

**CITY OF  
SALMON ARM****Memorandum from the  
Engineering and Public  
Works Department**

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TO: Gary Buxton, Director of Planning  
DATE: February 18, 2025  
PREPARED BY: Chris Moore, Engineering Assistant  
**APPLICANT: Smart Centres Management Services Inc. / Brent Savard**  
**SUBJECT: DP-463**  
LEGAL: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328,  
Except Plans EPP17085 and EPP18478  
**CIVIC: 2991 9 Avenue SW**

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Further to your referral dated February 7, 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.

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**Active Transportation:**

1. Due to the volume of pedestrians generated by this development, two crosswalks will be required across 9 Avenue SW. The drawing submitted indicates these crosswalks, the exact location shall be subject to approval of detailed engineering design. Owner / developer is responsible for all associated costs.

**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.

**Geotechnical:**

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

**Garbage / Recycling / Food Waste**

1. Further information shall be provided concerning the location, size and specification of storage / collection facilities for garbage / recycling / food waste. Owner / Developer's consultant shall demonstrate that adequate facilities are being provided for each building.



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**Chris Moore**  
Engineering Assistant



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