

City of Salmon Arm

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25 November 2010

File: ZON928-E

Terratech Consulting Ltd.
PO Box 201,
Salmon Arm, BC
V1E 4N3
Attention: Calvin VanBuskirk, P.Eng., FEC, P.Geo.

Dear Sir:

Reference your letter dated November 9, 2010.

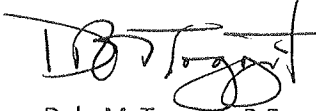
We have reviewed your letter regarding the proposed Smart Centres development and your opinions on the stated flood risk regarding the subject properties located on the Salmon River delta. You have stated the APEGBC has a task force in-place that has just completed the first draft of a guideline for profession practice relating to flood hazard and risk assessment and that this guideline is expected to be released by March 2011.

The current applications before Council are for Official Community Plan and Rezoning amendments, as well as a Phased Development Agreement to permit construction of a regional shopping centre. The related bylaws have received 1st, 2nd reading, the public hearing and 3rd reading by City Council. Following approvals for these applications, the City will require Development and Building Permits for each phase of the development. The shopping centre building construction and related works and services must be designed by a Professional Engineer registered in BC and will include any approvals required by all Provincial and Federal resource agencies. It is the consulting engineer's responsibility to ensure that their respective designs meet the requirements of all applicable bylaws, legislation and certification that the land can be used safely for the intended use.

The City's current management of development within flood plain areas is outlined in Zoning Bylaw No. 2303. It is based on the 200 year flood plain elevation plus 0.6 metres of freeboard (which is at an elevation of 351.0 metres GSC at this location) and a setback of 15 metres from the natural boundary of Salmon River and Shuswap Lake for buildings and structures, which has been established by the Ministry of Environment. The subject properties are located in the Environmentally Sensitive Hazardous Area (flood plain), Development Permit Area and prior to development a development permit will need to be approved by Council or a Development Permit Waiver approved by the Director of Development Services. The developers consulting engineer will be required to provide the engineering services to ensure the subject development is adequately protected given the location of the Salmon River and Shuswap Lake. In addition, the subject development must adhere to the Riparian Area Regulation.

With specific emphasis on flood risk, the developers consulting engineer must adhere to current legislation, accepted standards of professional practice and the various applicable Guidelines and Best Management Practices. These practices have been developed by other professionals in the engineering field to provide appropriate safeguards for the public, the environment and other stakeholders. As the current guidelines under preparation by the APEGBC are still in the draft stage, they currently do not form a best management practice. We propose to include these guidelines in the Subdivision and Development Servicing Bylaw No. 3596 once they have been adopted by APEGBC. After adoption of the proposed guidelines by APEGBC and City Council's approval and adoption of a Subdivision and Development Servicing Bylaw amendment, development will then be required to abide by the proposed requirements within adopted APEGBC guidelines. This is the same process we used for the "Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia" prepared by the APEGBC which are included in Section 3.10 of the current Subdivision and Development Servicing Bylaw No. 3596, as amended.

Yours truly,

A handwritten signature in black ink, appearing to read 'Dale McTaggart', written over a horizontal line.

Dale McTaggart, P.Eng.

Director of Engineering & Public Works

cc Carl Bannister, Chief Administrative Office
Corey Paiement, Director of Development Services