

AGENDA

Regular Council Meeting

Monday, October 22, 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.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ADOPTION OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	PRESENTATIONS / DELEGATIONS
	6.	CONFIRMATION OF MINUTES
3 - 14	1.	Regular Council Meeting Minutes of October 9, 2018
	7.	COMMITTEE REPORTS
15 - 20	1.	Development and Planning Services Committee Meeting Minutes of October 15, 2018
21 - 24	2.	Environmental Advisory Committee Meeting Minutes of October 4, 2018
	8.	INTRODUCTION OF BYLAWS
25 - 44	1.	City of Salmon Arm Highway Closure Bylaw No. 4277 - First, Second and Third Readings
	9.	RECONSIDERATION OF BYLAWS
45 - 48	1.	City of Salmon Arm Permissive Tax Exemption Bylaw No. 4279 - Final Reading
49 - 76	2.	Official Community Plan Amendment Bylaw No. 4286 [OPC-4000-37; 1160595 BC Ltd.; 2690 Okanagan Avenue SE; Institutional to Neighbourhood Commercial] - Second Reading
77 - 96	3.	Zoning Amendment Bylaw No. 4287 [ZON-1133; 1160595 BC Ltd.; 2690 Okanagan Avenue SE; P-3 to CD-19] - Second Reading
97 - 106	4.	City of Salmon Arm 2018 to 2022 Financial Plan Amendment Bylaw No. 4288 - Final Reading

10. **CORRESPONDENCE**
- 107 - 108 1. Informational Correspondence
- 109 - 116 2. R. Peggi, Land Use Planner, Agricultural Land Commission - letter dated October 12, 2018 -Agricultural Land Commission Application No. ALC-375 [Hack, A./Dorward, C./Cheap Garbage Ltd.; 1121 Highway 97B SE; Exclusion]
11. **STAFF REPORTS**
- 117 - 120 1. Director of Engineering and Public Works - Budget Amendment - 10 Ave NE Culvert Replacement
- 121 - 124 2. Director of Engineering and Public Works - Shuswap Regional Airport - Taxiway Charlie Optional Items Design Award
12. **NEW BUSINESS**
13. **COUNCIL STATEMENTS**
14. **COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**
15. **SALMON ARM SECONDARY YOUTH COUNCIL**
16. **NOTICE OF MOTION**
17. **UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
18. **OTHER BUSINESS**
- 125 - 128 1. Wildfire Protection (Community Resiliency Investment Program and Forest Enhancement Society Wildfire Risk Reduction Program)
19. **QUESTION AND ANSWER PERIOD**

7:00 p.m.

Page #	Item #	Description
	20.	DISCLOSURE OF INTEREST
	21.	SPECIAL PRESENTATIONS
129 - 130	1.	Salmon Arm Sockeyes Swim Club

22. **HEARINGS**
- | | | |
|-----------|----|---|
| 131 – 146 | 1. | Development Variance Permit No. VP-481; Fowler, N., Gomme, N.J., Gomme, G./Browne Johnson Land Surveyors; 1560 Lakeshore Road NE; Servicing Variances |
| 147 – 158 | 2. | Development Variance Permit No. VP-483; Owners, Strata Plan KAS2956/Exel Construction Ltd.; 611 Shuswap Street SW; Setback Variance |
| 159 – 176 | 3. | Development Variance Permit No. VP-484; Bowers, G./Browne Johnson Land Surveyors; 2281 Auto Road SE; Servicing Variance |
| 177 – 186 | 4. | Development Variance Permit No. VP-485; Fennell, L.; 110 2 Street SE; Setback Variance |
| 187 – 210 | 5. | Development Permit No. DP-421; 566562 BC Ltd.; 131 Harbourfront Drive; 6 storey building with 15 residential units, includes 2 Work/Live Studios |
23. **STATUTORY PUBLIC HEARINGS**
24. **RECONSIDERATION OF BYLAWS**
25. **QUESTION AND ANSWER PERIOD**
- 211 – 212 26. **ADJOURNMENT**

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Item 2.

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Jamieson

Seconded: Councillor Flynn

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: October 22, 2018

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting Minutes of October 9, 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 the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Tuesday, October 9, 2018.

PRESENT:

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

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

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

2. IN-CAMERA SESSION

0422-2018 Moved: Councillor Harrison
 Seconded: Councillor Wallace Richmond
 THAT: Pursuant to Section 90 (1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m.
 Council returned to Regular Session at 1:53 p.m.
 Council recessed until 2:30 p.m.

3. REVIEW OF AGENDA

Addition under item 22.2 L. Shipmaker - letter dated October 9, 2018 - Proposed Amendment to Zoning Bylaw, Civic Address 110-2 Street SE

4. DISCLOSURE OF INTEREST

Mayor Cooper presented Caylee Simmons, Executive Assistant, with a Certificate in Local Government Service Delivery from the Board of Examiners. She congratulated Ms. Simmons on her achievement and thanked her on behalf of Council for her hard work and dedication to the City.

5. PRESENTATIONS / DELEGATIONS**1. Barry Delaney and Brand Leadership Team – Branding Presentation**

Barry Delaney presented the 'Salmon Arm: Small City, Big Ideas' brand and was available to answer questions from Council.

0423-2018

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: Council endorse the Salmon Arm brand "Salmon Arm: Small, City Big Ideas".

CARRIED UNANIMOUSLY**2. Paul Demenok, Director, Area C CSRD – Shuswap Watershed Council Interim Program Review**

Paul Demenok, provided an overview of the Shuswap Watershed Council Interim Program and provided Council with the 2017 Water Quality Report and Annual Highlights Report. He was available to answer questions from Council.

0424-2018

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: Council support, in principle, the continuation of the Shuswap Watershed Council for 2019 and 2020, under the same terms, conditions and funding model as the current agreement, which expires March 31, 2019.

CARRIED UNANIMOUSLY**6. CONFIRMATION OF MINUTES****1. Regular Council Meeting Minutes of September 24, 2018**

0425-2018

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: the Regular Council Meeting Minutes of September 24, 2018, be adopted as circulated.

Councillor Eliason left the meeting at 3:26 p.m.

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

0426-2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the Development and Planning Services Committee Meeting Minutes of October 1, 2018, be received as information.

CARRIED UNANIMOUSLY

7. **COMMITTEE REPORTS – continued**

2. **Downtown Parking Commission Meeting Minutes of September 18, 2018**

0427-2018 Moved: Councillor Flynn
 Seconded: Councillor Jamieson
 THAT: the Downtown Parking Commission Meeting Minutes of September 18, 2018 be received as information.

CARRIED UNANIMOUSLY

Councillor Eliason returned to meeting at 3:28 p.m.

3. **Shuswap Regional Airport Operations Committee Meeting Minutes of September 19, 2018**

0428-2018 Moved: Councillor Harrison
 Seconded: Councillor Jamieson
 THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of September 19, 2018 be received as information.

CARRIED UNANIMOUSLY

4. **Housing Task Force Meeting Minutes of September 24, 2018**

0429-2018 Moved: Councillor Lavery
 Seconded: Councillor Wallace Richmond
 THAT: the Housing Task Force Meeting Minutes of September 24, 2018 be received as information.

CARRIED UNANIMOUSLY

5. **Community Heritage Commission Meeting Minutes of May 18, 2018**

0430-2018 Moved: Councillor Wallace Richmond
 Seconded: Councillor Harrison
 THAT: the Community Heritage Commission Meeting Minutes of May 18, 2018 be received as information.

CARRIED UNANIMOUSLY

6. **Community Heritage Commission Meeting Minutes of June 15, 2018**

0431-2018 Moved: Councillor Wallace Richmond
 Seconded: Councillor Flynn
 THAT: the Community Heritage Commission Meeting Minutes of June 15, 2018 be received as information.

CARRIED UNANIMOUSLY

7. **Community Heritage Commission Meeting Minutes of September 21, 2018**

0432-2018 Moved: Councillor Wallace Richmond
 Seconded: Councillor Flynn
 THAT: the Community Heritage Commission Meeting Minutes of September 21, 2018 be received as information.

CARRIED UNANIMOUSLY

8. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Permissive Tax Exemption Bylaw No. 4279 – First, Second and Third Readings

0433-2018

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: the bylaw entitled City of Salmon Arm 2019 Permissive Tax Exemption Bylaw No. 4279 be read a first, second and third time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4284 [OCP4000-36; Dionne, E.; 2591 – 26 Street NE; Low Density Residential to Medium Density Residential] – First Reading

0434-2018

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4284 be read a first time;

AND THAT: Pursuant to Section 477(3)(a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:

- 1) The Financial Plans of the City of Salmon Arm; and
- 2) The liquid Waste Management Plan of the City of Salmon Arm.

DEFEATED

Mayor Cooper, Councillors Wallace Richmond, Jamieson, Flynn, Harrison and Lavery Opposed

3. City of Salmon Arm Zoning Amendment Bylaw No. 4285 [ZON-1130; Dionne, E.; 2591 – 26 Street NE; R-1 to R-4] – First Reading

0435-2018

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4285 be read a first time;

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to:

1. Adoption of the associated Official Community Plan Amendment Bylaw; and
2. Resolution by City Council to authorize the release of Section 219 Road Reserve Covenant (N17805) from the title of Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 28855 to facilitate the execution of road dedication in order to provide access from 25 Street NE, with the owner/applicant (Eugene Dionne) being responsible for all associated costs including, but not limited to, legal, surveying and registration.

DEFEATED

Mayor Cooper, Councillors Wallace Richmond, Jamieson, Flynn, Harrison and Lavery Opposed

8. INTRODUCTION OF BYLAWS - continued

4. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4286 [OPC-4000-37; 1160595 BC Ltd.; 2690 Okanagan Avenue SE; Institutional to Neighbourhood Commercial] - First Reading

0436-2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4286 be read a first time;

AND THAT: Pursuant to Section 477 (3) (a) of the Local Government Act, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:

- 1) The Financial Plans of the City of Salmon Arm; and
- 2) The Liquid Waste Management Plan of the City of Salmon Arm.

CARRIED UNANIMOUSLY

5. City of Salmon Arm Zoning Amendment Bylaw No. 4287 [ZON-1133; 1160595 BC Ltd.; 2690 Okanagan Avenue SE; P-3 to CD-19] - First Reading

0437-2018

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4287 be read a first time;

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

- 1) Ministry of Transportation and Infrastructure approval; and
- 2) Adoption of the associated Official Community Plan Amendment Bylaw.

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: staff prepare an amendment to the City of Salmon Arm Zoning Amendment Bylaw No. 4287 so that Council may consider the prohibition of any barbed wire fencing within the six meter setback area adjacent to the west parcel boundary of the subject property.

CARRIED

Mayor Cooper, Councillors Eliason and Wallace Richmond Opposed

Motion as Amended:CARRIED UNANIMOUSLY

8. INTRODUCTION OF BYLAWS - continued**6. City of Salmon Arm 2018 to 2022 Financial Plan Amendment Bylaw No. 4288 - First, Second and Third Readings**

0438-2018

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm 2018 to 2022 Financial Plan Amendment Bylaw No. 4288 be read a first, second and third time.

CARRIED UNANIMOUSLY**9. RECONSIDERATION OF BYLAWS****1. City of Salmon Arm Cemetery Management Bylaw No. 4280 - Final Reading**

0439-2018

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Cemetery Management Bylaw No. 4280 be read a final time.

CARRIED UNANIMOUSLY**10. CORRESPONDENCE**

Councillor Harrison left the meeting at 4:22 p.m. and returned at 4:24 p.m.

1. Informational Correspondence

For information.

2. W. Dowd, Railway Safety Inspector, Transport Canada - letter dated September 20, 2018 - Signal Inspection

For information.

11. STAFF REPORTS**1. Director of Corporate Services - Contribution Agreement for Shaw Centre Arena**

0440-2018

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Mayor and Corporate Officer be authorized to execute the Contribution Agreement with Shawcable Systems GP and the Shuswap Recreation Society, for a period of 17 years, commencing September 1, 2018 to August 31, 2035, in the amount of one (1) installment of \$413,000.00 in 2018, payments of \$41,825.00 in 2019, \$42,661.00 in 2020 and annual payments of \$20,000.00 from 2021 to 2035, with an annual inflationary adjustment of 1% for years 2022 to 2035.

D. Boyd, General Manager, Shuswap Recreation Society spoke regarding the Contribution Agreement and was available to answer questions from Council.

CARRIED UNANIMOUSLY

11. STAFF REPORTS - Continued**2. Fire Chief - Used Rescue Truck Purchase**

0441-2018

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of the Rescue Fire Truck Replacement to authorize the sole sourcing of same to Rocky Mountain Phoenix;

AND THAT: Council award the Rescue Fire Truck Replacement to Rocky Mountain Phoenix in accordance with the terms of their proposal dated September 19, 2018, for an estimated cost of \$127,950.00 plus applicable taxes.

B. Shirley, Fire Chief, spoke regarding the purchase of the used rescue truck and was available to answer questions from Council.

CARRIED UNANIMOUSLY

3. Director of Engineering and Public Works - Snow Blade Purchase for Unit #02 - 2018 Kubota M6-101 Tractor

0442-2018

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of a snow blade for Unit #02 - 2018 Kubota M6-101 Tractor and to authorize the sole sourcing of same to Avenue Machinery Corp.;

AND THAT: Council award the purchase of the snow blade to Avenue Machinery Corp. in accordance with the terms of their quote dated September 25, 2018, for an estimated cost of \$16,933.00 plus applicable taxes.

Councillor Wallace Richmond left the meeting at 4:57 p.m.

Councillor Eliason left the meeting at 4:58 p.m.

CARRIED UNANIMOUSLY

4. Director of Engineering and Public Works - BC Hydro Payment for Hudson Ave NE Revitalization Project

0443-2018

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: Council approve payment to BC Hydro in the amount of \$128,622.00 plus applicable taxes, for infrastructure works related to the Hudson Avenue NE Revitalization Project.

Councillor Wallace Richmond returned to the meeting at 5:00 p.m.

Councillor Eliason returned to the meeting at 5:00 p.m.

CARRIED UNANIMOUSLY

11. STAFF REPORTS - Continued**5. Director of Engineering and Public Works - Project Award - Canoe Pump House - SCADA System PLC Upgrade**

0444-2018

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: the 2018 Budget contained in the 2018-2022 Financial Plan Bylaw be amended to reflect an additional allocation for the Canoe Pump House - SCADA System PLC Replacement project funded from the reallocation of Water Extensions & Replacements in the amount of \$4,800.00;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of the Canoe Pump House - SCADA System PLC upgrade to authorize sole sourcing of same to Interior Instruments (a division of Corix);

AND THAT: Council award the Canoe Pump House - SCADA System PLC upgrade project to Interior Instruments (a division of Corix) in accordance with the quoted price of \$54,800.00 plus applicable tax.

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.

0445-2018

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: Council issue a letter of support for private funding for the Salmon Arm Roots and Blues Festival.

CARRIED UNANIMOUSLY**14. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE****1. Board in Brief - September, 2018****15. SALMON ARM SECONDARY YOUTH COUNCIL****16. NOTICE OF MOTION****17. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS****18. OTHER BUSINESS**

The Meeting recessed at 5:07 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

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

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 B. Puddifant

19. DISCLOSURE OF INTEREST

No interest was declared.

20. SPECIAL PRESENTATIONS

1. Salmon Arm Hornets, Pee wee A Team – 2018 Provincial Champions

Council presented the Salmon Arm Hornets, Pee wee A Team with certificates in recognition of their success as the 2018 Provincial Champions.

2. B.C. Youth Soccer Girls Provincial B Cup Champions

Council presented the B.C. Youth Soccer Girls Provincial B Cup Champions with certificates in recognition of their success at the Provincial level.

21. HEARINGS

22. STATUTORY PUBLIC HEARING

1. Zoning Amendment Application No. ZON-1131; Salmon Arm Shopping Centres Ltd./Green Emerald Investments Inc.; 1511 10 Avenue SW; R-1 to C-3

The Director of Development Services explained the proposed Zoning Amendment Application.

Submissions were called for at this time.

G. Arsenault, the agent, was available to answer questions from the Council.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4282 was declared closed at 7:34 p.m.

22. **STATUTORY PUBLIC HEARING - Continued**

2. **Zoning Amendment Application No. ZON-1132; Fennell, L.; 110 2 Street SE; R-1 to R-8**

The Director of Development Services explained the proposed Zoning Amendment Application.

Submissions were called for at this time.

L. Fennell, the applicant, outlined the application and was available to answer questions from the Council.

T. Stushnov, 130 2 Street SE, expressed concerns regarding lot size, BC Building Code requirements and noise.

R. Morris, 111 3 Street SE, spoke regarding snow removal and parking issues.

L. Shipmaker, 151 3 Street SE, expressed concerns regarding the condition and width of the laneway at the rear of the property.

L. Shipmaker – letter dated October 9, 2018 – Proposed Amendment to Zoning Bylaw, Civic Address 110-2 Street SE

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4283 was declared closed at 8:00 p.m.

23. **RECONSIDERATION OF BYLAWS**

1. **City of Salmon Arm Zoning Amendment Bylaw No. 4282 [ZON-1131; Salmon Arm Shopping Centres Ltd./Green Emerald Investments Inc.; 1511 10 Avenue SW; R-1 to C-3] - Third Reading**

0446-2018

Moved: Councillor Flynn
Seconded: Councillor Harrison
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4282 be read a third time.

CARRIED UNANIMOUSLY

2. **City of Salmon Arm Zoning Amendment Bylaw No. 4283 [ZON-1132; Fennell, L.; 110 2 Street SE; R-1 to R-8] - Third Reading**

0447-2018

Moved: Councillor Wallace Richmond
Seconded: Councillor Lavery
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4283 be read a third time.

CARRIED UNANIMOUSLY

24. ADJOURNMENT

0448-2018

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of October 9, 2018, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:13 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Adopted by Council the day of 2018.

Item 7.1

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of October 15, 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, October 15, 2018.**

PRESENT:

Mayor N. Cooper
 Councillor K. Jamieson
 Councillor K. Flynn
 Councillor A. Harrison
 Councillor L. Wallace Richmond (left the meeting at 9:20 a.m.)
 Councillor T. Lavery

Chief Administrative Officer C. Bannister
 Director of Corporate Services E. Jackson
 Director of Engineering & Public Works R. Niewenhuizen
 Director of Development Services K. Pearson
 City Engineer J. Wilson
 Recorder B. Puddifant

ABSENT:

Councillor C. Eliason

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

Councillor Lavery declared a conflict with Item 5.1 as the applicants are personal friends.

4. PRESENTATIONS

5. REPORTS

Councillor Lavery declared a conflict and left the meeting at 8:00 a.m.

1. Development Variance Permit Application No. VP-481 [Fowler, N. & Gomme, N. & G./Browne Johnson Land Surveyors Ltd.; 1560 Lakeshore Road NE; Servicing Variance]

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit VP-481 be authorized for issuance for

Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP61880 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade the east half of Lakeshore Road NE for the entire frontage of the subject property;
2. Waive the requirement to upgrade the water main from 100 mm in diameter to 150mm along the southern boundary of the subject property; and
3. Waive the requirement to extend the storm sewer main on 16 Street NE.

Subject to: Registration of a Section 219 Land Title Act Covenant that would prohibit further subdivision of and access to the Remainder shown on the sketch plan of subdivision attached as Appendix 6 to the staff report dated October 2, 2018.

N. Bird, the agent, outlined the application and was available to answer questions from the Committee.

N. & G. Gomme, the applicants, spoke regarding the application and were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Lavery returned to the meeting at 8:30 a.m.

2. Development Variance Permit Application No. VP-483 [Strata Plan KAS2956/Exel Construction Ltd.; 611 Shuswap Street S.; Setback Variance]

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit VP-483 be authorized for issuance for Strata Plan KAS2956, Section 14, Township 20, Range 10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 10.9.2:
 - i) Reduce the minimum setback requirement of a principal building from the rear parcel line from 5.0 metres to 0.76 metres.

5. REPORTS - continued

2. Development Variance Permit Application No. VP-483 [Strata Plan KAS2956/Exel Construction Ltd.; 611 Shuswap Street S.; Setback Variance] - continued

W. Laird, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. Development Variance Permit Application No. VP-484 [Bowers, G.F./Browne Johnson Land Surveyors; Servicing Variance]

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit VP-484 be authorized for issuance for Lot 11, Plan EPP75660, Section 13, Township 20, Range 10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0

- i) Waive the requirement to upgrade the north half of the Auto Road SE frontage to the Interim Urban Arterial standard;
- ii) Reduce the requirement for a cash contribution equivalent to 100% of the estimated cost for the required water main extension to a 50% cash contribution;
- iii) Waive the requirement for a cash contribution equivalent to 100% of the estimated cost for the required sanitary sewer main extension; and
- iv) Waive the requirement for a cash contribution equivalent to 100% of the estimated cost for the required storm sewer extension.

J. Johnson, the agent, outlined the application and was available to answer questions from the Committee.

J. Bowers, the applicant, explained the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: Item 1. i) be replaced with the following:

1. Section 3.0

- i) Waive the requirement to upgrade the north half of the Auto Road SE frontage to the Interim Urban Arterial standard subject to registration of a Land Title Act, Section 219 Covenant prohibiting any further subdivision

5. **REPORTS - continued**

3. **Development Variance Permit Application No. VP-484 [Bowers, G.F./Browne Johnson Land Surveyors; Servicing Variance] - continued**

and/or boundary adjustments until the north half of the Auto Road SE frontage is upgraded to City standards.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

4. **Development Variance Permit Application No. VP-485 [Fennell, L.; 110 - 2 Street SE; Setback Variance]**

Councillor Lavery left the meeting at 8:56 a.m.

Moved: Councillor Jamieson

Seconded: Councillor Harrison

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit VP-485 be authorized for issuance for Lot 8, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 (110 2 Street SE) to vary provisions of Zoning Bylaw No. 2303 as follows:

1. Section 13.14.3 - R-8 Residential Suite Zone - reduce the minimum setback from an interior side parcel line from 2.0 m (6.5 ft) to 1.25 m (4.0 ft) to allow for the siting of a detached suite, as shown in Schedule A of the staff report dated October 10, 2018;
2. Section 13.14.5 - R-8 Residential Suite Zone - reduce the minimum setback from a parcel line adjacent a lane from 1.2 m (3.9 ft) to 0.96 m (3.0 ft) to allow for the siting of a detached suite, as shown in Schedule A; and
3. Section 4.3.10 - General Regulations - reduce the minimum setback of a projected roof eave from 0.6 m (1.9 ft) to 0.1 m (0.32 ft) for the detached suite as shown in Schedule A.

Councillor Lavery returned to the meeting at 8:57 a.m.

CARRIED UNANIMOUSLY

5. **Development Permit Application No. DP-421 [566562 BC Ltd./Skjerpen, M.; 131 Harbourfront Drive NE; Multi-Family Residential]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the Development and Planning Services Committee recommends to Council that Development Permit DP-421 be authorized for issuance for Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP69106 (131 Harbourfront Drive NE) in accordance with the drawings dated July 27, 2018;

5. **REPORTS - continued**

5. **Development Permit Application No. DP-421 [566562 BC Ltd./Skjerpen, M.; 131 Harbourfront Drive NE; Multi-Family Residential] - continued**

AND THAT: Issuance of Development Permit DP-421 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of \$7,500.00 for the completion of associated landscaping.

M. Skjerpen, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

1. **Lakeshore Road Geotechnical Report, Director of Engineering and Public Works**

Received as information.

Councillor Wallace Richmond left the meeting at 9:20 a.m.

7. **IN CAMERA**

8. **LATE ITEMS**

9. **ADJOURNMENT**

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of October 15, 2018, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:22 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: October 22, 2018

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: the Environmental Advisory Committee Meeting Minutes of October 4, 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 **Environmental Advisory Committee** Meeting held in Room 100 of City Hall,
500 – 2 Avenue NE, Salmon Arm, BC, on **Thursday, October 4, 2018** at 9:00 a.m.

PRESENT:

Councillor Tim Lavery
Barry Wilson
Ron Pederson
Sherry Bowlby
Luke Gubbels
John McLeod
Janet Pattinson
Sarah Weaver
Dan Smith
Pauline Waelti
Barb Puddifant

City of Salmon Arm, Chair
Citizen at Large
Salmon Arm Fish & Game Club
Citizen at Large
Canoe Forest Products
Salmon Arm Farmers Institute (SAFI)
Shuswap Naturalist Club
Salmon Arm Bay Nature Enhancement Society
Shuswap Construction Industry Professionals
Shuswap Environmental Action Society (SEAS)
City of Salmon Arm, recorder

ABSENT:

Iva Jules
Warren Bell
Gary Arsenault
Louis Thomas
Amy Vallarino

Adams Lake Indian Band
WA:TER
Shuswap Pro Development Association
Adams Lake Indian Band
Citizen at Large

GUEST:

Julia Beatty

Citizen

The meeting was called to order at 9:00 a.m.

1. **Introductions and Welcome**
2. **Presentations**
3. **Approval of Agenda and Additional Items**

Moved: Dan Smith

Seconded: Ron Pederson

THAT: the Environmental Advisory Committee Meeting Agenda of October 4, 2018, be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of September 6, 2018 Environmental Advisory Committee Meeting

Moved: Ron Pederson

Seconded: Janet Pattinson

THAT: the minutes of the Environmental Advisory Committee Meeting of September 6, 2018 be approved as circulated.

