
TO: Gary Buxton, Director of Planning
DATE: January 30, 2025
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: Paul Warburton
SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1304 & SUB-24.15
LEGAL: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687
CIVIC: 1400 12 Ave SE

Further to your referral dated December 23, 2024, we provide the following servicing information. **Engineering Department does not have any concerns related to the Re-zoning and recommends that they be approved.**

Comments are based on the Subdivision 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 subdivision 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 subdivision 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 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:

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1. 12 Avenue SE, on the subject property's northern 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. 12 Avenue SE 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-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, offset sidewalk, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 100mm diameter Zone 4 watermain on 12 Avenue SE. Upgrading this watermain to 150mm diameter across the frontage of the property is required.
2. Records indicate that the existing property is serviced by a 19mm service from the 100mm diameter watermain on 12 Avenue SE. Due to size and age of the existing service, upgrading to a new metered service (minimum 25mm) is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 150mm diameter sanitary sewer on 12 Avenue SE and along the property east line. Since 150mm sanitary main is the first and second run of the pipe, the property is located in low density area as designated in the Official Community Plan with limited development potential, no upgrade is required.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer along the east property line. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

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3. The remainder and proposed parcel(s) are each to 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.
4. The subject property is in an area with no current sanitary capacity concerns according to the City of Salmon Arm Sanitary Sewer Master Plan (Urban Systems 2016).

Drainage:

1. The subject property fronts a 300 mm diameter storm sewer on 12 Avenue SE. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced from the storm sewer on 12 Avenue SE.
3. The subject property is in an area with current storm capacity concerns in the downstream network according to the Stormwater Master Plan (April 2020). Additional retention/detention requirements may be necessary due to limited downstream capacity.
4. 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.
5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
6. 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 will be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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

Mustafa Zakreet, EIT
Engineering Assistant


Jenn Wilson P.Eng.
City Engineer