

City of Salmon Arm  
Development and Planning Services Committee

Monday, January 15, 2024, 5:00 a.m.  
Council Chambers of City Hall  
500 – 2 Avenue NE, Salmon Arm, BC

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Pages

1. CALL TO ORDER

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

*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.*

3. ADOPTION OF AGENDA

Motion for Consideration

THAT: the Agenda be adopted as presented.

4. APPROVAL OF MINUTES

Motion for Consideration

THAT: the Minutes of the Development and Planning Services Committee Meeting of December 4, 2023 be approved.

5. DISCLOSURE OF INTEREST

6. REPORTS

- 6.1 Official Community Plan Amendment Application No. OCP4000-56  
1821 9 Avenue NE  
Owners: 1026082 BC Ltd./Lakeside Bowling Ltd.  
Agent: IBA Architecture Inc.  
MR to HC

3 - 29

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888 from MR (Medium Density Residential) to HC (Highway Service/Tourist Commercial).

- 6.2 Zoning Amendment Application  
**(see Item 6.1 for Staff Report)**  
City of Salmon Arm  
Text Amendment  
Addition of CD-21 Zone

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to

Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by adding "Section 59 - CD-21 - Comprehensive Development Zone - 21" as defined in Appendix 6 of the Staff Report dated January 8, 2024.

- 6.3 Zoning Amendment Application No. ZON-1275  
**(see Item 6.1 for Staff Report)**  
1821 and 1881 9 Avenue NE  
Owners: 1026082 BC Ltd./Lakeside Bowling Ltd.  
Agent: IBA Architecture Inc.  
R-1 and C-3 to CD-21

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by:

1. rezoning Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888 from R-1 (Single Family Residential Zone) to CD-21 (Comprehensive Development Zone - 21);
2. rezoning Parcel A (DD W51279), Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888 Except Plan KAP46224 from C-3 (Service Commercial) to CD-21 (Comprehensive Development Zone - 21).

7. **FOR INFORMATION**
8. **IN-CAMERA**
9. **ADJOURNMENT**

**TO:** His Worship Mayor Harrison and Members of Council

**DATE:** January 8, 2024

**SUBJECT:** Official Community Plan Amendment Application No. 4000-56  
Zoning Amendment Application No. 1275

**Legal:** Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888, and Parcel A (DD W51279), Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888 Except Plan KAP46224

**Civic:** 1821 & 1881 9 Avenue NE

**Owners:** 1026082 BC Ltd., INC.No. BC1026082, and A Lakeside Bowling Ltd., INC.No. BC1000304 (Chahal, P.)

**Agent:** IBA Architecture INC. (Bestoon, R.)

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**STAFF RECOMMENDATION**

- THAT:** The third reading of the Bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4605 be defeated;
- AND THAT:** The third reading of the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4606 be defeated;
- AND THAT:** A bylaw be prepared for Council’s consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888 from MR (Medium Density Residential) to HC (Highway Service/Tourist Commercial);
- 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, Second Reading of the Official Community Plan bylaw be withheld pending Council’s consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
  - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** A bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by:
- 1) Adding “Section 59 - CD-21 - Comprehensive Development Zone - 21” as outlined in this report;

- 2) **Rezoning Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888 from R-1 (Single Family Residential) to CD-21 (Comprehensive Development Zone - 21); and**
- 3) **Rezoning Parcel A (DD W51279), Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888 Except Plan KAP46224 from C-3 (Service Commercial) to CD-21 (Comprehensive Development Zone - 21);**

**AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.**

## PROPOSAL

The two subject parcels combined are approximately 1.6 acres in area on 9 Avenue NE, south of the Trans Canada Highway (see Appendix 1 and 2). The western parcel (1821 9 Avenue NE) is designated Medium Density Residential (MDR) in the City's Official Community Plan (OCP) and zoned C-3 (Service Commercial) in the Zoning Bylaw, while the eastern parcel (1881 9 Avenue NE) is designated Commercial – Highway Service / Tourist (HC) and zoned C-3 (Service Commercial) (Appendix 3 and 4). The related OCP amendment application seeks to align the Commercial – Highway Service / Tourist (HC) land use designation over both parcels. The purpose of this application is to rezone the subject parcels together to allow potential future commercial and residential use, as shown in the attached development concept (Appendix 5).

At the public hearing and when Council considered third reading of Bylaws 4605 and 4606, concerns were raised regarding the range of uses permitted under the C-6 Zone. A new limited version of C-6 has been created as Comprehensive Development Zone CD-21. The range of uses permitted in the proposed CD-21 zone regulations are attached (Appendix 6) and have eliminated potentially problematic uses. Staff are recommending proceeding with the new CD-21 zone, and defeating the prior bylaws.

## BACKGROUND

The subject parcels are located within the corridor east of the City Centre to 30 Street NE as identified in the OCP, an area characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-1) and Commercial (C-3) zones. Adjacent zoning and land uses include the following:

North:	TCH, R-1, R-5, and C-6	Commercial and Residential
East:	R-1 and P-3	Vacant Commercial and Institutional
West:	R-1	Single Family Dwellings
South:	C-3	Single Family Dwellings

The subject parcels currently contain a single family dwelling, accessory buildings, restaurant and a bowling alley, as shown in aerial images and site photos attached (Appendix 7). Staff note that Single Family Dwelling is not a permitted use in the proposed zone; therefore, should the bylaw be adopted the existing dwelling would be deemed legally non-conforming: the use could continue (unless discontinued for 6 months), but not be expanded on the site.

## OCP POLICY

The proposed OCP designation (from MDR) of 1821 9 Avenue NE would extend the Commercial – Highway Service / Tourist (HC) from the adjacent parcel, and so would create a contiguous OCP designation across the two subject parcels. 1821 9 Avenue NE is adjacent to the Trans Canada Highway and has reasonable highway access. Further, the particular development proposal outlined in the rezoning results in the creation of multi family housing. The amendment to the OCP is therefore supported by staff. The proposed zoning amendment aligns with the proposed HC (Highway Service / Tourist Commercial) designation in the OCP. The amendment would align with the Commercial

Objectives and Policies listed in OCP Section 9, including supporting commercial uses within the primary commercial areas of the City.

Development of the parcel as proposed would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area.

#### Local Government Act

Pursuant to Sections 475 and 476 of the *Local Government Act* (consultation during OCP development and amendments) the proposed OCP amendments were referred to the following external organizations:

Adams Lake Band	Comments provided to applicant
Neskonlith Band	No response to date
Economic Development Society	Appendix 8
Interior Health	Appendix 9
School District 83	No response to date

A formal response was received from the Title and Rights Department of the Adams Lake Band and has been provided to the applicant for their information and potential action moving forward. Subsequently, the City inquired via Data Request to the Archeological Branch of British Columbia as to any Provincial records of known archeological sites related to the subject parcel. It is the responsibility of the proponent to proceed under the *Heritage Conservation Act* accordingly.

The Salmon Arm Economic Development Society recognizes the importance of rental housing and supports the application.

Interior Health is supportive of the proposal noting that it provides density and housing diversity, as well as additional rental units consistent with the Community Housing Strategy.

#### COMMENTS

##### Ministry of Transportation and Infrastructure

Preliminary approval has been granted with conditions as of August 22, 2023 (Appendix 10). Subsequently, the proposed CD Zone was provided to MOTI for review on December 18, 2023 to which MOTI has responded that they have no concerns and their conditions stand. No direct highway access will be permitted, storm water must be addressed on site, and there are building setback requirements relative to the Trans Canada Highway. The conditions have been provided to the applicant.

##### Engineering Department

No concerns with OCP or rezoning amendments. Servicing requirements for development have been provided to the applicant. The location of storm and sewer mains over the subject parcels have been noted as potential challenges relative to the development concept. Comments attached (Appendix 11).

##### Fire Department

No Fire Department concerns.

##### Building Department

No concerns with rezoning.

##### 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 and the applicant is required to post a Notice of Development Sign on the subject property in advance of the Public Hearing. The notices outline the proposal and advise 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 February 26, 2024.

Planning Department

The surrounding neighbourhood has been undergoing slow development, with a mix of older single family housing, moving towards newer residential and mixed use development. This proposal would increase the amount of potential commercial land base within the City, and offers a shift from the vehicle-oriented service and storage commercial uses of the C-3 zone, to the CD-21 zone which offers options for mixed commercial uses with residential use above.

Aligned with the mixed use development concept proposed, the CD-21 Zone has a more limited range of permitted uses and a number of more flexible regulations relative to the C-3 Zone. These include a more permissive maximum height allowance (19 m versus 10 m in C-3), and more lenient setback requirements (including no front setback requirement versus 6 m in C-3). These are in keeping with the intent to accommodate pedestrian oriented, ground level businesses with a mixture of residential land uses in an integrated manner.

Residential density under this Commercial land use designation is permitted in alignment with the High Density regulations. Based on a parcel area of 1.6 acres, 64 dwelling units would be permitted, with potential for a maximum of 84 dwelling units through the provision of amenities as specified by the R-5 Zone.

The intent for the subject parcel under application is described and illustrated by a development concept attached as Appendix 5. Future development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area (provided to applicant), with a future development proposal including building elevations and landscape plans subject to detailed review through a form and character Development Permit application.

Staff note some concerns with respect to the concept proposed, including the position of a storm water service main through the subject parcel, a sanitary sewer within the north portion of the subject parcels, as well as the topography on the site, particularly the slope towards the north parcel line adjacent the Trans Canada Highway. These concerns would need to be addressed through the Development Permit application process.

CONCLUSION

The subject parcels are considered by staff to be well-suited for the proposed Commercial – Highway Service / Tourist (HC) and CD-21 uses, being within close proximity to the Trans Canada Highway as well as transportation routes including the City's Greenway Network, and community facilities including the recreation centre, schools, and the uptown commercial area. The proposed CD-21 Zone limits permitted uses that are less aligned with adjacent residential use compared to uses permitted under C-6 Zoning.

The OCP land use designation requested and the proposed CD-21 zoning of the subject parcels is generally consistent with OCP and is therefore supported by staff.



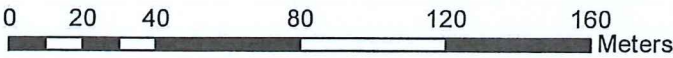
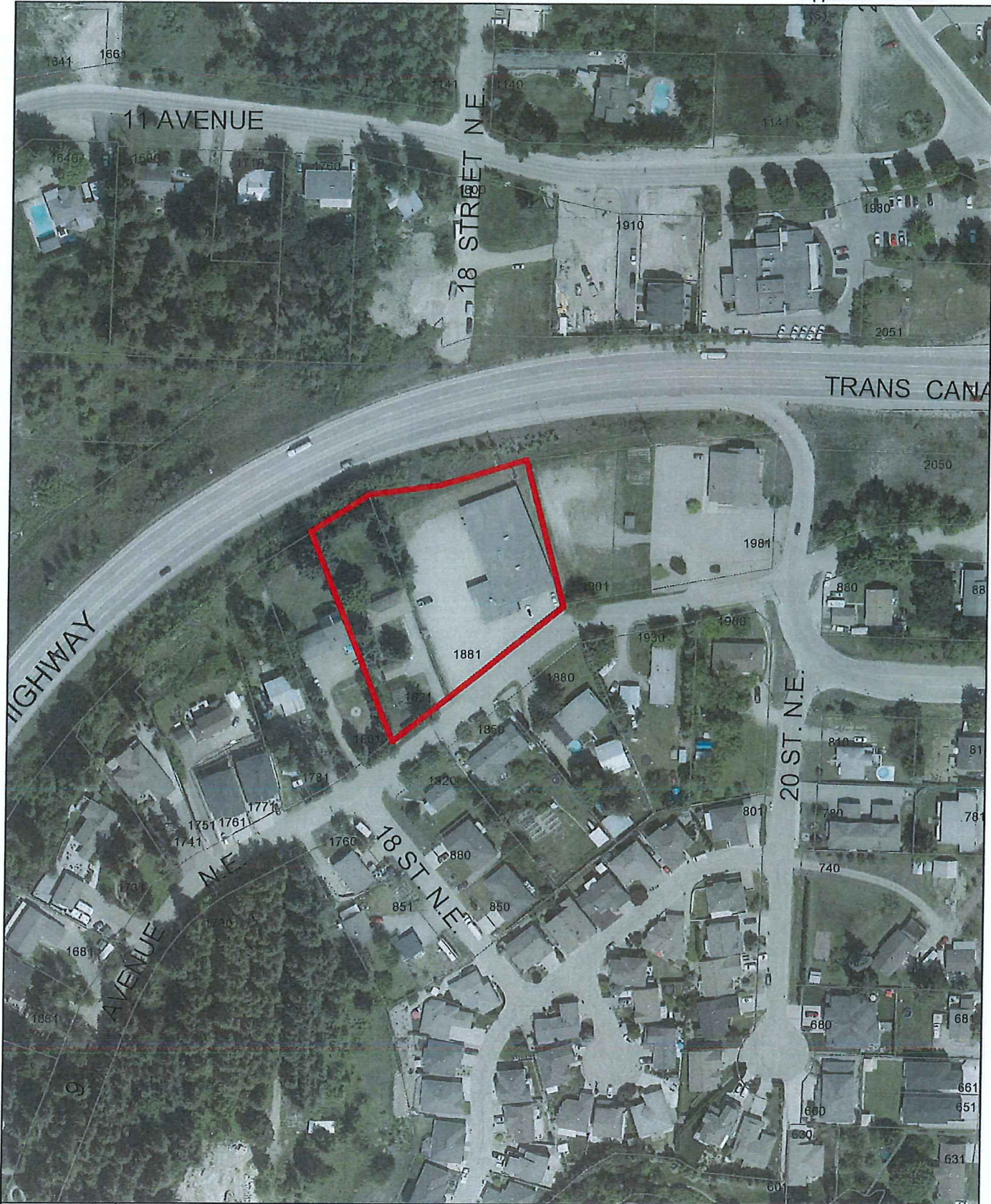
Prepared by: Chris Larson, MCIP, RPP  
Senior Planner