CARRIED UNANIMOUSLY

5. Old Business / Arising from minutes

- a) **Greenhouse Gas Emissions Reduction** - Councillor Lavery reviewed the summary of ideas to reduce Greenhouse Gas Emissions. The Committee will review the ideas under the Topic - Energy, and will bring ideas forward at the next meeting of the Committee.
- b) **Appointment of members to the Committee from the Adams Lake Indian Band and Shuswap Environmental Action Society** - Councillor Lavery confirmed that Pauline Waelti will be the representative for the Shuswap Environmental Action Society and confirm that letters dated June 11, 2018 and September 14, 2018 have been sent by Mayor Cooper to the Adams Lake Indian Band extending an invitation to serve on the Committee.
- c) **UBCM Resolutions** - Councillor Lavery provided an overview of some of the resolutions passed and defeated at the 2018 UBCM Conference and provided Committee Members with information on where to access all of the Resolutions from the UBCM.
- d) **Drones in the Bay** - Councillor Lavery will issue an invitation to Rob Niewenhuizen, Director of Engineering & Public Works, to the December meeting of the Committee to discuss reviewing the issue from a City perspective. Sarah Weaver provided an update on the Nature Trust's position on drones. Barry Wilson spoke regarding existing Transport Canada regulations and the process for obtaining restricted airspace permission.
- e) **Meeting at Salmon Arm Secondary** - Councillor Lavery discussed the possibility of holding a Committee meeting at the school in the new year.

6. New Business

- a) **Salute to the Sockeye** - Barry Wilson attended the Salmon Symposium and provided an overview of the topics discussed at the Symposium.

7. **Other Business &/or Roundtable Updates**
8. **Next meeting – Thursday, November 1, 2018**
9. **Adjournment**

Moved: Dan Smith

Seconded: Ron Pederson

THAT: the Environmental Advisory Committee Meeting of October 4, 2018 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:23 a.m.

Councillor Tim Lavery, Chair

Received for information by Council on the day of , 2018

Item 8.1

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Highway Closure Bylaw No. 4277 be read a first, second and third time.

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: October 4, 2018

SUBJECT: Highway Closure Bylaw No. 4277
Part of Road, Plan 6148, Sec. 14, Tp. 20, R. 10, W6M, KDYD
Applicant: MBM Ventures Ltd.
Agent: Browne Johnson Land Surveyors

Motion for Consideration

THAT:

City of Salmon Arm Highway Closure Bylaw No. 4277 proceed to first, second and third readings;

AND THAT:

Authorization be granted for the sale of Closed Road, Plan EPP85131, Sec. 14, Tp. 20, R. 10, W6M, KDYD, as shown on Appendix 3, to MBM Ventures Ltd. for the sum of \$24,600.00.

AND 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) Registration of Statutory Right of Way Plan EPP85133 over the Closed Road to protect existing City utilities; and
- iii) All associated costs being the responsibility of MBM Ventures Ltd.

AND FURTHER THAT:

Final Reading of Highway Closure Bylaw No. 4277 be withheld pending approval of the Ministry of Transportation & Infrastructure.

Staff Recommendation

THAT: The Motion for Consideration be adopted.

Proposal

The subject roadway is located between two properties owned by the applicant and is used as a parking area for the Jacobson Ford Automobile Dealership. The roadway has not been used as a municipal street and the applicant is requesting that it be closed and sold to his company for consolidation with the adjacent lot to the east. A location map, ortho photo and a copy of Bylaw No. 4277 are attached as Appendices 1 through 3.

Background

The subject roadway was dedicated in 1953 from the adjacent properties to the east and west which are currently owned by the applicant and contain service buildings and parking areas associated with the automobile dealership. The portion of the road to be closed is approximately 10.0 metres in width and 248 square metres in area.

The west half of the roadway and the adjacent parcel to the west and south are designated City Centre Commercial in the Official Community Plan. The east half of the roadway and the adjacent parcel to the east are designated Highway Service / Tourist Commercial. All of the roadway and the adjacent parcels to the west, south and east are zoned C-3 (Service Commercial). O.C.P. and Zoning maps are attached as Appendices 4 and 5

A City water main and a sanitary sewer main are located within subject roadway and the applicant has agreed to register a statutory right of way to protect these mains. A copy of the statutory right plan is attached as Appendix 6.

In March of this year, an appraisal of the roadway was conducted by Frilan Appraisals LLP and based on its analysis, the estimated fee-simple value of the roadway is \$24,600.00. The appraisal considered a number of factors in its evaluation, including the size of roadway and the impact of the statutory rights of way required to protect existing utilities. The appraisal concluded that its highest and best use would be to amalgamate it with one or both of the adjacent commercial properties. If the road closure bylaw is adopted, the applicant intends to consolidate the closed road with the adjacent parcel to the east as shown on Appendix 7.

Council reviewed this proposal at its In-Camera meeting on July 9, 2018 and agreed in principle to proceed with the proposal.

Discussion

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

Ministry of Transportation & Infrastructure

No concerns, see Appendix 8.

BC Hydro

No concerns.

FortisBC

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

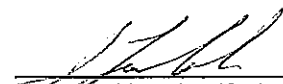
Engineering Department

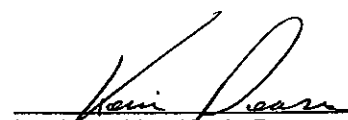
See Appendix 9

Planning Department

Staff support the proposal:

- i) The subject roadway has only been used to access the applicant's existing service buildings and for additional parking for the automobile dealership;
- ii) The closed road will be returned and consolidated with one of the properties from which it was originally dedicated;
- iv) The appraised value of the land to be disposed of will provide fair compensation to the City and has been agreed upon by the Applicant;
- v) As of this writing, no objections or concerns have been received from outside agencies; and
- vi) 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 10.


Prepared by: Jon Turlock
Planning & Development Officer

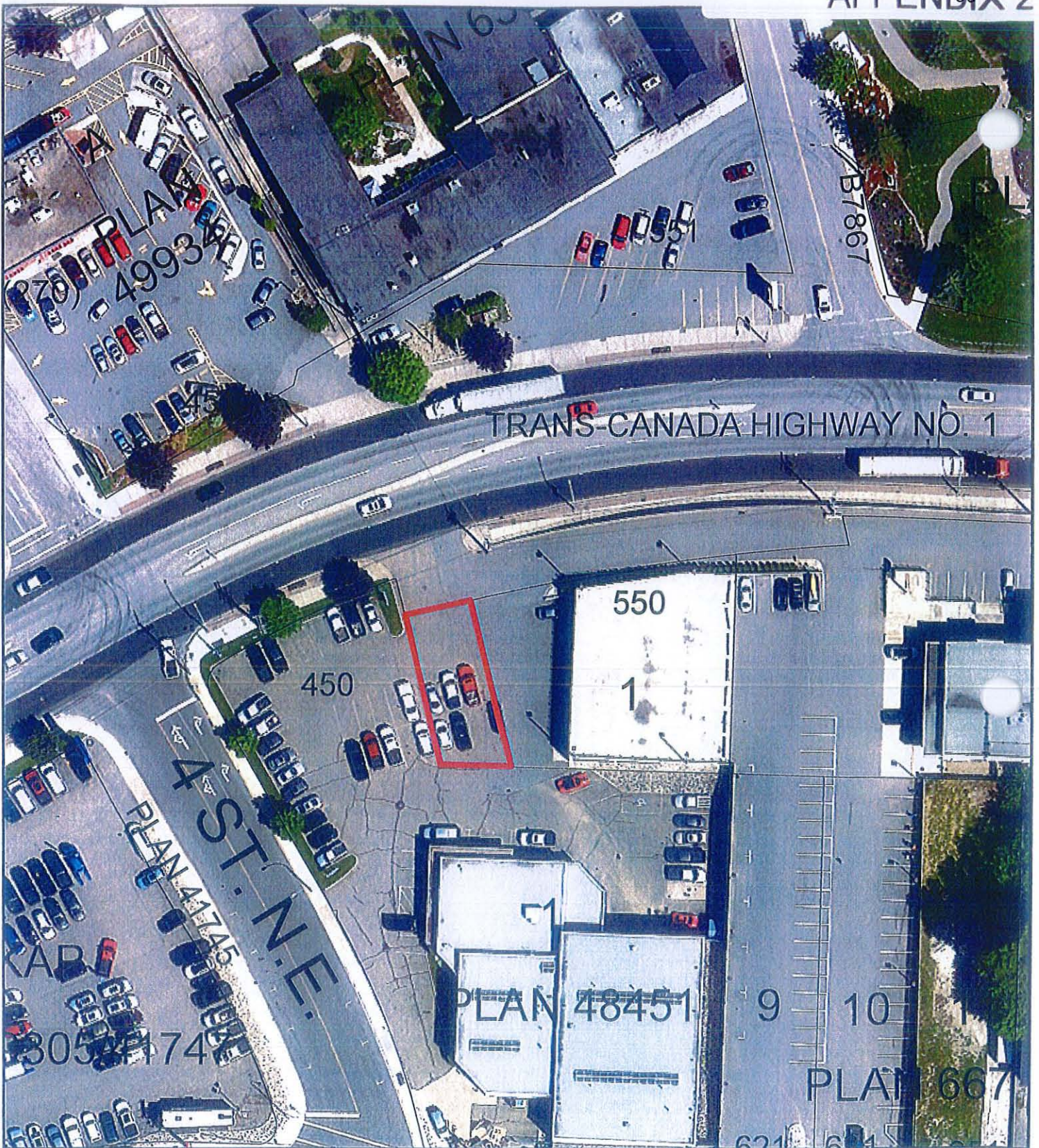

Reviewed by: Kevin Pearson MCIP
Director of Development Services

Appendices

- 1. Location map
- 2. Ortho photo
- 3. Bylaw No. 4277
- 4. OCP map
- 5. Zoning map
- 6. Statutory right of way plan
- 7. Plan of consolidation
- 8. MoTI comments
- 9. Engineering Dept. comments
- 10. Sections 26 & 94 of Community Charter & Policy 3.16



Proposed Road Closure



Proposed Road Closure

CITY OF SALMON ARM

BYLAW NO. 4277

Being a Bylaw to Close to Traffic, Remove the Dedication as Highway and Dispose of a Portion of Road, Plan 6148, Sec. 14, Tp. 20, R. 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 the 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 Road, comprising 248.6 m² dedicated at the Kamloops Land Title Office by Plan 6148, Sec. 14, Tp. 20, R. 10, W6M, KDYD which is shown outlined in bold black ("Closed Road") on the Reference Plan EPP85131 prepared by Joseph Charles Johnson, BCLS, Browne Johnson Land Surveyors, on October 3, 2018, 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 MBM Ventures Ltd., the registered owner of the adjacent property (legally described as Lot 1, Plan KAP87541, Sec. 14, Tp. 20, R. 10, W6M, KDYD) and will be consolidated into the adjacent property;

