



# AGENDA

## Regular Council Meeting

Monday, August 27, 2018

1:30 p.m.

*[Public Session Begins at 2:30 p.m.]*

**Council Chamber of City Hall**

**500 – 2 Avenue NE**

Page #	Item #	Description
1 – 2	1.	CALL TO ORDER
	2.	IN-CAMERA SESSION
	3.	ADOPTION OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	PRESENTATIONS / DELEGATIONS
3 – 14	6.	CONFIRMATION OF MINUTES
	1.	Regular Council Meeting Minutes of August 13, 2018
	7.	COMMITTEE REPORTS
15 – 18	1.	Development and Planning Services Committee Meeting Minutes of August 20, 2018
19 – 22	2.	Housing Task Force Meeting Minutes of July 30, 2018
23 – 26	3.	Downtown Parking Commission Meeting Minutes of August 21, 2018
	8.	INTRODUCTION OF BYLAWS
27 – 44	1.	City of Salmon Arm Road Closure Bylaw No. 4266 – First, Second and Third Readings
45 – 136	2.	City of Salmon Arm Fee for Service Amendment Bylaw No. 4278 – First, Second and Third Readings
	9.	RECONSIDERATION OF BYLAWS
	10.	CORRESPONDENCE
137 – 138	1.	Informational Correspondence
139 – 140	2.	M. Kriese, SAS Sullivan Wellness Centre Coordinator – letter dated August 22, 2018 – Request for Rainbow Crosswalk Celebration – Tuesday, September 25, 2018 4:00 p.m. – 6:00 p.m.
141 – 142	3.	D. Dunlop, Executive Director, Canadian Mental Health Association – Shuswap Revelstoke and Shuswap Independent Living Association – email dated August 23, 2018 – Request for Letter of Support for BC Housing RFP

- 11. STAFF REPORTS**
- 143 - 146 1. Director of Corporate Services - 2018 Property Insurance
- 147 - 148 2. Director of Corporate Services - Shuswap Regional Airport Commission Appointment
- 149 - 154 3. Director of Corporate Services - City of Salmon Arm Housing Task Force Recommendations
- 155 - 158 4. Director of Engineering and Public Works - Sidewalk Inspection and Maintenance Policy
- 159 - 162 5. Director of Corporate Services - Supply of Bulk Aviation Fuels and Related Delivery Services
- 163 - 166 6. Director of Engineering and Public Works - Budget Amendment and Project Award - 10 Street SW and 20 Avenue SE and Shuswap Street Sidewalk Extensions
- 167 - 170 7. Director of Engineering and Public Works - Shuswap Regional Airport - Taxiway Charlie - Preliminary and Detailed Design Award
- 12. NEW BUSINESS**
- 13. COUNCIL STATEMENTS**
- 14. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**
- 171 - 178 1. Board in Brief - August, 2018
- 15. NOTICE OF MOTION**
- 179 - 180 1. City of Salmon Arm Housing Task Force
- 16. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
- 17. OTHER BUSINESS**

**7:00 p.m.**

Page #	Item #	Description
	<b>18.</b>	<b>DISCLOSURE OF INTEREST</b>
	<b>19.</b>	<b>SPECIAL PRESENTATIONS</b>
181 - 182	1.	Special Olympics
	<b>20.</b>	<b>HEARINGS</b>
183 - 198	1.	Development Variance Permit No. VP-479 [Lakeshore Terrace Developments Ltd.; 1151 - 8 Avenue NE; Servicing Variance]
	<b>21.</b>	<b>STATUTORY PUBLIC HEARINGS</b>
	<b>22.</b>	<b>RECONSIDERATION OF BYLAWS</b>
199 - 200	<b>23.</b>	<b>ADJOURNMENT</b>

Item 2.

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: pursuant to Section 90(1) of the Community Charter, Council move In-Camera.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

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Item 6.1

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: the Regular Council Meeting Minutes of August 13, 2018, be adopted as circulated.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

## REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, August 13, 2018.**

### PRESENT:

Deputy Mayor K. Jamieson  
 Mayor N. Cooper (entered the meeting at 2:30 p.m.)  
 Councillor C. Eliason  
 Councillor L. Wallace Richmond  
 Councilor T. Lavery  
 Councillor A. Harrison  
 Councillor K. Flynn

Chief Administrative Officer C. Bannister  
 Director of Corporate Services E. Jackson  
 Director of Engineering & Public Works R. Niewenhuizen  
 Director of Development Services K. Pearson  
 Chief Financial Officer C. Van de Cappelle  
 Recorder C. Simmons

### 1. CALL TO ORDER

Deputy Mayor Jamieson called the meeting to order at 1:30 p.m.

### 2. IN-CAMERA SESSION

0346-2018                      Moved: Councillor Flynn  
                                     Seconded: Councilor Lavery  
                                     THAT: Pursuant to Section 90 (1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:31 p.m.  
 Council returned to Regular Session at 2:24 p.m.  
 Council recessed until 2:30 p.m.

Mayor Cooper entered the meeting at 2:30 p.m. and assumed the Chair.

### 3. REVIEW OF AGENDA

Late item 21.1 – J. Shirley, Executive Director and P. Hilland, Acting Residential Co-ordinator, SAFE Society – letter dated August 2018 – Panhandling, Busking and Squeegeeing

### 4. DISCLOSURE OF INTEREST

**5. PRESENTATIONS / DELEGATIONS****1. A. Landy, FCM Canadian Women in Municipal Government Scholarship**

The Mayor presented Allie Landy with the FCM Canadian Women in Municipal Government Scholarship for her outstanding leadership to her school and community.

**2. Staff Sergeant West, Salmon Arm RCMP Detachment - Quarterly Policing Report - April - December 31, 2017**

Staff Sergeant West of the Salmon Arm RCMP detachment provided an overview of the quarterly report and was available to answer questions from Council.

**3. S. Kershaw - Railway Crossing at Canoe Wharf**

Sue Kershaw presented information on the dangers of the rail crossing at 50 Street NE and submitted a petition. She was available to answer questions from Council.

**6. CONFIRMATION OF MINUTES****1. Regular Council Meeting Minutes of July 23, 2018**

0347-2018                      Moved: Councillor Wallace Richmond  
                                    Seconded: Councillor Harrison  
                                    THAT: the Regular Council Meeting Minutes of July 23, 2018, be adopted as circulated.

CARRIED UNANIMOUSLY

**7. COMMITTEE REPORTS****1. Development and Planning Services Committee Meeting Minutes of August 7, 2018**

0348-2018                      Moved: Councillor Jamieson  
                                    Seconded: Councillor Flynn  
                                    THAT: the Development and Planning Services Committee Meeting Minutes of August 7, 2018, be received as information.

CARRIED UNANIMOUSLY

**2. Social Impact Advisory Committee Meeting Minutes of July 10, 2018**

0349-2018                      Moved: Councillor Wallace Richmond  
                                    Seconded: Councillor Eliason  
                                    THAT: the Social Impact Advisory Committee Meeting Minutes of July 10, 2018, be received as information.

CARRIED UNANIMOUSLY

**7. COMMITTEE REPORTS - continued****2. Social Impact Advisory Committee Meeting Minutes of July 10, 2018 - continued**

0350-2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: a letter be sent to BC Housing detailing the need for an Outreach worker in Salmon Arm.

CARRIED UNANIMOUSLY**3. Housing Task Force Meeting Minutes of July 16, 2018**

0351-2018

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Housing Task Force Meeting Minutes of July 16, 2018, be received as information.

CARRIED UNANIMOUSLY**4. Shuswap Regional Airport Operations Committee Meeting Minutes of March 14, 2018**

0352-2018

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of March 14, 2018, be received as information.

CARRIED UNANIMOUSLY**5. Downtown Parking Commission Meeting Minutes of June 26, 2018**

0353-2018

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Downtown Parking Commission Meeting Minutes of June 26, 2018, be received as information.

CARRIED UNANIMOUSLY**8. INTRODUCTION OF BYLAWS****1. City of Salmon Arm Council Procedure Bylaw No. 4276 - First, Second and Third Readings**

0354-2018

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the bylaw entitled City of Salmon Arm Council Procedure Bylaw No. 4276 be read a first, second and third time.

CARRIED UNANIMOUSLY**9. RECONSIDERATION OF BYLAWS**

Councillor Harrison left the meeting at 3:49 p.m. and returned at 3:50 p.m.

# 10. CORRESPONDENCE

## 1. Informational Correspondence

5. D. Gerow, Manager of Roads & Parks, City of Salmon Arm - email dated August 3, 2018 to R. Hooper, Executive Director, Columbia Shuswap Invasive Species Society - American Bullfrog Wanted Poster

0355-2018

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Council authorize the Columbia Shuswap Invasive Species Society (CSISS) to place temporary American Bullfrog Awareness posters in locations where bullfrogs are most likely to be illegally released.

CARRIED UNANIMOUSLY

14. A. May, Sage Orienteering Club board member - email dated August 2, 2018 - Sage Orienteering Fall events

0356-2018

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Council authorize the Sage Orienteering Club to use the following locations on the following dates from 5:30 p.m. to 7:00 p.m.:

- Little Mountain Park - Thursday, September 13, 2018;
- South Canoe - Thursday, September 20, 2018;
- Downtown Salmon Arm (Shuswap Street to Jackson School, Highway to Railroad tracks) Thursday, September 27, 2018

subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

16. P. McIntyre-Paul, Shuswap Trail Alliance - email dated July 17, 2018 - Invitation to SHCC leadership to endorse Communities-on-the-Move Declaration

0357-2018

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Council provide a letter of endorsement to the Shuswap Trail Alliance Support for Communities on the Move.

CARRIED UNANIMOUSLY

18. R. Talbot, Director of Area "D", Columbia Shuswap Regional District - email dated July 25, 2018 - Letter of Support

0358-2018

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: Council provide a letter of support for an Ambulance to be stationed in Falkland, subject to it not diminishing the ambulance service to the City of Salmon Arm.

CARRIED UNANIMOUSLY

**10. CORRESPONDENCE - continued**

Councillor Eliason left the meeting at 4:13 p.m. and returned at 4:15 p.m.

**2. J. Henderson, Theatre On The Edge Committee Member - Letter of Support**

0359-2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: Council provide Confirmation of Support from Municipal Government to Theatre On The Edge in support of its application for funding to Canadian Heritage.

CARRIED UNANIMOUSLY

**3. L. Fitt, Manager, Salmon Arm Economic Development Society - letter dated July 27, 2018 - Use of Ross Street Parking Lot for Roots and Blues Outreach Program - August 18, 2018**

0360-2018

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: Council authorize the Salmon Arm Economic Development Society and Shuswap Tourism to use the Ross Street parking lot on Saturday, August 18, 2018 from 9:00 a.m. to 1:00 p.m. to host the Roots and Blues Outreach Program subject to receipt of adequate liability insurance.

CARRIED UNANIMOUSLY

**11. STAFF REPORTS****1. Director of Engineering & Public Works - 5 Street SE Sidewalk Replacement (Old Auto Road SE to 10 Avenue SE)**

0361-2018

Moved: Councillor Jamieson

Seconded Councillor Flynn

THAT: the 2018 Budget contained in the 2018 - 2022 Financial Plan Bylaw be amended to reflect additional funding for the 5 Street SE Phase II Sidewalk project in the amount of \$15,000.00 reallocated from the Unexpended Reserve;

AND THAT: the funding from the Unexpended Reserve for the 8 Avenue SE Road Widening project be reduced by \$15,000.00.

CARRIED UNANIMOUSLY

**2. Chief Financial Officer - Disposal of Surplus Equipment**

0362-2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Harrison

THAT: the following bids/ offers be accepted for the sale of surplus equipment on a "where is, as is" basis:

Equipment	Buyer	Bid Amount (plus GST and PST)
1992 Ford F250 S/N 2FTHF26H2NCA71534	583021 BC Ltd. dba Westside Used Auto Parts	\$856.20

**11. STAFF REPORTS – continued****2. Chief Financial Officer – Disposal of Surplus Equipment – continued**

2000 Chevrolet ½ Ton S/N 1GCEC14V1YE351510	583021 BC Ltd. dba Westside Used Auto Parts	\$1,087.20
2004 Chevrolet ½ Ton S/N 1GCEK19V34Z313677	583021 BC Ltd. dba Westside Used Auto Parts	\$1,058.20

CARRIED UNANIMOUSLY**3. Director of Engineering & Public Works – Purchase Recommendation for Replacement of Unit #69 – Flusher/Vacuum Truck**

0363-2018

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Council approve the purchase of the Unit #69 Flusher/Vacuum Truck replacement, from Kendrick Crocker Equipment for the quoted amount of \$407,685.00 plus taxes.

CARRIED UNANIMOUSLY**4. Director of Engineering & Public Works – Budget Amendment and Project Award – 2018 Shuswap Regional Airport Tree Topping Program**

0364-2018

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: The 2018 Budget contained in the 2018 – 2022 Financial Plan Bylaw be amended to reflect additional funding for the Shuswap Regional Airport's Tree Encroachment Maintenance in the amount of \$270,000.00 reallocated from the Airport Major Maintenance Reserve;

AND THAT: Council award the Shuswap Regional Airport Tree Topping project (North Approach) to Bartlett Tree Experts in accordance with the terms of their quote in the amount of \$161,020.00 plus applicable taxes, with a completion deadline of November 1, 2018.

Councillor Flynn left the meeting at 4:29 p.m.

CARRIED UNANIMOUSLY**5. Development Services – Agricultural Land Commission Application No. ALC-376 [McLeod, A./Browne Johnson Land Surveyors Ltd.; 1471 – 50 Street SW; Non-Farm use – Covenant Amendment]**

0365-2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Agricultural Land Commission Application No. ALC-376 be authorized for submission to the Agricultural Land Commission.

Councillor Flynn returned at 4:33 p.m.

**11. STAFF REPORTS - continued**

5. Development Services - Agricultural Land Commission Application No. ALC-376 [McLeod, A./Browne Johnson Land Surveyors Ltd.; 1471 - 50 Street SW; Non-Farm use - Covenant Amendment] - continued

Amendment:

Moved: Councillor Harrison  
Seconded: Councillor Eliason  
THAT: Council recommends to the Agricultural Land Commission that the Commission conduct a site visit of the property in order to consider all elements of the application.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

6. Director of Engineering & Public Works - British Columbia Air Access Program - Successful Grant, Shuswap Regional Airport - Taxiway Charlie

0366-2018

Moved: Councillor Harrison  
Seconded: Councillor Wallace Richmond  
THAT: Mayor and Council authorize staff to execute the British Columbia Air Access Program Conditional Grant Agreement to accept funding to a maximum of \$520,000.00 or 50% of the total eligible project costs for the construction of Taxiway Charlie.

Councillor Wallace Richmond left the meeting at 4:42 p.m. and returned at 4:44 p.m.

CARRIED UNANIMOUSLY

**12. NEW BUSINESS****13. COUNCIL STATEMENTS**

1. Committees of Council/Agency Representatives

Members of Council reported on the Committees and Agencies they represent.

**14. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**

1. Board in Brief - July 2018.

**15. NOTICE OF MOTION**



16. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

1. R. Currie - letter dated July 4, 2018 - Refugee Family - Deferred Motion 0336-2018 from July 23, 2018 Regular Council Meeting

0367-2018

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: Council approve, in principal, granting transit passes to the Algoni Moussa family for 1 year pending determination of the cost and collaboration with the Rotary Club and/or Immigrant Services.

DEFEATED

0368-2018

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: Council provide 2018 transit passes, as needed for a five (5) month period (August - December 2018), for the Algoni Moussa family administered by Richard Currie to a maximum contribution of \$1,200.00 funded from 2018 Council Initiatives;

AND THAT: Additional funding for the first seven (7) months of 2019 be considered as a specific referral request for the 2019 budget.

CARRIED UNANIMOUSLY

17. OTHER BUSINESS

The Meeting recessed at 5:15 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

Mayor N. Cooper

Councillor C. Eliason

Councillor K. Jamieson

Councillor T. Lavery

Councillor L. Wallace Richmond

Councillor A. Harrison

Councillor K. Flynn

Chief Administrative Officer C. Bannister

Director of Corporate Services E. Jackson

Director of Engineering & Public Works R. Niewenhuizen

Director of Development Services K. Pearson

Recorder C. Simmons

18. DISCLOSURE OF INTEREST

19. REVIEW OF AGENDA

Late item 20.1 - R. Reudink, Ecosystem Biologist - email dated August 13, 2018 - Heron Rookery and Development Proposal in Salmon Arm

**20. HEARINGS****1. Development Permit Application No. DP-420 [Reimer, R. & Reimer, R.; 791 - 5 Street SE; Multi-Family Residential]**

0369-2018

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: Development Permit No. 420 be authorized for issuance for Lot 5, Section 14, Township 20, Range 20, W6M, KDYD, Plan 5725 (791 - 5 Street SE) in accordance with the drawings dated June 5, 2018 and attached as Appendix 6 of the staff report dated July 30, 2018;

AND THAT: Development Permit No. 420 include the following variance to Zoning Bylaw No. 2303:

1. Section 9.9.4 – reduce the west exterior side parcel line setback adjacent to an access route from 2.0 metres to 0.4 metres for a portion of Units 7 and 8 in accordance with the drawings dated June 5, 2018 and attached as Appendix 6 of the staff report dated July 30, 2018;

AND FURTHER THAT: Issuance of Development Permit No. 420 be withheld subject to Receipt of an irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

The Director of Development Services explained the proposed Development Permit Application.

R. Reimer, the applicant, outlined the application and was available to answer questions from Council.

C. Green, 761 5 Street SE, spoke to concerns regarding herons, height of proposed development, slope, close proximity to adjoining property line, loss of privacy, lack of vegetation, sloughing of fill, water flow and removal of trees. She advised that the variances proposed in DP-420 do not affect her property.

P. Hilland, 851 5 Street SE, spoke regarding concerns with the architecture not fitting with the existing neighborhood, lack of communication from developers, height of proposed development, requirement of retaining walls, lack of privacy, and location of proposed parking.

R. Reimer, the applicant, answered questions from Council.

Following three calls for submissions and questions from Council, the Hearing for DP-420 was declared closed at 7:40 p.m. and the Motion was:

CARRIED UNANIMOUSLY

**21. PUBLIC HEARINGS****1. Street Solicitation Prevention Bylaw No. 4273**

The Director of Development Services explained the proposed Street Solicitation Prevention Bylaw.

**21. PUBLIC HEARINGS - continued**

**1. Street Solicitation Prevention Bylaw No. 4273 - continued**

Submissions were called for at this time.

S. Weaver, 17 111 Harbourfront Drive NW, raised concerns with the bylaw penalizing people who are poor, homeless and in mental distress. She suggested further input be gathered from the Community.

P. Hilland, 851 5 Street SE, SAFE Society, spoke to the letter dated August 2018 and was available to answer questions from Council. She recommends that the City look for options to address homelessness and not criminalize it.

B. Laird, 2185 5 Avenue SE, spoke regarding the challenge of homelessness in our community and that the Housing Task Force has been formed to help address it. Individuals must be responsible for their behavior regardless of their circumstances.

Councillor Eliason left the meeting at 8:20 p.m.

Mayor Cooper read the letter from D. Dunlop, Executive Director for Canadian Mental Health Association (CMHA) - Shuswap/Revelstoke and Anita Ely, Specialist Environmental Health Officer, Interior Health.

Q. Foreman, 1721 30 Street NE, spoke to this being a bigger problem than just Salmon Arm and that the bylaw is not a solution. He suggested that cities work in coalition with each other.

The Public Hearing adjourned at 8:32 p.m. Mayor Cooper stated that the Public Hearing would be reconvened at a future date.

**22. RECONSIDERATION OF BYLAWS**

**1. Street Solicitation Prevention Bylaw No. 4273 - Third Reading**

**23. OTHER BUSINESS**

23. ADJOURNMENT

0370-2018

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: the Regular Council Meeting of August 13, 2018, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:54 p.m.

CERTIFIED CORRECT:

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
MAYOR

Adopted by Council the            day of            , 2018

Item 7.1

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee Meeting Minutes of August 20, 2018, be received as information.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

## DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held in Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, August 20, 2018.**

### PRESENT:

Mayor N. Cooper  
 Councillor K. Flynn  
 Councillor C. Eliason  
 Councillor A. Harrison  
 Councillor L. Wallace Richmond  
 Councillor K. Jamieson  
 Councillor T. Lavery

Director of Corporate Services E. Jackson  
 Director of Engineering & Public Works R. Niewenhuizen  
 Director of Development Services K. Pearson  
 Recorder B. Puddifant

### ABSENT:

#### 1. CALL TO ORDER

Mayor Cooper called the meeting to order at 8:00 a.m.

#### 2. REVIEW OF THE AGENDA

#### 3. DECLARATION OF INTEREST

#### 4. PRESENTATIONS

#### 5. REPORTS

1. Development Variance Permit Application No. VP-479 [Lakeshore Terrace Developments Ltd.; 1151 - 8 Avenue NE; Servicing Variance]

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 479 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

5. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-479 [Lakeshore Terrace Developments Ltd.; 1151 – 8 Avenue NE; Servicing Variance] - continued**

1. Waive the requirement to provide 100% cash contribution for upgrade of the watermain along 8 Avenue NE for the entire frontage of the subject property.

B. Hermanski, the applicant, outlined the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: The requirement to provide a 100% cash contribution for upgrade of the watermain along 8 Avenue NE for the entire frontage of the subject property be reduced to a 50% cash in lieu contribution (\$15,640.60).

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

2. **Highway Closure Bylaw No. 4266 [Bickle, J. & J./Morgan, R. & M./Taylor, S. & E.; Portion of 25 Avenue SW, Plan 18056, Section 10, Township 20, Range 10, W6M, KDYD**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that City of Salmon Arm Highway Closure Bylaw No. 4266 proceed to first, second and third readings;

AND THAT: Council authorize the sale of Closed Road, Plan EPP81980, Section 10, Township 20, Range 10, W6M, KDYD, as shown on Appendix 3 of the staff report dated August 9, 2018, to J.L. & J.M. Bickle, R.D. & M.L. Morgan and S.H. & E.A. Taylor for the total sum of \$64,000.00;

AND FURTHER THAT: The sale of the above lands be subject to the following:

- i) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and Policy 3.16 (Notification);
- ii) The lands being consolidated with the applicant's properties as shown on Appendix 6; and
- iii) All associated costs being the responsibility of the applicants.

Councillor Flynn left the meeting at 8:23 a.m. and returned at 8:24 a.m.

CARRIED UNANIMOUSLY

5. REPORTS - continued3. Cannabis Retail Stores - Proposed Policy and Application Procedures for Cannabis Retail Stores

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that the "Cannabis Retail Stores - Policy No. 3.20" attached to the staff report dated August 10, 2018 be adopted;

AND THAT: a Bylaw be prepared for Council's consideration, adoption of which would amend Schedule "B" of Fee for Service Bylaw No. 2498 - "Business Licence Fees for Business Categories and Fees Payable for the Licensing Period";

<u>Add Category:</u>	<u>Add Fee</u>
Cannabis Retail Processing Fee (Non-Refundable)	\$1,000.00

Councillor Jamieson left the meeting at 8:52 a.m. and returned at 8:54 a.m.

CARRIED UNANIMOUSLY

6. FOR INFORMATION7. IN CAMERA8. LATE ITEMS9. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of August 20, 2018, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:59 a.m.

Minutes received as information by Council  
at their Regular Meeting of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor Nancy Cooper  
Chair



Item 7.2

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Housing Task Force Meeting Minutes of July 30, 2018 be received as information.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

## HOUSING TASK FORCE

Housing Task Force meeting held **Tuesday, July 30, 2018**, at 11:00 a.m. in Meeting Room 100, City Hall, Salmon Arm, British Columbia.

### PRESENT:

Councillor Louise Wallace Richmond	City of Salmon Arm, Co-Chair
Jane Shirley	Shuswap Area Family Emergency (SAFE) Society
Paige Hilland	Shuswap Area Family Emergency (SAFE) Society
Dawn Dunlop	Canadian Mental Health Association (CMHA)
Dan Rogers	Neskonlith Indian Band, Alternate
Barry Delaney	Salmon Arm Savings and Credit Union (SASCU)
Calvin Berger	Member at Large
Ian McDiarmid	McDiarmid Construction Ltd
Jeff Ragsdale	Member at Large
Nancy Cooper	City of Salmon Arm Mayor
Erin Jackson	City of Salmon Arm staff

### ABSENT:

Louis Thomas	Neskonlith Indian Band
Steven Teed	Adams Lake Indian Band
Lana Fitt	Salmon Arm Economic Development Society

The meeting was called to order at 11:00 a.m.

1. Call to Order
2. Introductions
3. Presentations
4. Approval/ Changes/ Additions to Agenda

Moved: Dan Roger

Seconded: Calvin Berger

THAT: the Housing Task Force Meeting Agenda of July 30, 2018 be approved as circulated.

**CARRIED UNANIMOUSLY**

## 5. Approval of Minutes of July 16, 2018 Housing Task Force Meeting

Moved: Calvin Berger

Seconded: Dawn Dunlop

THAT: the minutes of the Housing Task Force meeting of July 16, 2018 be approved as circulated.

**CARRIED UNANIMOUSLY**

## 6. Old Business/Arising from Minutes

### a) Housing Strategy Data -

The Task Force reviewed Housing Strategy data collected by SAEDS. Discussed needs within the community and the potential for Okanagan College applied research.

## 7. New Business

### a) Updates -

- Dawn Dunlop advised that CMHA is moving ahead with their RFP submission and exploring opportunities. She asked the City and SAEDS to provide robust letter of support.
- Jane Shirley and Page Hilland stated that there is no information to share about the recently submitted EOI and that it might be some time until they hear back from BC Housing.
- Councillor Wallace Richmond advised that Councillor Eliason is a UBCM Board Member and has been having direct conversations with the province about what is happening in Salmon Arm with respect to housing. Council has decided to put \$200,000 into an Affordable Housing Reserve.
- Dan Rogers advised that NIB is looking at putting in an application to the Rural Dividend Program which would assist in developing a business plan to address long term planning and housing construction.

### b) Preparation for Council Recommendation -

At the August 27 Regular Meeting of Council, the Task Force will provide recommendations to Council regarding the next steps. Councillors Lavery and Wallace Richmond asked the members for an overall statement from the Task Force. The plan will be to present a general recommendation and ideas that resonated with the group.

## 8. Next Regular Meeting

The next Regular Meeting will be held on August 13, 2018 at 11:00 am.

---

## 9. Adjournment

MOVED: Jeff Ragsdale

SECONDED: Barry Delaney

THAT: the Housing Task Force Meeting of July 30, 2018 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:59 am

\_\_\_\_\_  
Co-Chair

\_\_\_\_\_  
Co-Chair

Minutes received as information by Council at their Regular Meeting of \_\_\_\_\_, 2018.

Item 7.3

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: the Downtown Parking Commission Meeting Minutes of August 21, 2018 be received as information.

### Vote Record

- ☐ Carried Unanimously
  - ☐ Carried
  - ☐ Defeated
  - ☐ Defeated Unanimously
- Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

## **CITY OF SALMON ARM**

Minutes of the Downtown Parking Commission Meeting held in Room 100 at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Tuesday, August 21, 2018.**

### **PRESENT:**

Chad Eliason	City of Salmon Arm Councillor, chair
Bill Laird	Member at Large
Vic Hamilton	Member at Large
Heather Finn	Downtown Salmon Arm Representative
Jacque Gaudreau	Downtown Salmon Arm Representative
Marcel Bedard	Resource Personnel, Bylaw Officer
Rob Niewenhuizen	Resource Personnel, Director of Engineering and Public Works
Jenn Wilson	Resource Personnel, City Engineer

### **ABSENT:**

Gerald Foreman	Downtown Salmon Arm Representative
Regan Ready	Member at Large
Cathy Ingebrigtsen	Member at Large

### **GUEST:**

#### **1. CONFIRMATION OF MINUTES**

Moved: Bill Laird

Seconded: Vic Hamilton

THAT: the Downtown Parking Commission Meeting Minutes of July 21, 2018 be adopted as circulated.

CARRIED UNANIMOUSLY

#### **2. DOWNTOWN PARKING PLAN**

1. Gnatt Chart  
Review of Gnatt chart discussed.
2. Parking Facility/Parkade  
Parkade Budget 2013, 2014 Parking Reserve (Specific Referral) and Long Term Financial Plan Memo reviewed.

3. CORRESPONDENCE

4. ANY OTHER BUSINESS

Moved: Bill Laird

Seconded: Jacquie Gaudreau

THAT: The bus stop on Okanagan Avenue SE be temporarily located at Okanagan Avenue SE and 3 Street SE due to development at 220 Okanagan Avenue SE.

CARRIED UNANIMOUSLY

5. NEXT MEETING

Tuesday, September 18, 2018.

6. ADJOURNMENT

Minutes received as information by Council  
at their Regular Meeting of , 2018.



Marcel Bedard  
Bylaw Enforcement Officer

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## Item 8.1

**CITY OF SALMON ARM**Date: August 27, 2018

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Road Closure Bylaw No. 4266 be read a first, second and third time;

AND THAT: Council authorize the sale of Closed Road, Plan EPP81980, Section 10, Township 20, Range 10, W6M, KDYD, as shown on Appendix 3 of the staff report dated August 9, 2018, to J.L. & J.M. Bickle, R.D. & M.L. Morgan and S.H. & E.A. Taylor for the total sum of \$64,000.00;

AND FURTHER THAT: The sale of the above lands be subject to the following:

- i) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and Policy 3.16 (Notification);
- ii) The lands being consolidated with the applicant's properties as shown on Appendix 6; and
- iii) All associated costs being the responsibility of the applicants.

[Bickle, J. & J./Morgan, R. & M./Taylor, S. & E; Portion of 25 Avenue SW]

**Vote Record**

- ☐ Carried Unanimously
  - ☐ Carried
  - ☐ Defeated
  - ☐ Defeated Unanimously
- Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



**City of Salmon Arm**  
**Development Services Department Memorandum**

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: August 9, 2018

SUBJECT: Highway Closure Bylaw No. 4266  
Portion of 25 Avenue SW, Plan 18056 Sec. 10, Tp. 20, R. 10, W6M, KDYD  
Applicants: J.L. & J.M. Bickle; R.D. & M.L. Morgan; and S.H. & E.A. Taylor  
Agent: Browne Johnson Land Surveyors

**Motion for Consideration**

THAT:

City of Salmon Arm Highway Closure Bylaw No. 4266 proceed to first, second and third readings;

AND THAT:

Authorization be granted for the sale of Closed Road, Plan EPP81980, Sec. 10, Tp. 20, R. 10, W6M, KDYD, as shown in Appendix 3, to J.L. & J.M. Bickle, R.D. & M.L. Morgan and S.H. & E.A. Taylor for the total sum of \$ 64,000.00.

AND FURTHER THAT:

The sale of the above lands be subject to the following:

- i) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and Policy 3.16 (Notification);
- ii) The lands being consolidated with the applicant's properties as shown on Appendix 6; and
- iii) All associated costs being the responsibility of the applicants.

**Staff Recommendation**

THAT: The Motion for Consideration be adopted.

**Proposal**

The subject roadway is located along the south boundary of the Ridge Subdivision off Foothill Road SW.

The roadway is unconstructed and the applicants are requesting that it be closed and the land sold to them for consolidation with their properties. A location map showing the subject roadway, an ortho photo and a copy of Bylaw No. 4266 are attached as Appendices 1 through 3. A second location map showing the applicant's properties, an ortho photo and a sketch plan showing the proposed land consolidations are attached as Appendices 4 through 6.

### **Background**

The subject roadway was dedicated in 1968 and is approximately 10.0 metres in width. Construction of the Ridge Subdivision commenced in 2006 and, at that time, it was determined that the subject roadway would not be required for future development in the area and 25 Avenue SW was terminated with a cul-de-sac at the east boundary of the proposed road closure.

As most road closures often involve relatively narrow, small portions of land, it is only the adjacent landowners that can usually make use of the land. With this proposal, the applicants own all the properties adjacent to the roadway and they have all expressed interest in obtaining and consolidating portions of the land with their properties: Lot 1, Plan EPP73141 is hooked across the subject roadway and is owned by J.L. & J.M. Bickle and Lots 7 and 8, Plan KAP84775 are adjacent to the north boundary of the subject roadway and are owned by R.D. & M.L. Morgan and S.H. & E.A. Taylor respectively.

In 2016, the portion of existing Lot 1, Plan EPP73141 on the south side of the subject roadway was rezoned from A-2 (Rural Holding) to R-9 (Estate Residential) to permit this parcel to be created as a hooked lot (ZON-1049/Chun & Bickle). At that time, Council and City staff discussed a proposed Greenway identified on Map 11.2 of the Official Community Plan that is located within the subject roadway. It was noted that this Greenway would only be beneficial if it connected to either Foothill Road SW or to properties to the south and eventually to the lower slopes of Mt. Ida. As properties to the west have limited development potential, obtaining a connection to Foothill Road SW may not become available and the property under application for rezoning was not suitable for a linkage to the south due to topography and the location of Hobson Creek. There are other locations in this area that could provide a more suitable trail network and staff will be recommending that the proposed Greenway in the subject roadway be removed from the O.C.P. in conjunction with the next O.C.P. review. A copy of O.C.P. Map 11.2 is attached as Appendix 7.

At its In-Camera Meeting of April 9, 2018, Council authorized staff to proceed with the proposed closure and disposition to the applicants for the amount of \$64,000.00 subject to compliance with the requirements of the Community Charter and all costs being borne by the purchasers.

### **Discussion**

Staff and outside agencies have reviewed the proposal and provide the following:

#### BC Hydro

No concerns.

#### FortisBC

No concerns.

#### Telus

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

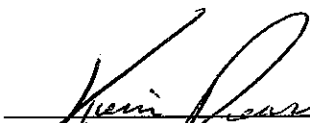
See Appendix 7.

Planning Department

Staff support the proposal:

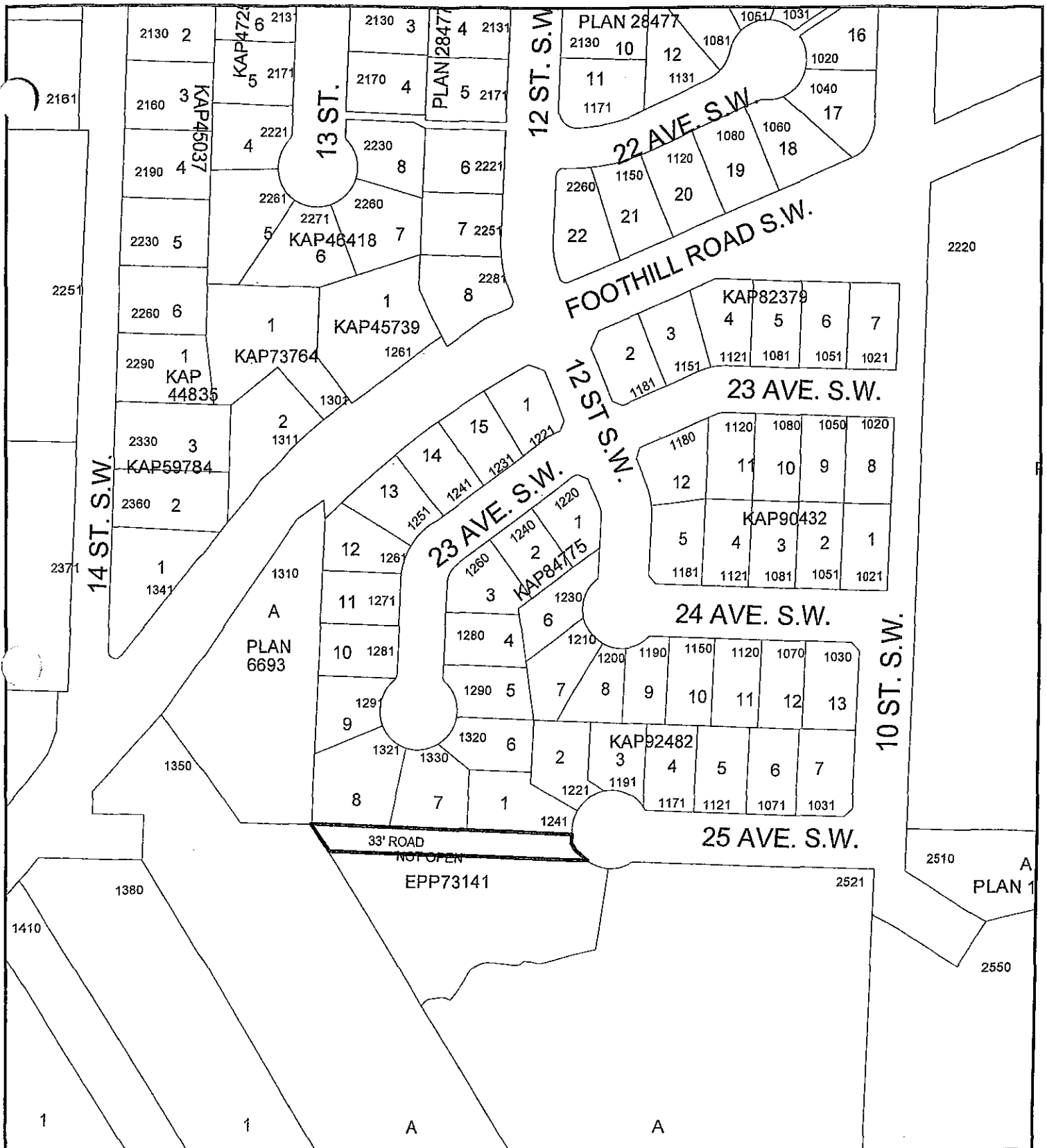
- i) The closed road will be consolidated with all adjacent properties.
- ii) The sale price of the land to be disposed of will provide fair compensation to the City;
- iii) As of this writing, no objections or concerns have been received from outside agencies;
- iv) Although the Official Community Plan identifies a potential greenway within the subject roadway, the Greenways Strategy identifies it as only a future consideration and notes that its alignment is strictly conceptual. It was also determined during the rezoning of Lot 1, Plan EPP73142 in 2016 that subject roadway is likely not a practical location for a greenway in this area. The proposed Greenways identified in the O.C.P. do not compel the City to proceed their construction and as the suitability of this particular greenway is questionable, a more detailed review of greenways in this area will be undertaken in conjunction with the next O.C.P. review and in consultation with the Greenways Committee; and
- v) As noted in the Motion for Consideration, further public notification will be provided in accordance with Sections 26 and 94 of the Community Charter and City Policy 3.16. Copies of Sections 26 and 94 and Policy 3.16 are provided in Appendix 8.

  
Prepared by: Jon Turlock  
Planning & Development Officer

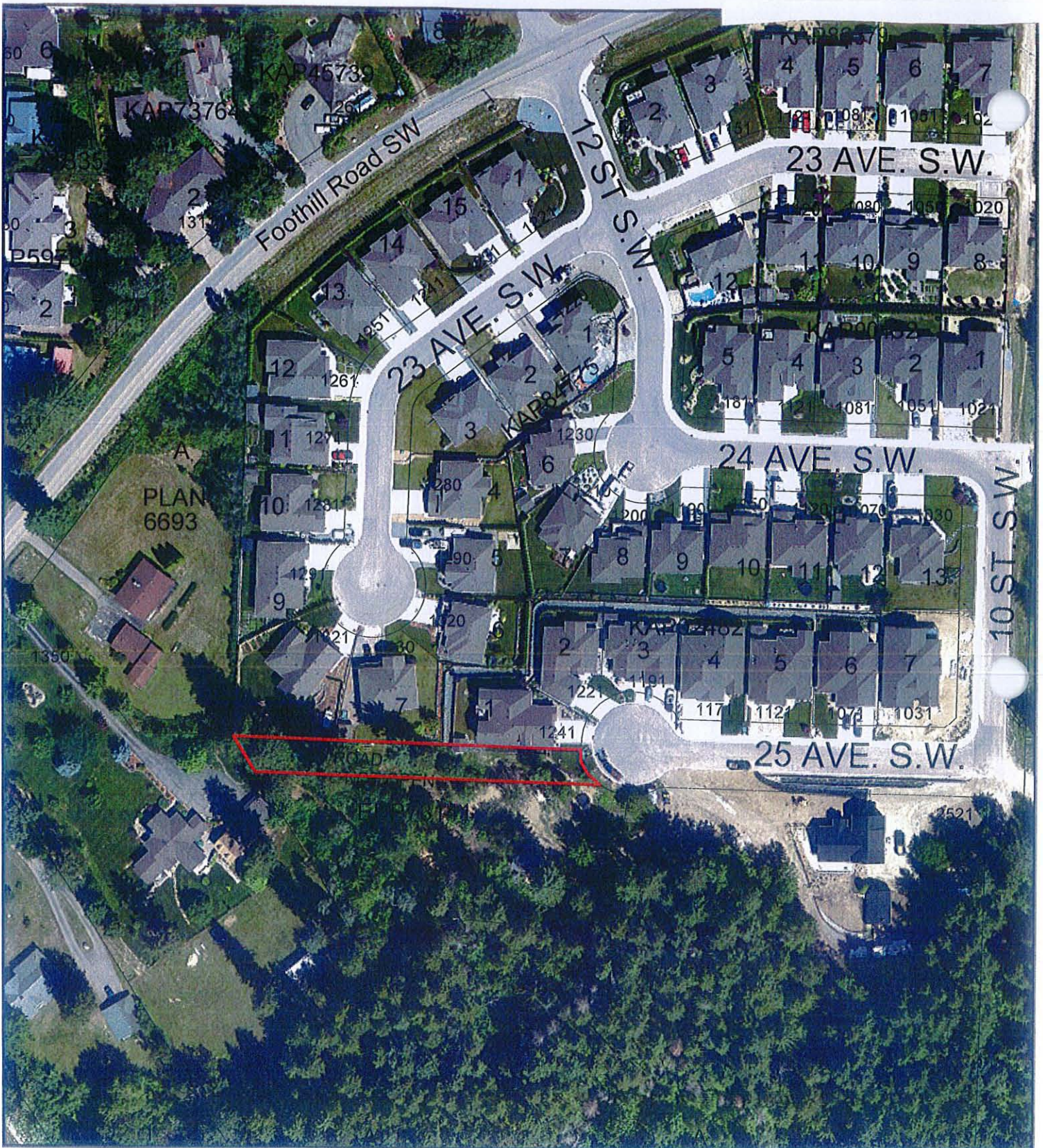
  
Reviewed by: Kevin Pearson, MCIP  
Director of Development Services

**Appendices**

- 1. Location Map 1 - Proposed Road Closure
- 2. Ortho photo
- 3. Bylaw No. 4266
- 4. Location Map 2 - Subject Properties
- 5. Ortho photo
- 6. Sketch plan of proposed subdivision (land consolidations)
- 7. O.C.P. Map 11.2
- 8. Engineering Dept. comments
- 9. Sections 26 & 94 of Community Charter & Policy 3.16







Proposed Road Closure



## CITY OF SALMON ARM

BYLAW NO. 4266

Being a Bylaw to Close to Traffic, Remove the Dedication as Highway and Dispose of a Portion of 25 Avenue SW, Plan 18056, Section 10, Township 20, Range 10, W6M, KDYD

---

WHEREAS, pursuant to Section 40 of the Community Charter, SBC, 2003 Chapter 26, and amendments thereto, Council may, by bylaw, close a portion of highway to traffic and remove the dedication of a highway, if prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and posts the notice in public notice posting place, and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Provincial Government's right of resumption under Section 35(8) of the Community Charter, SBC, 2003, Chapter 26 and amendments thereto, in relation to a highway or portion of a highway that was vested in a municipality pursuant to Section 35(1) of this Act, is cancelled if the Corporate Officer of the municipality files with the Land Title Office a statement certifying that the highway closure and removal of dedication complies with the Regulation of the Minister of Transportation B.C. Regulation 245/2004 (June 4, 2004) as amended by B.C. Regulation 18/2008 (January 25, 2005), made under the authority of the Community Charter, Section 35(10)(b);

AND WHEREAS the Council deems it expedient to close to traffic, remove the dedication of highway and dispose of that portion of 25 Avenue SW, comprising 0.101 ha dedicated at the Kamloops Land Title Office by Plan 18056, Section 10, Township 20, Range 10, W6M, KDYD which is shown outlined in bold black ("Closed Road") on the Reference Plan prepared by Joseph Charles Johnson, BCLS, Browne Johnson Land Surveyors, on May 26, 2017, a reduced copy of which is attached hereto (the "Plan");

AND WHEREAS notices of the Council's intention to close the portion of highway to traffic, to remove its dedication as highway, and to dispose of it were published in a newspaper and posted in the public notice posting place;

AND WHEREAS the Council does not consider that the closure of the portion of highway will affect the transmission or distribution facilities or works of utility operators;

AND WHEREAS the disposition of Closed Road will be to the owners of Lot 1, Plan EPP73141, Lot 7, Plan KAP84775 and Lot 8, Plan KAP84775, all of Section 10, Township 20, Range 10, W6M, KDYD.

NOW THEREFORE, the Council of the City of Salmon Arm, Province of British Columbia in open meeting assembled hereby enacts as follows:

1. Attached to this Bylaw, as Schedule "A" and forming part of this Bylaw is a reduced copy of the Reference Plan (the "Plan").
2. The City of Salmon Arm is hereby authorized to dispose of and convey the Closed Road to the owners of Lot 1, Plan EPP73141, Lot 7, Plan KAP84775 and Lot 8, Plan KAP84775, all of Section 10, Township 20, Range 10, W6M, KDYD.
3. The City of Salmon Arm hereby authorizes the closure to traffic and removal of the highway dedication of that portion of 25 Avenue SW, comprising 0.101 ha dedicated at the Kamloops Land title Office by Plan 18056, Section 10, Township 20, Range 10, W6M, KDYD which is shown outlined in bold black ("Closed Road") on the Plan.
4. On deposit of the Plan and all other applicable documentation for the removal of the highway dedication, in the Kamloops Land Title Office, the highway dedication of that portion of the road is cancelled.
5. The Mayor and Corporate Officer are hereby authorized to execute such conveyances, deeds, maps, plans, receipts and documents on behalf of the City of Salmon Arm as may be necessary for the purposes aforesaid and to affix the Corporate Seal of the City of Salmon Arm thereto.
6. The Council shall, before adopting this Bylaw, cause public notice of its intention to do so to be given by advertisement once each week for two consecutive weeks in a newspaper published or circulated in the City of Salmon Arm, and has provided an opportunity for persons who consider they are affected by the closure and disposition of the Closed Road to make representations to Council.

#### SEVERABILITY

7. If any part, section, sub-section, clause, or sub-clause of this bylaw for any reason is held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this bylaw.

#### ENACTMENTS

8. Any enactments referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.

#### EFFECTIVE DATE

9. This bylaw shall come into full force and effect upon adoption of same.



CITATION

11. This Bylaw may be cited for all purposes as the "City of Salmon Arm Highway Closure Bylaw No. 4266".

READ A FIRST TIME THIS                      DAY OF                      , 2018

READ A SECOND TIME THIS                      DAY OF                      , 2018

READ A THIRD TIME THIS                      DAY OF                      , 2018

PUBLIC NOTICE OF INTENTION TO PROCEED ADVERTISED IN THE SALMON ARM  
OBSERVER ON THE                      DAY OF                      , 2018 AND THE                      DAY  
OF                      , 2018.

PUBLIC INPUT PROVIDED ON THIS                      DAY OF                      , 2018

ADOPTED BY COUNCIL THIS                      DAY OF                      , 2018

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

## SCHEDULE A

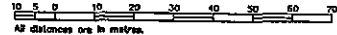
# Reference Plan to Accompany City of Salmon Arm Road Closure Bylaw Number 4266 of a Portion of 25 Avenue SW, Plan 18056, Sec 10, Tp 20, R 10, W6M, KDYD

Pursuant to Section 120 of the Land Title Act and  
Section 40 of the Community Charter.

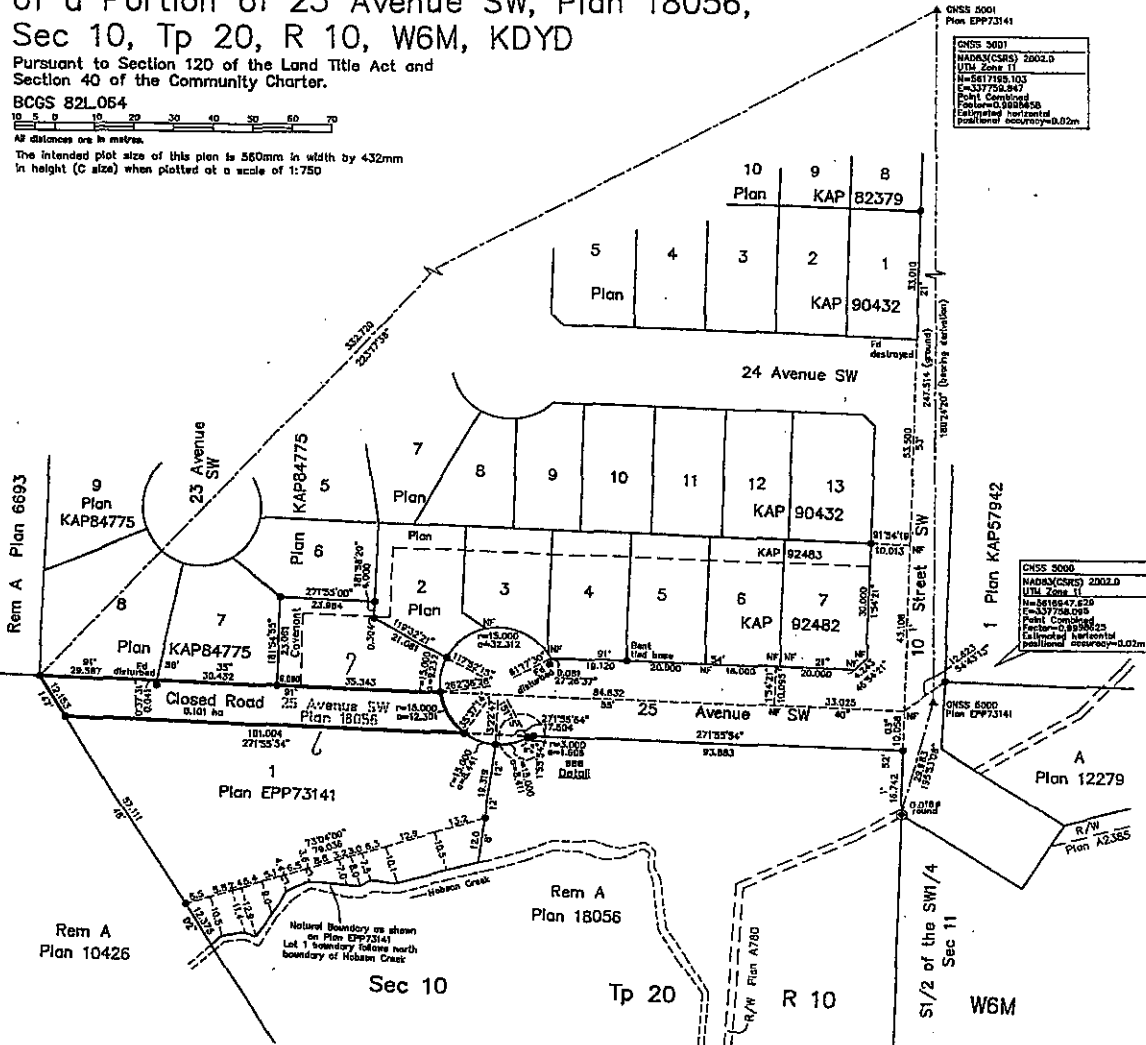
BCGS 82L.064

All distances are in metres.

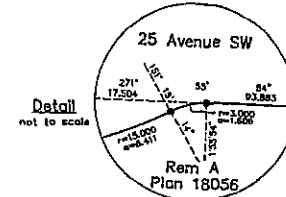
The intended plot size of this plan is 560mm in width by 432mm  
in height (C size) when plotted at a scale of 1:750



The intended plot size of this plan is 560mm in width by 432mm  
in height (C size) when plotted at a scale of 1:750



## PLAN EPP81980



### LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999864. The average combined factor has been determined based on an ellipsoid elevation of 377.3 metres.

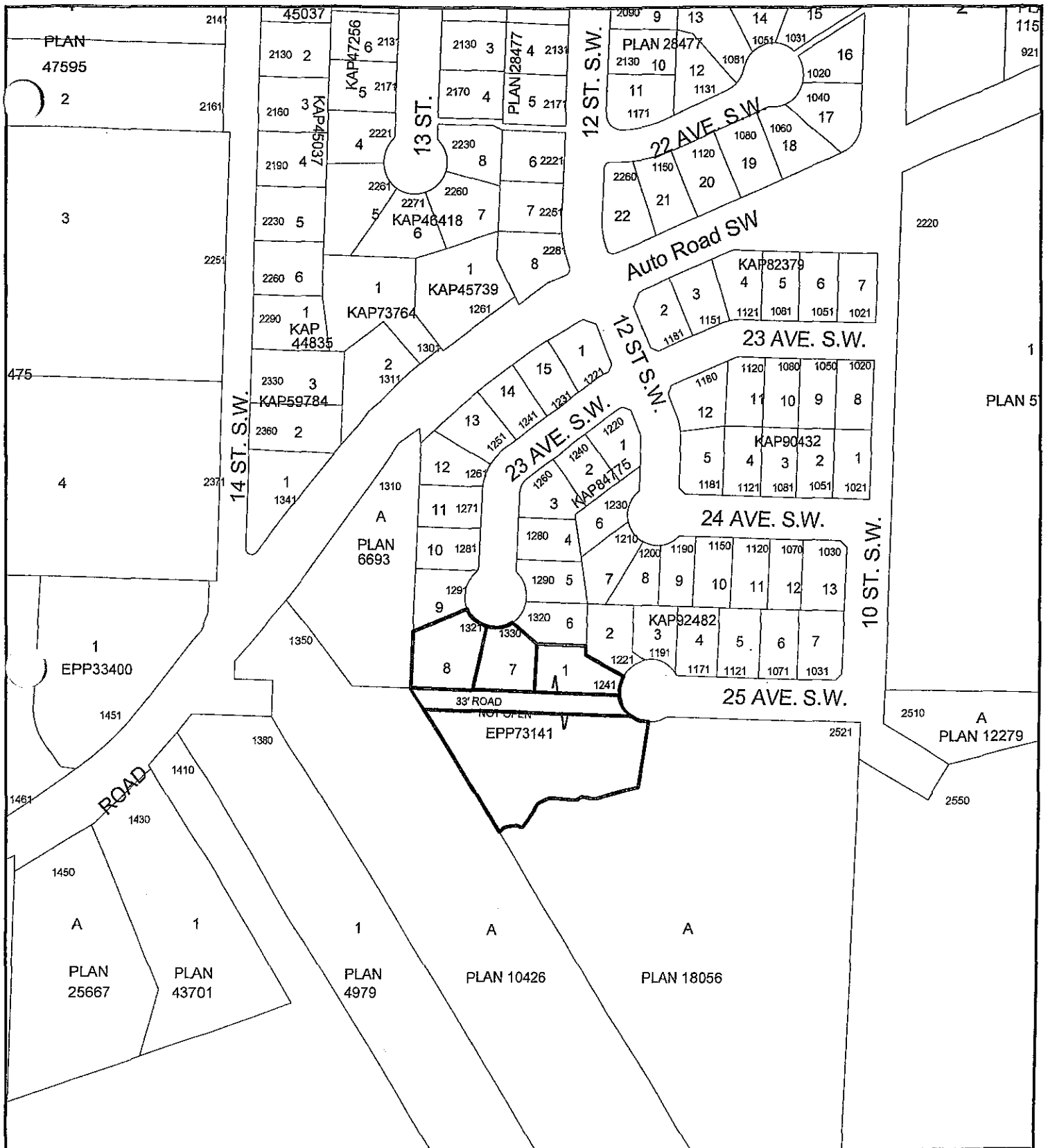
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.


- Standard Iron Post Found
- ⊙ Non-Standard Iron Post Found
- △ Invarcore Hub Found
- NF Denotes Nothing Found
- Fd Denotes Found
- Rem Denotes Remainder

This plan lies within the Columbia Shuswap Regional District.

The field survey represented by this plan was completed on the 25th day of May, 2017  
Joseph Charles Johnson, BCLS (604)

BROWNE JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. 250-832-8701  
Fds: 152-18 376-15, row



 Subject Properties



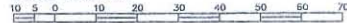


Ortho



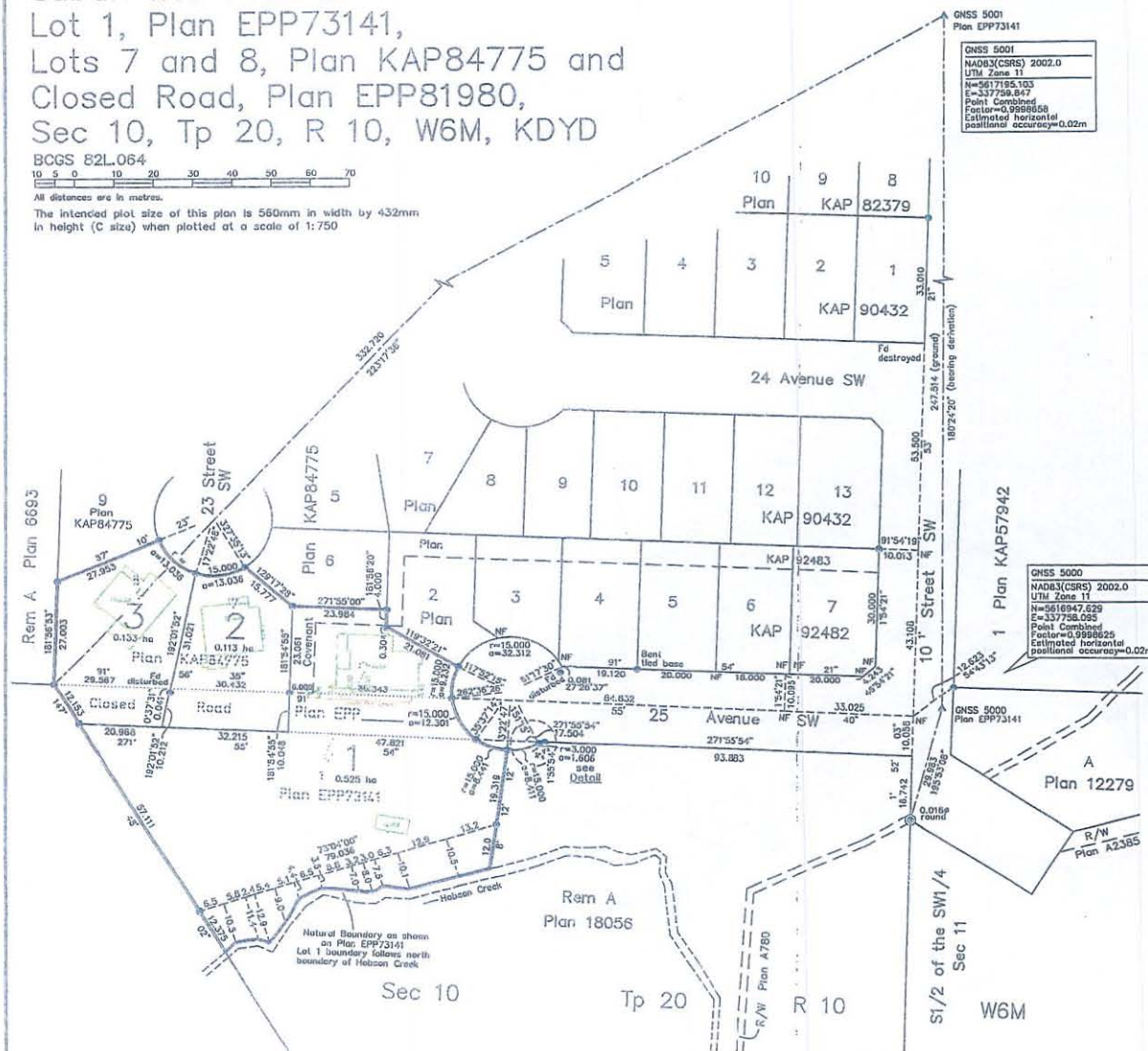
Sketch Plan of Proposed  
Subdivision Plan of  
Lot 1, Plan EPP73141,  
Lots 7 and 8, Plan KAP84775 and  
Closed Road, Plan EPP81980,  
Sec 10, Tp 20, R 10, W6M, KDYD

BCGS 82L064

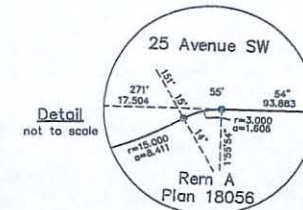


All distances are in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:750



PLAN EPP\_\_\_\_\_



LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998641. The average combined factor has been determined based on an ellipsoidal elevation of 377.3 metres.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

- Standard Iron Post Found
- Standard Iron Post Placed
- ⊙ Non-Standard Iron Post Found
- △ Traverse Hub Found

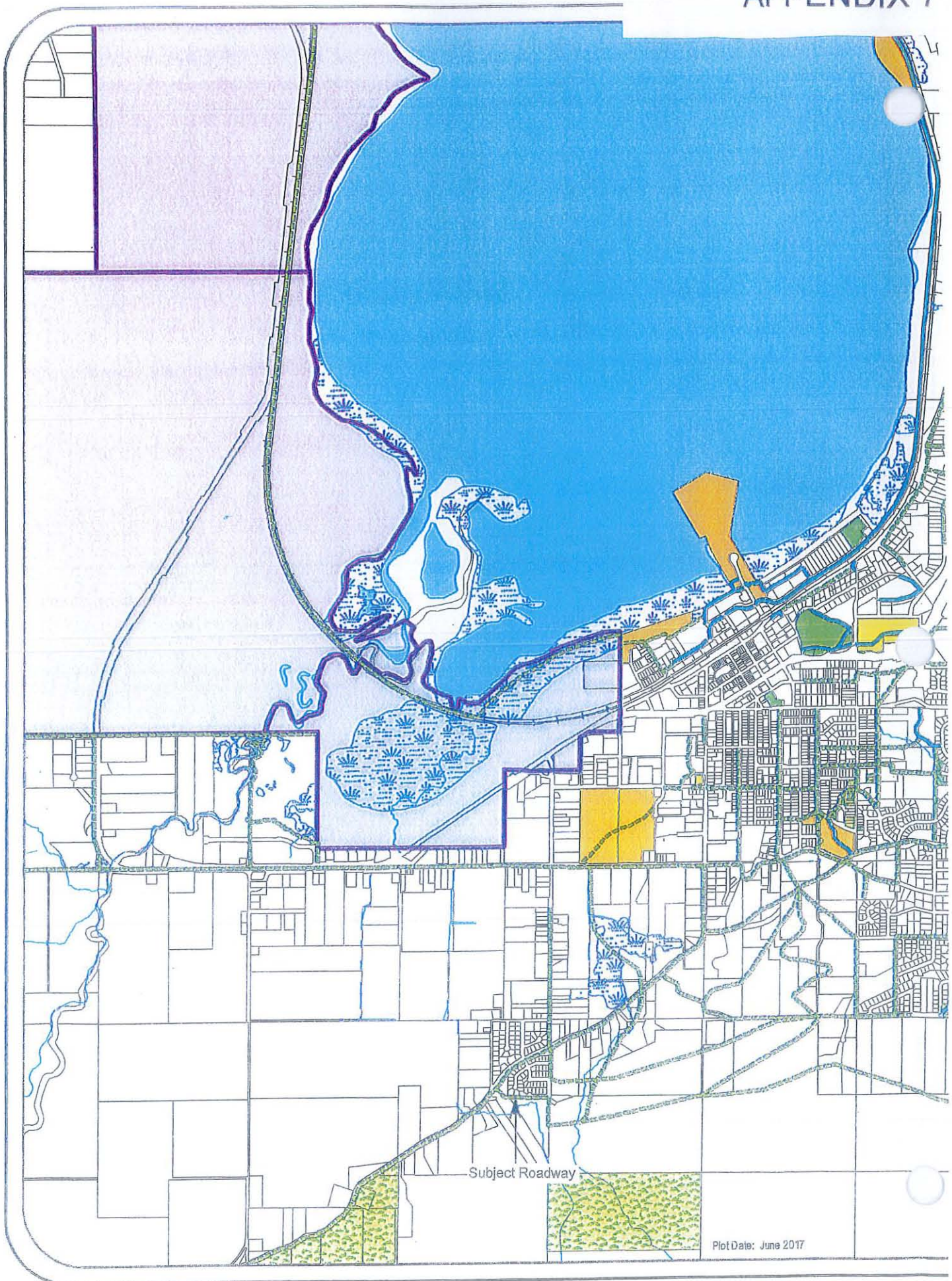
This plan lies within the jurisdiction of the Approving Officer for the City of Salmon Arm

This plan lies within the Columbia Shuswap Regional District

The field survey represented by this plan was completed on the \_\_\_\_ day of April, 2018  
Brad G. Cooper, BCLS (988)

BROWNE JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. 250-832-9701  
File: 153-18 Pb.518 p.61,69  
376-15.row







*City of Salmon Arm*  
**Memorandum from the Engineering  
 and Public Works Department**

---

TO: Kevin Pearson, Director of Development Services  
 DATE: 20 June 2018  
 PREPARED BY: Chris Moore, Engineering Assistant  
 APPLICANT: **J & J Bickle, R & M Morgan, S & E Taylor**  
 SUBJECT: **SUBDIVISION APPLICATION NO. 18-19**  
 LEGAL: Part of 25 Ave SE, Plan 18056; and Lot 1, Plan EPP73141 and Lots 7 & 8,  
 Plan KAP84775, all of Sec. 10, Tp.20,R.10,W6M,KDYD  
 CIVIC: **1241 25 Ave SW and 1321-1330 23 Ave SW**

---

Further to your referral dated 5 June 2018, we provide the following servicing information.

The section of road that is proposed to be disposed of has little engineering value to the City. During development of "The Ridge" subdivision it was clearly decided that 25 Avenue SW would not link through to the west as only 10m of Right of Way was taken.

The grade of this land is steep (currently 12%) making it very difficult to construct a road and since the current cul-de-sac is at the crest of the hill, extending storm and sani services to the west would not be possible.

Since the land to the south of 25 Avenue SW is outside of the Urban Containment Area, it is therefore unlikely to be further developed.

For the above reasons, the Engineering Department has no objections to closing this section of 25 Avenue and consolidating with the adjacent properties.

**Chris Moore**  
 Engineering Assistant

**Jenn Wilson P.Eng., LEED® AP**  
 City Engineer

---

## **Community Charter**

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### **Notice of proposed property disposition**

26 (1) Before a council disposes of land or improvements, it must publish notice of the proposed disposition in accordance with section 94 *[public notice]*.

(2) In the case of property that is available to the public for acquisition, notice under this section must include the following:

- (a) a description of the land or improvements;
- (b) the nature and, if applicable, the term of the proposed disposition;
- (c) the process by which the land or improvements may be acquired.

(3) In the case of property that is not available to the public for acquisition, notice under this section must include the following:

- (a) a description of the land or improvements;
- (b) the person or public authority who is to acquire the property under the proposed disposition;
- (c) the nature and, if applicable, the term of the proposed disposition;
- (d) the consideration to be received by the municipality for the disposition.

### **Requirements for public notice**

94 (1) If this section applies, the applicable notice must be

- (a) posted in the public notice posting places, and
- (b) published in accordance with this section.

(2) Subject to subsection (4), publication under subsection (1) (b)

- (a) must be in a newspaper that is distributed at least weekly
  - (i) in the area affected by the subject matter of the notice, and
  - (ii) if the area affected is not in the municipality, also in the municipality, and
- (b) unless otherwise provided, must be once each week for 2 consecutive weeks.

(3) The obligation under subsection (2) may be met by publication of the notice in more than one newspaper, if this is in accordance with that subsection when the publications are considered together.



(4) If publication under subsection (2) is not practicable, the notice may be given in the areas by alternative means as long as the notice

(a) is given within the same time period as required for publication,

(b) is given with the same frequency as required for publication, and

(c) provides notice that the council considers is reasonably equivalent to that which would be provided by newspaper publication if it were practicable.

(5) As an exception, subsection (4) (b) does not apply in relation to an area if the alternative means is by individual distribution to the persons resident in the area.

(6) If the same matter is subject to 2 or more requirements for publication in accordance with this section, the notices may be combined so long as the requirements of all applicable provisions are met.

(7) A council may provide any additional notice respecting a matter that it considers appropriate, including by the Internet or other electronic means.

**DISTRICT OF SALMON ARM****POLICY NO. 3.16**

**TOPIC:** Notification for Disposition of Publicly-Owned Land.

**PURPOSE:** To establish policy and procedure for informing the public of the Municipality's intent to dispose of publicly owned land.

**POLICY AND PROCEDURE:**

1. The Municipality will publish in one issue of the Salmon Arm Observer and the Shuswap Sun, a display advertisement that contains the following information:
  - a) That the Municipality is considering the disposition of a certain parcel of land.
  - b) Legal description of the parcel.
  - c) Area (size) of the parcel.
  - d) Civic address of the parcel.
  - e) Description of general location of the parcel, including a map.
  - f) Statement of notice that, subject to approval by District of Salmon Arm Council, the said parcel will be disposed of for a specified sum, when applicable.
  - g) Date and time that offer of disposition will expire.
  - h) Date of the notice.
2. The Clerk will post a copy of the notice, including a location map, on a board accessible to the public at District Hall for the period the offer to sell is in effect.

Prepared by: Development Services Department	Date: January 26, 1999
Approved by Council:	Date: March 9, 1999
Amended or Replaced:	Date:

Item 8.2

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4278 be read a first, second and third time;

AND THAT: the "Cannabis Retail Stores - Policy No. 3.20" attached to the staff report dated August 10, 2018 be adopted.

[Cannabis Retail Stores]

### Vote Record

- ☐ Carried Unanimously
  - ☐ Carried
  - ☐ Defeated
  - ☐ Defeated Unanimously
- Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

## CITY OF SALMON ARM

### BYLAW NO. 4278

A bylaw to amend "District of Salmon Arm Fee for Service Bylaw No. 2498"

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WHEREAS it is deemed desirable and expedient to alter the fees imposed by "District of Salmon Arm Fee for Service Bylaw No. 2498";

NOW THEREFORE the Council of the City of Salmon Arm, in open meeting assembled, enacts as follows:

1. Schedule "B" - Business Licence Fees for Business Categories and Fees Payable for the Licensing Period of "District of Salmon Arm Fee for Service Bylaw No. 2498" is hereby amended by the addition of:

Cannabis Retail Processing Fee (Non-Refundable)	\$1,000.00
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2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

City of Salmon Arm Fee For Service  
Amendment Bylaw No. 4278

5. CITATION

This bylaw may be cited as **"City of Salmon Arm Fee for Service Amendment Bylaw No. 4278"**.

READ A FIRST TIME THIS DAY OF 2018

READ A SECOND TIME THIS DAY OF 2018

READ A THIRD TIME THIS DAY OF 2018

ADOPTED BY COUNCIL THIS DAY OF 2018

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MAYOR

---

CORPORATE OFFICER



## Report from the Director of Development Services

TO: Her Worship Mayor Cooper and Members of Council

DATE: August 10, 2018

SUBJECT: Proposed Policy and Application Procedures for Cannabis Retail Stores

### MOTION FOR CONSIDERATION

THAT: The "Cannabis Retail Stores - Policy 3.20" attached to this report be adopted;

AND THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend Schedule "B" of Fee for Service Bylaw No. 2498 - "Business Licence Fees for Business Categories and Fees Payable for the Licensing Period":

<u>Add Category:</u>	<u>Add Fee:</u>
Cannabis Retail Processing Fee (Non-Refundable)	\$1000.00

### PROPOSAL

The proposed "Cannabis Retail Stores - Policy 3.20" (the Policy) is attached as APPENDIX 1. The Policy is intended to serve as guide to Council, staff and cannabis retailers as to how the City will evaluate Provincial cannabis retail licence referrals, as well as to outline the procedures involved in related Business Licensing applications to the City.

### BACKGROUND

In March 2018 Council reviewed a staff report outlining options for the City to regulate retail stores intending to sell legal, non-medicinal cannabis. With that report, and after significant public consultation, Council appeared to be comfortable with the "moderately regulated approach" option recommended by staff. With that option, a cannabis retail store is considered to be the same land use as any other store selling retail items; a land use permitted in most commercial zones of the City. No specialized zoning regulations, new zones, or zoning bylaw amendments are necessary with this option.

With the moderate option some on Council expressed a desire to have limitations and control on the precise locations and number of cannabis retail stores in Salmon Arm. The March, 13 2018 staff report described several scenarios involving minimum distances of stores from schools, daycares and from other cannabis retail stores. The desire for limitations also surfaced during the public input and open house process; although, almost equally, there were suggestions for a wide-open cannabis retail market with minimal municipal barriers.

The above has coincided with the Provincial government's introduction of the draft *Cannabis Control and Licensing Act*, and with the Federal government's proposed *Cannabis Act* anticipated for passage in October 2018. The Provincial government's delegated role as the primary regulatory and licensing body for cannabis retail stores has been confirmed by the Federal government. In turn, the Province through its Liquor and Cannabis Regulation Branch (LCRB) has granted authority to local governments to regulate and licence cannabis retail stores, even to the extent of banning them outright.

The new Provincial regulations and licensing scheme provide the City with significant control and latitude in its review of Provincial applications. The latest Provincial bulletin "Local Government's Role in Licensing Non-Medical Cannabis" is attached as APPENDIX 2. The proposed City Policy is intended to merge with the Provincial application referral process by addressing the procedures involved for a City business licence application related to a Provincial referral, including steps for application review, staff involvement, public notification, public input and the garnering of a Council resolution.

The process is somewhat similar to the handling a Provincial liquor licence referral, except for that the onus will be on the City to undertake a public notification and input process. The staff time and notification requirements involved with processing a Provincial application will therefore involve a fee for service which is alluded to in the Policy and discussed further in this report.

### PUBLIC INPUT

On April 16, 2018 a well attended open house was held at the Prestige Inn to garner public opinion on the matter of cannabis retail sales in the City. Staff presented the March 13, 2018 report to those in attendance. The report and a survey were made available on the City's website over a month long period, and a number of agencies and organizations were asked to provide feedback. Staff believes the Policy is balanced and reasonably consistent with what the majority of those who responded would desire. The minutes from the open house, survey results and input received are attached as APPENDIX 3.

### LOCATION CRITERIA

The Policy provides basic expectations with respect to location criteria. The commercial land use designations of the Official Community Plan – those being the "City Centre" and Highway Service Commercial" areas - are used as a basis for the two maps attached to the Policy. Of note, cannabis retail stores are not encouraged on commercial designated properties east of the core commercial area. The reason being is the majority of that land is situated within 500 m of a school, which is a proximity that Council and the public seem comfortable with.

Assuming Council wishes to limit the number of cannabis retail stores in the City Centre, the Policy suggests no more than four (4) stores should be located within the core commercial area delineated on Map 1A. With the Policy being flexible, however, Council may approve more or less than four stores at its discretion. It is not recommended that a minimum distance between stores criterion be included in the Policy for a number of reasons. The main one being that practical locations and buildings suitable for cannabis retail sales could be deemed unattainable for no other reason than an arbitrary measurement.

The Policy refers to the small commercial node at 50 Street / Canoe Beach Drive NE as being a potentially suitable area in Canoe for a cannabis retail store. Neighbourhood commercial zoning (C-1) and the CD-16 zone (property of The Hive) would allow this use, subject to Council's endorsement of a Provincial application.

Mixed-use buildings containing upper floor dwellings units may or may not be compatible with a cannabis retail store occupying the same building. The Policy's location criterion recommends that a cannabis retail store should not be located in a building containing dwelling units. Odor from unpackaged cannabis product may or may not infiltrate building walls and air circulation systems. Staff has not received odor complaints from tenants occupying units adjacent to the cannabis retail businesses presently operating in the City. The cannabis packaging required by the LCRB is expected to be sufficient in mitigating odor migration. The Policy does not contemplate the City's inspection services taking on the duty of inspecting premises for odor prevention and mitigation measures.


Store operations and layout, marketing features, product lines, and consumer restrictions are some of the aspects of a cannabis retail business that should be regulated, monitored and enforced by the Provincial licensing inspectors, similar to liquor stores. City inspectors from the Building and Fire Departments will continue, through the City's Business Licence process, to inspect premises for adherence to BC Building and Fire Codes.

**BUSINESS LICENSING FEES**

The application required by the City for a cannabis retail store is proposed to be for a Business Licence (BL). Normally for a retail store, the BL fee ranges from \$200 - \$400 annually depending on floor area. The Fee for Service Bylaw amendment proposed in the Motion for Consideration is to add a non-refundable surcharge of \$1,000 which would cover the newspaper ad cost for public notification along with a portion of the staff time involved in processing the application.

**TIMING**

It appears the LCRB is ready to start referring Provincial cannabis retail store applications to local governments for recommendations. It is assumed the LCRB will hold off its final approvals of the Provincial applications until after Royal Assent is granted to Federal *Cannabis Act*. If the City has its Policy adopted sooner rather than later, it will be well positioned to handle the Provincial referrals and related BL applications. The proposed Policy may be adopted at a single Council meeting.



Kevin Pearson, MCIP, RPP  
Director of Development Services





CITY OF SALMON ARM

POLICY NO. 3.20

A) TOPIC: Cannabis Retail Stores – Policy and Application Procedures

B) GENERAL:

1. The City of Salmon Arm recognizes the retail sale of cannabis as being a permissive activity and land use subject to:
  - a) Adherence to Federal and Provincial laws and regulations;
  - b) Provincial licencing approval;
  - c) Adherence to City bylaws and regulations; and
  - d) City business licencing approval.
2. The City's Zoning Bylaw permits the retail sale of goods including cannabis in various commercial zones; however, despite the zoning of a property, the location of a cannabis retail store must be approved by a City Council resolution and Provincial approval.
3. City Council will, at its discretion, consider a recommendation of approval or not of a retail store intending to sell cannabis during its formal review of a cannabis retail licence application referred to the City by the Province of British Columbia.
4. During its review of a Provincial application, City Council may or may not consider the location preference criteria of this policy.
5. This policy is intended to serve merely as guidelines and does not bind Council in its decision making process.
6. Application review procedures for cannabis retail stores are outlined in Section E) of this policy.
7. The City deems the Federal and Provincial governments as being responsible for the monitoring and enforcement of its laws and regulations pertaining to cannabis retail sales.

C) ZONING BYLAW:

The City of Salmon Arm's Zoning Bylaw No. 2303 allows cannabis retail sales under the defined uses *retail store* and *convenience store* as permitted in the following zones:

- C-1 Neighbourhood Commercial
- C-2 Town Centre Commercial Zone
- C-3 Service Commercial Zone
- C-6 Tourist/Recreation Commercial Zone
- C-7 Shopping Centre Commercial Zone
- CD-8 Comprehensive Development Zone (*Wal-Mart Smart REIT Site*)
- CD-9 Comprehensive Development Zone (*Askew's Uptown and S.A.S.C.U. Site*)
- CD-16 Comprehensive Development Zone (*The Hive*)

D) LOCATION PREFERENCE CRITERIA:

- The site and location of a cannabis retail store shall be zoned correctly and in accordance with the City's Zoning Bylaw.

- Cannabis retail stores should be located within the boundary of the "Commercial Area" shown on Map 1 attached to this policy.
- No more than four (4) cannabis retail stores should be located within the "Core Commercial Area" shown on Map 1-A.
- The existing commercial area of Canoe in the vicinity of the 50 Street and Canoe Beach Drive NE intersection may be deemed as being appropriate for a cannabis retail store, subject to correct commercial zoning.
- Cannabis retail stores should be located beyond 500 m of a school (measurement determined by City staff).
- Cannabis retail stores should not be located within a building containing residential units.

#### E) CITY APPLICATION REVIEW PROCEDURES:

1. The City will prioritize the review of Provincial cannabis retail store applications in order of the date and time each referral is date stamped received and only after the Business Licence application fees are paid in full to the City.
2. The Business Licence application fees for a cannabis retail store are set out in the City's Fee for Service Bylaw. The fees include a non-refundable surcharge to cover public notification and application processing time.
3. City staff will review the application and provide a brief written report to Council on whether or not the proposed site and location meets the criteria of this policy.
4. City staff will schedule a Hearing on the application that is open for public input on the date of a Regular Council meeting. The applicant is expected to attend the Hearing in order to present the proposal and answer questions from Council and the public.
5. The particulars of the application proposal, the Hearing date, along with time and location of the Regular Council meeting will be advertised one-time in the weekly local newspaper. Notices of the Hearing and application proposal will be delivered to the applicant and to all persons who own, reside or operate a business on property within 30 m of the proposed cannabis retail site. Notices will be delivered at least 10 days prior to a scheduled Hearing.
6. The associated City staff report and public input received will be on the agenda of the Regular Council meeting when the Hearing date is scheduled.
7. City Council will render its recommendation on the Provincial application with a formal resolution after and likely on the same date as the Hearing.
8. Subsequent to the Council meeting, City staff will provide the Province with its recommendation (i.e. the Council resolution), the City staff report, written public input and a record of the input received at the Hearing on the application.
9. Prior to issuance of a Business Licence issuance, City staff from the Building and Fire Departments will inspect the premise to ascertain compliance with BC Building and Fire Codes. Furthermore, approval of the cannabis retail business by way of proof of Province licensing is a key condition for issuance of a City Business Licence.

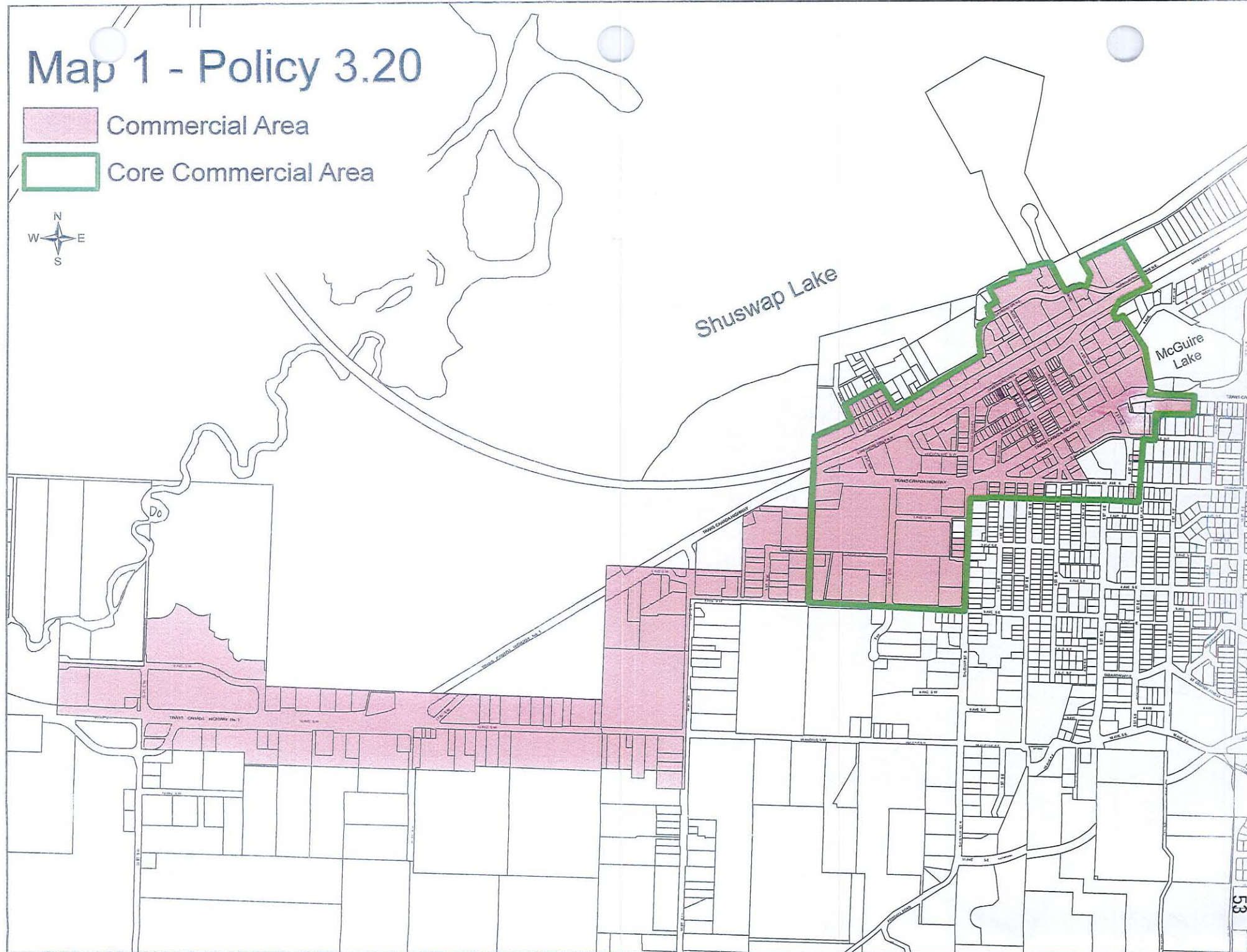
Policy 3.20

Adopted by Council this \_\_\_\_ day of \_\_\_\_\_, 2018.



# Map 1 - Policy 3.20

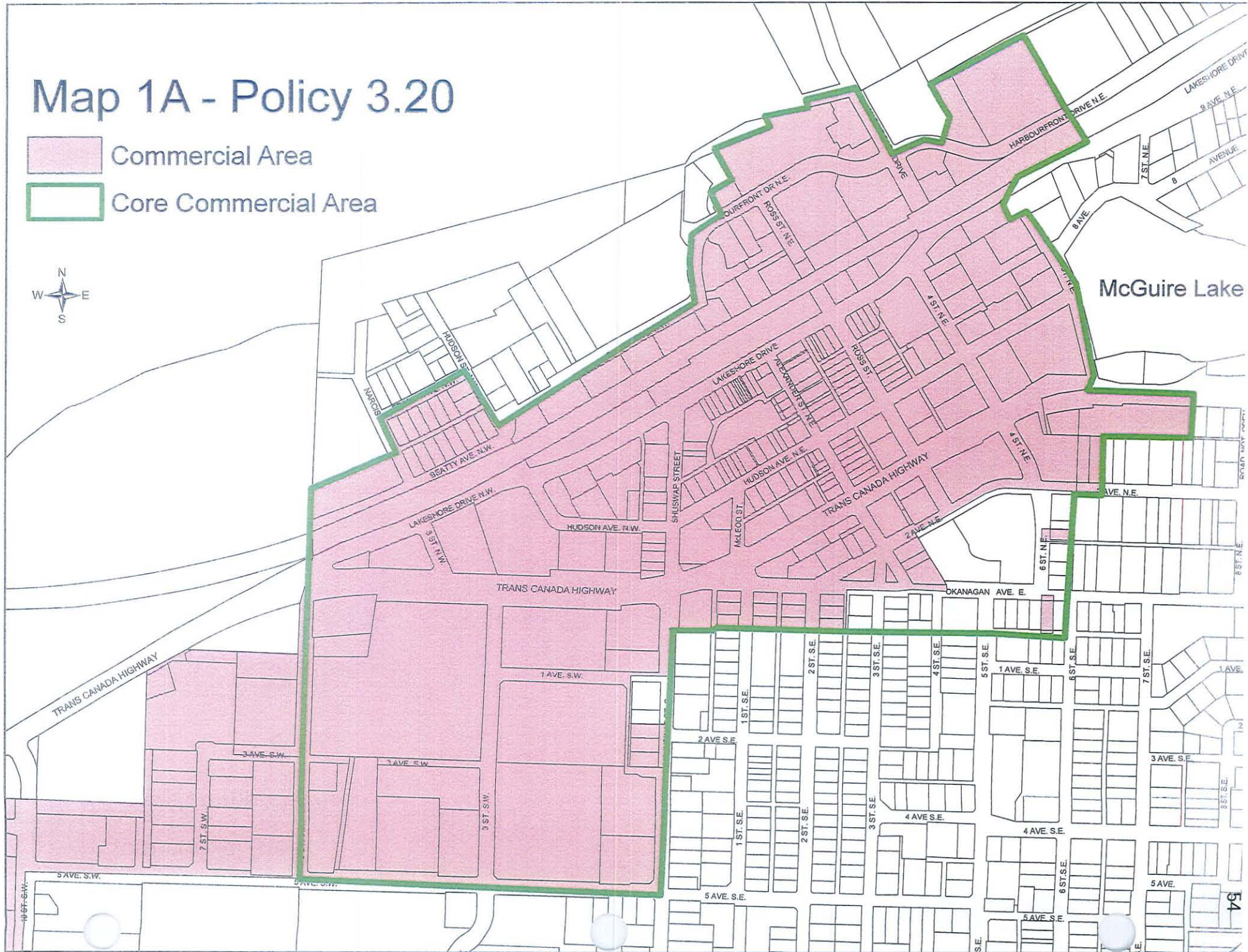
-  Commercial Area
-  Core Commercial Area





# Map 1A - Policy 3.20

-  Commercial Area
-  Core Commercial Area





## Non-Medical Cannabis Retail Licence

The Government of Canada has announced that non-medical cannabis will become legal on October 17<sup>th</sup>, 2018.

## Cannabis Licensing Application Portal

The Liquor and Cannabis Regulation Branch is now accepting applications for the private non-medical cannabis retail store licence.

Applicants must apply through the [cannabis licensing application portal](#).

The portal also contains application guidelines and an interactive tool to help potential applicants understand what they need to do to apply for a licence.

## Associate Forms

Forms for associates will be published on August 16, 2018.

## Further Information

For more information about the retail of non-medical cannabis in B.C. that is not contained within the online application portal, please review our [Frequently Asked Questions](#).

For more information about cannabis regulation in B.C. including wholesale distribution, personal public possession limits, places of use, personal cultivation, drug-impaired driving and more, visit the Ministry of Public Safety and Solicitor General's cannabis regulation in B.C. [web page](#).

## Information for Local Governments and Indigenous Nations

The below guides are intended to help local governments and Indigenous nations understand their role in the cannabis retail store licence application process. Please note that these guides may be updated from time to time.

[Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores](#) *(attached)*

[Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores](#)

## Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores

If you have any questions about this document, please contact the Liquor and Cannabis Regulation Branch toll-free at 1-866 209-2111, or email [cannabisregs@gov.bc.ca](mailto:cannabisregs@gov.bc.ca). NOTE: This document will be updated from time to time as additional information surrounding the regulatory framework for cannabis retail sales becomes available.

### Branch name change

The Liquor Control and Licensing Branch has been renamed to the Liquor and Cannabis Regulation Branch (LCRB) to represent its new additional responsibility of licensing and monitoring the retail sale of non-medical cannabis in British Columbia.

### Non-medical cannabis retail licence

The province will be issuing licences for non-medical cannabis retail stores. A cannabis retail store must be a standalone business. This licence requires input and a positive recommendation from a local government in whose area the proposed store is located.

The province recognizes the importance of ensuring carefully regulated access to non-medical cannabis in all areas of the province, including rural areas.

As a first step, the province will open opportunities to apply for regular retail licences. Once the regional distribution of retail non-medical cannabis stores is known, the province will consider issuing licences to service rural or remote areas that are not sufficiently served by existing retail cannabis stores.

### The role of local governments in the cannabis retail store licensing process

Applicants for a non-medical cannabis retail store licence must submit a licence application to the LCRB. When an application is received, the LCRB will notify the local government of the area where the proposed store will be located.

Upon receipt of notice, local governments can:

- choose not to make any recommendation in respect of the application for a cannabis retail store licence (Note: this would end a licence application in progress because the LCRB cannot issue a licence unless the local government gives the LCRB a positive recommendation that the licence be issued)
- choose to make comments and recommendations in respect of an application for a cannabis retail store licence. Note that:
  - if the local government chooses to make a comments and recommendation on the licensee's application to the LCRB, it must gather the views of residents

- if it makes a recommendation to deny the application then the LCRB may not issue the licence
- if it makes a recommendation in favour of the application, then the LCRB has discretion whether or not to issue the licence, but must consider the local government's recommendation.

Local Governments (municipalities, regional districts or Islands Trust local trust committees) have some or all of the following regulatory powers in respect of cannabis retail store licences:

- Impose restrictions in its zoning bylaws regarding the location of cannabis retail stores
- Regulation of business (municipalities only): by terms and conditions in its business licensing bylaw, a municipality may limit the hours that cannabis retail stores can operate or impose other conditions such specifications regarding signage
- Charge the applicant fees if choosing to assess an application.

The above process applies to all relocations of existing cannabis retail stores.

## **Gathering residents' views**

If the local government decides to consider the notice of application and to provide comments and recommendations as to the location of the proposed retail store, it must gather the views of residents of the area if the location of the proposed store may affect nearby residents. It may gather resident's views by using one or more of the following methods:

- Receiving written comment in response to a public notice of the application
- Conducting a public hearing in respect of the application
- Holding a referendum, or
- Using another method the local government considers appropriate.

It is up to the local government to determine the area, relative to the licensee's application, where resident's views must be gathered.

Please note: Gathering the views of residents of the area/providing a recommendation to the LCRB must be unique to each provincial licence application. In other words, past recommendations cannot be used in a new licensing process. Each individual application must be considered separately by the local government.

## **What must the local government's recommendation include?**

The recommendations and comments the local government provides to the LCRB must:

- be in writing (this may or may not be in the form of a resolution)
- show that the local government has considered the location of the proposed store
- include the views of the local government on the general impact on the community if the application is approved
- include the views of residents if the local government has gathered residents' views, and a description of how they were gathered
- include the local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based.

The local government should also provide any supporting documents referenced in their comments.

### **What if the local government does not want to provide a recommendation?**

If a local government does not want to accept the notice of application and provide a recommendation for the proposed retail location, they should notify the LCRB. A licence for a cannabis retail store will not be issued without a positive recommendation from a local government. If a response is not received, LCRB will not consider the application any further.

### **What if the recommendation does not meet the regulatory requirements?**

If the recommendation does not meet the regulatory requirements, the LCRB will ask the local government to provide new or amended comments that address outstanding issues.

### **How long does the local government have to provide comments?**

Unlike in the process for liquor licensing, local governments are not required to provide a recommendation on a cannabis retail store application within a specific time period. Please note that delays in the application process can have a significant impact on the applicant. If the applicant is the reason for the delay, please notify the LCRB. If the applicant is not trying to move an application forward, the application can be cancelled.

### **Can the local government recommend approval subject to certain conditions?**

In some circumstances, the local government can recommend that the LCRB approve the application as long as certain restrictions (e.g. hours of operation) are placed on the licence. In these situations, the recommendation should clearly explain the rationale for placing restrictions.

If the local government intends to request that the LCRB impose terms and conditions on a licence, prior to sending such a recommendation the local government should consult with the LCRB so that the LCRB can determine whether it has the authority to impose the requested terms and conditions before finalizing their conditional recommendation.

The local government may also have the ability to impose other operating rules on the proposed store through the terms and conditions of the applicant's business licence, zoning or bylaw. The local government is responsible for enforcing these rules.

### **Floor Plans**

Applicants must submit a floor plan with their licence application for approval so the LCRB can identify store features such as sales, storage and delivery areas. Unlike for some kinds of liquor licence applications, local governments are not required to provide occupant load stamps or approve the applicant's floor plans as part of the provincial licensing process for cannabis retail stores.



## **A municipal council or regional district board can delegate authority to their staff to provide comments and a recommendation to the LCRB**

A municipal council or regional district board may delegate its powers and duties to provide comments and a recommendation to the LCRB regarding a cannabis retail store licence application. If a council or board has delegated this authority, a cannabis retail store applicant may ask for comments and recommendations made by delegated staff to be reconsidered by the local government.

### **Council as defined in the Vancouver Charter:**

A Council, as defined in the Vancouver Charter, choosing to delegate to its staff must establish procedures for a reconsideration of comments and recommendations made by delegated staff, including how a cannabis retail store applicant may apply for reconsideration. In undertaking a reconsideration, the Council will have the same authority as it delegated to staff.

### **Right of reconsideration:**

Delegated local government staff must advise the cannabis retail store licence applicant that the applicant has the right of reconsideration of the staff's recommendation by the council or board.

### **How local governments inform the LCRB of delegation:**

A local government that has delegated authority to staff should send a copy of the delegation to the LCRB at [cannabisregs@gov.bc.ca](mailto:cannabisregs@gov.bc.ca).

## SPECIAL COUNCIL

Minutes of a Special Meeting of Council of the City of Salmon Arm held in the Balmoral Salon at the Prestige Harbourfront Resort., 251 Harbourfront Drive NE, Salmon Arm, British Columbia, on Monday, April 16, 2018.

### PRESENT:

Mayor N. Cooper  
 Councillor L. Wallace Richmond  
 Councillor A. Harrison  
 Councillor C. Eliason  
 Councillor K. Flynn  
 Councillor A. Harrison  
 Councillor K. Jamieson

Chief Administrative Officer C. Bannister  
 Corporate Officer E. Jackson  
 Director of Engineering & Public Works R. Niewenhuizen  
 Director of Development Services K. Pearson

### ABSENT:

#### 1. CALL TO ORDER

Mayor Cooper called the meeting to order at 7:03 p.m.

#### 2. STAFF REPORTS

##### 1. Director of Development Services - Regulating Cannabis Retail Sales

Received for information.

#### 3. PUBLIC INPUT

C. Beadle, EDEN, 7101 - 51 Street NE, Canoe - suggested the moderately regulated option outlined in the staff report and would like a minimum distance between dispensaries. He would also suggest public consumption lounges in Salmon Arm.

S. Smith, Salmon Arm - stated that retail sale of cannabis should not be permitted in the City of Salmon Arm.

B. Neidergard, #19, 141 - 10 Avenue SE, Salmon Arm - shared concerns about the inability to smoke in public and advised that retail dispensaries not be located near schools but should be permitted near seniors centres.

M. Poulton, 1708 Dolphin Avenue, Kelowna – suggested that the retail dispensaries be allowed within the City in standardized retail outlets and should be 500 m from schools and other sensitive areas. He recommended that a policy be in place for variances between locations and that licenses be issued to dispensaries by way of lottery or on a first come first serve basis based on character of the applicant and no criminal background.

C. McMillan, 2592 Alpen Paradies Road, Blind Bay – stated that it is important to have a distance of 250 m to 500 m between dispensaries and schools and that there should not be any distance requirements between dispensaries to give customers a choice. He has in excess of 800 signatures on a petition in support of retail outlets for cannabis.

