



TO: Director of Development Services
DATE: June 27, 2025
PREPARED BY: Nate Johnson, Engineering Assistant
OWNER: **Sunnyhill town Homes Ltd.**
APPLICANT: **Flat Architecture Inc. (R. Warraich)**
SUBJECT: DP-449
LEGAL: Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except
Plan B5363
CIVIC: **1150 – 12 Avenue SE**

Further to your referral dated June 17, 2025, we provide the following service information. **The following comments and servicing requirements are not conditions for Development Permit; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property change significantly, the 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 (SDSB). 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 subdivision / 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 / development 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.

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8. For the off-site improvements at the time of subdivision / development 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 / development 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. 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 4.975m of 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 an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2 of the SDSB. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Additionally, since the Active Transportation Plan indicates a bike route on 12 Avenue SE; due to the speeds on the road way a 3m wide Multi-Use-Path will be required on the south side. Owner / Developer is responsible for all associated costs.
3. 10 Street SE bisects the west portion of the subject property and 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 10 Street SE is currently not dedicated and that 20.0m of additional road dedication is required (to be confirmed by a BCLS).
4. 10 Street SE is currently constructed to an Interim Local Road standard and is considered to be a Section 42 road; when public money has been spent on a travelled road that is not a highway, the travelled road is deemed and declared to be a highway. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading is required on both the east and west side of 10 Street SE and may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Additionally, since the Active Transportation Plan indicates a bike route on 10 Street SE; due to the speeds on road way a 3m wide Multi-Use-Path will be required on west side. Due to topographical constraints, consideration would be given to a reduction in boulevard widths to minimize potential fill/retaining along the west side of the road. 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. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 12 Avenue SE and 10 Street SE.

7. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analyzed to ensure internal road networks will allow emergency and service vehicle access.
8. The Fire Department has requested an additional vehicular access at the end of Road B (per the provided June 2025 Civil Drawings) to enhance emergency response capabilities. Developer's engineer shall provide sightline calculations for the proposed intersection, demonstrating compliance with the minimum Intersection Sight Distance standards outlined in the Transportation Association of Canada (TAC) Geometric Design Guide. If minimum sight lines cannot be achieved, an emergency access will be accepted in lieu of a full road connection.

Water:

1. The subject property fronts a 200mm diameter Zone 4 watermain at the south end of 10 Street SE and a 100mm diameter Zone 4 watermain terminates approximately 50m to the east of the property on 12 Avenue SE. Looping of the 200mm diameter Zone 4 watermain between these locations along 10 Street SE and 12 Avenue SE will be required. The Owner / Developer's authorized engineer is to ensure that the proposed watermain servicing the development is adequately sized to provide fire flows in accordance with the requirements of the Subdivision and Development Servicing Bylaw No 4293. Since the minimum watermain sizing is 150mm; the developer is entitled to DCC credits for the upsizing cost from 150-200mm. The City discourages looping of watermain through private property. If a sufficient technical explanation is provided by the design engineer, the City may consider allowing looping of the watermain through the strata within a minimum 6m wide right-of-way.
2. Records indicate that the existing property has an existing service of unknown size from the 100mm diameter watermain on 12 Avenue SE. 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 water service connection, adequately sized to satisfy the proposed use. Bare Land Strata subdivisions with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision / development with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. All meters will be provided at time of building permit by the City, at the owner/developers cost.
4. The subject property is in an area with sufficient fire flows according to the 2011 Water Study (OD&K 2012).
5. Records indicate that this area of the Zone 4 watermain is known to experience high static pressure, potentially exceeding acceptable limits for standard plumbing fixtures. The Owner / Developer's engineer of record must provide detailed water pressure calculations confirming the expected maximum static and dynamic pressures.

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6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owner's consulting Engineer shall review the site to ensure placement of fire hydrants meet the medium density spacing requirement of 90 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SE and 12 Avenue SE. Owner / Developer's engineer is required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development, including review of the lift station at 681 10 Ave SW. Owner / Developer is responsible for all associated costs, including any necessary upgrades.
2. The subject property also abuts a 60m section of 200mm diameter sanitary sewer, within a right of way adjacent to the southern property line. An additional 2m of right of way is required from the subject property for this section of sewer.
3. The proposed development 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. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision / development. Owner / Developer responsible for all associated costs.

Drainage:

1. The subject property fronts a 600mm diameter storm sewer on 10 Street SE and 12 Avenue SE. No upgrades are anticipated at this time. However, with the addition of curb and gutter and sidewalk / MUP, upgrading the catch basin spacing / type may be required
2. Records indicate that the existing property is not serviced by City storm sewer.
3. 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.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. 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

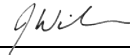
required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the subdivision. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

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.



Nate Johnson
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer