

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

**Monday, December 2, 2024, 8:00 a.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC**

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** 3 - 5
Motion for Consideration
THAT: the Development and Planning Services Committee Meeting Minutes of November 18, 2024 be approved.
- 5. DISCLOSURE OF INTEREST**
- 6. REPORTS**
 - 6.1 Zoning Bylaw Amendment Application No. 1294 6 - 28
Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP81769, and Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121
Civic: 900 & 980 16 Street NE
Owner: Kalraun Developments Inc. BC1344674
Agent: Bernd Hermanski Architect Inc.

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 rezoning:

Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP81769 (900 16 Street NE) from_P-3 (Institutional) to C-6 (Tourist / Recreational Commercial); and

Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121 (980 16 Street NE) from C-3 (Service Commercial) to C-6 (Tourist / Recreational Commercial);

AND THAT: final reading of the bylaw be subject to:

1. The consolidation of the subject parcels;
2. Submission of Traffic Impact Assessment (TIA), completed to the satisfaction of the City Engineer, with acknowledgement that the owner/applicant is responsible for any and all off-site improvements recommended by the TIA;
3. The registration of a Land Title Act, Section 219 covenant to address the findings and recommendations of the TIA report; and
4. Ministry of Transportation and Infrastructure approval.

6.2 Director of Engineering and Public Works – Development Variance Permit No. 607 (Canoe Zone 2 Pump Station)

29 - 34

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that Council authorize the issuance of Development Variance Permit No. 607 for the land legally described as Lot 5, Section 6, Township 21, Range 9, W6M, KDYD, Plan 4310 (3751 Canoe Beach Drive NE) that varies Section 2.2 of Subdivision and Development Services Bylaw No. 4293, waiving the requirements for frontage improvements including - curb and gutter, road drainage, multiuse path, boulevard construction, street lights and fire hydrants.

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

DEVELOPMENT AND PLANNING SERVICES

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm

November 18, 2024, 8:00 a.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison
Councillor K. Flynn
Councillor T. Lavery
Councillor S. Lindgren

ABSENT: Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor D. Gonella

STAFF PRESENT: Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Planning & Community Services G. Buxton
Deputy Corporate Officer B. Puddifant
Corporate Officer R. West
Manager of Planning & Building M. Smyrl

Other Staff present: City Engineer, J. Wilson

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

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

Moved by: Councillor Lindgren

Seconded by: Councillor Flynn

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Lavery
Seconded by: Councillor Flynn

THAT: the Development and Planning Services Committee Meeting Minutes of November 4, 2024 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

6. REPORTS

6.1 Director of Planning and Community Service – Complete Community Study

A. Ebrahimi, Licker Geospatial Consulting Co. was available to answer questions from the Committee.

Moved by: Councillor Flynn
Seconded by: Councillor Lavery

THAT: the Development and Planning Services Committee recommends that Council accept the “Impact Assessment Report re: Complete Communities” dated November 2024 by Licker Geospatial Consulting Co.

Carried Unanimously

6.2 Manager of Planning & Building and Planning Analyst – Interim Housing Needs Report

R. Sadilkova, consultant, was available to answer questions from the Committee.

Moved by: Councillor Flynn
Seconded by: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends that Council receive the 2024 Salmon Arm Interim Housing Needs Report.

Carried Unanimously

7. FOR INFORMATION

8. IN-CAMERA

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 9:28 a.m.

MAYOR, A. HARRISON



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Bylaw Amendment Application No. 1294

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP81769, and Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121
Civic: 900 & 980 16 Street NE
Owner: Kalraun Developments Inc. BC1344674
Agent: Bernd Hermanski Architect Inc.

Date: December 2, 2024

Executive Summary/Purpose:

This proposal is to rezone the two subject parcels from P-3 (Institutional) and C-3 (Service Commercial) to C-6 (Tourist Recreation Commercial) for the purpose of permitting a future mixed-use development.

Motion for Consideration:

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

Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP81769 (900 16 Street NE) from P-3 (Institutional) to C-6 (Tourist / Recreational Commercial); and Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121 (980 16 Street NE) from C-3 (Service Commercial) to C-6 (Tourist / Recreational Commercial);

AND THAT: final reading of the bylaw be subject to:

- 1) The consolidation of the subject parcels;
- 2) Submission of Traffic Impact Assessment (TIA), completed to the satisfaction of the City Engineer, with acknowledgement that the owner/applicant is responsible for any and all off-site improvements recommended by the TIA;
- 3) The registration of a Land Title Act, Section 219 covenant to address the findings and recommendations of the TIA report; and
- 4) Ministry of Transportation and Infrastructure approval.

Staff Recommendation:

The motion for consideration be adopted.

Proposal:

This proposal is to rezone the two subject parcels from P-3 (Institutional) and C-3 (Service Commercial) to C-6 (Tourist Recreation Commercial) for the purpose of permitting a future mixed-use development.

Background:

The two subject parcels are approximately 2.4 acres in area on the commercial corridor of 16 Street NE, just north of the Trans Canada Highway, generally between the Service BC office to the west and the RCMP office further to the east (see Appendices 1 through 4).

The parcels are designated Commercial – Highway Service / Tourist (HC) in the City’s Official Community Plan (OCP) and currently zoned P-3 (institutional) and C-3 (Service Commercial) in the Zoning Bylaw (Appendix 5, 6 and 7). The purpose of this application is to rezone the subject parcels to allow for potential future commercial and residential use, as shown in the attached development concept (Appendix 8). A concept for a 6-level building with 120 residential units for seniors and 9 ground-level commercial units has been provided at this preliminary stage. C-6 Zone regulations are attached (Appendix 9).

The subject property is located within the eastern commercial corridor between the City Centre east 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-10) and Institutional (P-3) zones. Adjacent zoning and land uses include the following:

North:	R-10	Residential
East:	TCH and R-10, CD-21	Residential and Commercial
West:	R-10, R-11, R-5 and P-3	Residential and Institutional
South:	P-3, TCH and R-10	Residential and Institutional

The subject parcels are currently vacant, as shown in site photos attached (Appendix 10). The northern parcel was rezoned to C-3 in 2001 through an application to Council (ZON-698) in support of a development proposal that did not advance.

Relevant Policy(ies):

The subject parcels are within a Commercial designated area and the proposed zoning amendment aligns with the Highway Service / Tourist Commercial (HC) designation in the OCP. This amendment would align with the Commercial Objectives and Policies listed in OCP Section 9, which include supporting commercial uses within the primary commercial areas of the City.

The proposed zoning amendments would align with the OCP’s Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and housing options. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing. The site is adjacent to the City’s 16 Street NE multi-use pathway, a priority project under the Active Transportation Plan connecting uptown and downtown which is currently under development.

Future development of the site would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area, at which time building massing, building form and character, access/egress, site plan and landscaping would be considered in more detail.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns with rezoning, subject to the completion of a Traffic Impact Assessment and registration of an associated covenant. Servicing requirements for future development have been provided to the applicant. Comments attached (Appendix 11).

Other

Ministry of Transportation and Infrastructure

Preliminary approval has been granted as of October 8, 2024 (Appendix 12) with the following conditions:

1. No direct access to the Trans Canada Highway, and
2. Consolidation of the two subject parcels.

The MOTI response also references a restrictive covenant on the title of the northern parcel. This covenant is associated with a 2001 zoning application (ZON-698) for a proposed development that did not advance and is no longer relevant. The applicant has advanced the release of this covenant, which is supported by staff. MOTI has noted they are also prepared to release the covenant.

BC Hydro

A right of way will be required prior to development.

Planning Department

The surrounding neighbourhood has been undergoing slow redevelopment, particularly to the southwest and northeast, moving from a mix of older institutional and single family housing residential development, towards newer commercial, residential, and mixed use development.

Staff note that this proposal offers a modest increase in the amount of commercial land base within the City, and a shift from the institutional P-3 Zone and the vehicle-oriented commercial uses of the C-3 zone, to the C-6 zone which offers more options for mixed commercial uses with residential use above.

Aligned with the mixed use development concept proposed, the C-6 Zone has a number of more flexible regulations relative to the P-3 and C-3 Zones. These include a more permissive maximum building height allowance (19 m versus 10 and 12 m), and more lenient setback requirements (including no front setback requirement). These are in keeping with the intent of the C-6 Zone to accommodate pedestrian oriented businesses with a mixture of land uses in an integrated

manner. The C-6 Zone is more supportive of residential use as the increased building height allows for additional upper floor dwelling units, and the potential commercial uses are generally more complimentary (or less potentially impactful) to residential use.

Table 1: Zone Comparison

Regulation	P-3	C-3	Proposed – C-6
Purpose	Charitable, educational, governmental uses	Commercial use oriented towards vehicle traffic	Pedestrian oriented businesses
Residential Use (Upper Level Dwelling Units)	No	Yes (Upper Level Dwelling Units)	Yes (Upper Level Dwellings and work/live studios)
Max Building Height	12m	10m	19m
Minimum Parcel Size	0.11 acres (465m ²)	0.11 acres (465m ²)	0.08 acres (325m ²)
Setbacks	3m/6m	3m/6m	0 (3m from residential)

Residential density proposed at this stage is in alignment with the High Density residential regulations. Based on a parcel area of 2.4 acres, 97 dwelling units would be permitted, with additional potential for a maximum of up to 126 dwelling units through the provision of amenities as specified by the Zoning Bylaw. 120 residential units are envisioned by the preliminary concepts provided at this time, with some underground parking and 9 potential ground level commercial units.

While the intent for the subject parcels under application are illustrated by a development concept attached as Appendix 8, future development would be subject to the consolidation of the parcels and the guidelines of the Highway Service / Tourist Commercial Development Permit Area, with a more detailed development concept subject to review through a form and character Development Permit application.

Staff view the proposed Zoning Bylaw amendments as presented to be consistent with OCP residential objectives and policy, as well as the Community Housing Strategy. The OCP Highway Commercial designation supports the proposed C-6 zoning. The proposal results in a minor increase of the commercial land base, while also supporting housing diversity and an opportunity for an additional housing format.

The subject parcel is considered by staff to be well-suited for the proposed C-6 uses, being well positioned between downtown and uptown, within close proximity to services and facilities, the Trans Canada Highway and on a priority active transportation route. The proposed C-6 zoning of the subject property is consistent with OCP and is therefore supported by staff.

Financial Considerations:

n/a

Committee Recommendations:

n/a

Public Consultation:

Pursuant to the *Local Government Act* bylaw amendment notices are mailed and hand delivered to occupiers and land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper. The notices advise of the date that Council is to consider first reading of the bylaw. Given that the subject property is within the Urban Containment Boundary, the OCP designation is consistent with the proposed zoning and the purpose of the rezoning is largely to provide residential units, Council is prohibited from holding a Public Hearing on the bylaw.

Alternatives & Implications:

Council may not support the proposal, either in whole or in part. Council may direct staff to amend components of the proposal. If the motion for consideration is defeated, the parcels would remain as presently zoned.

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Location Area
- Appendix 2 – Location Parcel
- Appendix 3 – Aerial Small Scale
- Appendix 4 – Aerial Large Scale
- Appendix 5 – OCP
- Appendix 6 – Zoning Small Scale
- Appendix 7 – Zoning Large Scale
- Appendix 8 – Development Concept
- Appendix 9 – C6 Zone regulations
- Appendix 10 – Site Photos
- Appendix 11 – Engineering Servicing Report
- Appendix 12 - MOTI Preliminary Approval

Subject Property Map

Appendix 1

Lakeshore Rd

12 St NE

18 St NE

11 Ave NE

Trans Canada Highway

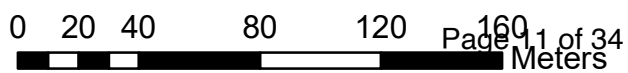
10 Ave NE

9 Ave NE



16 St NE

6 Ave NE

14 St NE

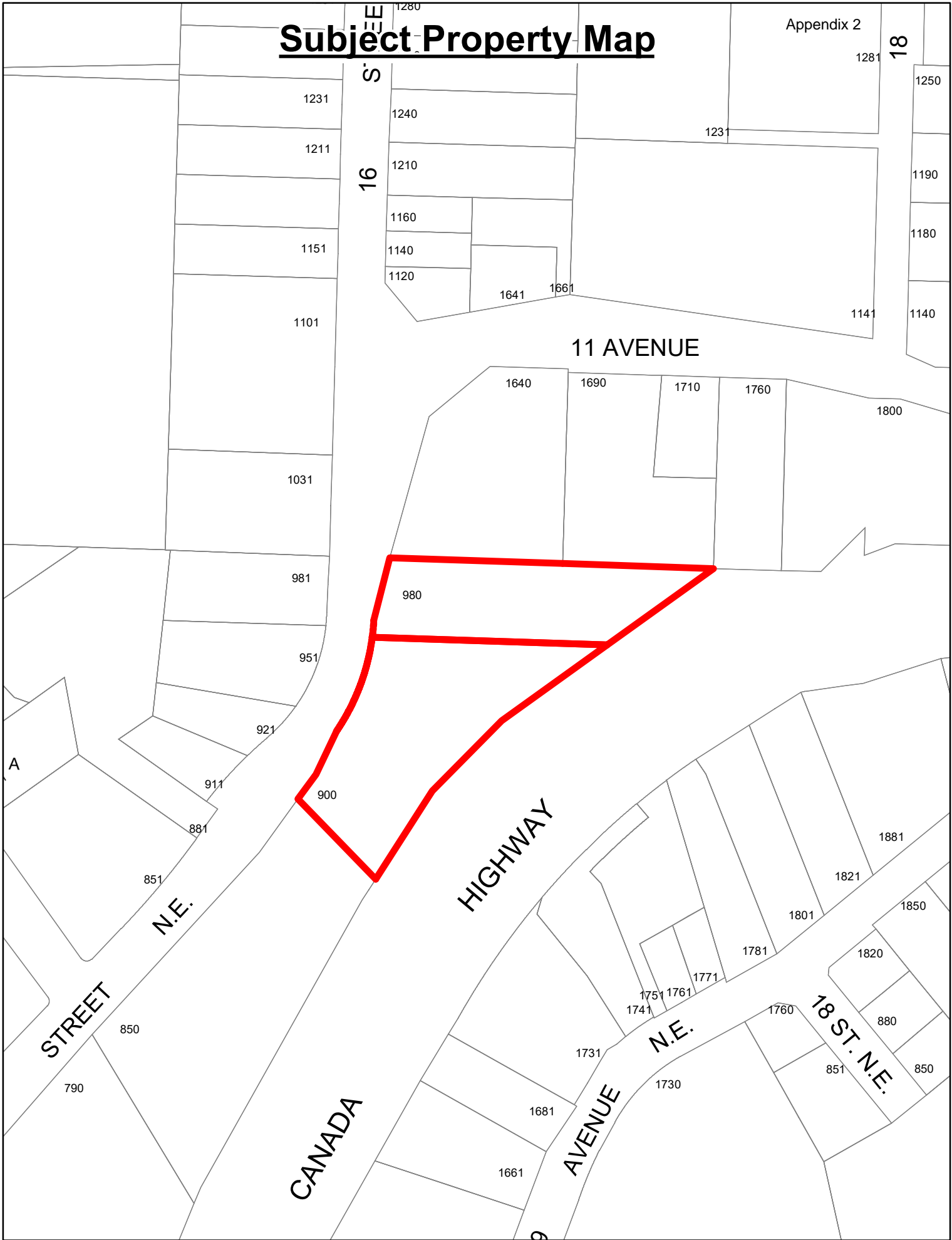


Legend

-  Parcels
-  Subject Property

Subject Property Map

Appendix 2



CANADA

HIGHWAY

STREET

N.E.

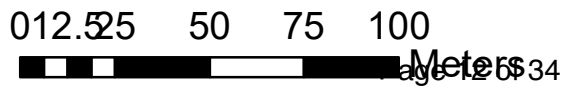
AVENUE

N.E.



18 ST. N.E.

16 S

18



Legend

-  Subject Property
-  Parcels

Ortho Map

Appendix 3

Lake shore Rd

12 St NE

18 St NE

11 Ave NE

Trans Canada Highway

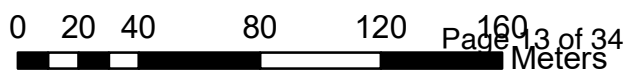
10 Ave NE

9 Ave NE



16 St NE

6 Ave NE

4 St NE

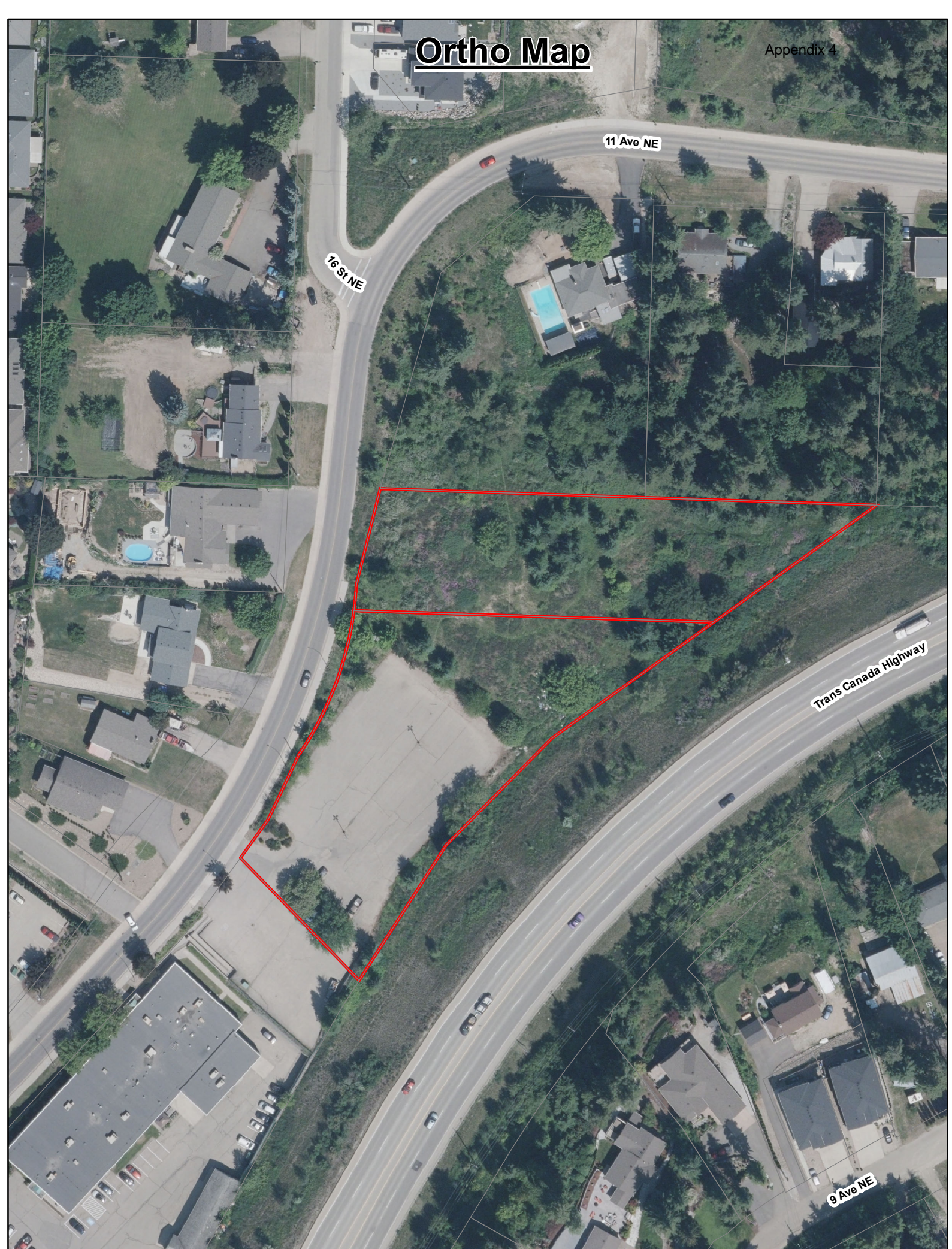


Legend

-  Parcels
-  Subject Property

Ortho Map

Appendix 4

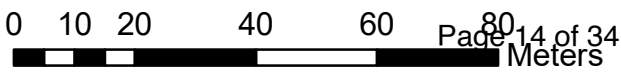


16 St NE



11 Ave NE

Trans Canada Highway

9 Ave NE



Legend

-  Parcels
-  Subject Property

OCP Map

Appendix 5

16

1211

1200

1160

1151

1140

1120

1641

1661

1101

11 AVENUE

1640

1690

1710

1760

1031

981

980

951

921

911

900

881

851

HIGHWAY

N.E.

1801

1781

1771

1751

1761

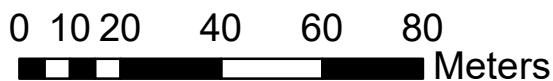
1741

1760

850


1731


N.E.



Legend

 Subject Property

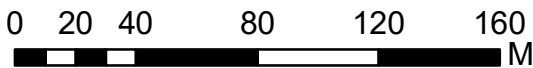
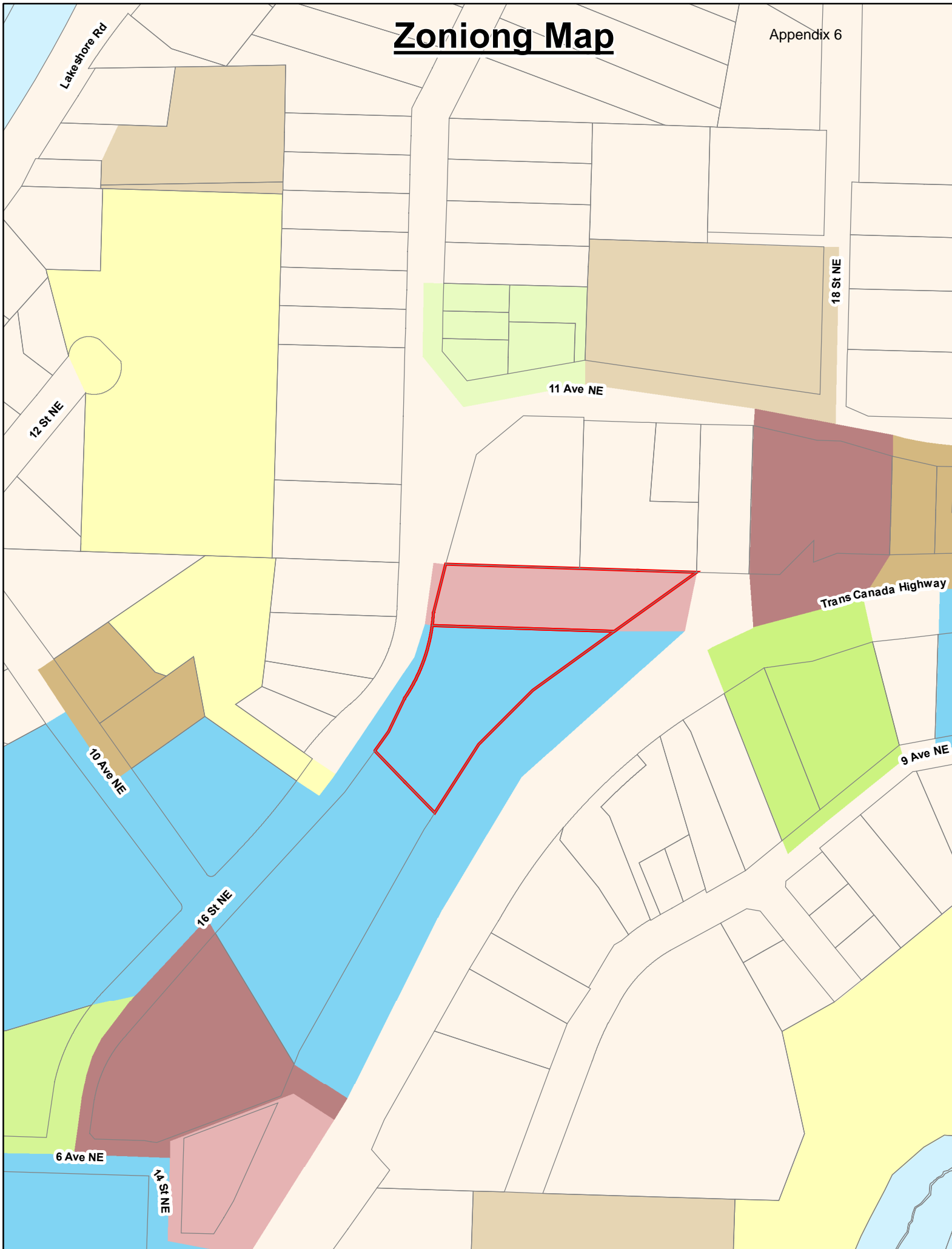
 Residential - Low Density

 Residential - Medium Density

 Commercial - Highway Service / Tourist

Zoning Map

Appendix 6



Legend

- Parcels
- Subject Property
- C-3
- C-6
- CD-7
- CD-17
- CD-21
- P-1
- P-3
- R-10
- R-11
- R-5
- R-14

Zoning Map

Appendix 7

11 Ave NE

16 St NE

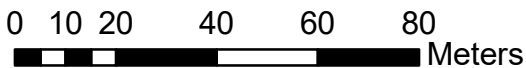
Trans Canada Highway

9 Ave NE

18 St NE

Legend

-  Subject Property
-  C-3
-  CD-7
-  P-3
-  R-11
-  C-6
-  CD-21
-  R-10
-  R-14





Property Plan

Scale: 1:800

NORTH



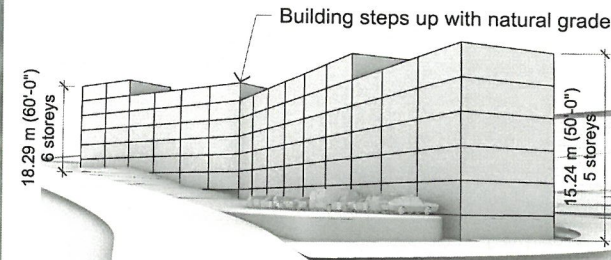
Photo: 980 16 St NE



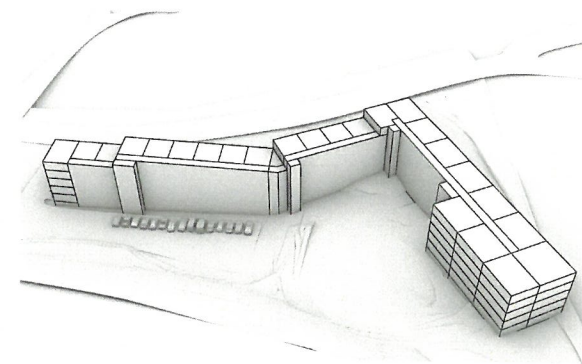
Photo: 900 16 St NE



Tentative Site Plan
Scale: 1:800



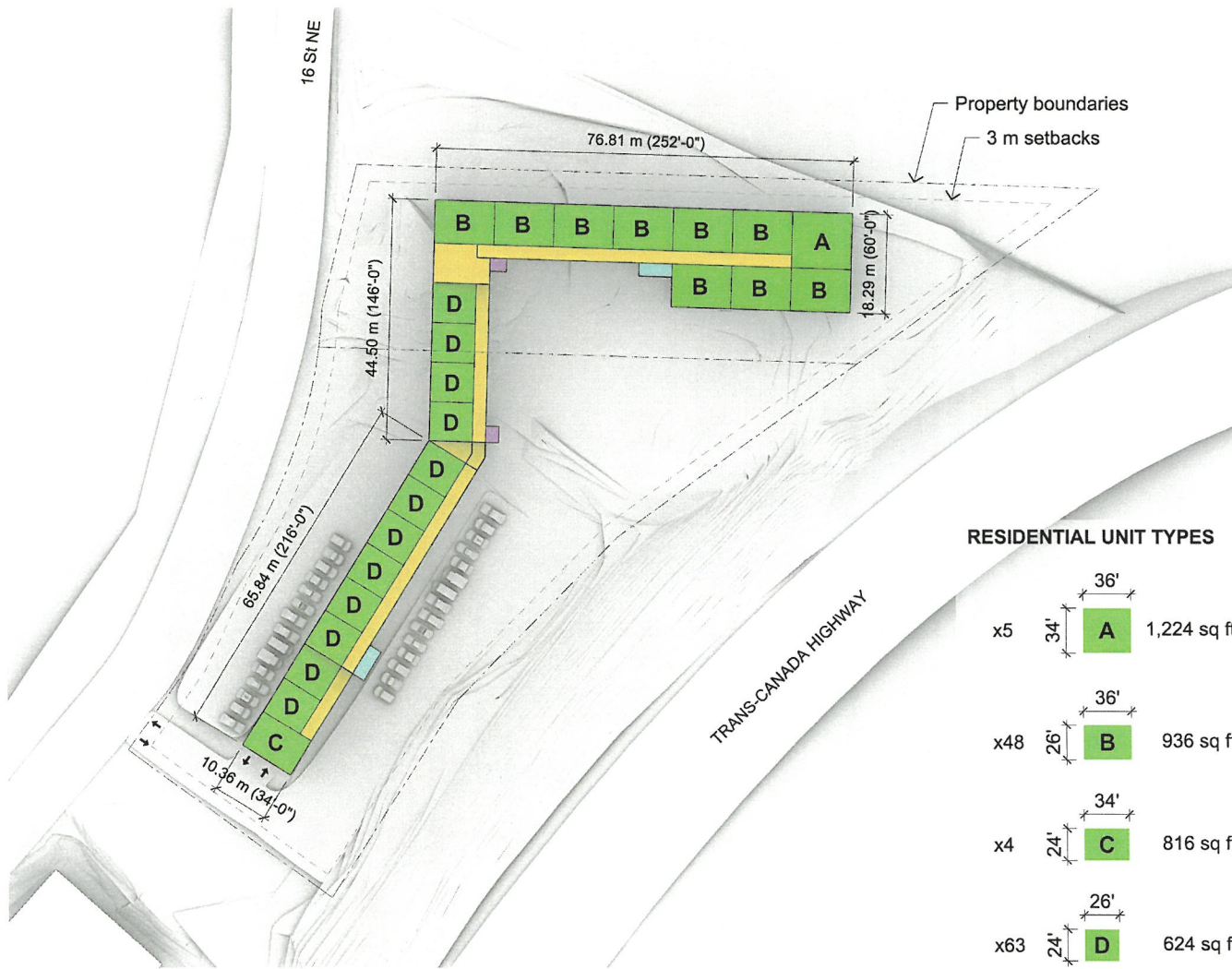
Tentative 3D Massing: From 16 St NE



Tentative 3D Massing: Aerial View from above Highway

LEGEND:

- Landscaping
- Signage
- Parking Lots



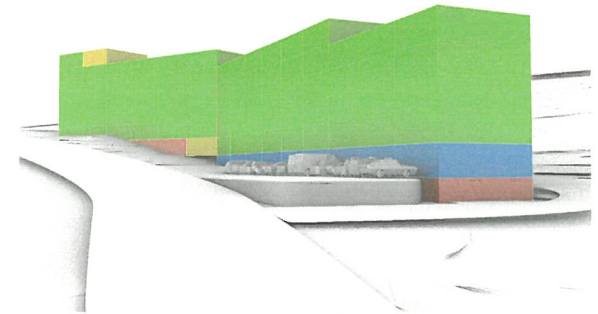
Tentative Building Plan
Scale: 1:800



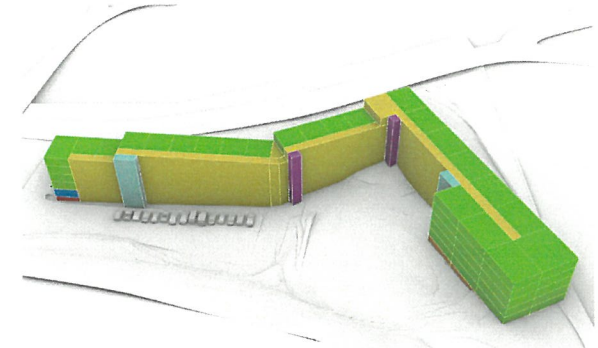
BUILDING FOOTPRINT = 23,318 sq ft 22% PARCEL COVERAGE
 GROSS FLOOR AREA = 147,244 sq ft 1.39 FAR
 PARCEL AREA = 105,728 sq ft

RESIDENTIAL UNIT TYPES

- x5 36' x 34' **A** 1,224 sq ft
- x48 36' x 26' **B** 936 sq ft
- x4 34' x 24' **C** 816 sq ft
- x63 26' x 24' **D** 624 sq ft



Tentative 3D Massing: From 16 St NE



Tentative 3D Massing: Aerial View from above Highway

LEGEND:

- RESIDENTIAL UNITS (x120 units = 93,624 sq ft total)
- COMMERCIAL UNITS (x9 units = 5,808 sq ft total)
- UNDERGROUND PARKING (7,732 sq ft total)
- CIRCULATION
- ELEVATOR
- STAIR

Purpose

20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

20.2 On a *parcel zoned C-6*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

20.3 The following uses and no others are permitted in the C-6 Zone:

- .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 *private utility*; #3060
- .24 *recreation facility - indoor*;
- .25 *recreation facility - outdoor*;
- .26 *resort accommodation*; #3517
- .27 *restaurant*;
- .28 *retail store*; #4005
- .29 theatre;
- .30 *upper floor dwelling units*; #2554
- .31 *work/live studios*; #3167 and
- .32 *accessory use*.