D. Dunlop, 6500 15 Avenue SW, Salmon Arm – outlined her concerns that dispensaries not be located near an area where addiction services are being offered.

S. McCallum, 220 – 23 Street NE, Salmon Arm – stated that there shouldn't be a requirement for minimum distances between dispensaries and that the market will dictate how many outlets there are in the City. Retail outlets should be 500 m from schools and any addiction services. He inquired about where cannabis could be smoked.

A. Pugh, 2271 – 8 Avenue SE, Salmon Arm – stated that retail outlets should be 500 m from schools and that dispensaries should be allowed in commercial zones and that the City should support local businesses instead of chain/franchise stores.

R. Ganert, 3580 – 8 Avenue SE, Salmon Arm – stated that retail sale of cannabis should not be permitted in the City of Salmon Arm. He would like to see a Referendum and questionnaire to the taxpayers. He expressed concerns as to how much the sale of cannabis in the City will cost the taxpayers.

Q. Foreman, 1671 – 30 Street NE, Salmon Arm – stated that cannabis dispensaries should be allowed in Salmon Arm in commercial zones located 250 m apart and 500 m from sensitive areas, taking into account access and transportation. He said that businesses should be local.

K. Babcock, 3251 30 Street NE, Salmon Arm – spoke regarding proximity concerns.

J. Ohm, Vernon – stated that he is a business owner located in a building with dispensaries and has experienced no negative issues and feels that there should not be a minimum distance requirement between dispensary locations. He suggested a committee be established to evaluate the stores and feels that restricting retail stores could increase illegal sales.

J. Grieve, 1141 20 Avenue SE, Salmon Arm – stated that retail dispensaries should be permitted in Salmon Arm with no restriction as to location.

C. McCoshen, 1451 – 1 Avenue NE, Salmon Arm – believes that retail dispensaries should be permitted in Salmon Arm under the moderately regulated approach. Also, dispensaries should be 1000 m distance from schools, daycares and addiction centres.

D. Allard, 2190 6 Avenue NE, Salmon Arm – stated that retail dispensaries should be permitted in Salmon Arm in commercial zones with no minimum distance between outlets. He stated that retail dispensaries should be 100 m from schools and daycares. He feels that the City should take a position on illegally operated dispensaries.

G. Simms, 1788 Salmon River Road, Salmon Arm - stated that dispensaries should be permitted in Salmon Arm with a distance between retail stores of 300 m and that the sale of cannabis be restricted as to the proximity to schools.

D. Shields, 551 Trans Canada Highway NE, Salmon Arm - stated that dispensaries should be allowed in Salmon Arm in commercial zones with no restrictions on distances between stores and no restrictions as to proximity to schools, daycares and/or residential areas.

#### 4. ADJOURNMENT

0167-2018

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the Special Council Meeting of April 16, 2018, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:43 p.m.

CERTIFIED CORRECT:

"E. JACKSON"

CORPORATE OFFICER

Adopted by Council the 23 day of April, 2018.

"N. COOPER"

MAYOR

## Summary of submissions to the City of Salmon Arm's website from 4/1/2018 - 5/1/2018

### **Should the retail sale of cannabis be permitted in the City of Salmon Arm?**

65 of 65 Answered (100.0%)

No (10 responses, 15.4%)

Yes (55 responses, 84.6%)

### **If yes to question above, where in the City should retail cannabis stores be allowed?**

50 of 65 Answered (76.9%) See results at end as this was long answer.

### **Should there be a minimum distance from cannabis retail stores and the following:**

49 of 65 Answered (75.4%)

Daycares (39 responses, 60.0%)

Health Centres (17 responses, 26.2%)

Liquor Stores (7 responses, 10.8%)

Other cannabis retail stores (13 responses, 20.0%)

Residential Units/Properties (19 responses, 29.2%)

Schools (44 responses, 67.7%)

### **What should the distance be from other cannabis retail stores?**

54 of 65 Answered (83.1%)

1000m - 1500m (2 responses, 3.1%)

100m - 250m (7 responses, 10.8%)

250m - 500m (9 responses, 13.8%)

500m - 750m (9 responses, 13.8%)

50m - 100m (21 responses, 32.3%)

750m - 1000m (2 responses, 3.1%)

Greater than 1500m (4 responses, 6.2%)

### **What should the distance be from schools?**

60 of 65 Answered (92.3%)

1000m - 1500m (6 responses, 9.2%)

100m - 250m (5 responses, 7.7%)  
 250m - 500m (5 responses, 7.7%)  
 500m - 750m (11 responses, 16.9%)  
 50m - 100m (11 responses, 16.9%)  
 750m - 1000m (6 responses, 9.2%)  
 Greater than 1500m (16 responses, 24.6%)

### **What should the distance be from liquor stores?**

45 of 65 Answered (69.2%)

1000m - 1500m (4 responses, 6.2%)  
 100m - 250m (2 responses, 3.1%)  
 250m - 500m (3 responses, 4.6%)  
 500m - 750m (2 responses, 3.1%)  
 50m - 100m (30 responses, 46.2%)  
 750m - 1000m (2 responses, 3.1%)  
 Greater than 1500m (2 responses, 3.1%)

### **What should the distance be from health centres?**

51 of 65 Answered (78.5%)

1000m - 1500m (3 responses, 4.6%)  
 100m - 250m (4 responses, 6.2%)  
 250m - 500m (4 responses, 6.2%)  
 500m - 750m (5 responses, 7.7%)  
 50m - 100m (23 responses, 35.4%)  
 750m - 1000m (3 responses, 4.6%)  
 Greater than 1500m (9 responses, 13.8%)

### **What should the distance be from residential units/properties?**

52 of 65 Answered (80.0%)

1000m - 1500m (3 responses, 4.6%)  
 100m - 250m (2 responses, 3.1%)  
 250m - 500m (6 responses, 9.2%)  
 500m - 750m (5 responses, 7.7%)  
 50m - 100m (23 responses, 35.4%)  
 750m - 1000m (2 responses, 3.1%)  
 Greater than 1500m (11 responses, 16.9%)

### **What should the distance be from daycares?**

57 of 65 Answered (87.7%)

1000m - 1500m (6 responses, 9.2%)  
 100m - 250m (4 responses, 6.2%)  
 250m - 500m (4 responses, 6.2%)  
 500m - 750m (12 responses, 18.5%)  
 50m - 100m (10 responses, 15.4%)  
 750m - 1000m (5 responses, 7.7%)  
 Greater than 1500m (16 responses, 24.6%)

### **where in the City should retail cannabis stores be allowed?**

Long Answer

50 of 65 Answered (76.9%)

- 150 meters from schools, playgrounds , and places children frequent.
- Anywhere
- Anywhere away from schools and daycares
- Anywhere other retail stores are.
- In the C Zone
- Industrial park area
- industrial park. Not close to kids. There are is already a "fog forest" by Jackson where kids smoke weed and vape.
- Not close to schools, parks, daycares, or any other area where there would be a large population of children.
- out by the scrap yard - gp
- Where they are
- Any commercial building but well ventilated!
- Anywhere
- Anywhere
- Anywhere away from school
- Anywhere except near Middle/ high schools
- I believe the same laws that apply to alcohol and liquor stores should be the same for cannabis.
- Not close to schools, parks, daycares, or any other area where there would be a large population of children.
- Should run under the same parameters as alcohol
- These stores should be a minimum distance of 500 metres from a public park, so that people are not encouraged to go smoke in a park beside the playground.
- Well populated area. Will be less likely to have break-ins.
- Anywhere as it should be easy for all to access as it is medicine for lots
- Anywhere except near Middle/ high schools
- not near schools and not downtown.
- on private land
- Regular retail areas

- Retail areas
- Retail cannabis stores should be allowed wherever it is zoned for commercial use. There should be no restrictions on distances to other cannabis retail stores or to schools and community organizations. There is very little evidence to suggest that these re
- Should run under the same parameters as alcohol
- The three commercial zones noted in the report.
- These stores should be a minimum distance of 500 metres from a public park, so that people are not encouraged to go smoke in a park beside the playground.
  
- Any where retail stores are allowed. Cannabis shouldn't be treated any different then liquor stores
- anywhere as long as they aren't near schools
- Away from public areas such as parks, retail businesses (malls as well as downtown areas) and obviously away from schools and play grounds. The number of outlets should be limktd to no more than 3, giving the size of our city area and population.
- Everywhere
- industrial park. Not close to kids. There are is already a "fog forest" by Jackson where kids smoke weed and vape.
- Retail cannabis stores should be allowed wherever it is zoned for commercial use. There should be no restrictions on distances to other cannabis retail stores or to schools and community organizations. There is very little evidence to suggest that these re
- Should run under the same parameters as alcohol
- The three commercial zones noted in the report.
- These stores should be a minimum distance of 500 metres from a public park, so that people are not encouraged to go smoke in a park beside the playground.
- Well populated area. Will be less likely to have break-ins.
  
- Any where retail stores are allowed. Cannabis shouldn't be treated any different then liquor stores
- Anywhere
- anywhere as long as they aren't near schools
- Away from public areas such as parks, retail businesses (malls as well as downtown areas) and obviously away from schools and play grounds. The number of outlets should be limktd to no more than 3, giving the size of our city area and population.
- Everywhere
- on private land
- Retail areas
- Safe locations (well lit, easy to access, no back alleys, etc) but far away from locations where children are commonly present. Far from residential areas or parks/trails to discourage use on public property.
- Where they are now is fine.
- With in city limits only



May 8, 2018

City of Salmon Arm  
PO Box 40  
Salmon Arm BC  
V1E 4N2

Attention: Kevin Pearson  
Director of Development Services

Dear Sir:

**Re: Request for Input – Regulating Cannabis Retail Sales**

At the May 8<sup>th</sup> Board meeting of The Salmon Arm Economic Development Society (SAEDS), the Board of Directors reviewed available information related to Bill C-45, *The Cannabis Act* and passed the following motion regarding City of Salmon Arm regulations:

*"with regard to cannabis retail sales, the SAEDS board supports the moderately regulated approach that has been proposed by the City. Further, as an organization that supports private enterprise, the Board believes the market should be allowed to dictate the number and location of retail outlets, with no cap on total number. Notwithstanding, the SAEDS board respects and supports the establishment of exclusion zones for retail cannabis sales, based on proximity to vulnerable segments of the population, with the understanding that more discussion to clarify the definition of "vulnerable" is necessary, moving forward." – All in favour, approved.*

We thank you for the opportunity to comment on regulating cannabis retail sales in Salmon Arm.

Sincerely,

A blue ink signature of William Laird, written in a cursive style.

William Laird, Chairperson  
Salmon Arm Economic Development Society

PO Box 130  
20 Hudson Avenue NE  
Salmon Arm, BC V1E 4N2

Tel: 250 833.0608  
Fax: 250 833.0609  
www.saeds.ca

**it's happening  
here**

# downtown SALMON ARM

Kevin Pearson  
Director of Development Services  
City of Salmon Arm  
PO Box 40, Salmon Arm BC V1E 4N2

April 26, 2018

Dear Kevin

RE: Cannabis Regulations

In response to your request as outlined in an email, April 4, 2018,

*This is an opportunity for your organization to respond to potential municipal regulations and policies regarding the legalization of cannabis retail sales in Salmon Arm. A background report on where things are presently at and various options for City Council is attached, along with a public notice for a meeting on the topic scheduled for April 16<sup>th</sup>. Council has endorsed (in principal only) Option 2 mentioned in the staff report at this time. I will be accepting written responses to the end of this month.*

The Salmon Arm Downtown Improvement Association Board of Directors has provided responses to the following questions. Our responses are highlighted in RED.

- 1) Should the retail sales of cannabis be permitted in the City of Salmon Arm? YES
- 2) If yes to question 1) where in the City should retail stores be allowed if the use is permitted in commercial zones? Anywhere in commercial zones, C2 or C3
- 3) If yes to question 1), should there be a minimum distance between cannabis retail stores? NO
- 4) If yes to question 1), should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? YES, and mental health organizations
- 5) If yes to questions 3) and 4), what should those distances be? Same as liquor stores, anywhere from 250m – 1000m

Other question we pondered:

- 6) Should we cap the number of stores within a geographical boundary (ie. Downtown Salmon Arm)? NO, laws of supply and demand will prevail

We thank you for the opportunity to provide feedback.

Respectfully

Lindsay Wong

Manager

  
 DOWNTOWN SALMON ARM  
 250 SHUSWAP STREET NE, PO BOX 1928  
 SALMON ARM, BRITISH COLUMBIA V1E 4P9



## Denise Ackerman

---

**From:** Kevin Pearson  
**Sent:** May-01-18 8:48 AM  
**To:** Denise Ackerman  
**Subject:** FW: Chamber Survey Results - Cannabis Retail Sales  
**Attachments:** Chamber Survey - Cannabis Retail Sales - Individual Responses Apr 2018.pdf; Chamber Survey - Cannabis Retail Sales Summary - Apr 2018.pdf

---

**From:** Corryn Grayston [<mailto:admin@sachamber.bc.ca>]  
**Sent:** April 30, 2018 9:56 AM  
**To:** Kevin Pearson  
**Cc:** 'Harris, Fiona' ([Fiona.Harris@interiorhealth.ca](mailto:Fiona.Harris@interiorhealth.ca)); Sunrise Business Development  
**Subject:** Chamber Survey Results - Cannabis Retail Sales

Hi Kevin,

As requested earlier, please find attached the results of our membership survey on Cannabis Retail Sales.

We had 38 respondents in total and I've attached 2 .pdf documents (one which shows the yes / no responses and the second reflects the written responses from all 38 surveys). If you need clarification on any of this please don't hesitate to give me a call.

Thanks very much for asking us to collect data and share back to the City – we appreciate being able to assist in this important issue.

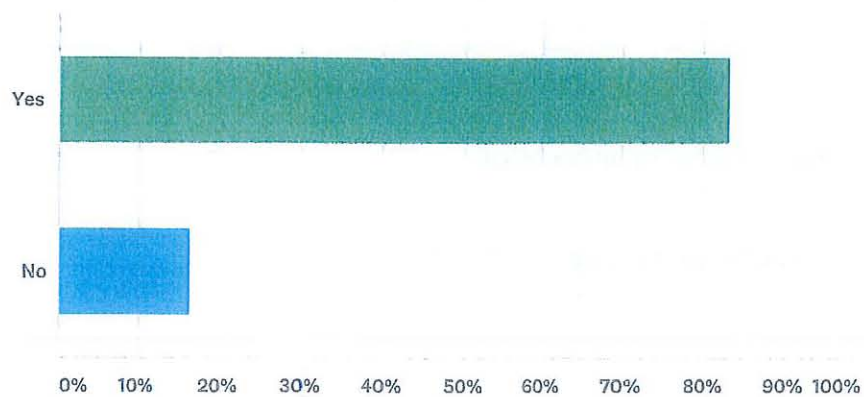
Corryn.

---

Corryn Grayston  
 General Manager  
 Salmon Arm Chamber of Commerce  
 (250) 832-6247  
[admin@sachamber.bc.ca](mailto:admin@sachamber.bc.ca)  
[www.sachamber.bc.ca](http://www.sachamber.bc.ca)

# Q1 Should the retail sale of cannabis be permitted in the City of Salmon Arm?

Answered: 36 Skipped: 2



## ANSWER CHOICES

## RESPONSES

Yes

83.33%

30

No

16.67%

6

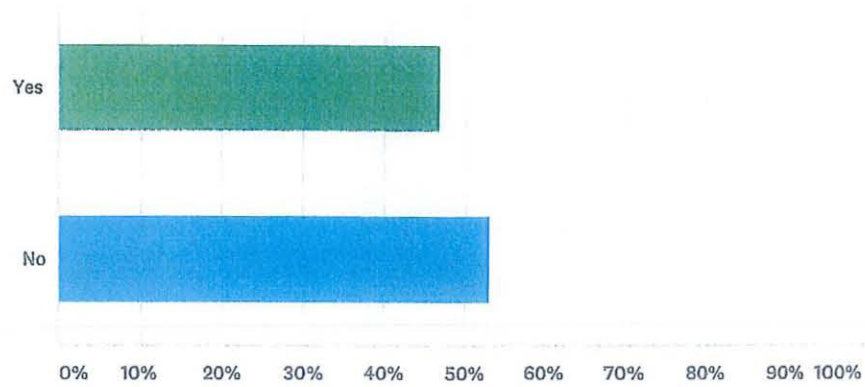
Total Respondents: 36

Q2 If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Answered: 33 Skipped: 6

### Q3 If yes to question #1 should there be a minimum distance between cannabis retail stores?

Answered: 32 Skipped: 6



#### ANSWER CHOICES

Yes

No

Total Respondents: 32

#### RESPONSES

46.88%

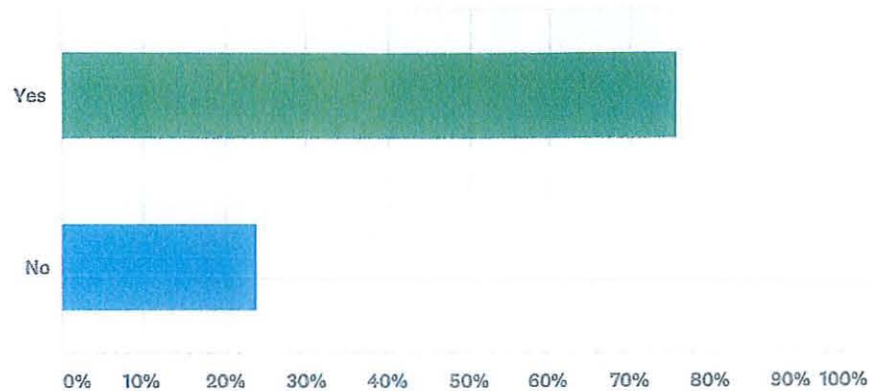
53.13%

15

17

Q4 If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

Answered: 29 Skipped: 9

**ANSWER CHOICES**

Yes

No

Total Respondents: 29

**RESPONSES**

75.86%

24.14%

22

7

Q5 If yes to questions #3 and #4 what should those distances be?

Answered: 20   Skipped: 18



## Q6 Additional Feedback or Comments?

Answered: 20 Skipped: 18

#1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:14:54 AM  
**Last Modified:** Tuesday, April 17, 2018 10:16:01 AM  
**Time Spent:** 00:01:06  
**IP Address:** 24.71.42.162

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Anywhere

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **No**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments? **Respondent skipped this question**

#2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:15:52 AM  
**Last Modified:** Tuesday, April 17, 2018 10:18:11 AM  
**Time Spent:** 00:02:18  
**IP Address:** 24.67.56.20

Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

anywhere

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

250m

**Q6** Additional Feedback or Comments?

It is coming our way no matter what. Keep it away from schools. The free market will sort out which stores will survive.

#3



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:13:17 AM  
**Last Modified:** Tuesday, April 17, 2018 10:19:06 AM  
**Time Spent:** 00:05:48  
**IP Address:** 204.239.148.2

### Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Should only be permitted in commercial zones. Also number of cannabis outlets in Salmon Arm should be restricted to four outlets.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**

Other (please specify):

minimum of 1 kilometre between stores

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

minimum of 1 kilometre between cannabis outlet and schools or daycares and residential units

**Q5** If yes to questions #3 and #4 what should those distances be?

minimum of 1 kilometre

**Q6** Additional Feedback or Comments?

Should be a restriction on the number of cannabis retail outlets in Salmon Arm. Should be restricted to four outlets.

#4



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:18:05 AM  
**Last Modified:** Tuesday, April 17, 2018 10:32:21 AM  
**Time Spent:** 00:14:15  
**IP Address:** 50.98.170.173

#### Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Any where Alcohol is sold should be fine

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**

Other (please specify):

Same rules to where Alcohol is sold should apply

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

As before, you can't have a pub right beside a School so why a Cannabis retail store. Grow op is a different matter, it might be a good way to raise money for the PAC. Small operation, have the students do the cultivation, marketing and sales. Out door learning and Business training all in one subject.

**Q5** If yes to questions #3 and #4 what should those distances be?

Same as Pubs and Alcohol retail outlets

**Q6** Additional Feedback or Comments?

**Respondent skipped this question**

#5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:20:51 AM  
**Last Modified:** Tuesday, April 17, 2018 10:36:22 AM  
**Time Spent:** 00:15:31  
**IP Address:** 24.67.48.170

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

away from schools, care centres/drop in for vulnerable people, care homes,

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**No,**

Other (please specify):

most stores will not want to be close together anyways.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

3 km

**Q6** Additional Feedback or Comments?

Respondent skipped this question

#6



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:33:35 AM  
**Last Modified:** Tuesday, April 17, 2018 10:36:40 AM  
**Time Spent:** 00:03:04  
**IP Address:** 24.71.34.173

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

At government liquer stores only

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **No**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments?

Cannabis should follow all the laws of alcohol and gambling. No possession under 19 years of age.



#7

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:36:59 AM  
**Last Modified:** Tuesday, April 17, 2018 10:44:36 AM  
**Time Spent:** 00:07:36  
**IP Address:** 24.67.46.254

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

It is a commercial venture therefore in designated commercial spaces. If a liquor store is allowed in the location then a cannabis retail store should be allowed in the location.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**No,**

Other (please specify):

I do feel they should not be side by side. but a block or 2 difference would be good.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

Other (please specify):

If according to bylaws - a liquor store is allowed to be in the space then I do not see a difference in a cannabis retail store being allowed.

**Q5** If yes to questions #3 and #4 what should those distances be?

**Respondent skipped this question**

**Q6** Additional Feedback or Comments?

I read the proposed not allowing cannabis retail store on the highway commercial east of town. How does this area differ to the area west of town? If a liquor store is allowed - then what is the difference?

#8



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:39:23 AM  
**Last Modified:** Tuesday, April 17, 2018 10:52:45 AM  
**Time Spent:** 00:13:22  
**IP Address:** 207.194.50.2

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

commercial zones as long as there are no sensitive (rehab) facilities nearby

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

1000 meters min.

**Q6** Additional Feedback or Comments?

If a cannabis store is choosing to open near a school I would seriously question who it is they are targeting and what their intentions are. There are ample choices of where to open in commercial areas away from schools and or sensitive facilities such as a rehab center. There needs to be consultation with First Nation properties to be sure they are on the same side as the City. There is no point in forming policies and regulations if First Nations can circumvent those policies and regulations within our City boundaries. If there is a public safety issue then everyone needs to be aware of them and follow the same rules. They should not be able to open near Day Care and elementary schools. Stores currently selling illegally should not be automatically granted a permit.

#9

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:54:39 AM  
**Last Modified:** Tuesday, April 17, 2018 10:55:02 AM  
**Time Spent:** 00:00:22  
**IP Address:** 24.67.52.225

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **No**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones? **Respondent skipped this question**

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Respondent skipped this question**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Respondent skipped this question**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments? **Respondent skipped this question**

#10



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:57:53 AM  
**Last Modified:** Tuesday, April 17, 2018 10:59:12 AM  
**Time Spent:** 00:01:19  
**IP Address:** 50.98.170.33

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

c2 c3 c6 comprehensive development zones

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes,**  
 Other (please specify):  
 100 M

**Q5** If yes to questions #3 and #4 what should those distances be?

100 M

**Q6** Additional Feedback or Comments?

Have Council determine Cultivation and Processing zoning etc

#11



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 11:00:11 AM  
**Last Modified:** Tuesday, April 17, 2018 11:00:47 AM  
**Time Spent:** 00:00:35  
**IP Address:** 136.179.21.82

### Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **No**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones? **Respondent skipped this question**

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Respondent skipped this question**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Respondent skipped this question**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments? **Respondent skipped this question**

#12



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 11:01:35 AM  
**Last Modified:** Tuesday, April 17, 2018 11:06:02 AM  
**Time Spent:** 00:04:27  
**IP Address:** 99.199.187.171

### Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Similar to liquor stores. In the downtown core and other commercially zoned areas

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Yes**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

Not within a 5 block radius

**Q6** Additional Feedback or Comments?

I believe they should be viewed similar to liquor stores in terms of how many are in our community and where they are situated.

#13



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 11:07:34 AM  
**Last Modified:** Tuesday, April 17, 2018 11:24:53 AM  
**Time Spent:** 00:17:18  
**IP Address:** 66.171.103.40

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Allow the market to drive locations, however avoid "closed" indoor locations such as Centenoka or Picadilly malls. The 3 existing shops appear to be good examples of appropriate location type.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**

Other (please specify):

While there may be some argument for some clustering, the potential to create a "cannabis strip" is not aligned with the existing Salmon Arm environment. The minimum distance between stores should not be onerous. Based on the recommendations provided by city staff, a minimum distance of 150m-250m seems acceptable. More than 250m would be excessive considering the relatively small geographic area zoned for commercial activity. Variances should be issued for existing cannabis retail shops should the new bylaw implement proximity distances that cause the existing shops to be in contravention of the bylaw.



**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

Yes to schools - with the suggested 500m looking reasonable. With respect to daycares and residential care units, the data provided in the staff report would indicate that setting a minimum distance in these cases is not practical. That said, perhaps a short distance of 50m to 100m might be workable. I don't feel it would be desirable for a cannabis shop to be sited adjacent to a daycare. Given the growing medical use of cannabis for a broad range of purposes, I would suggest that siting a shop adjacent to or within a residential care building would be acceptable.

**Q5** If yes to questions #3 and #4 what should those distances be?

See written comments on questions 3 & 4

While there may be some argument for some clustering, the potential to create a "cannabis strip" is not aligned with the existing Salmon Arm environment.

The minimum distance between stores should not be onerous. Based on the recommendations provided by city staff, a minimum distance of 150m-250m seems acceptable. More than 250m would be excessive considering the relatively small geographic area zoned for commercial activity.

Variances should be issued for existing cannabis retail shops should the new bylaw implement proximity distances that cause the existing shops to be in contravention of the bylaw.

Yes to schools - with the suggested 500m looking reasonable.

With respect to daycares and residential care units, the data provided in the staff report would indicate that setting a minimum distance in these cases is not practical. That said, perhaps a short distance of 50m to 100m might be workable.

I don't feel it would be desirable for a cannabis shop to be sited adjacent to a daycare.

Given the growing medical use of cannabis for a broad range of purposes, I would suggest that siting a shop adjacent to or within a residential care building would be acceptable.

**Q6** Additional Feedback or Comments?

**Respondent skipped this question**

#14

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 11:23:18 AM  
**Last Modified:** Tuesday, April 17, 2018 11:25:25 AM  
**Time Spent:** 00:02:06  
**IP Address:** 24.71.42.162

Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Limited stores within Salmon Arm.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Yes**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

Same restrictions as liquor stores.

**Q6** Additional Feedback or Comments?

Respondent skipped this question

#15



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 11:24:51 AM  
**Last Modified:** Tuesday, April 17, 2018 11:29:30 AM  
**Time Spent:** 00:04:39  
**IP Address:** 24.67.57.224

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Regular retail zones - not highway commercial. Town Centre, Neighbourhood, General retail

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **No**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments? **Respondent skipped this question**

#16



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 10:59:26 AM  
**Last Modified:** Tuesday, April 17, 2018 11:34:04 AM  
**Time Spent:** 00:34:38  
**IP Address:** 184.71.114.82

Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

anywhere liquor sales are allowed.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

minimum requirements as liquor stores or even further from those places.

**Q5** If yes to questions #3 and #4 what should those distances be?

same as liquor store distances.

**Q6** Additional Feedback or Comments?

Since cannabis aroma is stronger and more offensive than tobacco smoke, I hope the city has more stringent laws and enforcement for where it can be smoked.

#17



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 11:38:20 AM  
**Last Modified:** Tuesday, April 17, 2018 11:44:17 AM  
**Time Spent:** 00:05:57  
**IP Address:** 198.96.178.33

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?  
anywhere liquor stores are.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**No,**

Other (please specify):

i think general successful business structure will win out. opening a business across the street from an established competitor would result in you business failing.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**No,**

Other (please specify):

just follow the same rules used for placing liquor stores. why is this even a discussion?

**Q5** If yes to questions #3 and #4 what should those distances be?

**Respondent skipped this question**

**Q6** Additional Feedback or Comments?

i feel this is making a big deal out of nothing. if cannabis/marijuana is legal. then it is LEGAL. attempting to unduly restrict it because of outmoded beliefs will result in lawsuits. regulate it the same as opening a liquor store. those rules are established and tested. and then move on with your day.

#18



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 11:58:05 AM  
**Last Modified:** Tuesday, April 17, 2018 11:59:14 AM  
**Time Spent:** 00:01:09  
**IP Address:** 184.151.231.72

### Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **No**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones? **Respondent skipped this question**

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Respondent skipped this question**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Respondent skipped this question**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments? **Respondent skipped this question**

#19



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 12:12:27 PM  
**Last Modified:** Tuesday, April 17, 2018 12:20:27 PM  
**Time Spent:** 00:08:00  
**IP Address:** 24.67.38.152

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Anywhere alcohol can be sold

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**No,**

Other (please specify):

Is there a minimum distance for alcohol retailers? This should be the same for cannabis.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**No,**

Other (please specify):

If children in daycare are buying weed then we have far bigger issues. Cigarettes are sold very close to schools, but the owners of these businesses are diligent about making sure that kids don't buy cigarettes. At the end of the day, if kids are going to look for weed they will buy it somewhere, better for it to be quality controlled and free of other drugs which then further eliminated the black market.

**Q5** If yes to questions #3 and #4 what should those distances be?

**Respondent skipped this question**

**Q6** Additional Feedback or Comments?

Allow the dispensaries currently operating to sell the marijuana - they are educated about their product and will not sow misinformation.



#20



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 12:32:50 PM  
**Last Modified:** Tuesday, April 17, 2018 12:35:42 PM  
**Time Spent:** 00:02:51  
**IP Address:** 24.67.50.210

Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

In the same areas where they are currently located.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes,**  
Other (please specify):  
Daycare and schools are a no brainer.

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments? **Respondent skipped this question**

#21



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 12:37:52 PM  
**Last Modified:** Tuesday, April 17, 2018 12:38:45 PM  
**Time Spent:** 00:00:52  
**IP Address:** 184.71.114.162

Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **No**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones? **Respondent skipped this question**

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Respondent skipped this question**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Respondent skipped this question**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments? **Respondent skipped this question**

#22



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 12:54:41 PM  
**Last Modified:** Tuesday, April 17, 2018 12:59:54 PM  
**Time Spent:** 00:05:12  
**IP Address:** 24.71.42.162

### Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Zones as per business licenses, retail zones.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**

Other (please specify):

Suggest similar to the provincial liquor outlet sales, this will enable the City to regulate the number in the City. Not sure on the distance between shops 250 meters? Don't want to see one on every corner, or maybe they should all be on one street? Hard question to make the correct decision on.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

Having said that what is the real difference, people will get it and then take to schools if that is what their mission is.

**Q5** If yes to questions #3 and #4 what should those distances be?

**Respondent skipped this question**

**Q6** Additional Feedback or Comments?

**Respondent skipped this question**

#23



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 1:28:53 PM  
**Last Modified:** Tuesday, April 17, 2018 1:47:57 PM  
**Time Spent:** 00:19:04  
**IP Address:** 24.71.51.29

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm?

Other (please specify):

I am not happy about retail cannabis sale anywhere, but if it has to happen, then in the City offers more control than in the woods, up a mountain.

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Not in the primary shopping zones because of subsidiary 'lurking' putting shoppers off walking around downtown. Significant time and resources have been allocated to creating a welcoming downtown area that attracts shoppers and visitors alike. It would be a shame to waste that.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

Yes

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

Yes

**Q5** If yes to questions #3 and #4 what should those distances be?

250m at minimum.

**Q6** Additional Feedback or Comments?

If there has to be a medical marijuana dispensary in the city, then there should be one only for this size of city - at most two, one at either end, possibly.

#24



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 1:48:31 PM  
**Last Modified:** Tuesday, April 17, 2018 1:51:44 PM  
**Time Spent:** 00:03:13  
**IP Address:** 24.67.37.61

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **No**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

INDUSTRIAL AREAS ONLY

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

Other (please specify):  
ABSOLUTELY--

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

Other (please specify):  
AWAY FROM RESIDENTIAL AND PUBLIC PLACES - 5 MILES

**Q5** If yes to questions #3 and #4 what should those distances be?

5 MILES

**Q6** Additional Feedback or Comments?

WE ARE PLAYING WITH OUR CHILDRENS LIVES.  
KEEP THE STUFF OUT OF OUR AREA.

#25



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 1:58:39 PM  
**Last Modified:** Tuesday, April 17, 2018 2:35:41 PM  
**Time Spent:** 00:37:01  
**IP Address:** 24.71.32.167

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

There should be a new commercial zoning created for cannabis sales - this would prevent a current retailer from "just deciding to carry" products and will permit the surrounding businesses a chance to voice concerns they may have upon the rezoning application. This condition could even be a temporary one with a 10 year sunset clause - as we currently do not have enough information to know how legalization will affect business.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Yes**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

#3 - 200m

#4 - 500m

**Q6** Additional Feedback or Comments?

There are several time a year the downtown is closed to traffic as we invite families. Salty Street Fest, Fall Fair Parade, & Downtown Hallowe'en Treat Trail. These stores should NOT be located on streets that are affected by these events. I hope we can all agree that children should not be exposed to these products unless under the supervision of medical care. So in order to lessen chance of exposure these retailers should be outside of the main downtown core.

