

Date: August 27, 2021

Subject: ALC right-of-way for non-motorized recreation trail – Heritage Trail

The purpose of this submission is for future non-motorized recreation use on agricultural land. Specifically the City is requesting ALC approval to establish a right-of-way for non-motorized recreation use within an existing 6 m by 403 m sanitary sewer easement along a parcel boundary to enable (subject to a future ALC application) the future development of a 1.5 to 3 m wide compacted gravel trail.

BACKGROUND

As included within Salmon Arm's Official Community Plan (OCP), the City of Salmon Arm's Greenways Strategy was approved in 2011. Approximately 63 km of new trails are proposed for development in the Greenways Strategy and OCP. The Heritage Trail envisions a network of trails as identified in the Greenways Strategy, Heritage Strategy, and OCP that extends to connect First Nations lands west of the City of Salmon Arm, through the downtown area (McGuire Lake), to Haney Heritage Village (see Heritage Discovery Trail Map attached).

The City's 2013 Strategic Plan directed future funding for the planning, development and land acquisition for trails be focused on the "*Waterfront and Heritage Trails*", however, it is important to note that this does not mean or imply that all land acquisition and trail construction is to be completed within the immediate future.

While portions of the Heritage Trail currently exist, there are key gaps including ALR land between Little Mountain and Haney Park. The City has been engaged in efforts to acquire lands where private property owners are interested and have established tools through which lands may be acquired through development. In order to create and establish a legal trail corridor following this route, the City has discussed with the owner the establishment of a right-of-way over of an existing easement on private property along the parcel boundary directly west of Haney Park within the Agricultural Land Reserve.

The right-of-way for trail would utilize an existing easement area containing sanitary sewer works, and would connect Haney Park via existing City right-of-way to Little Mountain Park with the Heritage Trail extending west. Actual trail construction is not contemplated or budgeted for at this time, although a Type 2 Trail of 1.5 to 3 m wide compacted gravel is proposed by the Greenways Strategy. The intent of the City at this time is to establish the legal right-of-way to permit future trail development within the existing sewer easement area subject to ALC approval, prior to detailed trail planning and subsequent budgeting. The City recognizes that future trail development is subject to a future ALC application.

The existing easement area is 6 m by 403 m along the south parcel boundary. It contains forested areas and a drainage. Agricultural uses in the area include pasture, hay, forest, and tree farm. Alternative corridor alignment is generally impractical between existing community features (schools and parks), while provincial highways present associated barriers. The proposed route along parcel boundaries appears to disrupt the least possible amount of ALR land between community facilities. The City intends to install fencing and gates as per ALC specifications to ensure associated impacts are limited.

PLAN EPP15791

Explanatory Plan of Easement
in That Part of the NE1/4 of Sec 18, Tp 20, R 9,
W6M, KDYD, shown on Plan B542

Except Plans H360 and KAP47568

Pursuant to Section 99(1)(e) of the Land Title Act
BCGS 82L.074



All distances are in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size)
when plotted at a scale of 1:2000

Trans - Canada Highway Plan H360

10 Avenue NE

R/W Plan A14806

Plan KAP77801

Plan KAP47568

Rem
Plan B1023

Rem
Plan B1442

Rem Plan B542

Rem NE1/4
Sec 18

Sec 18 Tp 20 R 9 W6M

2
Plan 1451

Easement
Plan EPP15691

40 Street NE

Easement
0.241 ha

90°03'10"
402.328

402.328
90°03'10"

Rem 1
Plan 1903

1
Plan EPP5053



LEGEND

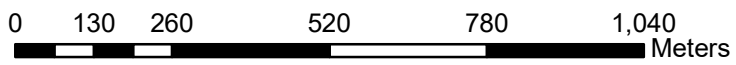
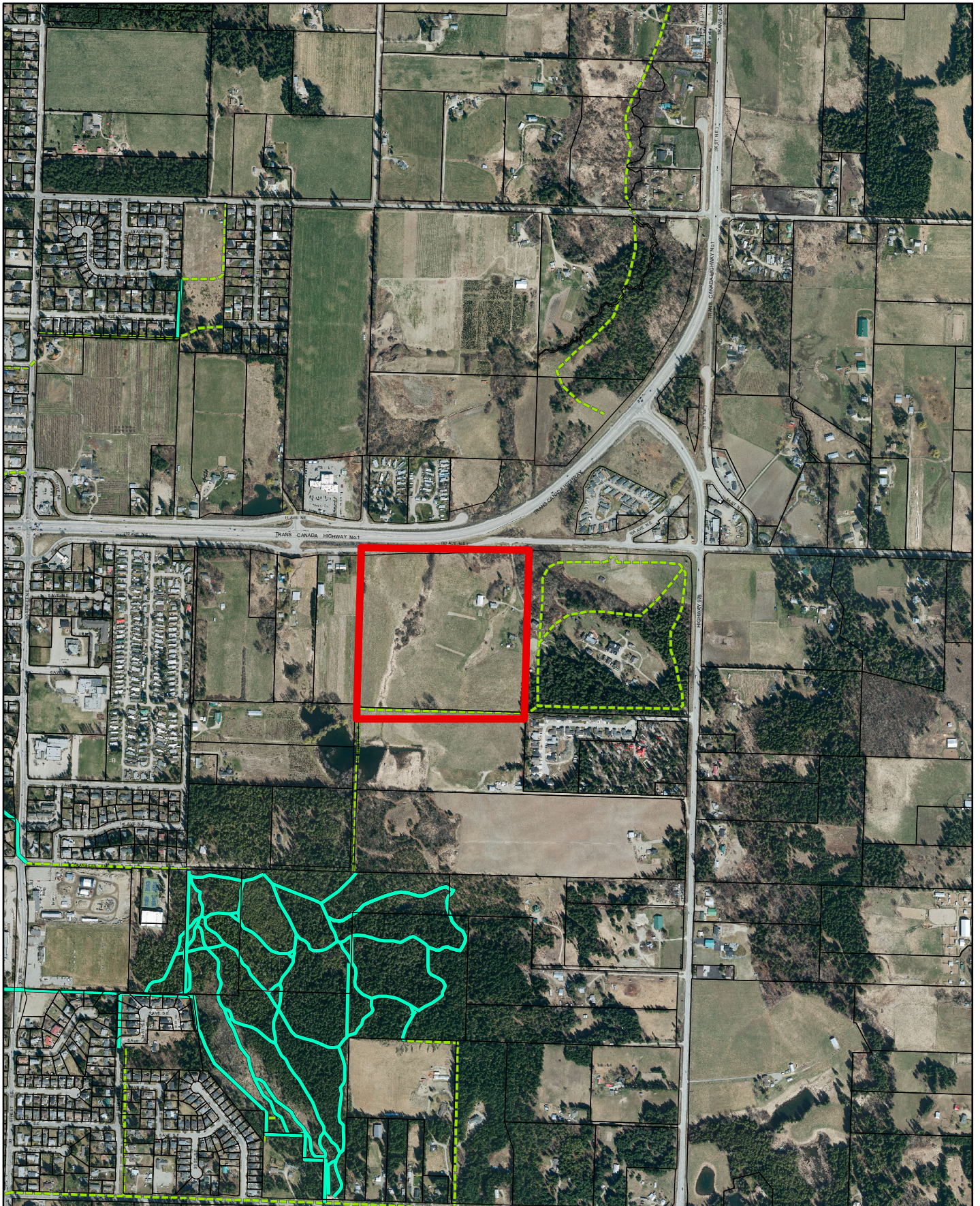
Bearings are astronomic and are derived
from Plan 39996.



This plan lies within the Columbia Shuswap
Regional District

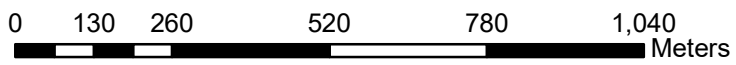
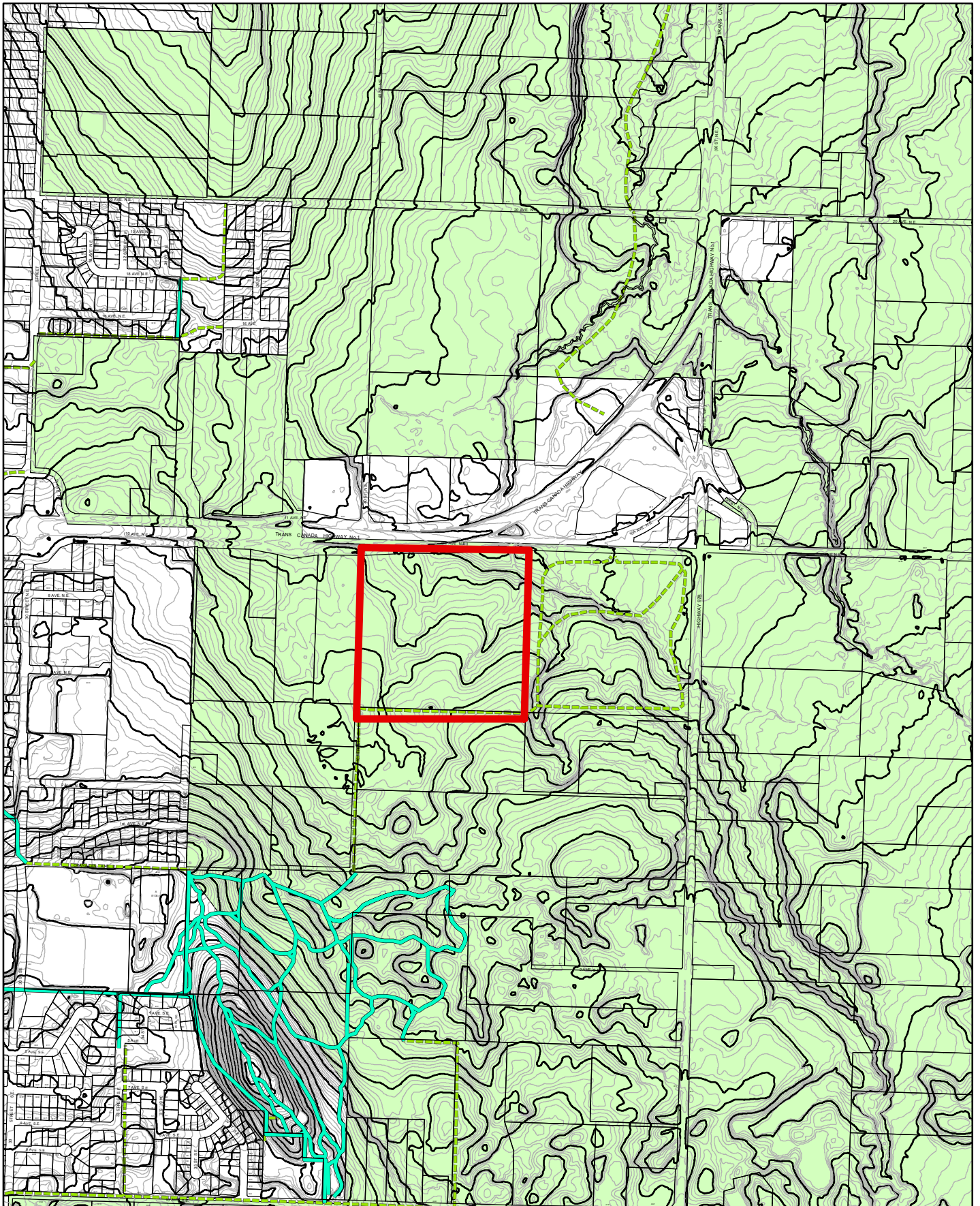
This plan is based on the following
Land Title Office and Survey Authority
of BC records:



Plan 39996
Brian D Sansom, BCLS

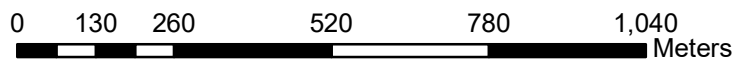
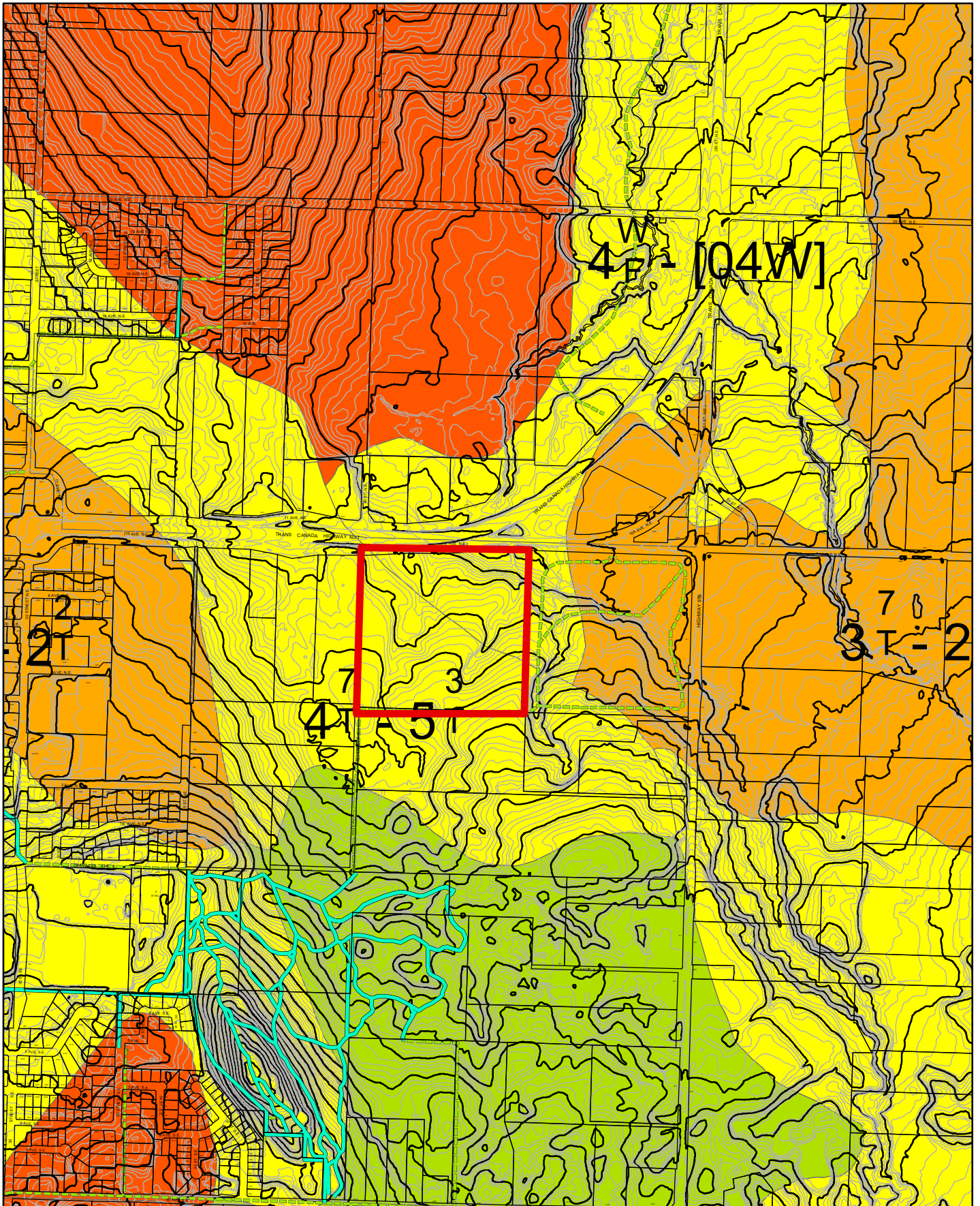
Aerial View - proposed and existing trails





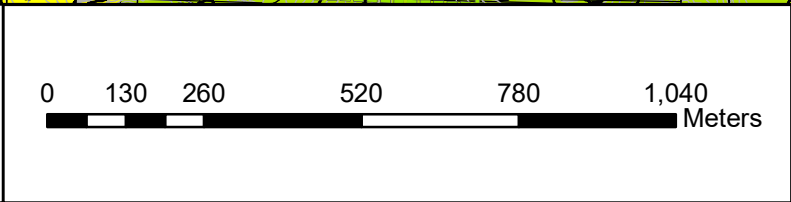
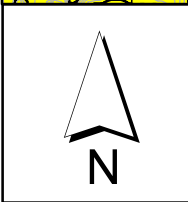
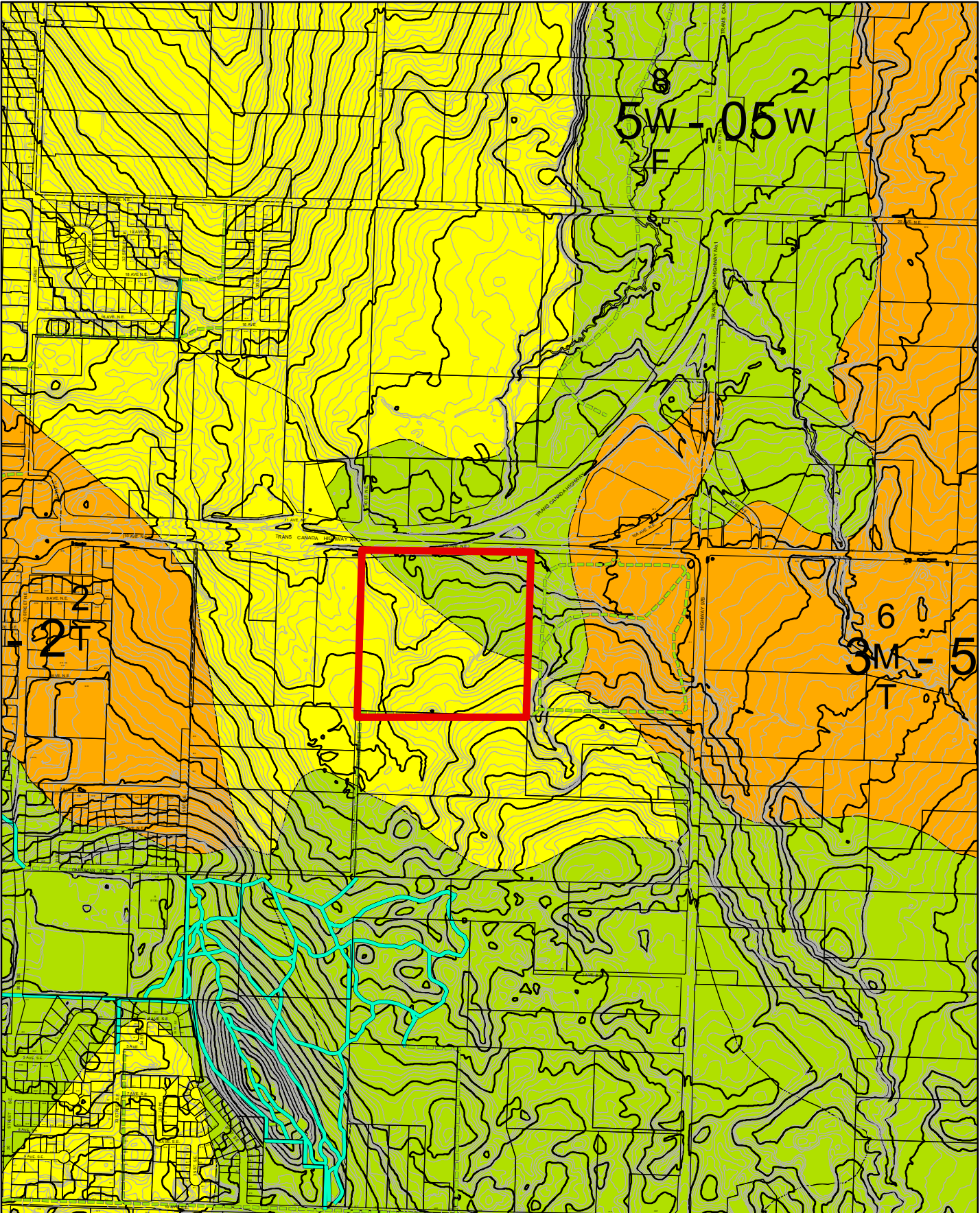
-  Existing/Proposed Trail
-  Subject Parcel



-  Existing/Proposed Trail
-  Subject Parcel

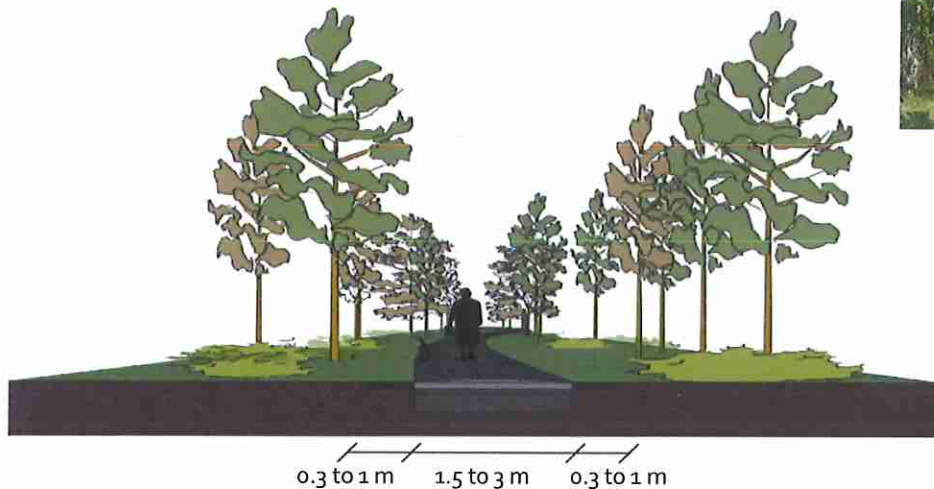


-  Existing/Proposed Trail
-  Subject Parcel



Existing/Proposed Trail

Subject Parcel

Type 2 Trail**Criteria**

Location: community or neighbourhood connectors, secondary routes, regional connectors in non-urban areas

Amount of Use: moderate

Type of Use: walking, jogging, cycling, wheelchairs (where possible), scooters (where possible), walkers (where possible), maintenance vehicles (optional)

Design Standards

Trail Width: 1.5 to 3 m

Clear Width: 1.6 to 5 m

Clear Height: 2.4 m

Surface: well compacted gravel or other granular material as a standard, asphalt as needed in the future for high use or more urban routes

Base: granular base with swales and culverts for drainage

Longitudinal Slope: maximum 8% where possible, otherwise 15%

Accessibility: universal accessibility where possible

Infrastructure: benches, points of interest, signs (directional, instructional and interpretive), waste receptacles, bollards

Appendix G: Salmon Arm Heritage Discovery Trail Map