Accessory Uses

20.4

- .1 Outside storage and *warehouse* facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw. #2554 #3426

Maximum Height of Principal Buildings

20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet). #2748

Maximum Height of Accessory Buildings

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

Minimum Parcel Size or Site Area

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

Minimum Parcel or Site Width

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

Minimum Setback of Principal and Accessory Buildings

20.9 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)

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

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



View of subject parcels from 16 Street NE looking northeast.



View of subject parcels from 16 Street NE looking south.



*Memorandum from the
Engineering and Public
Works Department*

TO: Gary Buxton, Director of Planning
 DATE: July 25, 2024
 PREPARED BY: Mustafa Zakreet, Engineering Assistant
 APPLICANT: Kalraun Developments Inc. BC1344674
 SUBJECT: REZONING APPLICATION NO. ZON-1294
 LEGAL: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP81769
 Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121
 CIVIC: 900 & 980 16 Street NE

Further to your referral dated May 16, 2024, we provide the following servicing information. **As a condition of rezoning the Owner / Developer shall undertake an updated Traffic Impact Assessment (TIA). Prior to completion of rezoning a covenant shall be registered on title specifying that the requirements of the TIA are to be fulfilled prior to any further development.**

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.

REZONING APPLICATION FILE: ZON-1294

July 25, 2024

Page 2

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 / 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. 16 Street NE, on the subject property's western 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. 16 Street NE is currently constructed to an Interim Local Road standard. Upgrading to the current 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 (davit), 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.
4. Accesses shall be designed by keeping to a minimum number. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 450mm diameter Zone 1 watermain on 16 Street NE. No upgrades will be required at this time.
2. Records indicate that the two existing properties are not serviced with water. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). A RF head 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.
3. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).

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

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 16 Street NE. No upgrades will be required at this time. Extension of the sanitary sewer along to the furthest extent of the subject parcels is not required under Section 4.4.2 of SDSB 4293.
2. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
3. Records indicate that the 900 16 Street NE property is serviced by a 150mm diameter sanitary service from the sanitary sewer on 16 Street NE, and the 980 16 Street NE property is not serviced with sanitary sewer. One service, properly sized to satisfy the servicing requirements of the development will be permitted. 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 525mm diameter storm sewer on 16 Street NE. No upgrades will be required at this time.
4. Records indicate that the 900 16 Street NE property is serviced by a 200mm diameter storm sewer service from the storm sewer on 16 Street NE, and the 980 16 Street NE property is not serviced with storm sewer. One service, properly sized to satisfy the servicing requirements of the development will be permitted. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
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 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.

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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, EIT
Engineering Assistant



Jennifer Wilson P.Eng.
City Engineer

Your File #: ZON-1294
eDAS File #: 2024-04473
Date: October 8, 2024

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

Attention: Kathy Frese

Re: Proposed Zoning Amendment Bylaw for: PID 030-994-454 Lot 1, Sec 13, Twp 20, Rge 10, W6M, KDYD, Plan EPP81769 located at 900 16 Street NE and PID 023-763-582, Lot 3, Sec 13, Twp 20, Rge 10, W6M, Kamloops Division of Yale, Plan KAP59121 located at 980 16 Street NE, Salmon Arm, BC

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. The two subject properties must gain access to the municipal road, 16th Street NE. The Ministry will not permit direct access to the Trans-Canada Highway.
2. The two subject properties are to be consolidated.

Please Note: The Ministry is aware of a restrictive covenant, document KR25113, on title of the property legally described as Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121. It does not appear to pertain to the proposed rezoning.

If the municipality is prepared to release covenant KR25113 registered on title, the Ministry would review and be prepared to discharge the covenant. The appropriate legal documents can be uploaded to this file for our review and endorsement.

If you have any questions, please feel free to call Salmon Arm Development Services at (250) 712-3660.

Yours truly,



Damian Kusiak
Development Officer

Local District Address
Salmon Arm Area Office Bag 100 Stn Main Salmon Arm, BC V1E 4S4 Canada



REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Director of Engineering and Public Works – Development Variance Permit No. 607 (Canoe Zone 2 Pump Station)

Date: December 2, 2024

Motion for Consideration:

THAT: the Committee recommends that Council authorize the issuance of Development Variance Permit No. 607 for the land legally described as Lot 5, Section 6, Township 21, Range 9, W6M, KDYD, Plan 4310 (3751 Canoe Beach Drive NE) that varies Section 2.2 of Subdivision and Development Services Bylaw No. 4293, waiving the requirements for frontage improvements including - curb and gutter, road drainage, multiuse path, boulevard construction, street lights and fire hydrants.

Background:

As part of the 2024 Capital Works program, the City will be installing a new Pump Station to replace the existing Zone 2 pump station. The Pump Station will be constructed at the Water Treatment Plant and consists of three pumps, a wetwell and a building over. The estimated value of this work is \$4.3M.

The City is required to apply for a Building Permit for this development and during the Building Permit review process it was identified that this development would trigger full frontage upgrades along Canoe Beach Drive. Under the Subdivision and Development Servicing Bylaw 4293 development of any building over 50m² requires the frontage of the development property to be upgraded to the City's current servicing standards.

The Water Treatment Plant is located at 3751 Canoe Beach Drive. This is a particularly long property, extending from the railway crossing at the west, to the east end of the parking lot, approximately 340m. Under the bylaw the following upgrades would be required:

- Curb and gutter (125m)
- Road Drainage
- 3m wide offset Multiuse Path (MUP) (340m)
- Boulevard construction
- Davit Street Lights (Approximately 10)
- Fire Hydrants (2)

The construction of a MUP in this location, running offset but parallel to the road would be particularly difficult on the eastern portion of the frontage where the road is separated from the

parking lot with a steep, heavily wooded embankment. However, there is currently no defined active transportation (AT) route from the existing pedestrian crossing over Canoe beach Drive by the ball diamond to the beach and the boat launch.

Referral Comments:

Engineering Department

The Engineering Department has no concerns waiving the requirements, noting that the development will not increase usage on the road or AT routes. Capital infrastructure will continue to be prioritized through long term planning.

Fire Department

The Fire Department confirmed that they have no concerns waiving the requirement for additional hydrants - the two existing hydrants are satisfactory.

Building Department

No concerns

Planning Department

No concerns

Legislative authority / plans / reports:

	Official Community Plan	X	Canoe Beach Master Plan
	Community Charter/LGA		Other
X	Bylaw/Policy		Corporate Strategic Plan
	Zoning Bylaw		2024-2028 Financial Plan
			Long Term Financial Plan

Financial Considerations:

The preliminary estimated cost of the required frontage works on this property is \$400,000, this equates to 10% of the value of the project.

Alternatives & Implications:

Upgrading Canoe Beach Drive and providing an AT route can be completed as part of the project, however, will require budget to be added to the project.

Alternatives to the standard road cross-section exist in this area and necessary AT infrastructure may be incorporated through upgrades to Canoe Beach (See Canoe Beach Master Plan).

Communication:

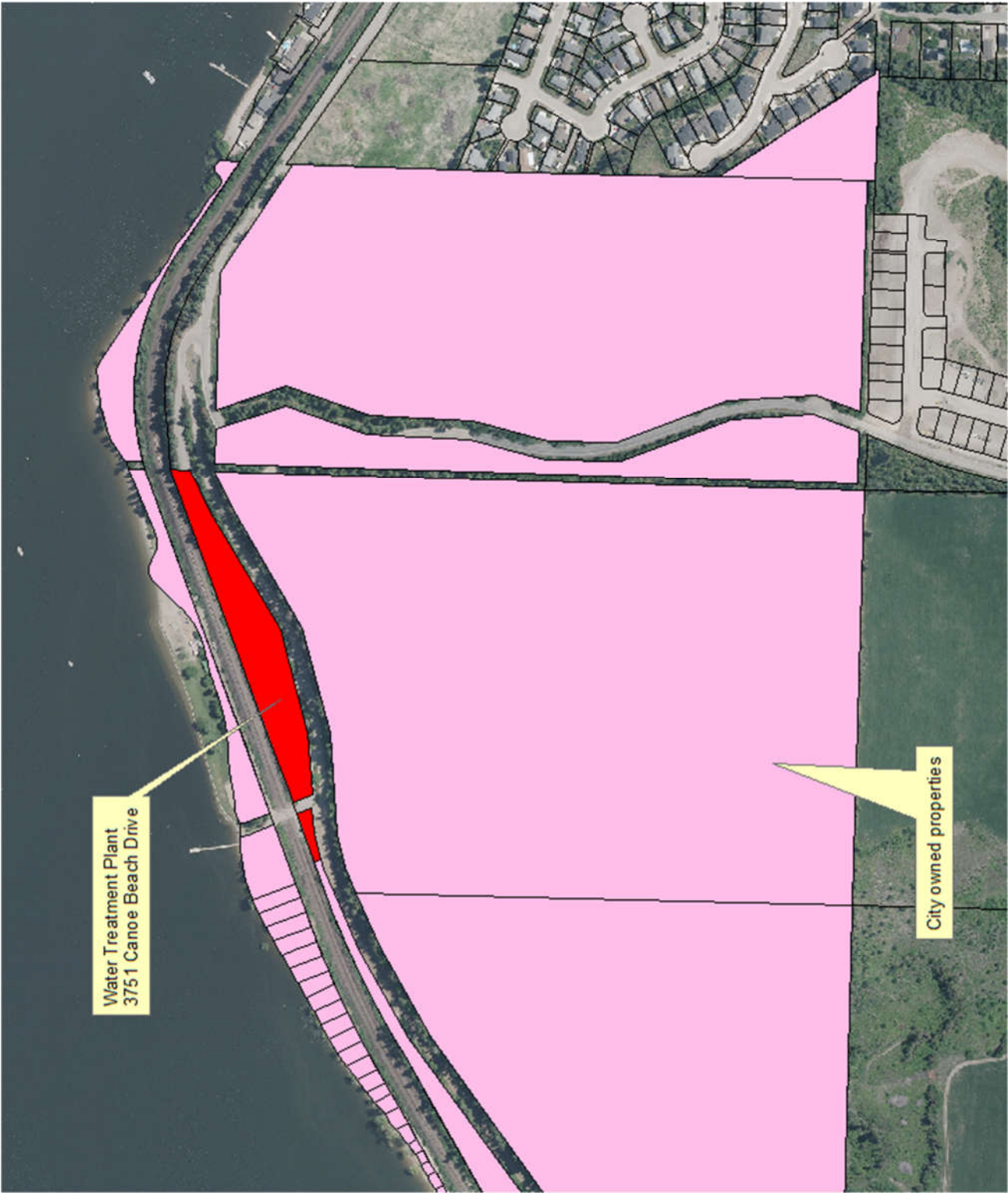
Notices sent to CP Rail (CPKC) and the Province - all other adjacent properties are owned by the City.

Prepared by: Engineering Assistant
Reviewed by: City Engineer
Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Location Plan
- Appendix 2 – Property Ownership Plan
- Appendix 3 – Canoe Beach Master Plan

Appendix 2 - PROPERTY OWNERSHIP PLAN



Canoe Beach Master Plan

