



*Memorandum from the  
Engineering and Public  
Works Department*

---

TO: Gary Buxton, Director of Planning  
 DATE: November 13, 2024  
 PREPARED BY: Chris Moore, Engineering Assistant  
 APPLICANT: Brad Demille, 3710 10 Avenue SW, Salmon Arm, BC, V1E 3K1/ Harpal Sidhu  
 SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1301  
 LEGAL: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531  
 CIVIC: 3181 11 Avenue NE

---

Further to your referral dated September 17, 2024, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning; 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 recommends that it be approved.**

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 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. 30 Street NE, on the subject property's western boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS). However the City will require a statutory right of way for an additional 2.5m beyond the current road dedication for the construction of a multi-use path, to be constructed at the applicant/developers cost.
2. 30 Street NE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multiuse path, boulevard construction, davit street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 11 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 no additional road dedication is required (to be confirmed by a BCLS).
4. 11 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, road widening and construction, curb & gutter, Multiuse Path, boulevard construction, davit street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
6. Additional dedication will be required at the intersection of 30 Street NE and 11 Avenue NE for the construction of a proposed roundabout.

**Water:**

1. The subject property fronts a 250mm diameter Zone 4 watermain on 30 Street NE and a 200mm diameter Zone 4 watermain on 11 Avenue NE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 50mm service from the 200mm diameter watermain on 11 Avenue NE and may also have a domestic service to the house. Only one service to the property will be permitted to remain. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The owner is required to upgrade the existing water system to comply with the requirements of the City's Cross Connection Control bylaw 3934.
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 medium density spacing requirements of 90 meters.

**Sanitary:**

1. The subject property fronts a 200mm diameter sanitary sewer on 30 St NE and the western portion of 11 Avenue NE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 11 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 sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

**Drainage:**

1. The subject property fronts a 300mm diameter storm sewer on 30 St NE, a 250mm diameter storm sewer on 11 Avenue NE and a storm drainage pond exists on the subject property within a right of way. No upgrades are anticipated at this time, unless required for road drainage.
2. Records indicate that the existing property is not currently serviced with City storm.
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.

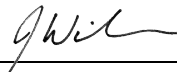
**Geotechnical:**

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



---

**Chris Moore**  
Engineering Assistant



---

**Jenn Wilson P.Eng.**  
City Engineer