



*Memorandum from the
Engineering and Public
Works Department*

TO: Gary Buxton, Director of Planning
 DATE: April 22, 2024
 PREPARED BY: Chris Moore, Engineering Assistant
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1284**
 OWNER: **Salmon Arm Shopping Centres Ltd.** And Calloway REIT (Salmon Arm) Inc.
 APPLICANT: SmartCentres Management Services Inc. (Savard, B.)
 LEGAL: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328
 Except Plans EPP17085 and EPP18478
 CIVIC: **2991 - 9 Avenue SW**

Further to your referral dated March 7, we provide the following servicing information.

A Traffic Impact Assessment (TIA) was completed by the Owner in 2008, however there have been significant changes to the City's road network since that date, together with changes in City and Provincial standards. Furthermore, this application is a significant change of use for this portion of the development and may have a significant effect on local traffic movements. As a condition of rezoning the Owner / Developer shall undertake an updated Traffic Impact Assessment. 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 amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

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.

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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.

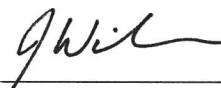
Servicing:

The subject property is fully serviced with storm, sanitary and water. Subject to the following, no further upgrades are anticipated.

1. Owner / Developer's engineer is be required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development, including a review of the lift station at 2270 10 Ave SW. Any necessary upgrades will be the responsibility of the Owner / Developer, however the Owner may be entitled to DCC credits if the upgrades are considered excess or extended.
2. Owner / Developer's engineer shall confirm that the existing Oil and Grit Separators installed at the outfall to the creek have sufficient capacity for the proposed development and that they will provided adequate protection for the creek.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer