 meters north of the property. An extension of the City sanitary sewer main to the subject property is required.
2. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

**Drainage:**

1. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
2. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

**Geotechnical:**

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

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**Mustafa Zakreet, EIT**  
Engineering Assistant

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**Jenn Wilson P.Eng.**  
City Engineer



Your File #: ZON-1296  
eDAS File #: 2024-04380  
Date: Oct/15/2024

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

**Re: Proposed Bylaw for: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 - 5161 60 Avenue NE, City of Salmon Arm**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

NOTE: should the City require road improvements to the intersection of the Trans-Canada Highway, it may be prudent to have 20 metres of road dedication along 60<sup>th</sup> Ave.NE

If you have any questions, please feel free to call Katie Duckert at (778) 699-2353.

Yours truly,

Katie Duckert  
Assistant Development Technician

Local District Address
Salmon Arm Area Office Bag 100 Stn Main  Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: () -