I would NOT like to see a limit on the number of stores permitted - providing they fall within the proximity guidelines. Let the market forces decide what stores will survive and which ones will not.

#26



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 3:28:03 PM  
**Last Modified:** Tuesday, April 17, 2018 3:30:28 PM  
**Time Spent:** 00:02:24  
**IP Address:** 24.71.37.189

Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

anywhere commercial retail stores are currently operating. no restrictions

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **No**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments?

retail is retail, business is business, treat them all the same



#27



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 4:27:50 PM  
**Last Modified:** Tuesday, April 17, 2018 4:34:34 PM  
**Time Spent:** 00:06:44  
**IP Address:** 165.225.36.61

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Anywhere a typical retail store is permitted

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**No,**

Other (please specify):

I would leave it up to the store owner to determine how close they want to be to the next cannabis store. I believe this is the same choice that all other types retail stores have to make when considering their potential location.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**No,**

Other (please specify):

As long as the minimum age to purchase cannabis is the legal age of 19, it doesn't matter where the cannabis retail store is opened. It does, of course, have to be within the proper zoning for a retail store.

**Q5** If yes to questions #3 and #4 what should those distances be?

**Respondent skipped this question**

**Q6** Additional Feedback or Comments?

**Respondent skipped this question**

#28



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 7:29:25 PM  
**Last Modified:** Tuesday, April 17, 2018 7:54:25 PM  
**Time Spent:** 00:25:00  
**IP Address:** 75.156.1.174

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Any retail stores with a distance from schools

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**No,**

Other (please specify):

Competition will quickly make less profitable stores close and keep the numbers in check, just as having x many grocery stores means that another is unlikely to open or someone who does not want to put in the capital (Safeway In my grocery example) will close.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

From schools only. If the area is zoned retail who cares how close it is to residential unless the odour is not being managed and the bylaw could enforce closure for these reasons. Why prohibit a store close to a home and make people travel further to buy. Would we do this with a grocery store? Why worry about day cares? It is not as if the kids are going to buy cannabis to smoke before nap time.

**Q5** If yes to questions #3 and #4 what should those distances be?

**Respondent skipped this question**

**Q6 Additional Feedback or Comments?**

While we are at it, if we allow multiple cannabis retailers, why not multiple liquor stores, why create a lottery system or distance between them versus encouraging competition. We wouldn't regulate not allowing a bank to open next door. Cannabis retailers should be allowed in a liquor store or beside a liquor store. Why make customers travel longer distance, burn more gas, to buy them different products.

#29



**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 17, 2018 9:48:26 PM  
**Last Modified:** Tuesday, April 17, 2018 9:50:52 PM  
**Time Spent:** 00:02:25  
**IP Address:** 24.71.40.130

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? Respondent skipped this question

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones? Respondent skipped this question

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? Yes

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? Respondent skipped this question

**Q5** If yes to questions #3 and #4 what should those distances be? Respondent skipped this question

**Q6** Additional Feedback or Comments? Respondent skipped this question

#30



**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, April 18, 2018 7:56:27 AM  
**Last Modified:** Wednesday, April 18, 2018 8:06:36 AM  
**Time Spent:** 00:10:08  
**IP Address:** 75.156.3.178

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Not in malls or near schools or recreation areas. At present we have 2 locations that are well located.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**

Other (please specify):

IT SHOULD MAYBE BE LIKE OUR LIQUOR OUTLETS. THIS WOULD BE WISER FOR THEM. If they want to compete side by side there is usually a loser.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

There is no reason in this community for them to be anywhere near any family activities.

**Q5** If yes to questions #3 and #4 what should those distances be?

Out of site and walking distance.

**Q6** Additional Feedback or Comments?

This is inevitable. We need to have control from the start.

## Chamber Survey - Cannabis Retail Sales

#31



**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, April 18, 2018 8:08:18 AM  
**Last Modified:** Wednesday, April 18, 2018 8:09:21 AM  
**Time Spent:** 00:01:02  
**IP Address:** 207.6.66.209

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

in commercial zones

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**  
 Other (please  
 specify):  
 similar to liquor stores

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

Other (please  
 specify):  
 unsure

**Q5** If yes to questions #3 and #4 what should those distances be?

u/r

**Q6** Additional Feedback or Comments?

Respondent skipped this question

#32



**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, April 18, 2018 8:53:20 AM  
**Last Modified:** Wednesday, April 18, 2018 8:58:29 AM  
**Time Spent:** 00:05:08  
**IP Address:** 24.67.48.57

### Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Only in strictly commercial areas. No located near schools, playgrounds or residential areas.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**

Other (please specify):

On two stores within 150 meters.

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

200meters

**Q5** If yes to questions #3 and #4 what should those distances be?

**Respondent skipped this question**

**Q6** Additional Feedback or Comments?

Consumption (smoking) should be severely restricted to minimize (eliminate) second hand smoke.

#33



**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, April 18, 2018 10:39:36 AM  
**Last Modified:** Wednesday, April 18, 2018 10:46:47 AM  
**Time Spent:** 00:07:11  
**IP Address:** 173.183.92.111

#### Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Retail stores should be allowed in all zones allowing retail businesses including shopping centres.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Yes**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

Between cannabis stores, the same guidelines that are in place for liquor outlets.

**Q6** Additional Feedback or Comments? **Respondent skipped this question**



#34



**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, April 18, 2018 12:28:07 PM  
**Last Modified:** Wednesday, April 18, 2018 12:31:01 PM  
**Time Spent:** 00:02:53  
**IP Address:** 173.183.92.198

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

Downtown or in strip malls, not in covered malls. Put them places where young people don't naturally congregate – i.e. where people need to go there intentionally.

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

500 metres

**Q6** Additional Feedback or Comments?

Use similar criteria as for liquor stores.

#35



**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, April 18, 2018 2:26:28 PM  
**Last Modified:** Wednesday, April 18, 2018 2:28:18 PM  
**Time Spent:** 00:01:50  
**IP Address:** 24.67.49.251

Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

In the same types of areas as liquor stores

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **No**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Yes**

**Q5** If yes to questions #3 and #4 what should those distances be?

Not sure. The same as liquor stores.

**Q6** Additional Feedback or Comments?

People use the product already. It is better to have it regulated and taxed.

#36



**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, April 18, 2018 4:30:08 PM  
**Last Modified:** Wednesday, April 18, 2018 4:32:23 PM  
**Time Spent:** 00:02:14  
**IP Address:** 108.172.223.236

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

NOT ON HIGHWAY, NOT ON HUDSON OR ALEXANDER

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**  
 Other (please specify):  
 200 METRES

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**  
 Other (please specify):  
 SAME AS ALCOHOL

**Q5** If yes to questions #3 and #4 what should those distances be?

200 METRE OR SAME AS ALCOHOL

**Q6** Additional Feedback or Comments?

200 METRE RADIUS EFFECTIVELY LIMITS HOW MANY STORES CAN EXIST, WITHOUT UNDULY RESTRICTING FUTURE GROWTH

#37

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, April 19, 2018 1:53:55 PM  
**Last Modified:** Thursday, April 19, 2018 1:54:41 PM  
**Time Spent:** 00:00:45  
**IP Address:** 165.225.36.120

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **No**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones? **Respondent skipped this question**

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores? **Respondent skipped this question**

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units? **Respondent skipped this question**

**Q5** If yes to questions #3 and #4 what should those distances be? **Respondent skipped this question**

**Q6** Additional Feedback or Comments? **Respondent skipped this question**

#38

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, April 22, 2018 12:41:03 PM  
**Last Modified:** Sunday, April 22, 2018 12:42:22 PM  
**Time Spent:** 00:01:19  
**IP Address:** 185.92.25.115

## Page 1: Salmon Arm Chamber of Commerce - Cannabis Retail Sales

**Q1** Should the retail sale of cannabis be permitted in the City of Salmon Arm? **Yes**

**Q2** If yes to question #1 where in the City should retail stores be allowed if the use is permitted in commercial zones?

same rules as liquor stores

**Q3** If yes to question #1 should there be a minimum distance between cannabis retail stores?

**Yes,**

Other (please specify):

Same rules as liquor stores

**Q4** If yes to question #1 should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

**Yes,**

Other (please specify):

Same rules as liquor stores

**Q5** If yes to questions #3 and #4 what should those distances be?

Same as liquor stores

**Q6** Additional Feedback or Comments?

Respondent skipped this question



April 30, 2018

Kevin Pearson,  
Director of Development Services  
City of Salmon Arm  
P.O. Box 40, 500 – 2<sup>nd</sup> Avenue NE  
Salmon Arm, BC V0E 4N2

Dear Kevin Pearson:

**RE: Regulating Cannabis Retail Sales**

Thank you for the opportunity to provide comments about options for regulating cannabis retail sales.

Unfortunately at this time, we do not have any comments to offer. Interior Health recognizes that 'cannabis retail sales' is an evolving topic area. We are currently researching and communicating with our internal and provincial colleagues to better understand potential health impacts of cannabis retail sales.

A resource which you may find useful is "Medical Health Officer Recommendations Recreational Cannabis Access & Use" (February 13, 2018) prepared by Dr. Tyler, Dr. Padhi and Dr Schwandt of Fraser Health (see attached).

Sincerely,

A handwritten signature in black ink, appearing to read "A. Ely".

Anita Ely, CPHI(C)  
Environmental Health Officer

AE/ae

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# Medical Health Officer Recommendations Recreational Cannabis Access & Use

Population and Public Health

Prepared By: Dr. Ingrid Tyler, Dr. Shovita Padhi, & Dr. Michael Schwandt

February 13, 2018



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# Recommendations to Support Municipal Bylaw Development Regulating Cannabis Access and Use

**Citation:** Tyler I, Schwandt M, Padhi S. 2018. Recommendations to support municipal bylaw development regulating cannabis access and use. Fraser Health Authority

## Purpose

The purpose of this document is to ensure a consistent message is delivered when engaging with stakeholders with respect to issues on cannabis legalization. It provides recommendations compiled and approved by the Fraser Health Medical Health Officers (FHMHOs), based on limited cannabis research, experience from other jurisdictions, tobacco and alcohol policy, and other public health evidence. The focus of this document is to support recommendations and communication with FH municipalities; however issues under provincial and federal jurisdictions are also discussed. Currently, these recommendations do not address the cultivation or processing of cannabis products, but rather focus on accessibility, marketing and use. A summary table at the end of the document lists recommendations.

## Context

The 2008-2012 Canadian Alcohol and Drug Use Monitoring Survey report prevalence rates in BC for the past year cannabis use to be at 13.8% and lifetime use at 48.7%. DOAP (2014) report lifetime cannabis use among adults in Fraser East (41.4%) Fraser North (44.6%) and Fraser South (45.6%).<sup>1</sup> McCreary Center Society adolescent health survey (2013) indicated a lifetime cannabis use among youth is approximately 26% provincially. Among those who had tried cannabis, the most common age for first doing so was 14 years (24%).<sup>2</sup>

Legalization of cannabis on July 01, 2018 was introduced by the federal government with multijurisdictional responsibility for implementation. Legalization is a public health approach which allows the introduction of various measures to control access, control quality, and reduce harm from substances. **FHMHOs support a public health approach to cannabis access and use, including an appropriate level of market regulation required to protect and promote health while maintaining access at levels that reduce stigma and criminal activity.** Some benefits of legalization include reduction of unsafe environments created by illegal distribution, decreased use of illegal substances and reduced enforcement costs. Some risks of increase legal access includes increased in impaired driving, increases in cannabis use disorders and increased poisonings, each of these issues with health system and social costs.

<sup>1</sup> BC Drug Use Epidemiology 2014. <http://www.bccdc.ca/resource-gallery/Documents/Statistics%20and%20Research/Publications/Epid/Other/FinalDOAPReport2014.pdf>

<sup>2</sup> From Hastings Street to Haida Gwaii: Provincial results of the 2013 BC Adolescent Health Survey. [https://www.mcs.bc.ca/2013\\_AHS\\_Reports](https://www.mcs.bc.ca/2013_AHS_Reports)



Tobacco and alcohol are already established as legal substances for sale in Canada. Regulatory frameworks controlling access, sales, and public consumption exist for these substances. Health promotion messaging focuses on cessation and limiting consumption and respectively. According to 2015 Canadian Community Health Survey data, 14.5% of British Columbians continue to smoke, which translates to nearly 700,000 people.<sup>3</sup> Nearly eighty percent of British Columbians (76%) report currently drinking alcohol, with 23% reporting regular drinking above the Low-Risk Drinking Guidelines (LRDG) (monthly or more often).<sup>4</sup> CARBC estimates ~25,000 hospital admissions and ~1,300 deaths attributable to alcohol in BC in 2014. While BC's smoking rate is one of the lowest in Canada, overall consumption level for alcohol is increasing substantially in BC compared to other provinces.

Current regulatory frameworks for tobacco and alcohol can inform our best advice to policy makers however, it is acknowledged that there is a relative lack of information on the health and social consequences of cannabis legalization. As an overarching principle, **FHMHOs recommend strict regulations of cannabis sale distribution and marketing as supported by evidence from current regulatory frameworks, which could be rolled back as health and safety information becomes available.**

### **Recommendations**

#### **1. Delay initiation of use:**

**Based on the increased likelihood of developing adverse health, education and social outcomes when using cannabis before age 25, FH-MHOs recommend:**

##### **1.1 Initiation of cannabis use should be delayed as long as possible**

The Government of BC has announced that the minimum age to possess, purchase and consume cannabis at 19 years old. A minimum age of 19 is consistent with B.C.'s minimum age for alcohol and tobacco and with the age of majority in B.C. This outcome is consistent with FH-PPH recommendations to the Solicitor General in November 2017.

However, deferring cannabis use at least until after adolescence is advised<sup>5</sup>. Some research suggests that users who start young are more likely to develop related mental health and education problems, or experience injuries or other substance use problems. A contributing factor may be the impact of cannabis use on brain development, which is not completed until the mid-20s. The younger a person is when starting cannabis use, the greater the likelihood of developing health problems that are also more severe. Therefore, any reduction in use, particularly high risk use, is advised, particularly in those less than 25 years of age.

<sup>3</sup> Annual Report 2015 BC Vital Statistics Agency. Smoking Attributable Mortality; <https://www2.gov.bc.ca/assets/gov/birth-adoption-death-marriage-and-divorce/statistics-reports/annual-reports/2015/pdf/annual-report-2015.pdf> (page 52) BC Vital Statistics

<sup>4</sup> CPHO report on alcohol consumption in Canada (2015) <http://healthycanadians.gc.ca/publications/departement-ministere/state-public-health-alcohol-2015-etat-sante-publique-alcool/alt/state-phac-alcohol-2015-etat-aspc-alcool-eng.pdf>

<sup>5</sup> Canadas Lower Risk Cannabis Use Guidelines. CAMH (2017) [https://www.camh.ca/en/research/news\\_and\\_publications/reports\\_and\\_books/Documents/LRCUG.KT.Professional.15June2017.pdf](https://www.camh.ca/en/research/news_and_publications/reports_and_books/Documents/LRCUG.KT.Professional.15June2017.pdf)

## **2. Reduce exposure to environmental smoke:**

**Based on the principle of denormalization and knowledge that exposure/inhalation to the products of combustion are likely to lead to health effects FHMHOs recommend:**

**2.1 No smoking/vaping in outdoor public spaces such as parks, recreational areas and beaches**

**2.2 No smoking/vaping in multi-unit dwellings**

**2.3 No smoking/vaping lounges (including mobile venues)**

Exposure to environmental tobacco smoke has been shown to have negative health effects. Smoking tobacco in fully or substantially enclosed public places (building, structure or vehicle), and workplaces (building, structure or vehicle) is prohibited through provincial legislation. Currently, tobacco smoking bylaws in FH communities vary, with most (but not all) communities prohibiting smoking in outdoor public spaces and all FH communities continuing to allow smoking in multi-unit dwellings.

At minimum, municipalities should be encouraged to align their cannabis smoking policy to current tobacco policy. Opportunities may exist to further limit exposure to all form of ETS (tobacco and cannabis) through recommendations to limit smoking in MUDs, enclosed vehicles with minor's present and outdoor public spaces where such regulations do not already exist. In this way, all smoking would be limited to private spaces, preferably well ventilated, outdoor private spaces. It is recognized that access to private spaces may not be equitably distributed in society. Enforcement of regulations related to smoking in public spaces should take this into account.

The Canadian government plans to make edible cannabis products publically available in July 2019. While edible cannabis products reduce potential risks associated with involuntary exposure/ inhalation of the products of combustion which are likely to lead to health effects, risks of overconsumption/poisoning, delayed onset of effect and intoxication exist with edible products. If edibles are proposed as an alternative to reduce environmental smoke exposure, these risks must be discussed.

Limiting public consumption of tobacco and cannabis can also support de-normalization of smoking practice and reduce smoking in youth. The tobacco literature shows that clean indoor air laws targeting public places that youths tend to congregate (e.g. concerts, sporting events, malls, and public transportation) are associated with reduced initiation and self-reported use of cigarettes among children and adolescents. Even broad workplace clean indoor air laws (affecting restaurants and the like) have been shown to influence the smoking behavior of youths by influencing antismoking norms. By limiting where cannabis can be consumed, regulators can reduce the exposure youths have to cannabis, perhaps making it less normative and more likely that youths delay initiation or never start at all.<sup>6</sup>

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6. Developing public health regulations for Marijuana: lessons from alcohol and tobacco. AJPH. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4062005/>

### **3. Restrict marketing of cannabis products:**

**Based on the principle of de-normalizing cannabis use and restricting youth access to substances, FH-MHOs recommend:**

#### **3.1 Prohibit exterior display, advertisement, or promoted in a manner that is visible or accessible to minors,**

- 3.1.1 No marketing to minors, including signage, online, product appearance (e.g. candies aren't attractive or look like regular candy), sponsorship and other venues.**
- 3.1.2 Restrictions on the display, advertisement and promotion of tobacco and vapour products, including restrictions on the promotion or advertisement of tobacco or vapour products outside the retail store, including exterior signage, sandwich boards, flyers and sign spinners.**

#### **3.2 Packaging restrictions, including:**

- 3.2.1 Plain, child proof packaging.**
- 3.2.2 Limiting dose per package.**
- 3.2.3 Labelling of THC content on all products, including edibles.**
- 3.2.4 "Warning labels" on packages and in stores.**

Advertising and packaging of cannabis products is under federal and provincial jurisdiction. Retail location and rules are under provincial and municipal legislation. Current tobacco legislation includes plain packaging, restrictions on the display, advertisement and promotion of tobacco and vapour products, warning labels and marketing to minors. One of the gaps with regards to advertising and promotion under the TVPCA and TVPCR is that there are currently no restrictions on the promotion or advertisement of tobacco or vapour products outside the retail store, including exterior signage, sandwich boards, flyers and sign spinners. At minimum, all jurisdictions should seek to restrict marketing of cannabis as per the current tobacco policy. Opportunities may exist to further limit marketing to youth and promotion or advertisement of tobacco or vapour products outside the retail store, though municipal regulation of exterior signage, sandwich boards, flyers and sign spinners.

Unlike tobacco, cannabis can be consumed in edible form requiring specific restrictions to the sale and marketing of edible products, including product appearance (e.g. candies aren't attractive or look like regular candy), and package labelling for a variety of edible products. Warning labels on edible products will require standardized messaging unique to this method of consumption.

### **4. Restrict accessibility to sales:**

**Based on the likelihood that with making access more challenging, overall consumption would be reduced, FH-MHOs recommend:**

#### **4.1 Do not sell cannabis with tobacco or alcohol**

- **Maintain BCLCB as distributor only**

#### **4.2. Regulate siting and density of cannabis outlets**

- **Retailers not to be within 600 meters of schools, recreation centres and other areas where youth frequent.**

#### **4.3 Limit hours of sale**

- **At minimum, hours of sale should mirror current alcohol policy, however stricter limits would provide health and safety benefits.**

#### **4.4 Ensure all recommendation restricting, age, hours of sale, price, packaging, marketing and any other relevant recommendation apply to any online sales of cannabis.**

The B.C. government announced that the wholesale distribution of recreational cannabis will be handled by the government's Liquor Distribution Branch (LDB). FH-MHOs strongly recommend against selling cannabis in the same locations as tobacco or alcohol. The potential risk of increasing co-use of the products is an important concern as retail co-locations might be seen to condone and encourage co-use of cannabis and alcohol, which is particularly dangerous with respect to impaired driving. In addition, placing and selling cannabis in liquor stores would lead to a larger proportion of the population being exposed to displayed cannabis products, including many who might not otherwise encounter it.<sup>7</sup> BCLCB should be maintained as a distributor only, with retail cannabis locations being separate from current alcohol and tobacco sales.

Retail location is under both provincial and municipal jurisdiction. FH-MHOs recommend that individual retail locations should be located at least 600 meters from schools recreation centres and other areas where youth frequent. Based on research to determine the distance of fast food outlets from schools, 600m was determined to be a distance that that the students were less likely to walk because the round trip would be 30min. In addition, cannabis and alcohol retail and be sited at a minimum density of 300 meters from each other. US jurisdictions have allowed municipalities to lower the distance between retail outlets to 100 feet (30 meters) at their discretion. This exemption does not apply to schools, playgrounds and sensitive users, for which Colorado, Portland, Seattle), limit the distance at 1000 feet (300 meters).

Evidence shows that limiting hours of sale for alcohol prevent excessive alcohol consumption and related harms. The Community Guide concluded that increasing hours of sale by 2 or more hours increased vehicle crash injuries, emergency room admissions, and alcohol-related assault and injury.<sup>8</sup> Policies limiting hours of sale may apply to outlets that sell alcohol for consumption at the place of purchase (on-premises outlets, such as bars or restaurants) or elsewhere (off-premises outlets, such as liquor stores). Public health has called for stricter regulation on the sale and availability of alcohol in BC.<sup>9</sup> Currently, liquor sales are currently limited to the hours of 9AM-11PM for most outlets. Store managers can change hours of sale within these limits. Cannabis sales should have similar or stricter limits. In US jurisdictions some municipalities have further limited hours of sale locally (Denver).

Licensing for online sales of alcohol is currently within provincial jurisdiction. FHMHOs recommend that all recommendations to sales and marketing be applied to online sales. Currently BC regulations limiting online sale and delivery of alcohol are less prohibitive then other jurisdictions (e.g. Ontario), which are limited to government sales.

<sup>7</sup> Public health perspectives on cannabis policy and regulation. UPHN. <http://uphn.ca/wp-content/uploads/2016/10/Chief-MOH-UPHN-Cannabis-Perspectives-Final-Sept-26-2016.pdf>

<sup>8</sup> Community Guide. <https://www.thecommunityguide.org/sites/default/files/assets/Alcohol-Limits-Hours-Sale.pdf>

<sup>9</sup> Public health approach to alcohol policy (2008.) <http://www.health.gov.bc.ca/library/publications/year/2008/alcoholpolicyreview.pdf>

## **5. Limit single purchase amounts though packaging and price**

**Based on the likelihood that concentration of product made available at one time would reduce use and reduce risk of overdose:**

**5.1 Limit amount that could be sold in one encounter (e.g. 100 mg equivalent of THC).**

**5.2 Limit serving size to 10mg.**

**5.3 Set appropriate price point through regulation and taxation.**

Smart serve programs across all provinces function to support compliance with regulations and limit intoxication. Most smart serve programs limit one's ability to buy 2 drinks at one time. Smart serve is provincially regulated, and similar programs are being proposed for cannabis sales in Ontario and other provinces.

Most studies found that raising cigarette prices through increased taxes is a highly effective measure for reducing smoking among youth, young adults, and persons of low socioeconomic status. However, there is a striking lack of evidence about the impact of increasing cigarette prices on smoking behavior in heavy/long-term smokers, persons with a dual diagnosis or Aboriginals.<sup>10</sup>

With respect to taxing alcoholic beverages, there are other measures affecting the economic availability of alcohol such as minimum prices for alcoholic beverages or regulation of discount prices. Until recently, however, the primary research and policy attention has been directed towards tax levels, and the effects of tax and price changes are often not clearly distinguished. The impact of changes in prices of alcoholic beverages on alcohol consumption and related harm has been more extensively studied than any other potential alcohol policy measure. When other factors remain unchanged, an increase in alcohol prices generally leads to a decrease in alcohol consumption, and a decrease in alcohol prices usually leads to an increase in alcohol consumption. Studies have found that increases in prices of alcoholic beverages disproportionately reduce alcohol consumption by young people, and also have a greater impact (in terms of alcohol intake) on more frequent and heavier drinkers than on less frequent and lighter drinkers. Changes in alcohol prices have also been found to influence drinking to the point of intoxication.<sup>11</sup>

<sup>10</sup> Effects of tobacco taxation and pricing on smoking behavior in high risk populations: A knowledge synthesis. (2011).

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3228562/>

<sup>11</sup> Pricing of Alcohol. [http://www.euro.who.int/\\_\\_data/assets/pdf\\_file/0004/191371/11-Pricing-of-alcohol.pdf](http://www.euro.who.int/__data/assets/pdf_file/0004/191371/11-Pricing-of-alcohol.pdf)

**6. Public education and safety messaging should include the following key messages:**

**Based on current knowledge of the health and safety risks of cannabis use, FHMHOs recommend emphasizing the following key messages:**

- **Delay initiation.**
- **Limit frequency and quantity per use.**
- **Use lower THC content.**
- **Don't drive or operate heavy machinery within six hours of use.**
- **Don't use with other substances (e.g. with alcohol).**
- **Do not consume if pregnant.**

Important health messages can be disseminated by municipalities, organizations and individuals. Based on the CAMH Lower Risk Cannabis use guidelines, science-based recommendations should be provided to enable people to reduce their health risks associated with cannabis use. Currently, Canada has among the highest cannabis use rates in the world. Fatal and non-fatal injuries from motor-vehicle accidents, as well as dependence and other mental health problems, are the most common cannabis-related harms negatively impacting public health. About 1 in 5 people seeking substance use treatment have cannabis-related problems. Acute health effects of cannabis can include: Impairment, confusion, anxiety, fear, paranoia, delusions, hallucinations, decreased blood pressure, and increased heart rate. Chronic health effects of cannabis may include; psychological and physical dependence, bronchitis, lung infections, chronic cough, impairment of attention, memory and the ability to process complex information. There is also evidence that use of cannabis can accentuate symptoms of schizophrenia.<sup>12</sup>

**7. Establish appropriate controls for the access and consumption of edibles**

The Government has indicated that it intends to add cannabis edible products and cannabis concentrates to the list of products permitted for legal sale following the coming into force of the proposed legislation, once appropriate regulatory controls are developed. It was announced in October 2017 that federal rules for edibles legal sale of edibles will be announced in July 2019. Under the current rules, it will be legal, on July 2018, to alter cannabis at home in order to prepare varying types of cannabis products (e.g., edibles) for personal use provided that no dangerous organic solvents are used in the process.

Public education will be required specific to the risks of consuming edible cannabis products, specifically the risks of overdose related to delayed onset of effect unique to this method of consumption. To help users manage their consumption and limit the risk of unintentional overdose, FH-MHOs recommend production controls to ensure consistent dosing, limits to dose per serving to ensure dose control as well as appropriate warning labels.

<sup>12</sup> Canadas Lower Risk Cannabis Use Guidelines. CAMH (2017)  
[https://www.camh.ca/en/research/news\\_and\\_publications/reports\\_and\\_books/Documents/LRCUG.KT.Professional.15June2017.pdf](https://www.camh.ca/en/research/news_and_publications/reports_and_books/Documents/LRCUG.KT.Professional.15June2017.pdf)

#### **8. Establish and maintain adequate surveillance systems**

Currently there is little information on the health and social effects of cannabis use at the population level. A robust system for regular and transparent monitoring and reporting on cannabis-related driving infractions, ER visits, injuries, cannabis induced psychosis, violence and other social risks is needed federally and provincially. Timely data will allow citizens, health and safety officials to adapt their policies as needed to promote and protect the wellbeing of the population and to guide ongoing practice and policy making regarding cannabis in Canada and BC.

#### **9. Reinvest proceeds/profits into primordial prevention of substance use in youth**

Given an intention of legalization is to reduce youth access to cannabis and improve community safety, government proceeds from sales should be redirected into health promotion activities such as community programs, including job opportunities, physical activity, youth mental health and resiliency support, parenting supports, parental education and income.

#### **10. Trauma informed enforcement of policies through social justice/equity lens to all new cannabis related by-laws, services and programs, including:**

- Recommending that individuals be pardoned for previous possession charges/convictions as they may be disproportionately represented, racialized and experience limited opportunities to participate in the cannabis or general economy.
- Ensuring that policies, bylaws, etc. do not create higher risk for some groups.

**Summary Table**

		BC Tobacco Policy	BC Alcohol Policy
0.0	FHMHOs recommend regulations of cannabis sale distribution and marketing as supported by evidence from current regulatory frameworks, which could be rolled back as health and safety information becomes available.		
1. Delay initiation of use			
1.1	Initiation of cannabis use should be delayed as long as possible.	Min age 19	Min age 19
2. Reduce exposure to environmental smoke			
2.1	No smoking/vaping in outdoor public spaces such as parks, recreational areas and beaches	Consistent with some municipal regulations	Consistent with provincial public liquor laws
2.2	No smoking/vaping in multi-unit dwellings	Consistent with public health recommendations for tobacco (in Fraser, no municipality restricts smoking in MUDs)	NA
2.1	No smoking/vaping lounges (including mobile venues)	Consistent with Provincial restriction on no smoking in enclosed spaces	NA
3. Restrict marketing of cannabis products			
3.1	Prohibit exterior display, advertisement, or promoted in a manner that is visible or accessible to minors,	Current legislation still allows exterior signage, sandwich boards, flyers and sign spinners at retail locations	
3.2	Packaging restrictions	Dose and serving size limited; some limitations on packaging; warning labels mandated	Dose and serving size limited; some limitations on packaging; no labelling
4. Restrict accessibility to sales			
4.1	Do not sell cannabis with tobacco or alcohol	NA	NA



4.2	Regulate siting and density of cannabis outlets - Retailers not to be within 600 meters of schools, recreation centres and other areas where youth frequent	Unlimited	
4.3	Limit hours of sale	Unlimited	9-11 though provincial licencing
4.4	All recommendation restricting, age, hours of sale, price, packaging, marketing and any other relevant recommendation apply to any online sales of cannabis.	Note federal regulation of on-line cannabis sales	Currently allow any licenced distributor to include on line sale or delivery according to licence
<b>5. Limit single purchase amounts though packaging and price</b>			
5.1	Limit amount that could be sold in one encounter (e.g. 100 mg equivalent of THC)	Unlimited	Max sales for online only – in store purchase unlimited
5.2	Limit serving size to 10mg		Concurrent servings limited though SmartServe
5.3	Appropriate price point	Taxation(more researched)	Price regulation (more researched)
6.0	<b>Public education and safety messaging should include the following key messages</b> <ul style="list-style-type: none"> <li>• Delay initiation</li> <li>• Limit frequency and quantity per use</li> <li>• Use lower THC content</li> <li>• Don't drive or operate heavy machinery within six hours of use</li> <li>• <i>Don't use with other substances (e.g. with alcohol)</i></li> </ul>	PSAs focus on cancer risks	PSAs Focus on no use during pregnancy , drinking and driving and more recently moderation/responsible use
7.0	<b>Establish appropriate controls for the access and consumption of edibles</b>		
8.0	<b>Establish and maintain adequate surveillance systems</b>		
9.0	<b>Reinvest proceeds/profits into primordial prevention of substance use in youth</b>		
10.0	<b>Trauma informed enforcement of policies through social justice/equity lens to all new cannabis related by-laws, services and programs</b>		



#### 420 ADVISORY MANAGEMENT

Thank you for the opportunity to provide input into the policy and bylaw development process for Salmon Arm's cannabis businesses.

Through our work with local governments across North America, we have learned from experience that strong regulations, robust enforcement and industry interaction with the communities it serves are keys to the successful rollout of legalized cannabis at the commercial level.

### Recommendations

#### Putting Faces to Names

The introduction of legalized cannabis is a change for any community. We recommend hosting an open, public forum to discuss what legalization looks like at the local level and include prospective applicants as part of a Q&A session with residents.

We also suggest requiring some sort of community engagement plan and/or good neighbour policy to be documented by prospective applicants as part of the city's approval process.

#### Vetting Process

We encourage all local governments to carefully consider policies toward illegally operating cannabis shops and to ensure only the most responsible operators are handling and selling cannabis in their communities. Illegal operators are violating cannabis laws now, and municipalities must consider if they will be responsible businesses and comply with the more stringent requirements of the regulated industry.

It is further recommended that as part of the approval process, prospective retailers be required to meet with local law enforcement leadership as well as fire safety and building officials. This will help address public safety concerns ahead of the business opening and to establish a good working relationship between the business and local authorities.

#### Landlord Letter of Approval

Building this into the application process is an effective means of streamlining the approval process.

Applicants must have a good relationship with their property owners and disclose their intent to operate a cannabis retail establishment. Landlords should be informed and comfortable with this usage before permits are granted. This step allows municipalities to utilize local landlords as a first line of vetting of potential operators.

**Minimum Distances**

We wholeheartedly support local government initiatives to restrict cannabis sales to areas of town that make sense for residents and support community health and safety. We encourage municipalities to look at their minimum distances that liquor stores and other sensitive uses have from parks, playgrounds and schools and apply them evenly to retail cannabis stores.

However, we also advocate for some level of flexibility within the regulations, through a waiver and/or variance process. Hard-and-fast distance restriction numbers don't always make sense when considering physical geography and other characteristics unique to each location. With community support obtained, retailers should have the ability to apply for a variance when warranted.

Sincerely,

Dan Rowland

420 Advisory Management, Ltd.



The Greenery Cannabis Boutique Ltd.  
510-1708 Dolphin Ave  
Kelowna, BC  
V1Y 9S4

April 4, 2018

City of Salmon Arm  
500 2<sup>nd</sup> Ave NE  
Salmon Arm, BC  
V1E 4N2

**RE: Retail Cannabis Commentary/Input**

To whom it may concern:

The Greenery Cannabis Boutique Ltd. (GCB) is seeking municipal and provincial approval for the establishment of a retail cannabis storefront business within the City of Salmon Arm.

GCB, or its ownership, have not participated in this industry in the past as all parties have respect for the law and for this council. It is GCB's view, that those companies, individuals, or parties that have been operating within this illegal industry prior to federal legalization have established a competitive advantage in terms of location, customer base and operating policies and procedures. With respect to the approval process, GCB trusts that council and the City of Salmon Arm will take into account past bylaw violations or criminal charges laid upon either those companies, individuals, or parties when considering to support licensing at the municipal level.

In having reviewed the City of Salmon Arm's Regulating Cannabis Retail Sales report GCB supports the Moderately Regulated Approach. Moreover, GCB has provided the following responses as per the request for written submissions within the Notice of Public Meeting document:

- 1) Should the retail sale of cannabis be permitted in the City of Salmon Arm?

*GCB supports the sale of retail cannabis within the City of Salmon Arm.*

- 2) If yes to question 1), where in the City should retail stores be allowed if the use is permitted in commercial zones?

*GCB supports retail stores to be permitted within commercial zones.*



- 3) If yes to question 1), should there be a minimum distance between cannabis retail stores?

*GCB supports the restriction of retail cannabis storefront businesses through the use of minimum proximity policies between cannabis retail stores.*

- 4) If yes to question 1), should there be a minimum distance between a cannabis retail store and schools and/or other land uses such as daycares and residential units?

*GCB supports the restriction of retail cannabis storefront businesses through the use of minimum proximity policies between sensitive locations such as schools, daycares and residential units.*

- 5) If yes to questions 3) and 4), what should those distances be?

*GCB suggests the following proximity zoning restrictions between retail cannabis storefront businesses:*

Use Category	Proximity Policy
Other Retail Cannabis Storefront	500 meters
Schools	500 meters
Residential Units*	0 meters
Liquor Stores	250 meters
Daycares	250 meters

\* GCB does not support retail cannabis storefronts to operate within buildings that have a residential unit located within the same building

GCB trusts that this information will serve useful in determining the municipal zoning regulations surrounding the sale of retail cannabis within the City of Salmon Arm. Further questions regarding the above commentary can be directed to GCB's lead representative as detailed below.

Sincerely,

Michael Curtis Poulton, MBA, CPA, CMA  
 Director - The Greenery Cannabis Boutique Ltd.  
 Email: greenerycannabisboutique@outlook.com

## Kevin Pearson

**From:** Barb Puddifant  
**Sent:** April 16, 2018 3:07 PM  
**To:** Erin Jackson; Carl Bannister; Kevin Pearson  
**Subject:** FW: Written Submission for Town Hall 4/16/18  
**Attachments:** BC Municipal Policy Paper Final.pages

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**From:** clay@myeden.ca [mailto:clay@myeden.ca]  
**Sent:** April-16-18 1:40 PM  
**To:** Caylee Simmons  
**Subject:** Written Submission for Town Hall 4/16/18

Please see attached written submission for the open house town hall meeting tonight. I copied and pasted below as well should you not be able to open the .pages attachment.

### Policy Briefing Note

#### Medical Cannabis Retail in Salmon Arm, British Columbia: A Mixed Public/Private Model

Prepared by Eden Medicinal Society – April 16, 2018

Eden Medicinal Society is calling on Salmon Arm to follow the example of other cities in Canada and the United States by allowing medical cannabis dispensaries to be included in the licensed and regulated retail of cannabis.

Canada's appeal courts continue to uphold the role of medical dispensaries in providing reasonable access to cannabis patients.

We strongly encourage Salmon City Council to give current medical dispensaries which can prove community support be given local government support in order to meet the re-requisite for an provincial retail license.

Medical cannabis dispensaries can coexist alongside government-run cannabis retail. As such, we propose another path forward: **a mixed public/private retail model in the city of Salmon Arm that can ensure reasonable access and maintain responsible public safety and harm reduction standards.**

### Who We Are

The Eden Medicinal Society is a federally registered not-for-profit that opened the doors to their first dispensary location in Vancouver in July of 2011, in the heart of Vancouver's Downtown Eastside on East Pender Street in Chinatown.

At that time, there was not a single dispensary in the Downtown Eastside, meaning no alternative support groups for those suffering from substance abuse and ultimately no safe haven to provide access to alternative forms of medicine. Eden chose to serve a neglected demographic of Canadian citizens in need of support both socially and medicinally. It was not a profitable destination for a business looking to accumulate capital, but rather a destination where compassion was needed the most.

Eden has proven to have had a positive impact on the communities we operate in, working alongside police departments, and providing compassionate services free of charge. From the outside, some may think we operate the same as other dispensaries, but we have established a professional and academic following for reasons beyond operating as a dispensary.

Eden now operates one of Vancouver's ten municipally licensed cannabis dispensaries and maintains regulatory practices in accordance with the guidelines set forth by the CAMCD (Canadian Association of Medical Cannabis Dispensaries). Eden was the first dispensary in Canada to obtain this accreditation.

We pay our taxes, we employ many people and provide fair wages, and we care deeply about the communities that we operate in.

### Overview of Potential Shortcoming in Cannabis Retail

British Columbia's proposed government cannabis monopoly will perpetuate the worst problems caused by prohibition:

1. **Too few locations will choke off patient access to medicinal cannabis.** A smaller number of licensed locations will not meet the demand in Salmon Arm. Many medical cannabis patients will be unable to access a location near their home, and even those who are able to do so will not receive the same level of in-person knowledge and expertise about cannabis products currently offered by medical dispensaries. In jurisdictions such as Alberta the minimum distance from a provincial healthcare facility, school or reserve school another dispensary is 100m. The distance from another dispensary poses no real public health or safety concern.
2. **Failed law enforcement would inflict harm on innocent citizens and costly government run retail stores will waste taxpayer dollars.** Licensed and regulated current 'good actor' medical dispensaries can provide access at a profit to government through excise tax revenue and licensing revenue – while complying with provincial and municipal public safety requirements.

### Protecting the Constitutional Rights of Patients

In 2016, the Federal Court ruled (Allard v. Canada) that patients who need medical cannabis must be granted "reasonable access" under Section 7 of the Charter of Rights and Freedoms. In this ruling, Justice Phelan stated that "Dispensaries are at the heart of access."

The Allard decision was recently upheld in a superior court decision regarding the Village Dispensary in Hamilton. The constitutional rights of patients to access medical cannabis is a legal reality that City Council and the Province must keep in mind when setting the rules for cannabis retail in BC. Acknowledging the Charter rights of patients to access their medicine how they see fit is not only compassionate, but it would avoid costly expenditures on law enforcement and an unnecessary legal process.

#### Recommendations for Licensing and Regulating Cannabis Retail

Want to work with governments to establish a regulatory framework for licensing and taxation of privately-owned adult-use cannabis retail businesses, subject to municipal licensing and zoning, in coordination with provincially-regulated warehousing, distribution and retail delivery of legal cannabis products.

Vancouver's licensing rules specify where dispensaries can be located geographically within the city, including minimum distances from schools. Both non-profit compassion clubs and for-profit businesses were able to apply to the city for a license, which were awarded on a point-system basis.

Vancouver's licensing regime adopted the strict certification standards developed by the Canadian Association of Medical Cannabis Dispensaries. Eden Medicinal Society was the first medical cannabis dispensary to achieve this certification, which specifies details requirements covering:

- A compassion club or for-profit business being able to demonstrate local support from neighbouring businesses and residents;
- Dispensing, including verification of Identification, quantity restrictions of 30 grams per transaction, and the cleanliness and transparency of dispensing practices;
- Supply, including quality control, testing, storage and inventory management;
- Safety, education on safe consumption and product variety, security and privacy; and
- Effective organization, including governance, financial record keeping, insurance, legal and regulatory compliance, remission of applicable taxes, and employment practices.

Eden's voluntary compliance with all of these measures are a big part of why cannabis patients and hopefully in future recreational consumers will prefer medical dispensaries.

#### **Further Considerations**

<https://fcm.ca/Documents/issues/Cannabis-Guide-EN.pdf>

#### or lounges

With the legalization of recreational cannabis, it is inevitable that consumers will demand places to consume marijuana products. Seattle City Attorney, Pete Holmes articulated why such places are needed in a memo:

Single family homeowners have a legal place to consume marijuana; others, however, such as out-of-town visitors, the homeless, and renters and condominium owners whose buildings do not permit marijuana use, have fewer options. Enforcement against public marijuana use will be more effective if people have alternative locations to use marijuana legally. To this end, the CAO is working with Council member Nick Licata to propose legislation to the City Council to license and regulate a new type of business in Seattle called "marijuana use lounges" that would permit vaporizing or eating marijuana.

These lounges would be open to customers 21 years of age and older with mandatory ID checks, prohibit alcohol, and have minimum ventilation requirements. Because state law does not allow consumption of marijuana where it is sold, patrons would have to bring their own. Lounges could charge a cover and sell food and nonalcoholic beverages.

(Source: <http://blogs.seattletimes.com/opinionnw/files/2015/01/Holmes-memo.pdf>)

Unless the City of Salmon Arm want its streets and parks full of people using legal cannabis products, it needs to contemplate a common sense regulatory scheme allowing for cannabis lounges.

Minor modifications to existing provincial legislation Tobacco & Vapour Products Control Act would allow lounges to exist within the law. By amending this **section 2.41**, the province could create a legal framework allowing for vaping lounges and outdoor licensed events. Enforcement of these regulations could be undertaken by the Alcohol and Gaming Commission of British Columbia. In addition, the Federation of Canadian Municipalities in a their spring 2018 agrees that municipalities should have the right to zone and regulate cannabis lounges.

#### How dispensaries contribute to health and public safety

The best way to ensure safe and responsible access to adult-use cannabis products is by allowing existing dispensaries serving medical users to apply for private retail licenses and transition to the regulated market, so that they do not turn back to the black market. Medical cannabis dispensaries ensure that cannabis consumers and patients have access to safe, accessible spaces to obtain in-person advice and access to legal cannabis products that are properly tested, labelled and taxed upon sale:

- Eden provides patients with safe products that have been independently lab tested for Cannabinoid Potency, Terpene Profiles, Microbial Analysis, Contaminants, Pesticides, Heavy Metals and Residual Solvent Detection.
- Patients turn to Eden for our advanced knowledge regarding medical cannabis, providing the kind of personalized attention, education and service that is currently unavailable elsewhere. Our staff provide general information regarding flower, tinctures, capsules and topicals. This allows our patients to make well-informed decisions.
- Eden sells ointments, tinctures and other products that are therapeutic, non-psychoactive and euphoria free, like CBD extract, for pain management and other ailments. Eden does not currently sell edibles in Toronto, at the request of municipal law enforcement.

- By following CAMCD guidelines, we ensure that adult-use cannabis retail staff are knowledgeable and trained about harms of use, prevention of youth sales, and appropriate and responsible use.
- Our retail locations blend into all other storefronts, with no cannabis products visible from the street or overt cannabis imagery to attract new clients in off the street. We oppose the co-location of cannabis with alcohol and other general retail convenience stores and pharmacies, because we believe this would normalize consumption of cannabis among non-users and youth, and because our clients want a dedicated cannabis retail channel where they can speak with knowledgeable staff about our products.

### **How Eden is combating the opioid epidemic**

In addition, we have taken additional steps to address mental health and addictions issues in the communities where we operate:

- The opioid epidemic has killed thousands of Canadians in the last year, and policy makers have been slow to come up with solutions on how to address it. In response to the opioid crisis, Eden Medicinal Society has partnered with the University of British Columbia to study the efficacy of using cannabis in an opioid substitution program. This scientifically rigorous study is underway, and the results so far are extremely promising.
- Eden Medicinal Society has also donated fentanyl test strips to Toronto's "pop-up" safe injection site, and provides them for free at our retail locations.

### **Conclusion**

Other jurisdictions have provided a straightforward roadmap for success. Many medical cannabis dispensaries have operated in a safe and ethical manner, and are only looking for a path toward licensed and regulated legal status.

If you have any questions, or would like to discuss this further, please do not hesitate to contact us.



Honourable Mayor and Council

In response to Council's request to hear ideas and receive answers to its questions regarding Retail sales of cannabis I submit the following.

— "Yes. Salmon Arm should allow retail sales of Cannabis based on existing Federal Laws and upcoming Provincial Regulations.

Retail sales of Cannabis should be allowed in areas suggested by City Staff in their report: Regulating Cannabis Retail Sales: C2-C3-C6 and certain Comprehensive Development Zones.

No there should not be a minimum distance between Cannabis Stores.

Yes. There should be a minimum distance between a Cannabis store and certain locations such as schools and daycares.

The minimum distance should be 100 Meters." —

Questions:

-The following questions are based on the premise that storefront retail sales of cannabis are presently illegal under Federal Law-This position is stated in City Staff's Report of March 13- Also that **Non Medical** Cannabis Retail sales are expected to become Legal later in 2018 HOWEVER retail storefront sales of **Medical** Cannabis shall continue to be illegal until Federal Laws change in the future.

Does Council and /or City Staff have a position on the present illegal Retail cannabis stores? If not, why?

Does Council and/or City Staff plan on having written policies regarding illegal Retail Cannabis stores?

Would council examine the possibility of regulating and permitting, under its municipal Jurisdiction, the storefront retail sale of **Medical** Cannabis, despite this being Federally Illegal, such as was done in Vancouver and Nelson?

Suggestions:

As a Salmon Arm Citizen and a supporter of most of the upcoming legislative changes concerning Cannabis I am concerned that the City may not have enough time to implement a fair and balanced approach that will respect the interests of applicants who will be awarded Non Medical Cannabis Retail Sales Licenses by the LCLB.

I suggest that Council and staff find out from the Province's Liquor Control and Licensing Branch what their compliance and enforcement actions will be in regards to non licensed Cannabis Retail Stores, which includes all Salmon Arm Stores (in their present format) and model their responses and policies in line with them.

If Council and City Staff foresee the likelihood of having Government Licensed Stores and illegal "Medical Dispensaries" operating simultaneously within City limits, then by having Policies addressing this would help clarify the local regulatory landscape.

Sincerely

David Allard

## INFORMATIONAL CORRESPONDENCE – AUGUST 27, 2018

1. D. Ackerman, Development Services Department – letter dated August 2, 2018 – Address Change Gleneden Hall
2. B. Shirley, City of Salmon Arm Fire Chief – email dated August 20, 2018 – We saved a lot today
3. D. McDonald – email dated August 13, 2018 – Adaptable Paddleboard Event August 29
4. D. Pristupa – email dated August 20, 2018 – Greyhound
5. B. Howard – email dated August 13, 2018 – Transformative Proposal for the City of Salmon Arm
6. M. Simpson, Senior Regional Manager – Thompson, Fraser Basin Council – email dated August 17, 2018 – Thomason Watershed flood mapping – Fraser Basin Council applying for NDMP Stream 2 funds
7. T. Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing and G. MacIsaac, Executive Director, Union of British Columbia Municipalities – letter dated August 15, 2018 – Successful Efforts in Reducing GHG Emissions in 2017
8. L. Bateman, Office & Event Manager, Clean Energy BC – email dated August 22, 2018 – Invitation to Clean Energy BC's UBCM Reception
9. Health Canada – email dated July 30, 2018 – Information Update – Shortage Situation involving EpiPen (0.3 mg)
10. Health Canada – email dated August 7, 2018 – Recall: Dollarama recalls the Skip Ball Toy
11. B. Butterworth-Carr, Deputy Commissioner/Commanding Officer, Royal Canadian Mounted Police – letter dated August 14, 2018 – 2018 British Columbia Wildfires – Article 8.0 Municipal Police Unit Agreement
12. T. Stone, MLA, Official Opposition Critic for Municipal Affairs, Legislative Assembly of British Columbia – letter dated August 13, 2018 – 2018 UBCM Official Opposition Meeting Opportunities
13. D. Sharman, Community Relations Manager, BC Hydro – email dated August 14, 2018 – BC Hydro Beautification Program
14. J. Baker, Executive Director, BC Society of Transition Houses – email dated August 14, 2018 – National Housing Strategy Legislation
15. J. Van Barneveld, Acting Mayor, District of Huston to Honourable Carole James, Minister of Finance and Deputy Premier – letter dated August 14, 2018 – Employer Health Tax Impact on Local Government
16. Mayors for Peace Secretariat – email dated August 8, 2018 – Nagasaki Peace Declaration 2018

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Item 10.2

## CITY OF SALMON ARM

Date: August 27, 2018

M. Kriese, SAS Sullivan Wellness Centre Coordinator –  
letter dated August 22, 2018

Request for Rainbow Crosswalk Celebration –  
Tuesday, September 25, 2018 4:00 p.m. – 6:00 p.m.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

Mayor and Council  
City of Salmon Arm

August 22, 2018

Your Worship and City Councillors,

On behalf of the SAS Sullivan Wellness Centre, CMHA – Shuswap Revelstoke and PRIDE Salmon Arm we would like to express our thanks for your support of the LGBTQ2 community in Salmon Arm with the installation of the rainbow crosswalk at Blackburn Park.

Rainbows are a symbol of the LGBTQ community, and rainbow crosswalks have become a way for towns and cities to show support and acceptance for the queer people living in them. And in Salmon Arm we have learned that Rainbow crosswalks are a great way to talk about who has power and who's vulnerable. For LGBTQ youth, who have high rates of depression, bullying, and suicide, a program that promotes support and acceptance of them has a great deal of worth. This crosswalk is an important symbol to our community and we'd like to officially celebrate it.

We are asking permission to host a Rainbow Crosswalk Celebration on Tuesday, September 25 from 4 – 6pm at the crosswalk. Event will include:

- We request that the road be closed/barricaded during the celebration (for safety)
- Official rainbow ribbon cutting with Mayor and Council members who wish to participate
- Musical entertainment (and speeches) on the grass, off the roadway (will require the use of a generator)
- Photo ops on the Crosswalk with #inclusivesalmonarm branding
- Cake or cupcakes and beverages to be served (will get Interior Health special event permit)
- We will acquire the necessary liability insurance

If you require any further information, please don't hesitate to contact me.

Sincerely,

Monica Kriese (Event Coordinator) SAS Sullivan Wellness Centre Coordinator

2 – 3110 2<sup>nd</sup> Ave. NE, Salmon Arm, BC V1E 2R4 Phone: 250-833-6100 email: monicakriese@gmail.com

Item 10.3

## CITY OF SALMON ARM

Date: August 27, 2018

D. Dunlop, Executive Director, Canadian Mental Health  
Association – Shuswap Revelstoke and Shuswap Independent  
Living Association –  
email dated August 23, 2018

Request for Letter of Support for BC Housing RFP

### Vote Record

- ☐ Carried Unanimously
  - ☐ Carried
  - ☐ Defeated
  - ☐ Defeated Unanimously
- Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

**Erin Jackson**

**From:** Dawn Dunlop [dawn.dunlop@cmha.bc.ca]  
**Sent:** Thursday, August 23, 2018 9:42 AM  
**To:** Erin Jackson  
**Cc:** Dawn Dunlop  
**Subject:** RE: Letter of support email

Hi Erin, as per previous communication and in follow up to our meeting on Tuesday August 21<sup>st</sup>, I am requesting a letter of the support in relation to CMHA applying for the BC Housing RFP, see link

[www.bchousing.org/partner-services/funding-opportunities-for-housing-providers/building-BC-community-housing-fund](http://www.bchousing.org/partner-services/funding-opportunities-for-housing-providers/building-BC-community-housing-fund)

As you are aware we are preparing our submission for the September 17<sup>th</sup> due date and require a letter from the City detailing their support of the application and potential contributions to the project. As we discussed at the meeting, we would ask that in the letter the city indicates that city incentives may include: permit reduction/waivers, DCC waivers, and property tax exemption. This wouldn't be a formal commitment that require exact details but I would also suggest you mention the new housing fund that has been developed and the city is engaged and committed to working with CMHA and BC Housing to bring affordable housing to our community. Also I would appreciate the letter detailing the need in Salmon Arm and that housing is a priority, also any additional information that supports the need (housing identified as primary need in branding project, SA largest growing city under 25,000 in BC, etc...).

If you need anything further please advise, I will be in attendance at the meeting on the 27<sup>th</sup>. Thanks to the City for your partnership, commitment and hard work in "moving the needle" to develop affordable housing in our community.

**Dawn Dunlop**

Executive Director for CMHA & SILA

**Canadian Mental Health Association (CMHA) – Shuswap/Revelstoke**

Box 3275, 433 Hudson Ave. NE., Salmon Arm, BC, V1E 4S1

P: 250-832-8477 ext 105 F: 250-832-8410 Email: [dawn.dunlop@cmha.bc.ca](mailto:dawn.dunlop@cmha.bc.ca)

[www.shuswap-revelstoke.cmha.bc.ca](http://www.shuswap-revelstoke.cmha.bc.ca)

**Shuswap Independent Living Association (SILA)**

680 Shuswap Street SE., Salmon Arm, BC, V1E 3K4

This message may contain confidential and privileged material. Any use of this information by anyone other than the intended recipient is prohibited. If you receive this message in error, please immediately reply to the sender and delete from your computer. Thank you.





## Item 11.1

**CITY OF SALMON ARM**Date: August 27, 2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Council award the contract for provision of Property, Crime, Equipment Breakdown, Marina Operators Legal Liability and Environmental Impairment Liability insurance to the Municipal Insurance Association of BC for the period of September 17, 2018 to September 16, 2019 for \$157,965.00, with the option of renewing for an additional two (2) years subject to receipt of a satisfactory quotation 45 days prior to commencement of the next policy period.

**Vote Record**

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



## City of Salmon Arm

*Memorandum from the Director of Corporate Services*

TO: Her Worship Mayor Cooper and Council

DATE: August 18, 2018

SUBJECT: 2018 Property Insurance

### Recommendation

THAT: Council award the contract for provision of Property, Crime, Equipment Breakdown, Marina Operators Legal Liability and Environmental Impairment Liability insurance to the Municipal Insurance Association of BC for the period of September 17, 2018 to September 16, 2019 for \$157,965.00, with the option of renewing for an additional two (2) years subject to receipt of a satisfactory quotation 45 days prior to commencement of the next policy period.

### Background:

On July 25, 2018 the City undertook a Request for Proposals (RFP) process to obtain Property, Crime, Equipment Breakdown (Boiler & Machinery), Marina Operators Legal Liability and Environmental Impairment Liability insurance. At present, the City's Statement of Values reflects over \$214 million of insurable assets.

RFP packages were sent to CapriCMW Insurance Services Ltd. (CapriCMW), the Municipal Insurance Association of BC (MIABC) and Johnston Meier Insurance Agency Group (Johnston Meier). Responses were received from two (2) of the three (3) entities by the August 17, 2018 closing date.

Staff evaluated the proposals and the results are summarized below:

	CapriCMW Insurance Services Ltd.	Municipal Insurance Association of BC (MIABC)
Property	\$137,768.00	\$136,402.00
Mobile Equipment	Included in property	Included in property
Marina Operators Liability	\$2,500.00	\$3,400.00

Crime	\$1,000.00	Included in property
Equipment Breakdown	\$9,975.00	\$6,738.00
Environmental Impairment Liability (EIL)	\$10,443.00	\$7,425.00
Commission / Broker Fee	10% (built into quote)	\$4,000.00
<b>Total</b>	<b>\$161,686.00</b>	<b>\$157,965.00</b>

CapriCMW is offering a municipal package through Frank Cowan Company of Princeton, Ontario, while MIABC, which began providing property coverage in a stand-alone pool in 2014, is located in Vancouver, BC. The City's total insured value for property has increased by nearly \$30 million since the last RFP process was undertaken in 2015.

The breakdown for the previous three (3) year's quotations is as follows:

	Capri Insurance Services Ltd. 2015	Capri Insurance Services Ltd. 2016	Capri Insurance Services Ltd. 2017
Property	\$119,056.00	\$126,567.00	\$131,957
Mobile Equipment	Included in property	Included in property	Included in property
Marina Operators Liability	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Crime	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Equipment Breakdown	\$ 8,654.00	\$ 9,090.00	\$9,181.00
Environmental Impairment Liability	Not provided	\$ 10,443.00	\$ 10,443.00
Broker Fee	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
	<b>\$140,210.00</b>	<b>\$158,600.00</b>	<b>\$164,081.00</b>

Both CapriCMW and MIABC offer packages that are tailored to the needs of municipalities with limits and deductibles that are substantially the same (though MIABC is offering a much lower deductible for EIL). They both provide services such as policy and procedure review, education and training, claims history analysis, risk management advice and in-house legal departments.

In addition to being slightly lower in cost, the MIABC's proposal includes increased sublimits for Master Key (coverage for re-keying a City Building) and Personal Effects of Officers and Employees (coverage for personal items in the event that an insurable loss occurs) and a Catch All amount of \$50,000.00 in the event that any sublimit is insufficient to fully indemnify the City. The MIABC handles all claims directly, whereas CapriCMW / Frank Cowan Company claims handling process is somewhat more complicated, as experienced through the water escape claim that occurred in March 2017.

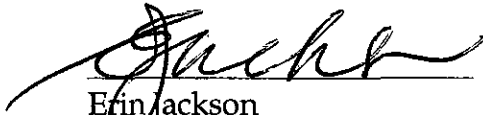
The City has established relationships with both proponents and the service provided by CapriCMW, from a broker perspective, has been excellent over the past three (3) years.

From a claims handling perspective, the amount of hands on work that was required from City staff was significant. This was not the fault of CapriCMW but an unfortunate result of having many parties involved. The City's experience with liability insurance claims handling, through MIABC, has been very positive.

As well as the services noted above, MIABC offers grants to encourage risk management initiatives, dividends, regional education opportunities and an annual Risk Management Conference.

It is recommended that Council award the 2018 Property Insurance contract to the MIABC for the amount of \$157,965.00, with the option of renewing for an addition two (2) years subject to receipt of acceptable quotations.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Erin Jackson", written over a horizontal line.

Erin Jackson  
Director of Corporate Services

Item 11.2

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: Chelsea Van de Cappelle, Chief Financial Officer, be appointed to replace Monica Dalziel, as a City of Salmon Arm representative to the Shuswap Regional Airport Commission for the remainder of the two (2) year term expiring December 31, 2019.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



*City of Salmon Arm*  
*Memorandum from the Corporate Officer*

---

Date: August 20, 2018  
To: Mayor Cooper and Members of Council  
Subject: Shuswap Regional Airport Commission Appointment

---

*Recommendation:*

THAT: Chelsea Van de Cappelle, Chief Financial Officer, be appointed to replace Monica Dalziel, as a City of Salmon Arm representative, to the Shuswap Regional Airport Commission for the remainder of the two (2) year term expiring December 31, 2019:

*Background:*

Monica Dalziel has retired as the Chief Financial Officer and pursuant to the City of Salmon Arm Shuswap Regional Airport Commission Establishment Bylaw No. 2152, Council must appoint all members to the Shuswap Regional Airport Commission (Airport Commission) by resolution. The bylaw specifies that all appointments, except those to fill interim vacancies, shall be for a two (2) year term based on the calendar year, however, the first term of Council appointees shall be one (1) year, providing for a staggered expiry of City and CSRD representatives terms.

Respectfully submitted,



Erin Jackson  
Corporate Officer

Item 11.3

## CITY OF SALMON ARM

Date: August 27, 2018

# Housing Task Force Recommendations

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond





**City of Salmon Arm**  
*Memorandum from the Director of Corporate Services*

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TO: Her Worship Mayor Cooper and Council  
 DATE: August 20, 2018  
 SUBJECT: Housing Task Force Recommendations

---

**Background:**

During the November 28, 2017 meeting of the the Social Impact Advisory Committee (SIAC), it was recommended that Council strike a Housing Task Force to engage more people in the important discussion of affordable housing and in doing so identify and prepare for opportunities.

At the Regular Council Meeting of December 11, 2017, Council received the SIAC recommendation and adopted a Resolution acknowledging that housing is a key component of a healthy community and that affordable housing is at a critical point. In an effort to respond if opportunities arose, Council directed staff to prepare a Housing Task Force Terms of Reference, which was subsequently adopted on January 15, 2018.

The primary goal of the Housing Task Force (HTF) is to provide information and recommendations to Council that will allow the City of Salmon Arm to position itself for potential Federal or Provincial funding opportunities geared toward the creation of non-profit housing for low and moderate income households, affordable rental housing and affordable homeownership.

HTF Membership consists of:

- Two (2) members of Council (Councillors Wallace Richmond and Lavery);
- Two (2) members from the housing /social services sector (Dawn Dunlop - Canadian Mental Health Association and Jane Shirley - Salmon Arm Family Emergency Society);
- Two (2) members from the development / financial sector (Barry Delany - Salmon Arm Savings and Credit Union and Ian McDiarmid - McDiarmid Construction Ltd.);



- One (1) member from the Neskonlith Indian Band (Councillor Louis Thomas);
- One (1) member from the Adams Lake Indian Band (Councillor Steven Teed);
- Two (2) Citizens at Large (Calvin Berger and Jeff Ragsdale); and
- One (1) member from the Salmon Arm Economic Development Society (Lana Fitt – Economic Development Manager).

The sector representatives were drawn from community members who have been actively engaged in discussions about affordable housing and who have data and expertise to contribute.

Bi-weekly meetings were held over 5 months in 2018 and members of the HTF reviewed the following:

- presentations, reports, and research data provided by provincial and federal bodies including BC Housing, BCNPHA, CHMC, and housing consultants;
- existing/emerging community housing strategies from other communities;
- recently approved and in-stream multi-family housing developments in Salmon Arm;
- select lands appropriate for multi-family housing development in Salmon Arm;
- current incentives in-use and explored emerging options such as land trusts, permissive tax exemptions, affordable housing reserves, as well as incentives targeted to reduce up-front cost of specific non-market housing; and
- the process of BC Housing where land, resources, recognized non-profit housing provider status, community partnership, and justified need through data is required for project consideration.

## Findings

The findings that most resonated with the HTF fall into four main categories; **convene** stakeholders to identify effective housing strategies, **educate** and communicate to local stakeholders and citizens, **regulate** and incentivize through current and emerging planning and development policies, and **leverage** opportunities to invest in housing supply.

**Convening stakeholders to identify effective housing strategies** include;

- partnering with community stakeholders to contribute to the funding and development of a Community Housing Strategy;

- being pro-active and well versed in all tools available, establishing the scope of work for future research and consulting;
- clearly identifying the roles and responsibilities of all partners;
- providing housing options for vulnerable populations (seniors, persons with disability and low income families and individuals);
- striving for diversity of housing in all neighbourhoods; and
- reviewing, amending and defining any future enhanced role of the HTF.

**Educating and communicating to local stakeholders and citizens include:**

- the assessment of and need for accurate data;
- the provision of updated and ongoing information on Federal/Provincial funding opportunities;
- acting as the hub of housing information;
- clearly defining the continuum of housing from supportive to ownership;
- conducting risk/benefit analysis of housing investments;
- maintaining updated information on housing statistics and supply;
- emphasizing the value of affordable housing for all;
- regularly communicating the city's and organizations' affordable housing efforts and practices;
- identifying definitions and assumptions; and
- annually reviewing the progress of any housing strategy.

**Regulating and incentivizing through current and emerging planning and development policies include:**

- assessing the need for and impact on infrastructure;
- integrating any housing strategy into city bylaws;
- embedding sustainability and structures in the long term;
- establishing a budget mechanism for ongoing municipal financial contribution and/or reserve;
- reviewing development cost charges and site servicing charges for targeted projects;
- prioritizing incentivization along the housing continuum;
- enshrining an changes into the Official Community Plan, and related bylaws and policies;
- considering permissive tax exemptions for targeted needs on housing continuum; and
- exploring incentivization practices of other communities.

**Leveraging opportunities to invest in housing supply include:**

- building partnership with First Nations and regional district;
- updating accessible inventory of potential land parcels;
- exploring opportunities of land trusts, tiny homes and modest home ownership;

- recognizing the four key factors for funding (identified available land, recognized non-profit housing provider, City support, current data re: supply and needs gap);
- keeping “end cost per door” in mind (ie, servicing costs and DCCs); and
- prioritizing land acquisition for non-market housing.

### **Recommendation of the HTF**

Given the findings of the HTF and recognizing that a full range of housing options that is accessible and affordable to all residents is critical to the social and economic development of Salmon Arm and region and significant opportunities now exist to develop a made-in-Salmon Arm solution.

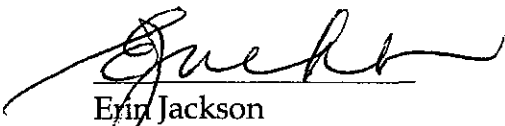
And, further recognizing that;

- 1) a community housing strategy is best achieved by way of broad-based local representation from multiple stakeholders, and
- 2) local government is ideally positioned to **convene** stakeholders to identify effective housing strategies, **educate** and communicate to local stakeholders and citizens, **regulate** and incentivize through current and emerging planning and development policies and **leverage** opportunities to invest in housing supply.

### **It is therefore the recommendation of the HTF that Salmon Arm City Council**

- develop and implement an achievable five year community housing strategy;
- allocate a budget of \$60,000 in the 2019 budget to retain a consultant; and
- that the HTF continue to play an active role along with staff, council; and consultants towards a measurable and sustainable outcome.

Respectfully Submitted,



Erin Jackson  
Director of Corporate Services

Prepared in collaboration with Councillors Wallace Richmond and Lavery and the Housing Task Force.

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Item 11.4

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: Council adopt the Sidewalk Inspection and Maintenance Policy No. 5.18 attached as "Appendix A" to the staff report dated July 25, 2018.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



*City of Salmon Arm*  
*Memorandum from the Engineering*  
*& Public Works Department*

File: POLICY XX

TO: Her Worship Mayor Cooper and Members of Council  
 FROM: Robert Niewenhuizen, Director of Engineering & Public Works  
 DATE: July 25, 2018  
 SUBJECT: Sidewalk Inspection and Maintenance Policy

**RECOMMENDATION:**

**THAT:** City Council adopt the Sidewalk Inspection and Maintenance Policy No. 5.18 as attached in Appendix A.

**BACKGROUND:**

The City does not currently have a written sidewalk maintenance policy; the past approach to managing repairs on sidewalk infrastructure has been based on periodic inspections, staff observations, response to resident complaints and concerns. Staff have reviewed the City's existing sidewalk repair procedures along with best practices of other cities to determine if any changes to our current practice should be undertaken.

It has been determined by the City's Risk Management Committee that a policy should be developed which will help to guide the City's inspection and maintenance efforts by providing guidance and direction for city employees, better tracking for responding to citizen concerns, and serving as a tool for long-term planning and budgeting.

The purpose of this new policy is to establish a system of inspections and maintenance for sidewalks located within the City to ensure that the repair of City sidewalks is carried out in a timely and cost-effective manner. The City has many kilometers of public sidewalks throughout the City varying in age, use and condition. The City recognizes that it is not possible to maintain all sidewalks in perfect condition but the objective is to ensure responsible management of public safety by making the sidewalks as safe as possible within the limits of the resources available.

Staff are therefore recommending that City Council adopt the new sidewalk inspection and maintenance policy.

Respectfully submitted

Robert Niewenhuizen, A.Sc.T  
 Director of Engineering & Public Works

## CITY OF SALMON ARM

## POLICY NO. 5.18

**TOPIC:** Sidewalk Inspection and Maintenance Policy

**PURPOSE:** The purpose of this policy is to establish a system of inspections and maintenance for sidewalks located within the City of Salmon Arm to ensure that the repair of City sidewalks is carried out in a timely and cost-effective manner. The City of Salmon Arm has many kilometers of public sidewalks throughout the City varying in age, use and condition. The City recognizes that it is not possible to maintain all sidewalks in perfect condition but the objective is to ensure responsible management of public safety by making the sidewalks as safe as possible within the limits of the resources available.

**POLICIES AND PROCEDURES:**

1. To provide City sidewalk repair that is balanced against the risks involved and that Council deems is reasonable in consideration of all circumstances including budgetary limitation, available personnel and equipment.
2. The following repair guidelines apply in respect to defects or hazards in sidewalks observed by the Director of Engineering and Public Works and/or his designate(s).

CATEGORY:	DESCRIPTION:	WHAT TO DO:
Level 1	A differential of less than 1.25cm (1/2 inch).	No service required.
Level 2	A differential between 1.25cm (1/2 inch) and 2.5cm (1 inch).	List for re-inspection
Level 3	A differential greater than 1 inch (2.5 cm).	Mark immediately, schedule for repair.

3. Upon receiving a Public complaint of sidewalk damage, a City employee will inspect the sidewalk within three (3) working days. Any damage that is Level 3 shall be marked immediately, which may involve fluorescent paint, placement of barricades and/or warning signs, and scheduled for repair.
4. All damaged sidewalk or hazards deemed for repair shall be based on priority, determined by the level of the hazard and withstanding available budget providing it does not create financial implications.
5. It is recognized that, where cost effective to do so, repairs may also be carried out on sidewalks that do not meet the requirements of this policy.

Prepared by: Director of Engineering & Public Works	Date:
Reviewed by: Chief Administrative Officer	Date:
Approved by: City Council	Date:

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Item 11.5

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: Council award the contract for supply of Bulk Aviation Fuels and Related Delivery Services to PetroValue Products Inc. at their quoted unit prices for a term of one (1) year, commencing September 1, 2018.

### Vote Record

- ☐ Carried Unanimously
  - ☐ Carried
  - ☐ Defeated
  - ☐ Defeated Unanimously
- Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



**City of Salmon Arm**  
*Memorandum from the Director of Corporate Services*

**TO:** Her Worship Mayor Cooper and Members of Council

**FROM:** Erin Jackson, Director of Corporate Services

**DATE:** August 22, 2018

**SUBJECT:** Supply of Bulk Aviation Fuels and Related Delivery Services

**RECOMMENDATION:**

**THAT:** Council award the contract for supply of Bulk Aviation Fuels and Related Delivery Services to PetroValue Products Canada Inc. at their quoted unit prices for a term of one (1) year, commencing September 1, 2018.

**BACKGROUND:**

PetroValue Products Canada Inc. (PetroValue) has been supplying Bulk Aviation Fuel since the contract was awarded following an RFP process that was undertaken in June 2015. The Agreement allows for a further term if the parties mutually agree. Staff have approached PetroValue and they are agreeable to extending the same pricing for another year.

The cost summary is as follows:

Base Mark-up Price AvGas 100LL	Service and Delivery Charges	Other Charges	Total
\$0.020/litre	\$0.040/litre (from Vancouver)	\$0.000/litre	\$0.060/litre
	\$0.10/litre (from Edmonton)		

Base Mark-up Price Jet A1 -FSII	Service and Delivery Charges	Other Charges	Total
\$0.015/litre	\$0.070/litre	\$0.010/litre	\$0.095/litre

**Supply of Bulk Aviation Fuels and Related Delivery Services**

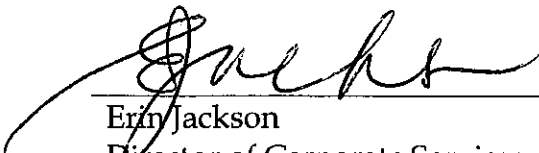
Page 2

The cost of bulk fuel (rack rate) is highly variable because it is based on crude oil prices and is established by the refineries on a weekly basis. The contract for supply of Bulk Aviation Fuels and Related Delivery Services is based on PetroValue's mark-up prices, service and delivery costs and other charges, which will be added to the rack rate and then invoiced to the City following delivery. Under this type of agreement, the vendor is required to provide the City with its actual purchase invoice as confirmation of the actual per litre bulk aviation fuel cost when the vendor invoices the City following delivery.

If the rack rate is significantly lower in Edmonton there may be occasions where it is purchased there and delivered to the City at an increased service and delivery charge; however, the total cost to the City must be demonstrably lower than if it was purchased in Vancouver. In these circumstances, the vendor is required to provide the City with confirmation of the bulk fuel costs in both Vancouver and Edmonton on the date of delivery.

PetroValue Products Canada Inc. has proven that they are committed to meeting the fuel supply demands of the Shuswap Regional Airport in a safe and responsive manner. Therefore, staff recommended that the contract be awarded to PetroValue Products Canada Inc. for a further one (1) year term.

Respectfully Submitted,

  
Erin Jackson  
Director of Corporate Services

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Item 11.6

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the 2018 Budget contained in the 2018 - 2022 Financial Plan Bylaw be amended to reflect an increase to the 10 Street SW Sidewalk Upgrade and Extension project allocation in the amount of \$35,000.00 funded from the reallocation of Community Works Fund monies as follows:

- Decrease the 20 Avenue SE Sidewalk Extension project allocation in the amount of \$15,000.00;
- Decrease Shuswap Street - East Side Sidewalk Replacement project allocation in the amount of \$20,000.00;

AND THAT: the 2018 Budget contained in the 2018 - 2022 Financial Plan Bylaw be amended to cancel the Shuswap Street - East Side Sidewalk Replacement Project;

AND THAT: Council award the 10 Street SW and 20 Avenue SE Sidewalk Extension projects to Blackburn Excavating Ltd. in accordance with the terms of their proposal for \$238,669.20 (\$170,229.65 and \$68,439.55 respectively) plus applicable taxes.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



*City of Salmon Arm*  
*Memorandum from the Engineering and*  
*Public Works Department*

File: ENG2018-22

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To: Her Worship Mayor Cooper and Members of Council  
 Submitted By: Rob Niewenhuizen, Director of Engineering and Public Works  
 Prepared By: Chris Moore, Engineering Assistant  
 Date: 22 August, 2018  
 Subject: Budget Amendment and Project Award –  
 10 Street SW, 20 Avenue SE and Shuswap Street Sidewalk Extensions

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Recommendation:

THAT: The 2018 Budget contained in the 2018 - 2022 Financial Plan Bylaw be amended to reflect an increase to the 10 Street SW Sidewalk Upgrade and Extension project allocation in the amount of \$35,000.00 funded from the reallocation of Community Works Fund monies as follows:

- Decrease the 20 Avenue SE Sidewalk Extension project allocation in the amount of \$15,000.00;
- Decrease the Shuswap Street – East Side Sidewalk Replacement project allocation in the amount of \$20,000.00;

AND THAT: The 2018 Budget contained in the 2018 - 2022 Financial Plan Bylaw be amended to cancel the Shuswap Street – East Side Sidewalk Replacement project;

AND THAT: Council award the 10 Street SW and 20 Avenue SE Sidewalk Extension projects to Blackburn Excavating Ltd. in accordance with the terms of their proposal for \$238,669.20 (\$170,229.65 and \$68,439.55 respectively) plus applicable taxes.

Background:

An invitation to tender was issued on July 23, 2018 for three (3) sidewalk projects which were tendered together for cost efficiency of scale. The projects were separated within the tender as follows:

- Part A: 10 Street SW Street Upgrades & Sidewalk Extension (from Hopkins Meadow subdivision to the Village at 10<sup>th</sup> and 10<sup>th</sup> subdivision)
- Part B: Shuswap Street Sidewalk Replacement (East side, opposite the DAC)
- Part C: 20 Avenue SE (from 18 St SE to 20 St SE)

The Tender closed on August 9, 2018 at which time the City received three (3) tenders. Table 1 provides a summary of tender results.

Mayor Cooper and Members of Council  
 Budget Amendment and Project Award –  
 10 Street SW, 20 Avenue SE and Shuswap Street Sidewalk Extensions

Page 2

Table 1 – Summary of Tender Results

Contractor	Part 'A'	Part 'B'	Part 'C'	Tender Price	Part 'A' & 'C'
Blackburn Excavating Ltd.	\$170,229.65	\$174,837.95	\$68,439.55	\$413,507.15	\$238,669.20
General Assembly Excavating Ltd.	\$209,352.73	\$171,139.40	\$79,431.65	\$459,923.78	\$288,784.38
Mountain Side Earthworks Ltd.	\$217,501.67	\$166,493.35	\$78,352.56	\$462,527.58	\$296,034.23
2018 Approved Budget	\$160,000.00	\$150,000.00	\$90,000.00	\$400,000.00	

The lowest tendered price for all three (3) projects collectively exceeds the total approved 2018 Budget. Individually, two of the three projects (Part 'A' and 'B') are over budget. The 20 Avenue SE project (Part 'C') price was within the approved 2018 Budget. Budget amounts include construction works, geotechnical and civil engineering.

The Engineering Department recommends removing the Shuswap Street Sidewalk Replacement project (Part 'B') from the contract and cancelling the project for the 2018 Budget year. Further, it is recommended that the estimated shortfall of \$35,000.00 for the 10 Street SW Sidewalk project (Part 'A') be funded by reducing and reallocating Community Works Funding as follows:

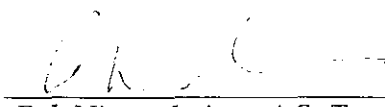
20 Avenue SE Sidewalk Extension - Decrease	\$ 15,000.00
Shuswap Street Sidewalk Replacement - Decrease	\$ 20,000.00
10 Street SW Sidewalk Upgrade and Extension - Increase	\$ 35,000.00

The proposed reallocation of funding would result in a total 2018 Budget allocation of \$195,000.00 for the 10 Street SW Sidewalk Extension and \$75,000.00 for the 20 Avenue SE Sidewalk Extension. The remaining funding available for the Shuswap Street Sidewalk Replacement is \$130,000.00.

The proposals were reviewed and evaluated by the City's project manager Lawson Engineering Ltd. and in consultation with City Staff. Both Lawson Engineering and City Staff are confident that the unit pricing with the Blackburn Excavating Bid is reasonable and offers the City good value for money.

Blackburn Excavating plan to commence work on September 4, 2018 and complete construction of both projects by October 26, 2018.

Respectfully Submitted,

  
 Rob Niewenhuizen, A.Sc.T.  
 Director of Engineering and Public Works

cc Chelsea Van de Cappelle, Chief Financial Officer

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Item 11.7

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the 2018 Budget contained in the 2018 – 2022 Financial Plan Bylaw be amended to reflect funding for the Shuswap Regional Airport – Taxiway Charlie Design project in the amount of \$110,000.00 funded from the reallocation of Community Works Fund monies in the amount of \$55,000.00 and General Revenue in the amount of \$55,000.00 from the Shuswap Street Sidewalk Replacement project;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of the Engineering Services relative to Project No. ENG2018-62 to authorize the sole sourcing of same to WSP Canada Inc.;

AND THAT: Council award the Engineering Services contract for the Shuswap Regional Airport – Taxiway Charlie Design project to WSP Canada Inc. in accordance with the terms of their proposal dated August 23, 2018, for an estimated cost of \$108,272.00 plus applicable taxes.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



*City of Salmon Arm*  
*Memorandum from the Engineering*  
*and Public Works Department*

File No. ENG 2018-62

To: Her Worship Mayor Cooper and Members of Council  
Submitted By: Robert Niewenhuizen, Director of Engineering and Public Works  
Prepared By: Jenn Wilson, P.Eng., City Engineer  
Date: August 22, 2018  
Subject: Shuswap Regional Airport - Taxiway Charlie  
Preliminary and Detailed Design Award

Recommendation:

THAT: The 2018 Budget contained in the 2018 - 2022 Financial Plan Bylaw be amended to reflect funding for the Shuswap Regional Airport - Taxiway Charlie Design project in the amount of \$110,000.00 funded from the reallocation of Community Works Fund monies in the amount of \$55,000.00 and General Revenue in the amount of \$55,000.00 from the Shuswap Street Sidewalk Replacement project;

AND THAT: The City's Purchasing Policy No. 7.13 be waived in procurement of the Engineering Services relative to Project No. ENG2018-62 to authorize the sole sourcing of same to WSP Canada Inc.;

AND THAT: Council award the Engineering Services contract for the Shuswap Regional Airport - Taxiway Charlie Design project to WSP Canada Inc. in accordance with the terms of their proposal dated August 23, 2018, for an estimated cost of \$108,272.00 plus applicable taxes.

Background:

The City completed an Airport Development Plan in 2015 (WSP Canada Inc.) which included the relocation and upgrade of Taxiway Bravo (to be Taxiway Charlie). The relocation and upgrade to Taxiway Charlie has two main benefits to the airport:

- To allow the majority of landing aircraft in both directions to exit the runway, reducing the total time an aircraft occupies the runway, thereby increasing physical capacity; and
- To open up areas for general aviation related development increasing the economic capacity of the airport.

In July this year, staff received notification from the British Columbia Air Access Program (BCAAP) that the Taxiway Charlie project had been approved for funding under the 2018/2019 program for a total of \$520,000.00. The grant is 50% funded and the grant amount applied for was \$1,040,000.00. In August of this year Council authorized staff to execute the grant agreement with BCAAP.

Her Worship Mayor Cooper and Members of Council  
Memorandum - Shuswap Regional Airport - Taxiway Charlie

Page 2

The receipt of the Taxiway Charlie grant was unexpected and as such there is no allocation for this project in the approved 2018 Budget. The City will be required to borrow the funds for construction and will require a positive result from an Alternate Approval Process (AAP) prior to securing the funding. Design costs are not covered under the BCAAP grant and the detailed design and Class 'A' estimate are required prior to proceeding with the AAP process.

Due to tight timelines and limited availability of aviation engineers, the City approached WSP Canada Inc. (WSP) to provide a proposal for the design and contract administration services associated with the Taxiway Charlie Design project. WSP has familiarity with the Shuswap Regional Airport through the completion of the Shuswap Regional Airport Development Plan. WSP provided a proposal for both design and contract administration services with the preliminary and detailed design portions of the work totaling \$108,272.00 plus applicable taxes.

The Shuswap Street Sidewalk Replacement project was cancelled in the 2018 Budget year in order to allow two (2) other priority sidewalk projects to proceed. With the reallocation of funds, there is approximately \$130,000.00 remaining in this budget. Staff recommended reallocating \$55,000.00 in General Revenue and \$55,000.00 in Community Works Funding from the Shuswap Street Sidewalk Replacement budget to the Preliminary and Detailed Design of the Shuswap Regional Airport - Taxiway Charlie project.

With consideration to the information included above, it is recommended that Mayor and Council award the Engineering Services for the Shuswap Regional Airport - Taxiway Charlie Design project to WSP Canada Inc. in accordance with the terms of their proposal dated August 23, 2018, for an estimated cost of \$108,272.00 plus applicable taxes.

Respectfully submitted,



per: Robert Niewenhuizen, A.Sc.T.  
Director of Engineering and Public Works

cc Chelsea Van de Cappelle, CFO

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Item 14.1

## CITY OF SALMON ARM

Date: August 27, 2018

### Columbia Shuswap Regional District Board in Brief – August, 2018

#### **Vote Record**

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond





# COLUMBIA SHUSWAP REGIONAL DISTRICT

[www.csrld.bc.ca](http://www.csrld.bc.ca)



## BOARD IN BRIEF

August 2018

## HIGHLIGHTS

### Electoral Area A Core Facilities Funding Contribution Service Establishment Bylaw No. 5777

The Inspector of Municipalities has approved the Electoral Area A Core Facilities Funding Contribution Service Establishment Bylaw No. 5777. Voting Date for Assent Vote (Referendum) in Electoral Area A will be the same day as local government elections – Saturday, October 20, 2018.

Referendum Question: *"Are you in favour of the Columbia Shuswap Regional District adopting Electoral Area A Core Facilities Funding Contribution Establishment Bylaw No. 5777, which will permit the Regional District to make an annual funding contribution to the Town of Golden to cover 20% of the net operating costs of the four core facilities, at a maximum annual taxation limit that is the greater of \$125,000 or \$0.1238 per \$1,000 calculated on the net taxable value of land and improvements?"*

[View bylaw.](#)





### **Introduction of New Staff Member : Tracy Hughes, Communication Coordinator**

The Chair welcomed the new staff member.

### **Ambulance Station in Falkland**

The Board endorsed a request for a letter of support for an ambulance station in Falkland.

### **Okanagan College – Salmon Arm Campus**

**Joan Ragsdale, Regional Dean, Shuswap Revelstoke**, Okanagan College, presented their Business Case and requested a letter of support from the Board to include with their application to the Ministry of Advanced Education, Skills & Training for 60 units of student housing at the Salmon Arm campus. The Board endorsed the request and a letter will be drafted and sent in support of the new student residences. [View delegation request.](#)

### **Saratoga Waterworks Grant Application and Service Area Expansion**

The 2007 Scotch Creek Master Water Plan has recently been updated. The project's consultant, Urban Systems, has identified the upgrades necessary in order for the Saratoga Waterworks to supply water service to the Scotch Creek community. The upgrades have been split into two phases; Phase 1 and Phase 2. The upgrades required for Phase 1 are far beyond the financial ability of the community. The project meets the criteria for a grant through the Canada-BC Green Infrastructure Grant program. The application deadline for the 2018 intake is August 29, 2018. An updated requirement introduced with this intake is for the applicant to supply evidence that the applicant's full share of funding has been or will be secured. The evidence may be in the form of a loan authorization bylaw that has received third reading. Therefore, the submission of the application for this project requires the Scotch Creek Water Upgrade Service Area Establishment Bylaw No. 5783 be given three readings to establish the service area that will be required to borrow and pay back the community's share of the project, as well as the Scotch Creek Water Upgrade Loan Authorization Bylaw No. 5784 to borrow the necessary funds. The Board endorsed all three recommendations by staff and will now submit a grant application to the Investing in Canada Infrastructure program. [View report.](#) [View Bylaw 5783.](#) [View bylaw 5784.](#)

### **Electoral Area B Fire Suppression Agreement**

The CSRD and the City of Revelstoke have approved an agreement which will continue to provide fire suppression services to approximately 250 properties in Electoral Area B (Rural Revelstoke) for the next 10 years. [View report.](#)

### **Shuswap Economic Development Strategy**

The Board adopted the Shuswap Economic Development Strategy which was completed in March 2018 so the Shuswap Economic Development department can start to implement the projects identified in the strategy and the work plan. [View report.](#) [View strategy.](#) [View work plan.](#)



### **Eagle Bay Estates Waterworks Service Area Amendment Bylaw No. 5781**

The Board adopted Bylaw No. 5781 expanding the service area for the Eagle Bay Estates to include one property. [View bylaw.](#)

### **Economic Development (Electoral Areas 'C', 'D', 'E', and 'F') Service Amendment Bylaw No. 5775**

The Board adopted a bylaw to remove District of Sicamous as a participant in the Shuswap Economic Development Service. The remaining participants are Electoral Areas C, D, E and F. [View bylaw.](#)

### **Area C Service Area Establishment - Building Inspection**

The "Sub-Regional Building Inspection Service Amendment Bylaw No. 5785" as drafted proposes to add Electoral Area C as a participant to the Building Inspection Service effective December 31, 2018. The Board gave the bylaw three readings and it will now be forwarded to the Inspector of Municipalities for approval and scheduled for adoption at a future Board meeting. [View report.](#) [View bylaw](#)

## **Financial Decisions**

### **Secwepemc Landmarks Project – Rural Dividend Application**

The Board provided a resolution to authorize the submission of an application to the BC Rural Dividend Program for \$100,000.00 for the development and implementation of the Secwepemc Landmarks project. This project is identified as a priority in the Secwepemc Tourism Strategy and the Shuswap Regional Trails Strategy acknowledging its high value in growing authentic First Nations, trail-based Destination Tourism. [View report.](#)

### **Economic Opportunity Fund Application – Sicamous/Area E – Outdoor Lighting**

The Board approved funding from the Sicamous and Area E Economic Opportunity Fund to the District of Sicamous in the amount of \$100,000 for the purchase and installation of outdoor lighting along a treed pathway next to Highway 97A. [View report.](#)

### **EOF Application – Sicamous/Area E – Rail Trail Corridor**

The Board approved funding from the Sicamous and Area E Economic Opportunity Fund to the District of Sicamous in the amount of \$168,000 towards the matching funds required by the BC Rural Dividend Fund Program under the Partnership funding stream in a regional partnership for costs related to the development of the Rails to Trails project from Sicamous to Armstrong. [View report.](#)

### **Peter Bowle-Evans Annual Award Endowment**

The Board supported an endowment request in the amount of \$2,000 for the Peter Bowles-Evans Volunteer Award using funds jointly held by the Town of Golden and the Columbia Shuswap Regional District that were received upon dissolution of the Golden Area Initiatives. [View report.](#)



### **EOF Application - Golden/Area A – Golden Snowmobile Club**

The Board approved funding from the Golden and Area A Economic Opportunity Fund to the Golden Snowmobile Club in the amount of \$30,000 towards the maintenance on existing trails and development of a new tenured trail. [View report.](#)



## **LAND USE MATTERS**

### **Agricultural Land Commission (ALC) Applications**

#### **Electoral Area D: Agricultural Land Commission (ALC) Application Section 20 (3) – Non-farm Use (0764577 BC Ltd.) 2930 Brown Road, Silver Creek**

The agent is applying to the ALC for a non-farm use to expand the Valley Mobile Home Park ("Park") located at 2930 Brown Road in Silver Creek in Electoral Area D. If the ALC approves the non-farm use, the property will require a bylaw amendment to the Salmon Valley Land Use Bylaw No. 2500 to allow the increased density in the Park. The Board endorsed staff recommendation of approval and will now forward to the ALC for final decision. [View report.](#)

#### **Electoral Area D: Agricultural Land Commission (ALC) Application Section 21(2) - Subdivision LC2554D (Richard Clegg Holdings Inc.) 871 Musgrave Road, Gardom Lake**

The subject property is located in the Gardom Lake area of Electoral Area D. The owner has made application for a Subdivision in the ALR which proposes a boundary adjustment between the two subject parcels which would create a 5.26 ha parcel and an 18.21 ha parcel. The owner would like to retire to the smaller parcel with his herd of beef cattle and sell the larger parcel to another farmer. The Board endorsed staff recommendation of approval and will now forward to the ALC for final decision. [View report.](#)



## Development Variance Permits (DVP) and Development Permits (DP)

### **Electoral Area C: Reconsideration of Development Permit No. 725-133, 4990 Sunnybrae-Canoe Point Road**

The owners of 4990 Sunnybrae-Canoe Point Road, legally described as Parcel A (DD 148402F and Plan B6878) of the South East ¼ of Section 21 Township 21 Range 9 West of the 6th Meridian Kamloops Division Yale District, have applied to subdivide the subject property into 14 waterfront residential lots. As part of the subdivision process, a Riparian Area Regulation (RAR) Development Permit (DP) is required for development (including subdivision) within 30 m of Shuswap Lake. The Manager of Development Services refused issuance of Development Permit No. 725-133 (DP725-133) because the proposal is not supported by the Electoral Area C Official Community Plan Bylaw No. 725. The agent for DP725-133 is requesting the Board reconsider the decision by the Manager of Development Services. After the Planner's overview of the report, the Board concurred with the Manager's decision to refuse issuance of the Development Permit 725-133. [View report.](#)

### **Electoral Area C: Development Variance Permit No. 900-05 (Finz Resort), 2001 Eagle Bay Road, Blind Bay.**

The subject property is located in the Blind Bay area of Electoral Area C at 2001 Eagle Bay Road. Finz Resort would like to replace the existing group moorage facility with a new dock, which is proposed to be situated 3.15 meters from the north side property line, whereas Lakes Zoning Bylaw No. 900 requires 5 meters. The Board supported staff recommendation and DVP 900-05 will be issued and registered on title. [View report.](#)

### **Electoral Area F: Development Permit No. 830-238 (O'Riordan-McKay), 6677 Squilax-Anglemont Rd, Magna Bay**

The subject property is located at Magna Bay in Electoral Area F, split by Condit Road and Squilax-Anglemont Road and adjacent to Shuswap Lake. The owners applied to install a floating dock on the foreshore adjacent to the subject property. A Foreshore and Water Development Permit (DP) is required for all dock installations in Electoral Area F. The dock exceeds the size requirements in Lakes Zoning Bylaw No. 900 by more than 10% and therefore cannot be considered for approval by the Manager of Development Services. As such a DP and the requested variance of the maximum permitted surface area from 24 m<sup>2</sup> to 32.52 m<sup>2</sup> went before the Board for a decision. Development services staff recommended issuance of DP830-238, which the Board supported and approved the Permit for issuance. [View report.](#)

## Zoning and Official Community Plan Amendments

### **Electoral Areas C, E & F: Lakes Zoning Amendment (CSRD) Bylaw No. 900-25**

Development Services staff is proposing to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) by increasing the total upward facing surface area of a floating or fixed dock to 30 m<sup>2</sup>, increasing the width of a floating or fixed dock surface to 3.05 meters and increasing the width of a permanent or removable walkway surface 1.52 m<sup>2</sup>. The Board gave the bylaw amendment first reading and will now be referred out the referral agencies for comment. [View report.](#)



**Electoral Area B: Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13, 3069 Trans Canada Hwy, West Revelstoke**

The properties that are subject to this rezoning amendment application are located approximately 3.5 km west of the City of Revelstoke, off the Trans-Canada Highway and north of the railway line, in Electoral Area B. The proposal is to rezone 2.3 HA of Crown land, situated east and adjacent to the existing Boulder Mountain Resort property, from RSC - Rural Resource to HC - Highway Commercial; to permit tenting sites for the April-October camping season. The proposal also includes new tourist cabins on the west side of the Boulder Mountain Resort (BMR) property, ten in the form of park model buildings and three stick built. Two of the proposed stick built cabins are over the permitted floor area for a tourist cabin and a site specific regulation under the HC zone is proposed to allow for two 150 m<sup>2</sup> tourist cabins on the subject property. Bylaw No. 851-13 also proposes some minor text amendments to provide clarification and consistency throughout the bylaw. The Board gave the bylaw amendment first reading and will now be referred out to referral agencies for comment. [View report.](#)

**Electoral Area C: Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22, 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae**

The owners originally applied to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The revised proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing shared dock and 7 private mooring buoys within the zone. The Board gave third reading, as amended, with adoption be withheld until documentation has been received regarding the final locations of the buoys within the zone area confirmed with a map, and confirmation that the buoys and dock have been tagged with identification and 'BL900-22'. [View report.](#)

## **NEXT BOARD MEETING**

Thursday, September 20th, 2018 at 9:30 AM

CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm, BC



Columbia Shuswap Regional District  
555 Harbourfront Drive NE, PO Box 978  
Salmon Arm, BC V1E 4P1  
[www.csrld.bc.ca](http://www.csrld.bc.ca) | 250.832.8194

You are receiving this because you are currently involved in or were previously involved with one of the CSRD's programs; or have subscribed to the CSRD Newsletter.

[Unsubscribe](#)

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Item 15.1

## CITY OF SALMON ARM

Date: August 27, 2018

### City of Salmon Arm Housing Task Force Notice of Motion

Moved: Councillor

Seconded: Councillor

WHEREAS: the primary goal of the Housing Task Force (HTF) is to provide information and recommendations to Council that will allow the City of Salmon Arm to position itself for potential Federal or Provincial funding opportunities geared toward the creation of non-profit housing for low and moderate income households, affordable rental housing and affordable homeownership;

AND WHEREAS: the HTF has presented its recommendations to Council;

THEREFORE BE IT RESOLVED THAT: Council direct Staff to include for consideration in the 2019 Budget, the allocation in the amount of \$60,000.00 to retain a consultant to develop and implement an achievable five (5) year community housing strategy;

AND THAT: the HTF continue to play an active role along with staff, council and consultants towards a measurable and sustainable outcome.

#### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously
- Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

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Item 19.1

## CITY OF SALMON ARM

Date: August 27, 2018

### PRESENTATION

#### Special Olympics

#### **Vote Record**

- ☐ Carried Unanimously
  - ☐ Carried
  - ☐ Defeated
  - ☐ Defeated Unanimously
- Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

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Item 20.1

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: Development Variance Permit No. 479 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to provide 100% cash contribution for upgrade of the watermain along 8 Avenue NE for the entire frontage of the subject property.

[Lakeshore Terrace Developments Ltd.; 1151 - 8 Avenue NE; Servicing Variance]

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

5. REPORTS1. Development Variance Permit Application No. VP-479 [Lakeshore Terrace Developments Ltd.; 1151 - 8 Avenue NE; Servicing Variance]

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 479 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to provide 100% cash contribution for upgrade of the watermain along 8 Avenue NE for the entire frontage of the subject property.

B. Hermanski, the applicant, outlined the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: The requirement to provide a 100% cash contribution for upgrade of the watermain along 8 Avenue NE for the entire frontage of the subject property be reduced to a 50% cash in lieu contribution (\$15,640.60).

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY



*City of Salmon Arm*  
*Development Services Department Memorandum*

TO: Her Worship Mayor Cooper and Members of Council

DATE: August 9, 2018

SUBJECT: Variance Permit Application No. VP-479 (Servicing)  
Legal: Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746  
Civic Address: 1151 – 8 Avenue NE  
Owner/Applicant: Lakeshore Terrace Developments Ltd.

**MOTION FOR CONSIDERATION**

THAT: Development Variance Permit No. VP-479 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to provide 100% cash contribution for upgrade of the watermain along 8 Avenue NE for the entire frontage of the subject property.

**STAFF RECOMMENDATION**

THAT: The motion for consideration be defeated.

**PROPOSAL**

The subject property is located at 1151 – 8 Avenue NE (APPENDICES 1 and 2) and has an approved Development Permit (DP-412) for a 6 unit strata development (APPENDIX 3). The applicant is requesting that Council vary the provisions of the Subdivision and Development (SDS) Bylaw No. 4163 by waiving the requirement for a cash contribution to upgrade the 8 Avenue NE watermain as outlined in the Motion for Consideration.

A letter of rationale from the applicant is attached as APPENDIX 6 and an Opinion of Probable Cost (OPC) attached as APPENDIX 7.

**BACKGROUND**

The subject parcel is designated High Density Residential (HDR) in the City's Official Community Plan (OCP) and is zoned R-4 (Medium Density Residential) in the Zoning Bylaw (APPENDICES 4 and 5 respectively). The surrounding neighbourhood is also designated HDR and mostly consists of low density single family development zoned R-1.

A rezoning application for the subject property from R-1 to R-4 (Zoning No. 1065) was approved by Council in the summer of 2016. During the rezoning process and after significant public input the applicants agreed to limit the number of units to six via a Section 219 restrictive covenant. This provided for a more sensitively integrated development to the existing neighborhood. Subsequently Development Permit No. 412 was approved by Council in the summer of 2017.

Section 4.0 of the SDS Bylaw No. 4163 requires that all development provide Works and Services in accordance with the standards and specifications set out in Schedule B. In this case, that includes the upgrading of an undersized watermain.

#### COMMENTS

##### Fire Department

No concerns.

##### Building Department

No concerns.

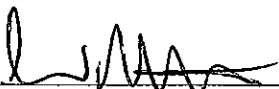
##### Engineering Department

Comments attached as APPENDIX 8.

##### Planning Department

The subject property and surrounding neighbourhood is designated HDR in the Official Community Plan. As required by the SDS Bylaw No. 4163, the minimum watermain size for High Density Residential lots is 200 mm. The existing watermain was installed in 1951, is currently undersized at 100 mm in diameter and is near the end of anticipated lifespan. The existing watermain is sufficient for the proposed development including fire flows however insufficient for potential future development. Even under the Medium Density Residential designation the required minimum is 150 mm diameter. The required cash contribution for the watermain upgrade is \$31,281.25 as stated in the OPC. Under the previous Bylaw (SDS No. 3596) a 50% cash contribution would have been acceptable. At this time, the Engineering Department is asking for cash in lieu for works to be done at an undetermined time; however replacement of the main may be completed at the time of development to provide for improved connections to the proposed development due the age and condition of the existing main.

The surrounding neighbourhood has further redevelopment potential along 8 Avenue NE given the HDR designation; however this may be limited due to existing lots sizes and configuration. It is noted that the proposed development is at a lower density than what could have been requested under the MDR or HDR designations. Waiving the requirement would place additional financial burden on the City for the watermain upgrade in the future or increase costs to future developers of adjacent properties. Due to the condition and size of the existing watermain, and the increased financial implications for the City, staff do not recommend the variance be granted.



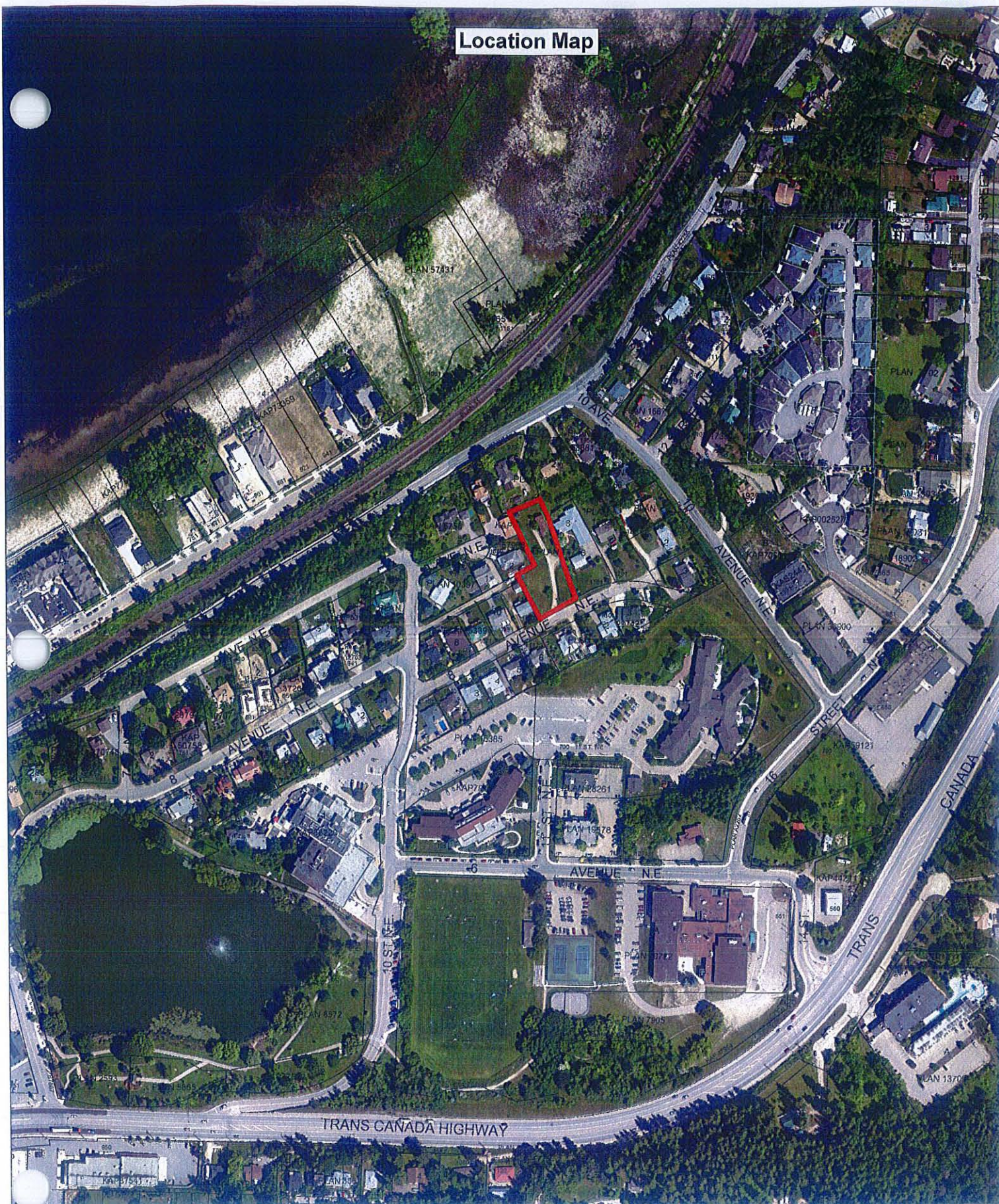
Prepared by: Wesley Miles, MCIP, RPP  
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



### Location Map

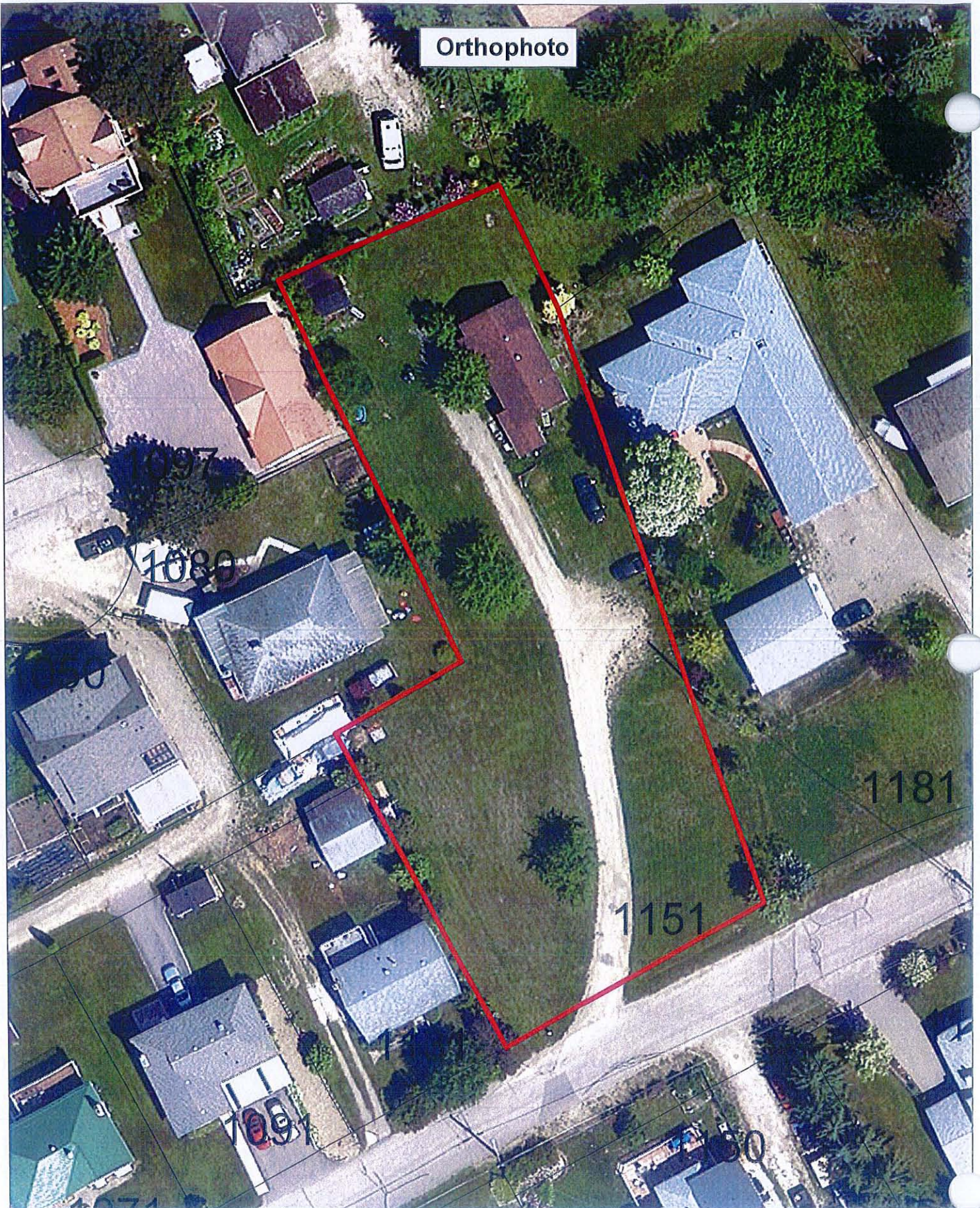


A horizontal number line is shown with tick marks at 0, 50, 100, 150, and 200. The word "Meters" is written below the line. A blue shaded segment is drawn between the 50 and 150 marks.





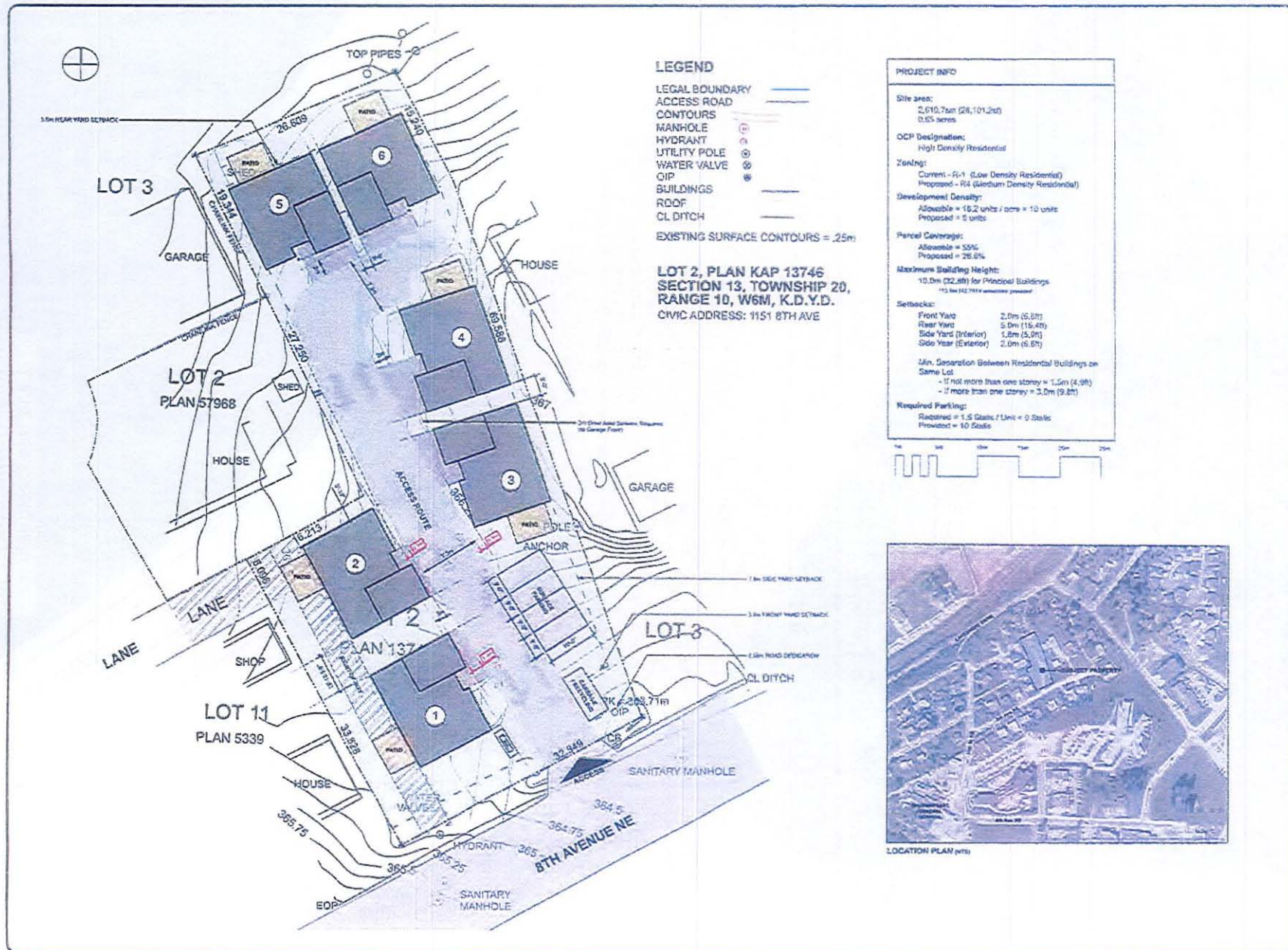
Orthophoto



0 7 14 21 28  
Meters

 Subject Parcel





DATE: 01/11/2017  
 DEVELOPMENT PERMIT: 16-020

INQUIRY: NE  
 DATE: March 2017  
 SCALE: 1:200

**BERND HERMANSEN ARCHITECT INCORPORATED**  
 40 - ALEXANDER ST. N.E.  
 PO BOX 100  
 SALMON ARM, B.C. V1E 4V1  
 TEL: (250) 832-7440  
 FAX: (250) 832-7440  
 EMAIL: bhs@berndhsen.com

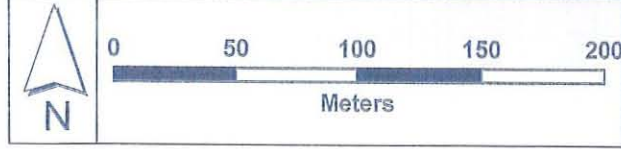
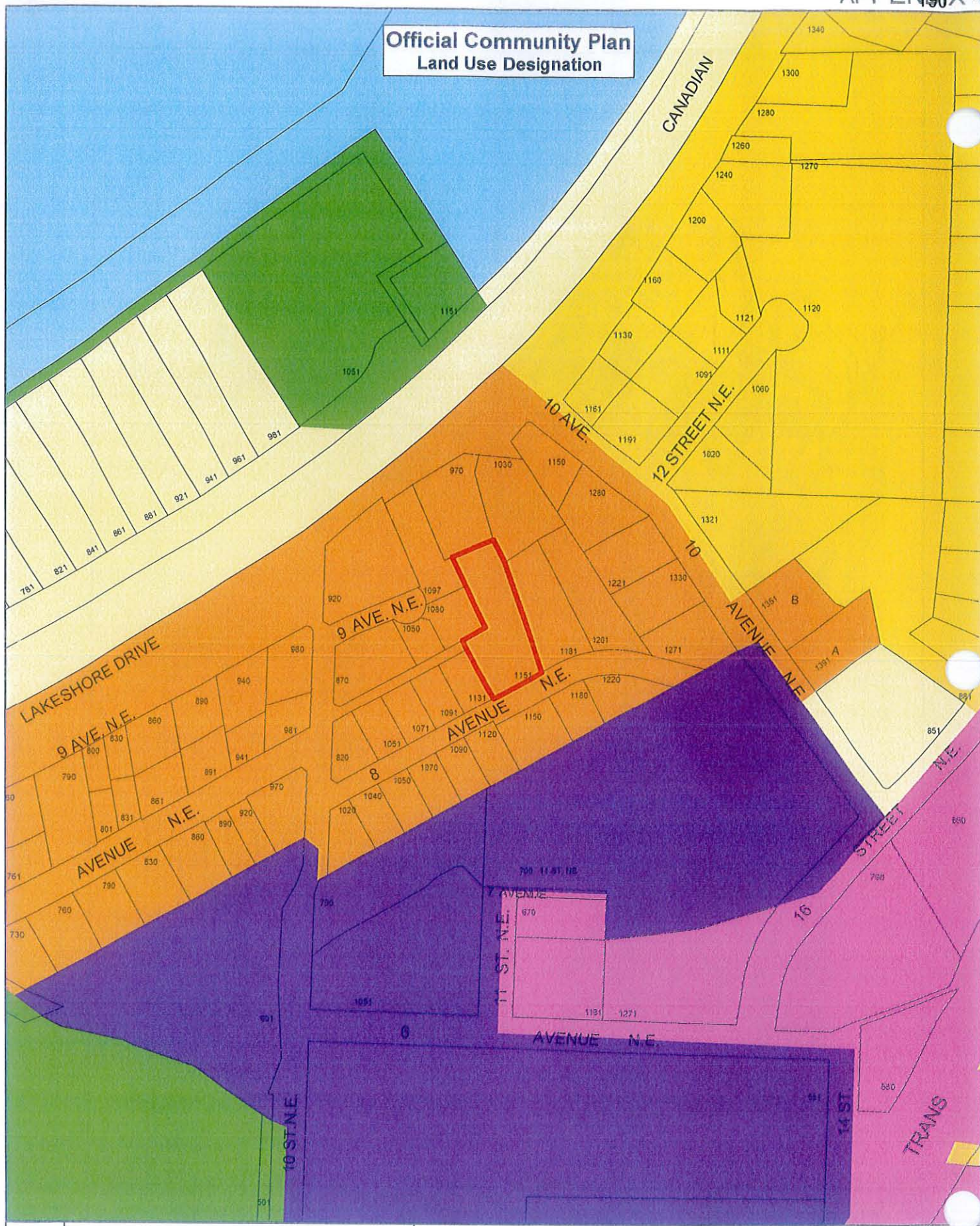
PROJECT: 16-020  
 1151 - 8th Ave, NE  
 SALMON ARM, B.C.

DRAWING FIELD  
 SITE PLAN

DRAWING NO.  
**DP01**  
 OF



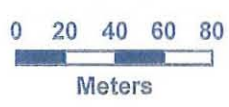
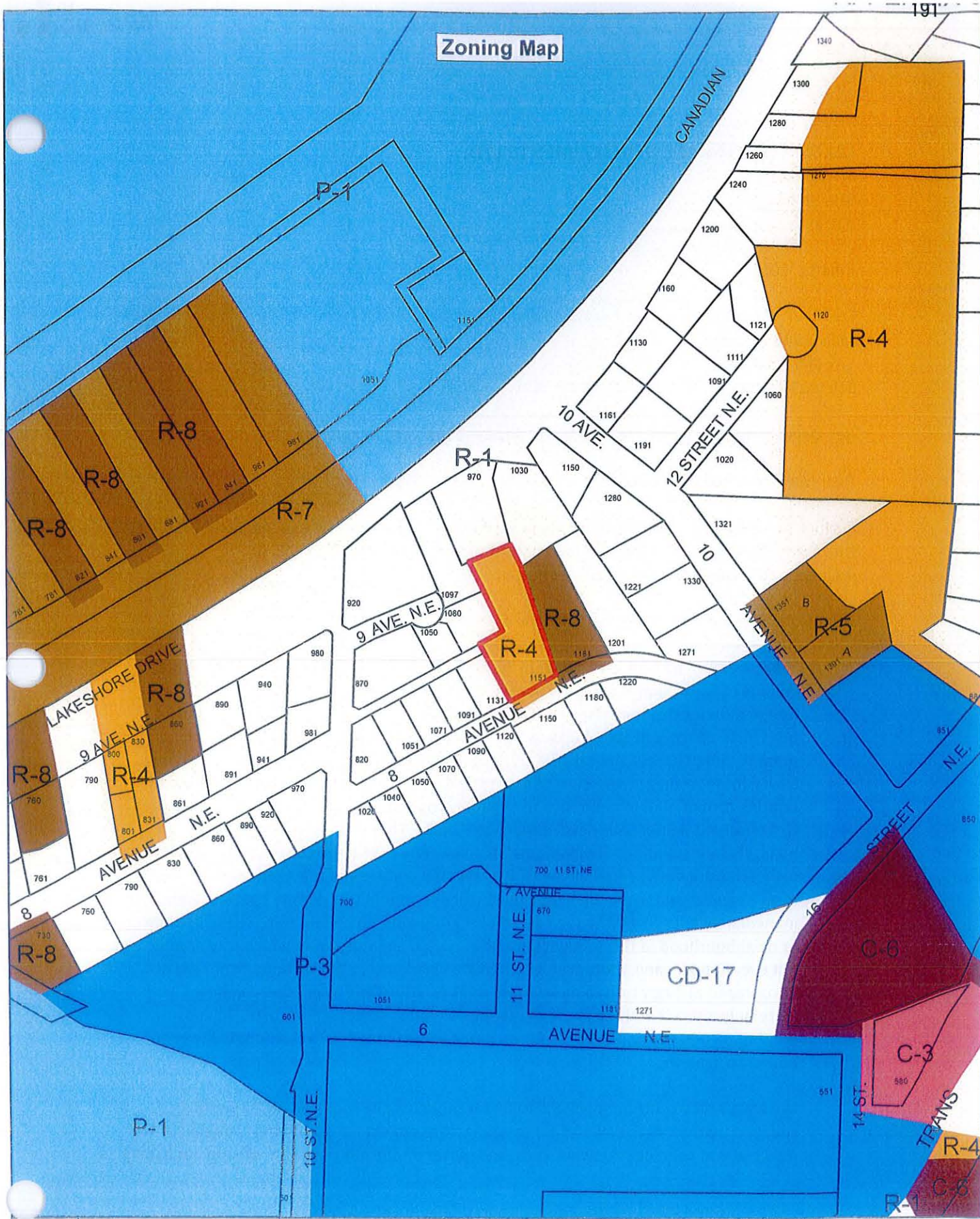
Official Community Plan  
Land Use Designation



-  Subject Parcel
-  Park
-  Institutional
-  Residential Low Density
-  Residential High Density
-  Hwy Service / Tourist Commercial



# Zoning Map



- Subject Parcel
- Single Family Residential
- Medium Density Residential

- Residential Suite
- Institutional
- Park and Recreation

**LAKESHORE TERRACE DEVELOPMENTS LTD.**

PO Box 1438,  
Salmon Arm, BC  
V1E 4P6

June 11, 2018

To:  
Mayor and Council,  
City of Salmon Arm,  
Salmon Arm, BC

**Re: Development Variance request for DP #412 - 1151 - 8th Avenue NE.**

Dear Mayor Cooper and Council,

Further to our Development Variance application submitted a few days ago, we hereby request that the city waive the requirement for a contribution from us of **\$31,281.25** for the future upgrade of the water main along 8<sup>th</sup> Avenue NE.

Our justification for requesting this waiver is as follows:

- This development is of very low density, and does not add significant demand to the volume of water that is currently available in the existing system. Although the OCP designation for this site is HR, and therefore could have been zoned R5 with up to 24 units in an apartment style building, we elected at the rezoning stage to try to blend more compatibly with the existing neighbourhood fabric, form, and character, by only asking for R4 zoning. Even under R4, we could have elected to ask for 9 units in a row-housing format. But in deference to the concerns and wishes of neighbours, we agreed to a covenant limiting our development to 6 units. That is what we are proposing to build: six free-standing individual small houses. Were we to be constructing to the higher densities advocated by the OCP, we would understand the need for the water main upgrade, and would be happy to contribute. But at this density that \$31,000 cost immediately adds \$5,000 to the cost of every unit with no benefit to the development or neighbourhood as this amount is to be allocated to future work which may or may not ever happen, and, moreover, is not made necessary by this development. We are encouraged at every turn to make these units as affordable as possible, already extremely difficult in this climate of rapidly escalating construction costs. To add another \$5,000 per unit expense for no perceivable benefit, makes affordability even harder to achieve.
- We are already contributing **\$86,040.00** for other off-site road and utility works as required by the city to cover expenses due to the project tie-in, and the provision of the only piece of concrete sidewalk, curb, and gutter on the entire street. We are not asking

for that cost, or the DCC charges of **\$35,000** which we will be paying to the city to be waived. We are only asking for the **\$31,281.25** for the future water main to be waived.

We trust you will understand our variance request and agree that it is a reasonable one.

Thank you for your time and consideration.

Yours truly,

Bernd Hermanski  
Ian McDiarmid

for  
Lakeshore Terrace Development Ltd.

**McDIARMID CONSTRUCTION**  
**OCTOBER 2017**  
**1151- 8TH AVENUE NE SUBDIVISION - OFF-SITE FUTURE WATERWORKS - PART 'C'**  
**OPINION OF PROBABLE COST**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES**  
 (\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>1.0C</b>	<b>ROADS AND EARTHWORKS SECTION 1</b>				
1.1 C	Asphalt Removal & Disposal	m <sup>2</sup>	145 *	\$ 10.00	\$ 1,450.00
1.2 C	Supply & Place Sub-Base	m <sup>3</sup>	65 *	\$ 50.00	\$ 3,250.00
1.3 C	Supply & Place Base	m <sup>3</sup>	15 *	\$ 85.00	\$ 1,275.00
1.4 C	Supply & Place 65mm Asphalt	m <sup>2</sup>	145 *	\$ 27.50	\$ 3,987.50
	<b>Sub-Total: Roads and Earthworks</b>				\$ 9,962.50
<b>2.0C</b>	<b>WATER DISTRIBUTION WORKS SECTION 2</b>				
2.1 C	Supply & Install 200ø PVC Water Main	m	35 *	\$ 225.00	\$ 7,875.00
2.2 C	Supply & Install Fire Hydrant c/w Gate Valve and Tee	ea	1 *	\$ 7,500.00	\$ 7,500.00
2.3 C	Tie-In to 150ø PVC Water c/w Relocate Existing 200x200x150 Tee Assembly and 150ø Coupler	LS	1	\$ 1,500.00	\$ 1,500.00
	<b>Sub-Total: Water Distribution Works</b>				\$ 16,875.00
<b>3.0C</b>	<b>CONCRETE, CURB, GUTTERS, SIDEWALK, STAIRS SECTION 5</b>				
3.1 C	Supply & Install Curb and Gutter (CGS-1)	m	10 *	\$ 65.00	\$ 650.00
3.2 C	Restore 150mm Reinforced Concrete Driveway	m <sup>2</sup>	10 *	\$ 95.00	\$ 950.00
	<b>Sub-Total: Concrete, Curb, Gutters, Sidewalks, Stairs</b>				\$ 1,600.00
	<b>SUMMARY</b>				
1.0 C	ROADS AND EARTHWORKS				\$ 9,962.50
2.0 C	WATER DISTRIBUTION WORKS				\$ 16,875.00
3.0 C	CONCRETE, CURB, GUTTERS, SIDEWALK, STAIRS				\$ 1,600.00
	<b>SUB-TOTAL</b>				\$ 28,437.50



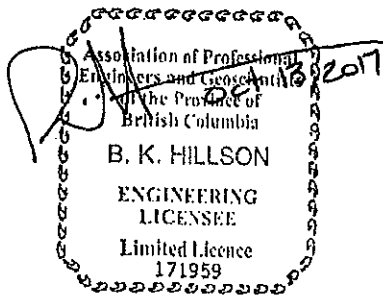
## 1151 - 8TH AVENUE NE SUBDIVISION - OFF-SITE FUTURE WATERWORKS - PART 'C'

## OPINION OF PROBABLE COST

SUMMARY - PART 'C'				
OFF-SITE FUTURE WATERWORKS - PART 'C'			\$ 28,437.50	
<del>SUB-TOTAL @50%</del>				<del>14,218.75</del>
ENGINEERING 10%			2843.75	
SUB-TOTAL			\$ 31,281.25	\$ <del>14,218.75</del>
GST (5%)				\$ <del>710.94</del>
TOTAL				\$ 14,920.69

## \*Opinion of Probable Cost Notes

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors and materials at the time of construction, thereby affecting the final cost.
- 3) Prices do not include BC Hydro, Telus, Gas, Legal Survey (BCLS) and property/right-of-way acquisitions.
- 4) Prices do not include Geotechnical, Environmental and Archaeological studies, reviews and approvals.
- 5) Unit Prices are estimated in 2017 Canadian Dollars for similar works and exclude taxes.





*City of Salmon Arm*  
*Memorandum from the Engineering*  
*and Public Works Department*

---

TO: Kevin Pearson, Director of Development Services  
 DATE: 31 July 2018  
 Prepared by: Chris Moore, Engineering Assistant  
 OWNER: Lakeshore Terrace Developments Ltd, Box 1438, Salmon Arm, V1E 4P6  
 APPLICANT: Owner(s)  
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-479**  
 LEGAL: Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746  
 CIVIC: 1151 – 8 Avenue NE  
 ASSOCIATED: DP-412  
 PREVIOUS: ZON-1065

---

Further to the request for variance dated 19 June, 2018; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

The applicant is requesting a variance to Subdivision & Development Servicing Bylaw 4163, Section 3.0 - Waive the requirement to provide a cash contribution for future upgrades to the watermain along 8th Avenue NE.

The Subdivision & Development Servicing Bylaw 4163 (SDSB) requires that developers upgrade all services across the frontage of the development property to comply with the standards specified in the SDSB. The SDSB specifies that the minimum watermain size for High Density Residential lots is 200mm. Although this lot is zoned R4 (medium density) the sizing of infrastructure must take account of the High Density OCP designation.

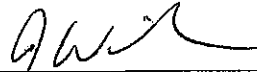
The existing 100mm AC watermain was installed in 1951. It is undersized and approaching the end of its anticipated life. Although fire flows and pressure are currently adequate for this development, to allow further development to take place in line with the current OCP, this watermain will require upgrading to 200mm. Rather than upgrade this small section of the watermain to 200mm, the engineering department recommends taking a cash in lieu payment for future works, so that the entire main can be upgraded in the future. Waiving the requirement to upgrade the watermain would place this financial burden on the City or on the developers of adjacent properties in the future who would also be responsible for their own frontage improvements.

**Recommendation:**

**The Engineering Department recommends that the request to waive the requirement to provide a cash contribution for future upgrades to the watermain along 8th Avenue NE be denied.**



Chris Moore  
Engineering Assistant



Jenn Wilson, P.Eng., LEED® AP  
City Engineer



**From:** Lynn & Lee Taschuk [<mailto:lltaschuk@gmail.com>]

**Sent:** August-24-18 8:08 AM

**To:** Denise Ackerman

**Subject:** Development Variance Permit Application No. VP-479- 1151 -8 Ave. N.E.

Dear Mr.Ackerman

We are residence of 1050 8th Ave. N.E. We have recently been made aware that the developer of 1151 8th ave. N.E. has requested that the City waive the 100 % cash contribution for upgrade to the water main for 8th Ave.We strongly support the recommendations from the City Staff that the motion be Defeated .Taxpayers should not bear the costs of developers misjudgments. Thank you, Lee and Lynn Taschuk 250-463-3214-cell

Item 23.

## CITY OF SALMON ARM

Date: August 27, 2018

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the Regular Council Meeting of August 27, 2018, be adjourned.

### Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

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