
TO: Gary Buxton, Director of Planning
DATE: January 29, 2025
PREPARED BY: Chris Moore, Engineering Assistant
OWNER: Fireside Electric Ltd., Jerry Thompson
APPLICANT: **Crowne Pacific Development Corp.** / Brett Giese
SUBJECT: **DEVELOPMENT PERMIT APPLICATION FILE NO.461**
LEGAL: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023
CIVIC: **811 - 28 Street NE.**

Further to your referral dated January 3, 2025, we provide the following servicing information. 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. 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. 28 Street NE, on the subject property's eastern 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. 28 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-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, and street drainage. Where three phase hydro services are located on poles, the developer is not required to relocate these underground. However hydro and Telecommunication services to the development property and to street lights must be below ground. Owner / Developer is responsible for all associated costs.
3. The property fronts onto City owned land along the southern boundary. The parcel is the recreation complex and includes internal roadways for public use, including 8 Avenue NE along the subject property's southern frontage. 8 Avenue NE, will constructed as a local roadway, is not dedicated and the currently development layout is proposing two accesses onto the City parcel. The City will permit the proposed accesses upon dedication of the parcel land as a dedicated roadway; the applicant is responsible for all associated work and cost to complete the dedication of 8 Avenue NE across the subject parcel's southern property line within the City's parcel as well as any necessary dedication from the subject parcels. The City will require a total of 20.0m road dedication to be centred on the existing road centerline.

It is noted that the plan submitted shows the future property line on 8 Avenue NE as a straight line, however the road bends towards the arena at the west end. The dedication must follow the existing alignment of the roadway offset 10m from centreline. Engineering notes that City Council will be required to sign off on the road dedication plan.

4. 8 Avenue 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-2. Upgrading may include, but is not limited to sidewalk, boulevard construction, street lighting, fire hydrants and street drainage. Owner / Developer is responsible for all associated costs.
5. It is noted that the plan submitted shows an attached sidewalk on 8 Avenue NE. The sidewalk shall be set back from the edge of road as per drawing RD-2 and Active Transportation best practices. Landscaping (including approved trees) may be installed within the boulevard, the property owner will be responsible for irrigation and maintenance.
6. 3.0m by 3.0m corner cuts are required to be dedicated at the intersection of 28 Street NE and 8 Avenue NE.

Water:

1. The subject property fronts a 200mm diameter Zone 4 watermain on 28 Street NE. No upgrades will be required at this time.
2. Records indicate that the subject property is serviced by two 19mm diameter services from the 200mm diameter watermain on 28 Street NE. 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-11), 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.
6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density spacing requirements of 90 meters. One additional hydrant is required at the western end of the frontage onto 8 Avenue NE.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on the west property line. No upgrades will be required at this time.
2. Records indicate that the subject property is serviced by two 100mm services from the sanitary sewer on the west property line. Only one sanitary service to be used, all existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is 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 Sanitary Sewer Master Plan (Urban Systems 2016).

Drainage:

1. The subject property partially fronts a 250mm diameter storm sewer on 28 Street NE and a 300mm storm sewer terminates at the western limit of the frontage onto 8 Avenue NE. Extension of the storm sewer system may be required to service road drainage on the subject property's frontage.


2. Records indicate that subject property is serviced by a 250mm diameter service from the 300mm storm sewer on 8 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)
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 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.

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.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer