



*Memorandum from the  
Engineering and Public  
Works Department*

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TO:	Gary Buxton, Director of Planning
DATE:	February 20, 2025
PREPARED BY:	Chris Moore, Engineering Assistant
APPLICANT:	W. Laird
SUBJECT:	SUB-25.01 & ZON-1305
LEGAL:	Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304
CIVIC:	1490 10 Ave SW

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Further to your referral dated January 10, 2025, we provide the following servicing information.

**Engineering Department does not have any concerns related to the re-zoning and recommends that re-zoning 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. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
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.

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### **Roads / Access:**

1. 10 Avenue SW, on the subject properties northern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Available records indicate that no additional dedication is required, to be confirmed by BCLS.
2. 10 Avenue SW is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the 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, multi-use path, boulevard construction, street lighting, street drainage, fire hydrants, 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.
4. As 10 Avenue SW is designated as an Arterial Road, only one access (maximum 8.0m wide) will be permitted from 10 Avenue SW to each lot. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

### **Water:**

1. The subject property fronts a 200mm diameter Zone 1 watermain on 10 Avenue SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by two water services from the 200mm diameter watermain on 10 Avenue SW. Due to the size and age of the existing services, upgrading to a new metered service (minimum 25mm) is required. Only one water service per lot is permitted, second service must be abandoned at the main. The owner/developer is responsible for all associated costs.
3. The proposed parcels are each 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.
6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the commercial density spacing requirements of 90 meters.

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### **Sanitary:**

1. The subject property fronts a 300mm diameter sanitary sewer and a 200mm diameter sanitary sewer on 10 Avenue SW. Extension of the 200mm diameter sanitary sewer to the west property line will be required since connection to the 300mm diameter sanitary sewer is not possible due to the elevation of the large diameter storm sewer.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 10 Avenue SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed parcels 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 Sanitary Study (Urban Systems 2016). At time of building permit, Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sani System to receive the proposed discharge from the development, including review of the lift station at 681 10 Ave SW. Any necessary upgrades will be the responsibility of the Owner / Developer.

### **Drainage:**

1. The subject property fronts a 1730mm diameter storm sewer on 10 Avenue SW. No upgrades will be required at this time. However the City is aware of limited capacity issues within the existing storm sewer.
2. Records indicate that the existing property is not serviced with City storm.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Geotechnical reports in this area recommend against rock pits. Site should connect into the municipal system; however storm drainage should be designed such that in the event of capacity issues in the main line, stormwater will daylight on site and have a safe flow route off the site and onto 10 Avenue SW.
5. Discharge into the Municipal Stormwater Collection System shall be in accordance with Section 7.3. Each lot be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of future development. Storm infrastructure in this area is known to have capacity issues; Owner's engineering to review optimal discharge options and rates to avoid discharging at peak storm flows. If discharge at peak flows is unavoidable, controlling to 2 year pre-development storm flows is required at

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time of development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

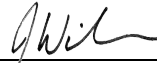
**Geotechnical:**

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.



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**Chris Moore**  
Engineering Assistant



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**Jerin Wilson P.Eng.**  
City Engineer