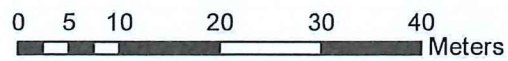
Reviewed by: Gary Burton, MCIP, RPP  
Director of Planning & Community Services




Reviewed by: Melinda Smyrl, MCIP, RPP  
Manager of Planning & Building

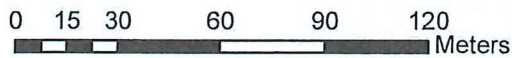
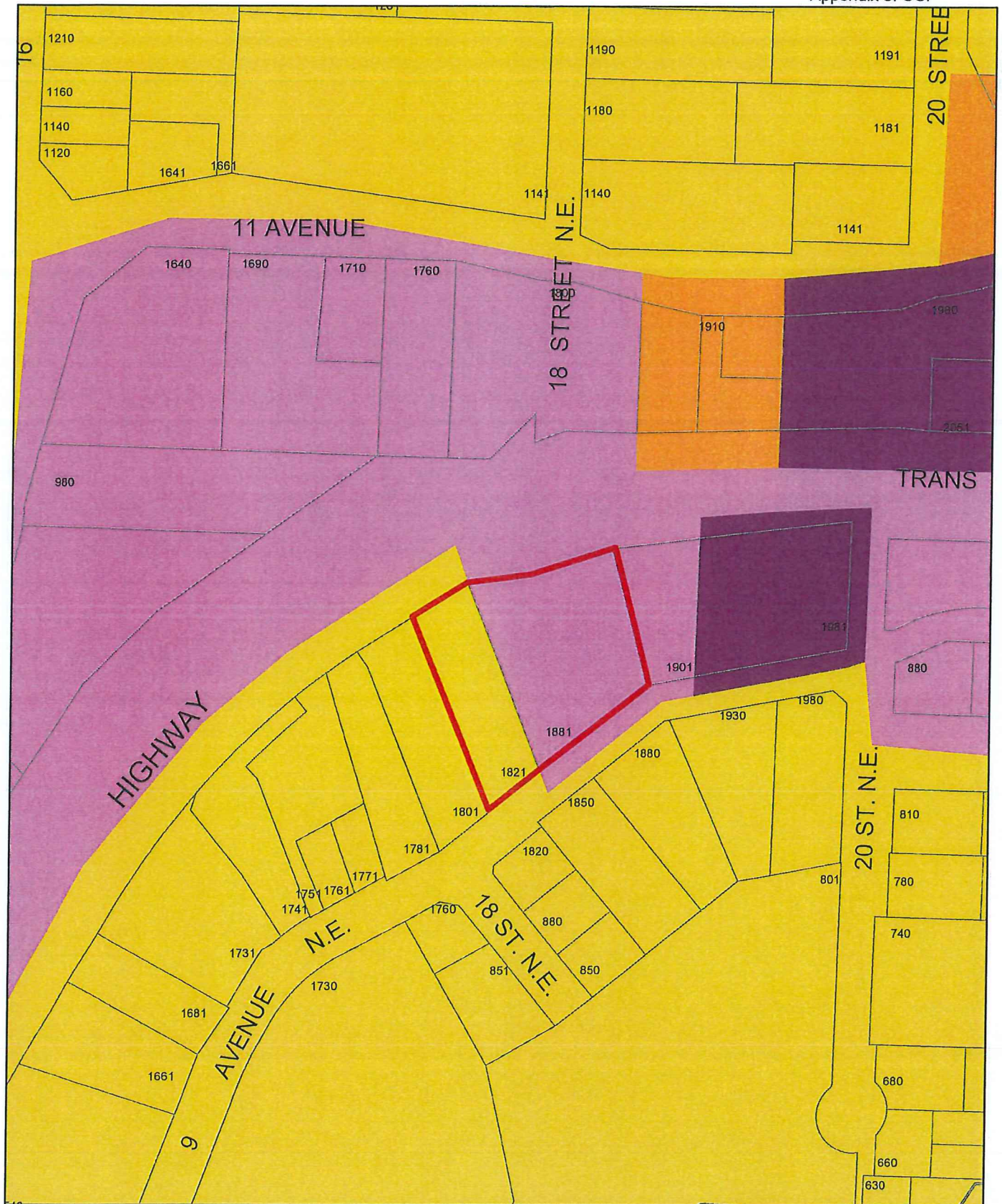


 Subject Parcels

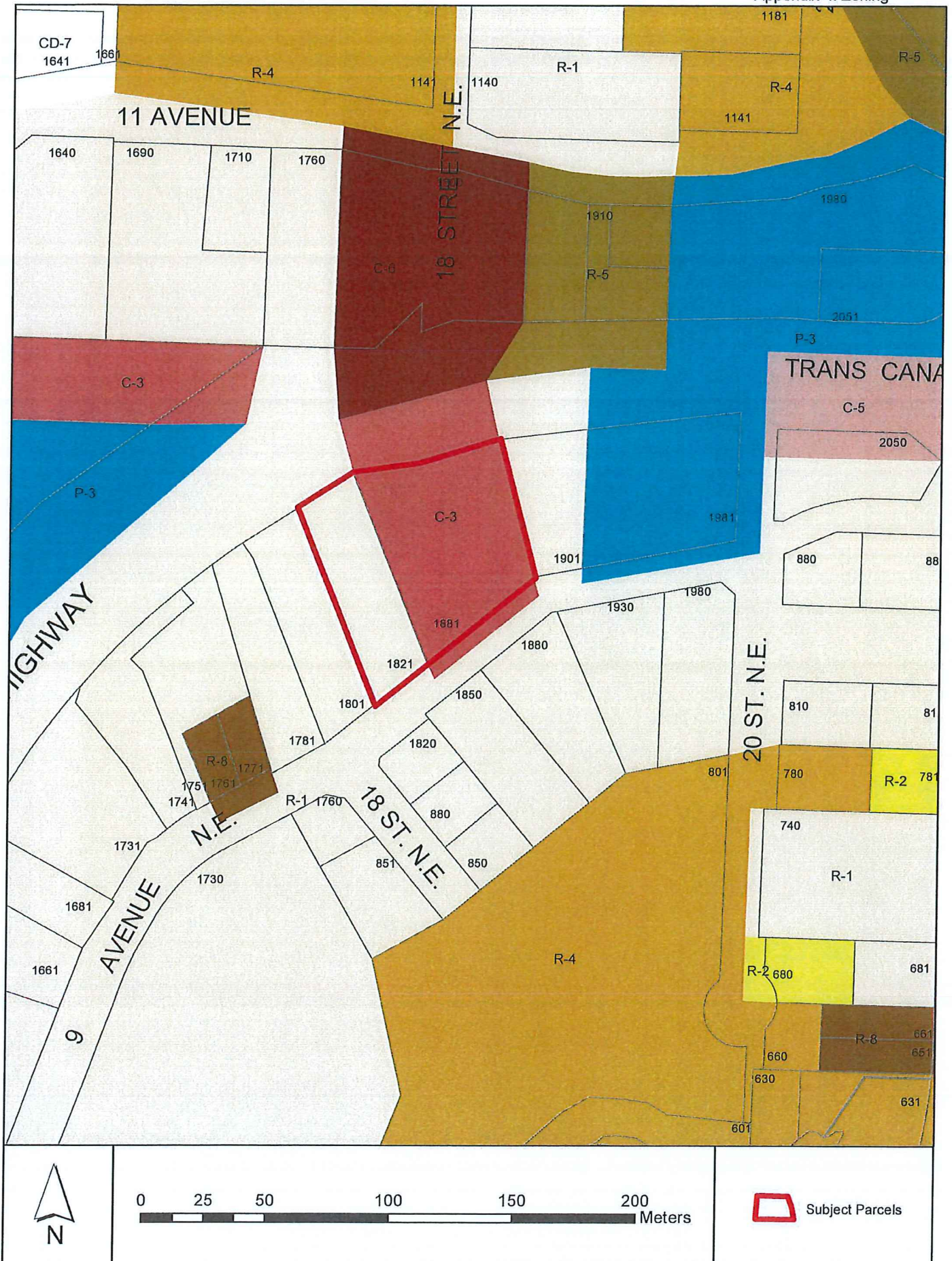


 Subject Parcels



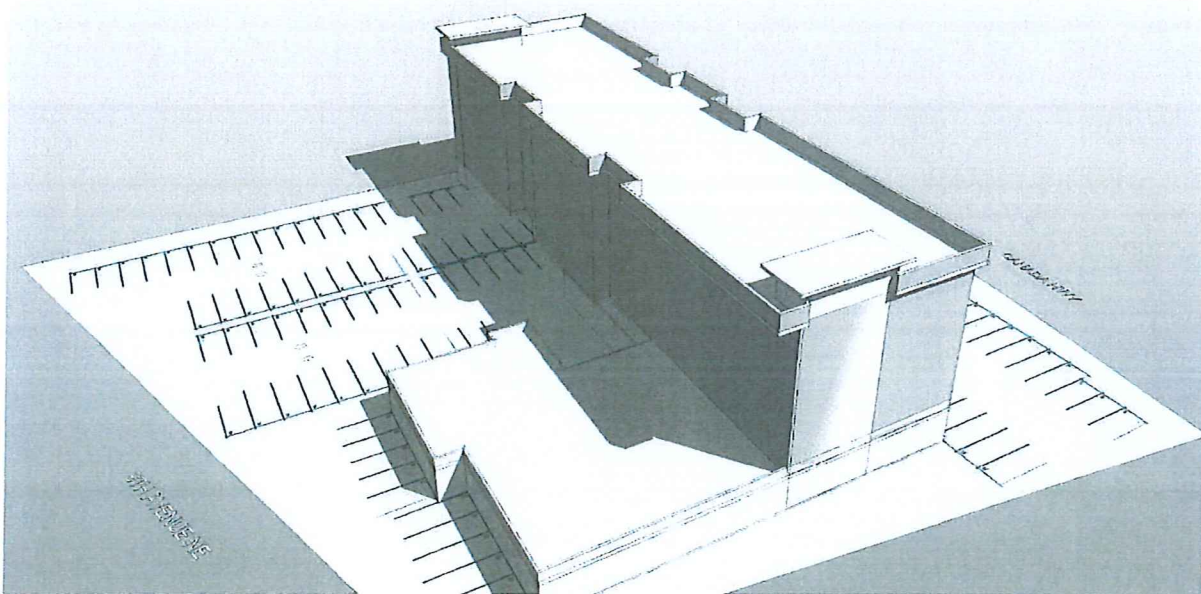


- |   |                 |   |                            |
|---|-----------------|---|----------------------------|
|  | Subject Parcels |  | Residential High Density   |
|  | Commercial HWST |  | Residential Medium Density |
|   |                 |  | Institutional              |



**1881 & 1821 9 AVE NE SALMON ARM,  
DEVELOPMENT PERMIT APPLICATION**

***DESIGN RATIONALE***



2023.07.13

***Prepared by:***

IBA Architecture Inc.

2448 - 1055 W Georgia St., Vancouver BC, V6E 3P3  
604 909 1267 | [info@ibarch.ca](mailto:info@ibarch.ca) | [www.ibarch.ca](http://www.ibarch.ca)

***To be submitted to:***

Planning Department  
City of Salmon Arm



## TABLE OF CONTENTS

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- 2.0 PROJECT DESCRIPTION
- 3.0 SITE AND PARKING ACCESS
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- 6.0 ARCHITECTURAL RENDERINGS



## 1.0 OVERVIEW

The proposed conceptual drawing of the rental apartment development thoroughly addresses the main goals pursued by the City of Salmon Arm for these land uses. Strategies have been considered for minimizing the impact of the development on the natural environment, topography, open space, and visual character of City of Salmon Arm.

The OCP Land use Designation was adopted accordingly, and the aimed Zoning: C-6 accepts that the form and character may include *multiple apartment* units.

We believe that the conceptual apartment will address all significant elements of the OCP and are deemed to be affordable forms of housing in the Salmon Arm area market.

## 2.0 PROJECT DESCRIPTION

The owner/developer of 1881 and 1821 9th Ave NE in Salmon Arm, BC wishes to merge the two properties and request a rezoning from C2 & R-1 to C-6. This will allow the developer to apply a development permit for a 6-storey apartment building on the adjoining property.

In regards to the current status of the property, there is a bowling building located at 1881 9th Ave and a single-family house situated at 1821 9th Ave.

This rental apartment complex is located on 9th Ave NE and features around 70-80 residential units situated above the bowling alley building. The apartments come in various configurations, including one-bedroom and two-bedroom units, designed to complement the surrounding topography and road/grading.

This site (both properties) is approximately 1.46 acres.

## 3.0 SITE AND PARKING ACCESS

The site design complies with the C-6 zoning bylaw.

Regarding parking, surface parking spots have been provided, with a minimum driveway length of 7.5 m, and provisions for visitors on-site parking as per the Parking and Loading zoning bylaw.

## 4.0 ZONING AND OCP AMENDMENT

The current zone of the site is R-1 & C-2

The developer of this site decided to submit rezoning application to C-6.

We recommend that the city of Kelowna allow for the rezoning of this site to C-6 for the following reasons:

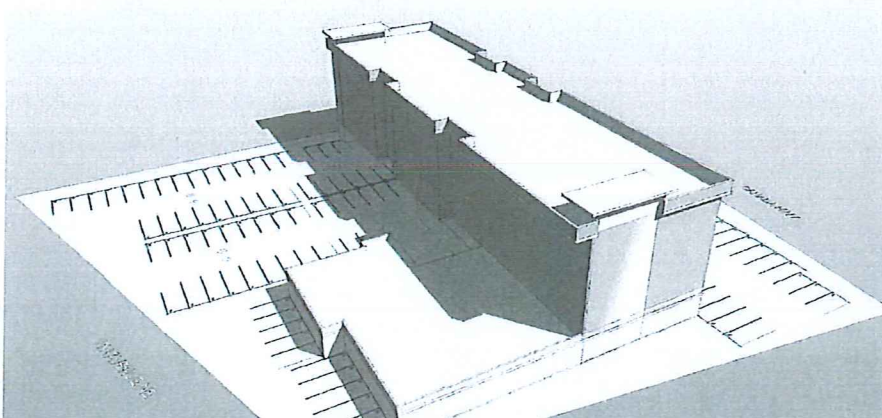
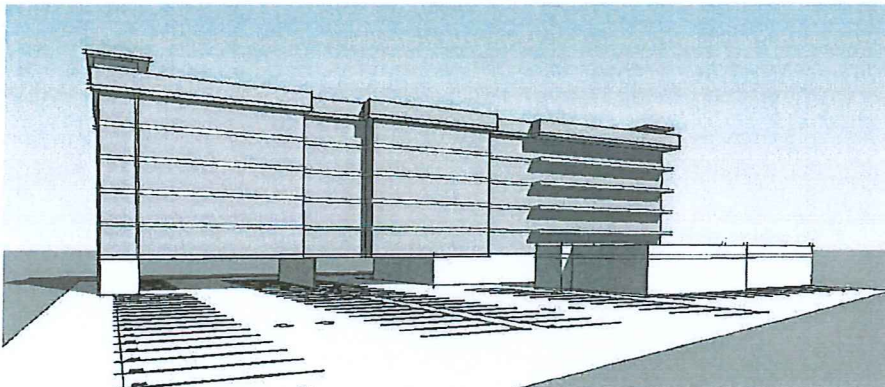
- The site will be more developable.
- The developer feels that an apartment project can be inspirational for other future developments nearby that benefit the neighbourhood.
- The proposed area of the units benefits the residents of the building. And satisfy the community's need for larger units with several bedrooms.

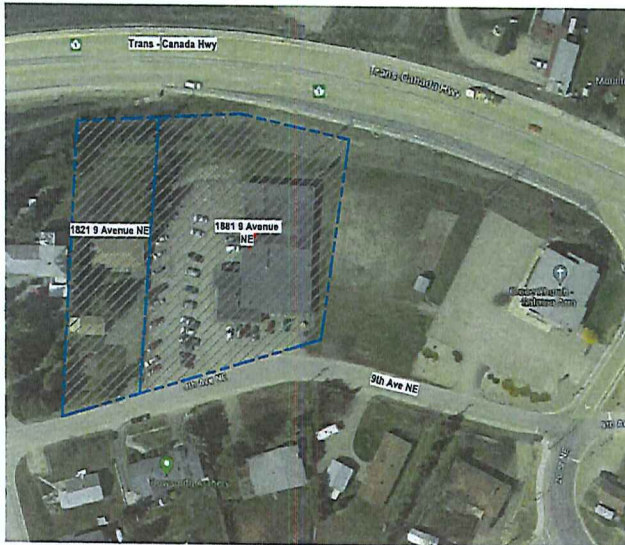
## 5.0 SUMMARY

The project owner and design team believe that rezoning these two properties will enable the developer to construct an appealing project that can serve as inspiration for other developers. This will also benefit the neighborhood and the city of Salmon Arm.

We look forward to your enthusiastic support and recognition for all the project brings to our community.

## 6.0 ARCHITECTURAL MASSES:

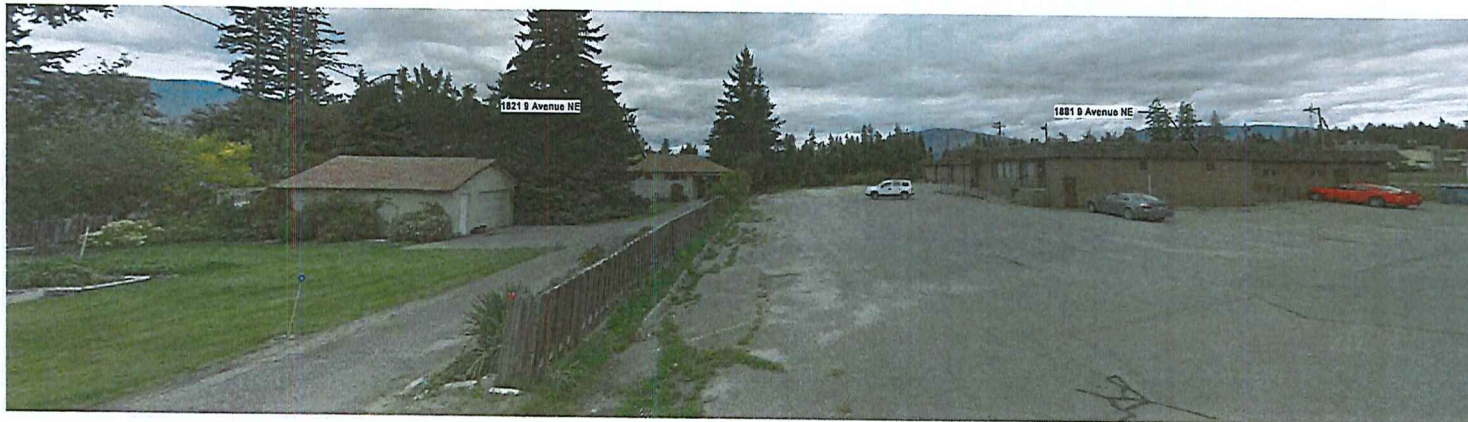




FROM TOP VIEW

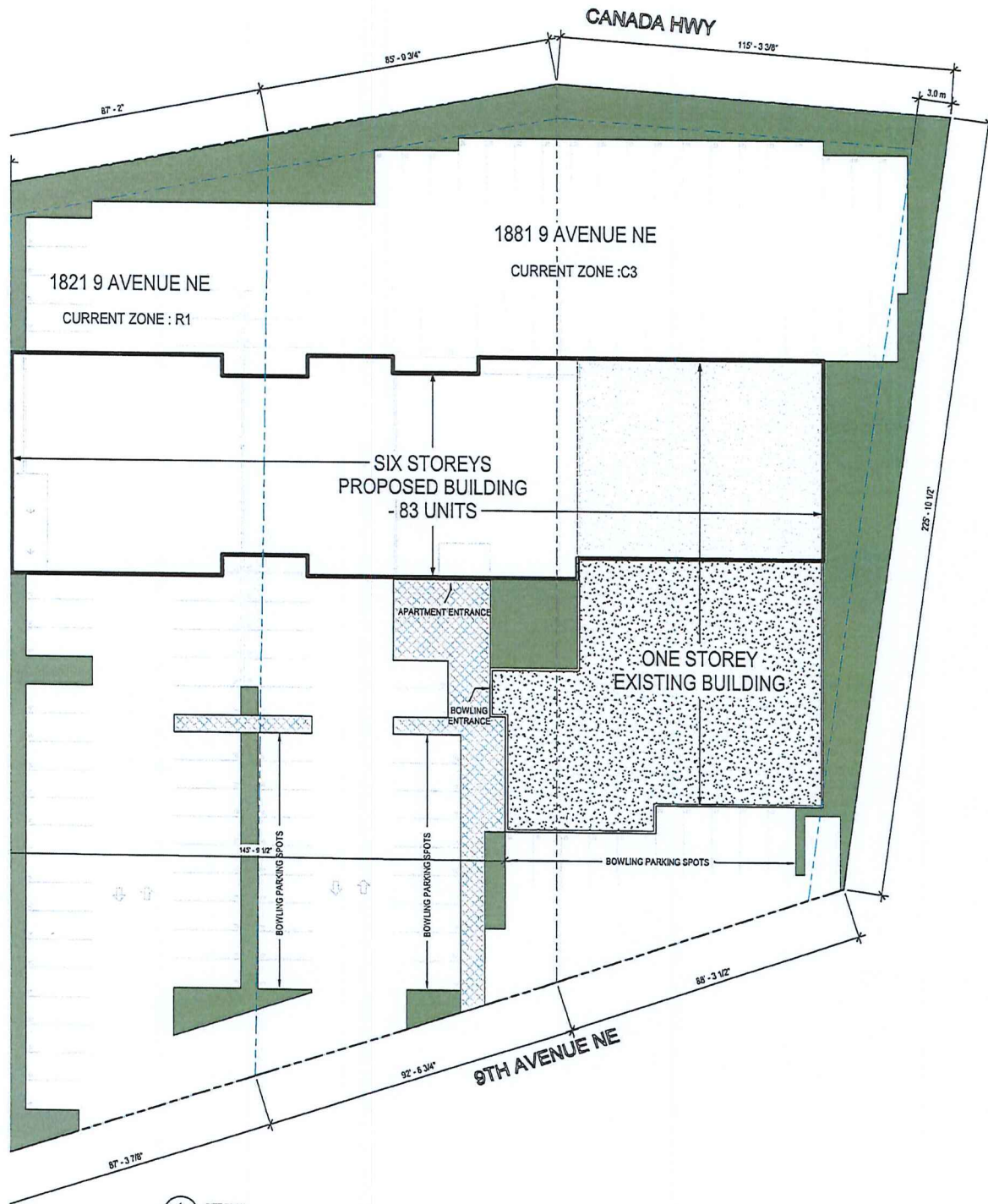


VIEW FROM SOUTH



VIEW FROM 9TH AVENUE NE

APPENDIX 5: PROPOSAL RATIONALE



1 SITE PLAN  
A1.01  
1/16" = 1'-0"

**Required Number of Parking spots:**

- 1- 1.25 per dwelling Unit
- 2- 27 parking spots

**Proposed Number of Parking Spots:**

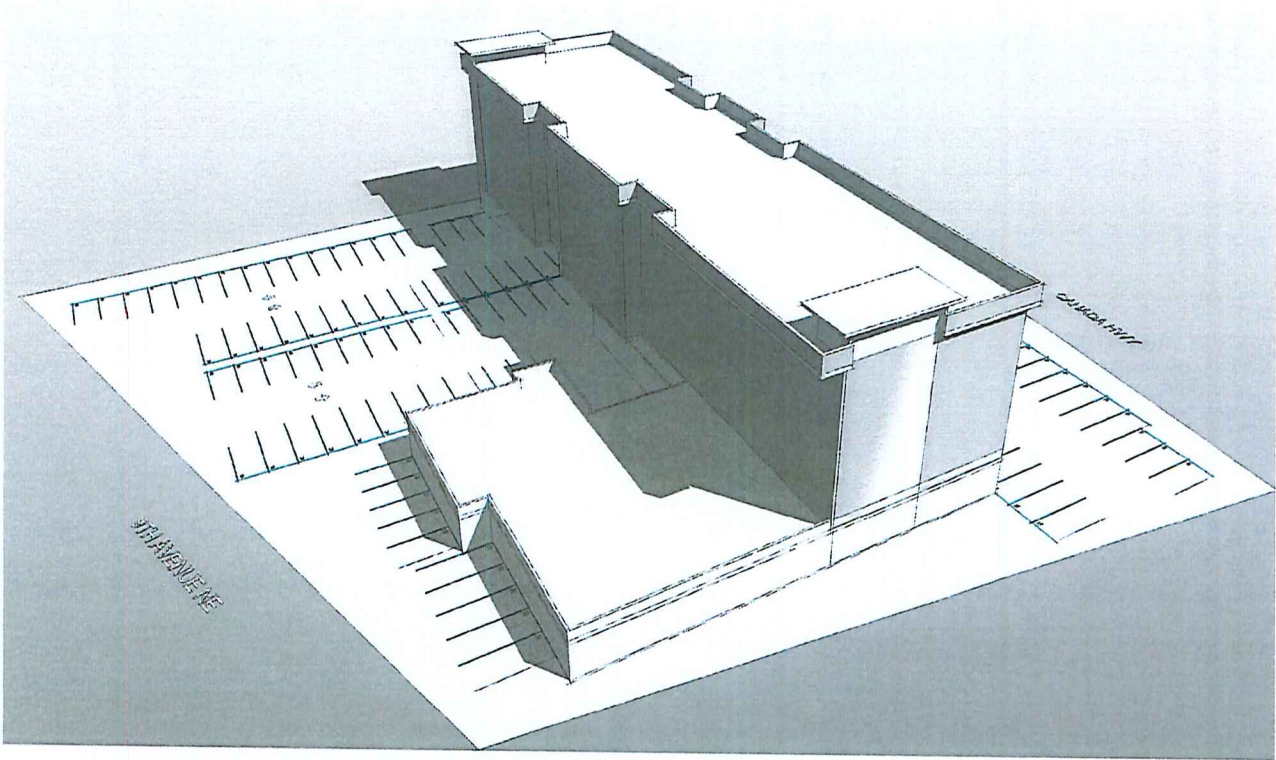
- 28 Parking Spots for Bowling Center
- 104 Parking spots for upper floor units - apartments

**OCC LOAD FOR BOWLING BUILDING:**

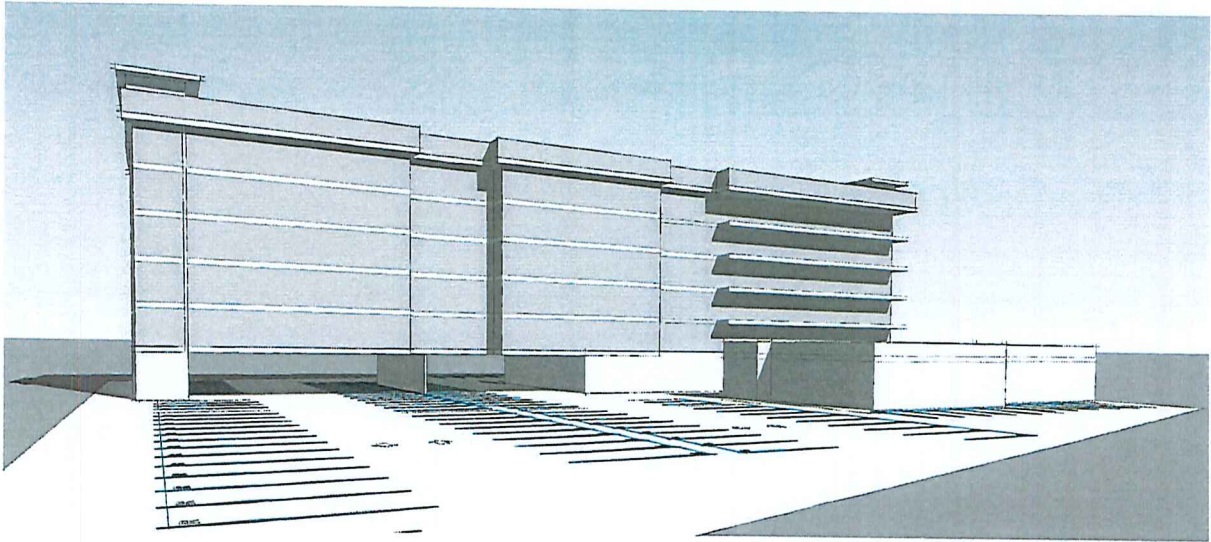
- 1 Person per 9.3 SQM
- 11,000 SQFT - %25 for circulation = 8250 sqft (766 SQM)
- 766 /9.3 = 82 person
- 3 parking spots per person required
- 82/3= 27 parking spots

**Note:** This is the rough idea for the parking calculation of the existing building.





BIRD EYE VIEW



VIEW FROM 9TH AVE

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

## SECTION 59 - CD-21 - COMPREHENSIVE DEVELOPMENT ZONE

### Purpose

59.1 The CD-21 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses, with upper floor dwelling units. The area zoned CD-21 is envisioned to be developed with a mixture of land uses in an integrated manner. Development within the CD-21 Zone shall be subject to a Development Permit as per the Official Community Plan.

### Regulations

59.2 On a parcel zoned CD-21, 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-21 Zone or those regulations contained elsewhere in this Bylaw.

### Permitted Uses

59.3 The following uses and no others are permitted in the CD-21 Zone:

- .1 art gallery;
- .2 commercial daycare facility;
- .3 craft making and sales;
- .4 farmers market;
- .5 health service centre;
- .6 high technology research and development;
- .7 home occupation;
- .8 library;
- .9 licensee retail store;
- .10 mobile food vending;
- .11 museum;
- .12 offices;
- .13 outside vending;
- .14 personal service establishment;
- .15 pub;
- .16 public use;
- .17 private utility;
- .18 public utility;
- .19 recreation facility - indoor;
- .20 recreation facility - outdoor;
- .21 restaurant;
- .22 retail store;
- .23 theatre;
- .24 upper floor dwelling units;
- .25 work/live studios; and
- .26 accessory use.

### Maximum Height of Principal Buildings

59.4 The maximum height of principal buildings shall be 19.0 metres (62.3 feet).

### Maximum Height of Accessory Buildings

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

SECTION 59 - CD-21 - COMPREHENSIVE COMMERCIAL ZONE - CONTINUED

Minimum Parcel Size or Site Area

59.6 The minimum parcel size or site area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

59.7 The minimum parcel or site width shall be 10.0 metres (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

59.8 The minimum setback of the principal and accessory buildings from the:

- .1 Rear parcel line adjacent to a residential zone shall be 3.0 metres (9.8 feet)
- .2 Interior side parcel line adjacent to a residential zone shall be 3.0 metres (9.8 feet)
- .3 Refer to Section 4.9 for "Special Building Setbacks" which may apply

Outside Storage

59.9 Outside storage shall be screened as per Appendix III.

Parking and Loading

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

**Comparison of Permitted Uses**

**The following uses and no others are permitted in the new CD-21 Zone:**

- .1 art gallery;
- .2 commercial daycare facility #3637
- .3 craft making and sales;
- .4 farmers market;
- .5 health service centre;
- .6 high technology research and development; #4368
- .7 home occupation; #2782
- .8 library;
- .9 licensee retail store; #3223
- .10 mobile food vending; #4340
- .11 museum;
- .12 offices; #3426
- .13 outside vending; #2837
- .14 personal service establishment;
- .15 pub;
- .16 public use;
- .17 private utility; #3060
- .18 public utility;
- .19 recreation facility - indoor;
- .20 recreation facility - outdoor;
- .21 restaurant;
- .22 retail store; #4005
- .23 theatre;
- .24 upper floor dwelling units; #2554
- .25 work/live studios; #3167 and
- .26 accessory use.

**Current C-6 - Permitted Uses**

- .1 art gallery;
- .2 banking kiosk;
- .3 boat and marine sales, repair and rental, including outside covered or screened storage;
- .4 commercial daycare facility #3637
- .5 convention centre;
- .6 craft making and sales;
- .7 farmers market;
- .8 health service centre;
- .9 high technology research and development; #4368
- .10 home occupation; #2782
- .11 hotel;
- .12 library;
- .13 licensee retail store; #3223
- .14 mobile food vending; #4340
- .15 motel;
- .16 museum;
- .17 night club;
- .18 offices; #3426
- .19 outside vending; #2837
- .20 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw. #3163
- .21 personal service establishment;
- .22 pub;
- .23 public use;
- .24 private utility; #3060
- .25 public utility;
- .26 recreation facility - indoor;
- .27 recreation facility - outdoor;
- .28 resort accommodation; #3517
- .29 restaurant;
- .30 retail store; #4005
- .31 theatre;
- .32 upper floor dwelling units; #2554
- .33 work/live studios; #3167 and
- .34 accessory use.



View of subject parcel northwest from 9 Avenue NE.



View of subject parcel northeast from 9 Avenue NE.



September 6, 2023

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

Dear Chris,

**Re: OCP Amendment Application No OCP 4000-56**

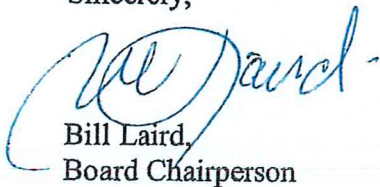
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The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 1821 – 9<sup>th</sup> Avenue NE from medium density residential to highway service/tourist commercial.

At this meeting, the SAEDS Board passed the following motion:  
*“That the SAEDS Board of Directors supports the proposed OCP Amendment, as the proposed development supports the community’s critical shortage of rental accommodation.”* All in favour.

We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,

A handwritten signature in blue ink that reads "Bill Laird".

Bill Laird,  
Board Chairperson

**From:** HBE [IH] <HBE@interiorhealth.ca>  
**Sent:** September 13, 2023 3:27 PM  
**To:** Kathy Frese  
**Subject:** FW: [External] OCP4000-56 BYLAW4605 / 1821 - 9 AVENUE NE - Referral  
**Attachments:** OCP4000 -56 External Agencies Referral PKG.pdf

Hello,

Thank you for the opportunity to provide comments for Council and staff consideration regarding the two properties 1881 and 1821 9 Ave N.E.

Housing is a key determinant of health. It has significant influence on our physical and mental health, social well-being and indirectly influences many other determinants of health. Healthy housing is attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being. In reviewing the proposed land use changes for the two properties, this would align with providing more density and housing diversity (Strategy Area #1) and adding additional rental units to meet the rental needs of the community (Strategy Area #2) and thus meeting the objectives in the [Salmon Arm Community Housing Strategy](#).

Interior Health is pleased to see more purpose built rental units being built to help to meet Salmon Arm residents' needs for rental housing supply and as such, we are in support of the proposed changes.

If you have any questions, please let me know: 250-549-5758.

Thank you,

Janelle

*Janelle Rimell*, B.Sc, B.Tech, C.P.H.I.(C) (she/her)

Environmental Health Officer  
Healthy Community Development  
Interior Health Authority  
1440 14<sup>th</sup> Avenue, Vernon, BC V1B 2T1  
Office: 250-549-5758  
Cell: 250-540-8380  
Email: [janelle.rimell@interiorhealth.ca](mailto:janelle.rimell@interiorhealth.ca)  
[www.interiorhealth.ca](http://www.interiorhealth.ca)



Interior Health

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dăkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.



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

Your File #: ON-1275 BL4606
eDAS File #: 2023-03966
Date: Aug/22/2023

Re: Proposed Bylaw for:

- PID: 009-633-405, PARCEL A (DD W51279) SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 9888 EXCEPT PLAN KAP46224
PID: 007-926-669, LOT A SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 9888

The Ministry of Transportation and Infrastructure has received and reviewed your referral dated August 18, 2023 to amend the OCP from MR (Medium Density Residential) and HC (Highway Service/Tourist Commercial) to HC (Highway Service/Tourist Commercial) for 1821 – 9 Avenue NE only, and Zoning from R-1 (Single Family Residential – 1821 9 Ave NE) and C-3 (Service Commercial – 1881 9 Ave NE) to C-6 (Tourist/Recreation Commercial Zone) for both properties.

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act, subject to the following conditions:

- 1. No direct access to the Trans-Canada Highway is permitted. All access is to be via the municipal side road network (9 Avenue NE).
2. No storm drainage shall be directed towards the Trans-Canada Highway. This would include but is not limited to collection/run-off of the internal road system or development run-off. All surface and subsurface drainage/storm water from the development is to be dealt with onsite.
3. Buildings or structures adjacent to the Trans-Canada Highway are to be set back from the property line, a minimum of 4.5 metres. If buildings or structures are proposed within the 4.5m setback from the Trans-Canada Highway dedication, the land owner is encouraged to contact the ministry as additional permitting is required and may not be supported.

Table with 1 column and 2 rows. Row 1: Local District Address. Row 2: Salmon Arm Area Office, Bag 100, 850C 16th Street NE, Salmon Arm, BC V1E 4S4, Canada, Phone: (250) 712-3660 Fax: (250) 833-3380



If you have any questions please feel free to call Beth Bahm at (778) 576-1114.  
Yours truly,



Beth Bahm  
Development Officer



*Memorandum from the  
Engineering and Public  
Works Department*

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TO: Gary Buxton, Director of Planning  
DATE: August 29, 2023  
PREPARED BY: Mustafa Zakreet, Engineering Assistant  
APPLICANT: 1026082 BC Ltd. and Lakeside Bowling Ltd.  
SUBJECT: OFFICIAL COMMUNITY PLAN & ZONING AMENDMENT APPLICATION  
NO. OCP4000-56 & ZON-1275  
LEGAL: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 9888 and  
Parcel A (DD W51279) Section 13, Township 20, Range 10, W6M, KDYD,  
Plan 9888 Except Plan KAP46224  
CIVIC: 1821 & 1881 – 9 Avenue NE

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Further to your referral dated August 18, 2023, 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:**

Comments are based on the 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. 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.
8. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work.

**OCP4000-56 & ZON APPLICATION FILE: ZON-1275**

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These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

**Roads / Access:**

1. 9 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. 9 Avenue NE is currently constructed to a Rural Paved Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-02. 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. Trans-Canada Highway on the subject property's northern boundary is a provincial controlled access highway. Additional dedication/improvements will be determined by Ministry of Transportation.

**Water:**

1. The subject property fronts a 100mm diameter Zone 2 watermain on 9 Avenue NE. Upgrading this watermain to 200mm diameter across the frontage of the property is required.
2. Since the subject property fronts onto an undersized water main the Owner / Developer's authorized engineer is to complete a flow test on the closest fire hydrant to confirm the existing watermain servicing the development 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.
3. Records indicate that 1881 & 1821 9 Avenue NE are each serviced by an unknown diameter size service from the 100mm diameter watermain on 9 Avenue NE. Due to age/size of the existing services, upgrading to a new single metered service (minimum 25mm) is required in accordance with Specification Drawing No. W-11. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.
5. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the commercial density spacing requirements of 90 meters.

**Sanitary:**

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1. The subject property fronts a 150mm diameter sanitary sewer on 9 Avenue NE. Upgrading this sanitary sewer to 200mm diameter across the frontage of the property is required. Since this upgrade is premature at this time, a 100% cash in lieu payment towards future upgrading may be accepted. Owner / Developer is responsible for all associated costs. In addition, the subject property fronts 200mm diameter sanitary sewer along the north and east property lines. An additional 3m right of way is required for the main along the north property line. No construction will be permitted over the sanitary right-of-way, however the sanitary sewer and right of way may be relocated, subject to achieving minimum grades. Owner / Developer is responsible for all associated costs.
2. The subject property is be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
4. Records indicate that the 1881-9 Avenue NE property is serviced by an unknown size service from the sanitary sewer on 9 Avenue NE, and the 182-9 Avenue NE property is serviced by an unknown size service from the sanitary sewer main along the north property line. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Drainage:**

1. The subject property fronts a 300mm diameter storm sewer on 9 Avenue NE that runs along the west property line. No Construction is permitted over the storm right-of-way; therefore, relocating the storm main out of the development zone is required.
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 No. 4293, 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.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The subject property shall be serviced 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. Discharge into the Storm sewer shall be restricted to predevelopment flows. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Geotechnical:**

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