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 EPP85131 (the "Plan").
2. The City of Salmon Arm is hereby authorized to dispose of and convey the Closed Road to MBM Ventures Ltd., the registered owner of the adjacent parcel.
3. The City of Salmon Arm hereby authorizes the closure to traffic and removal of the highway dedication of that portion of Road, comprising 248.6 m² dedicated at the Kamloops Land Title Office by Plan 6148, Sec. 14, Tp. 20, R. 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

10. This Bylaw may be cited for all purposes as the **"City of Salmon Arm Highway Closure Bylaw No. 4277"**.

READ A FIRST TIME THIS DAY OF , 2018

READ A SECOND TIME THIS DAY OF , 2018

READ A THIRD TIME THIS DAY OF , 2018

APPROVED PURSUANT TO SECTION 41 (3) OF THE COMMUNITY CHARTER ON
THE DAY OF , 2018

For Minister of Transportation and Infrastructure

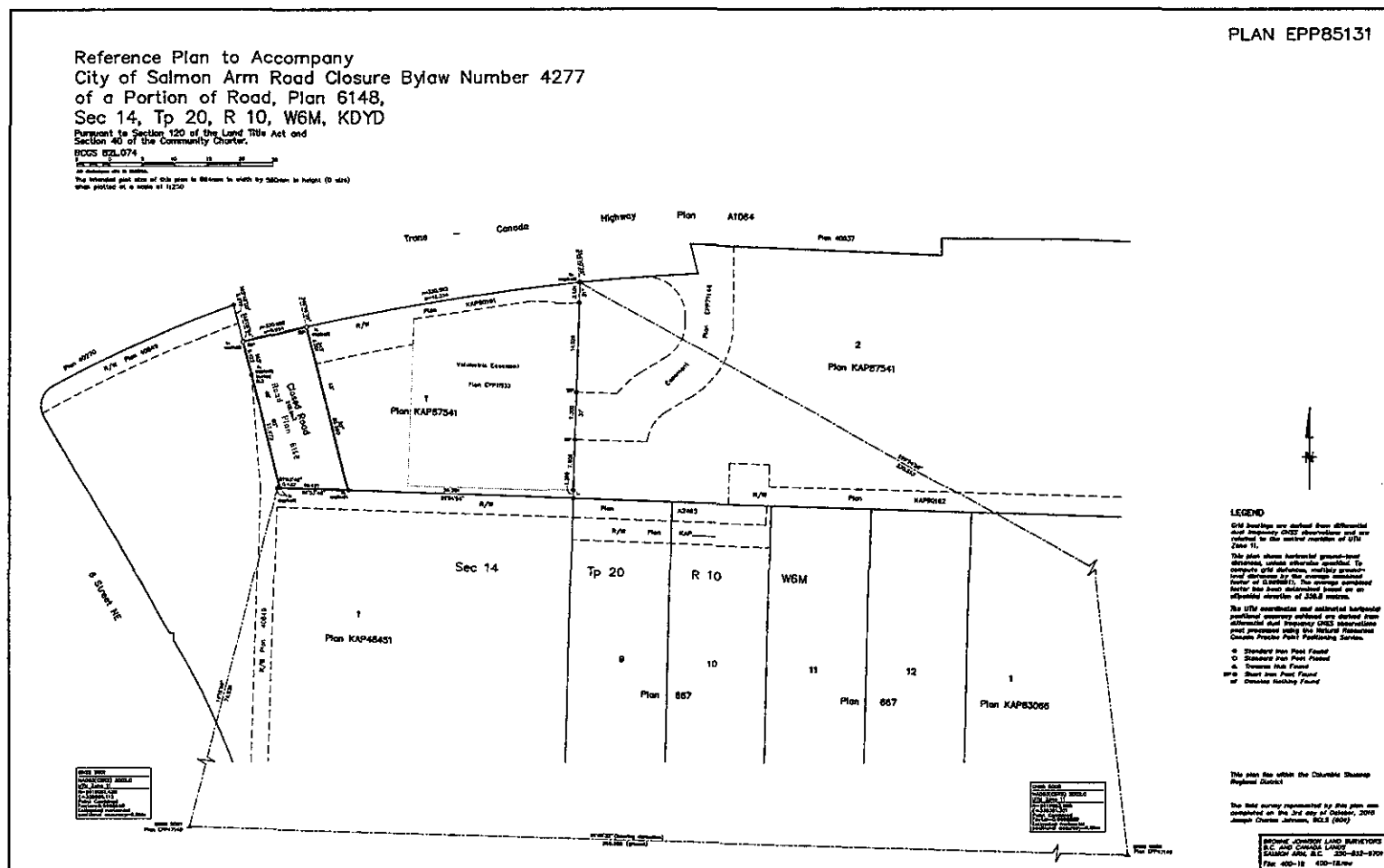
PUBLIC NOTICE OF INTENTION TO PROCEED ADVERTISED IN THE SALMON ARM
OBSERVER ON THE DAY OF , 2018 AND THE DAY OF
, 2018.

PUBLIC INPUT PROVIDED ON THIS DAY OF , 2018

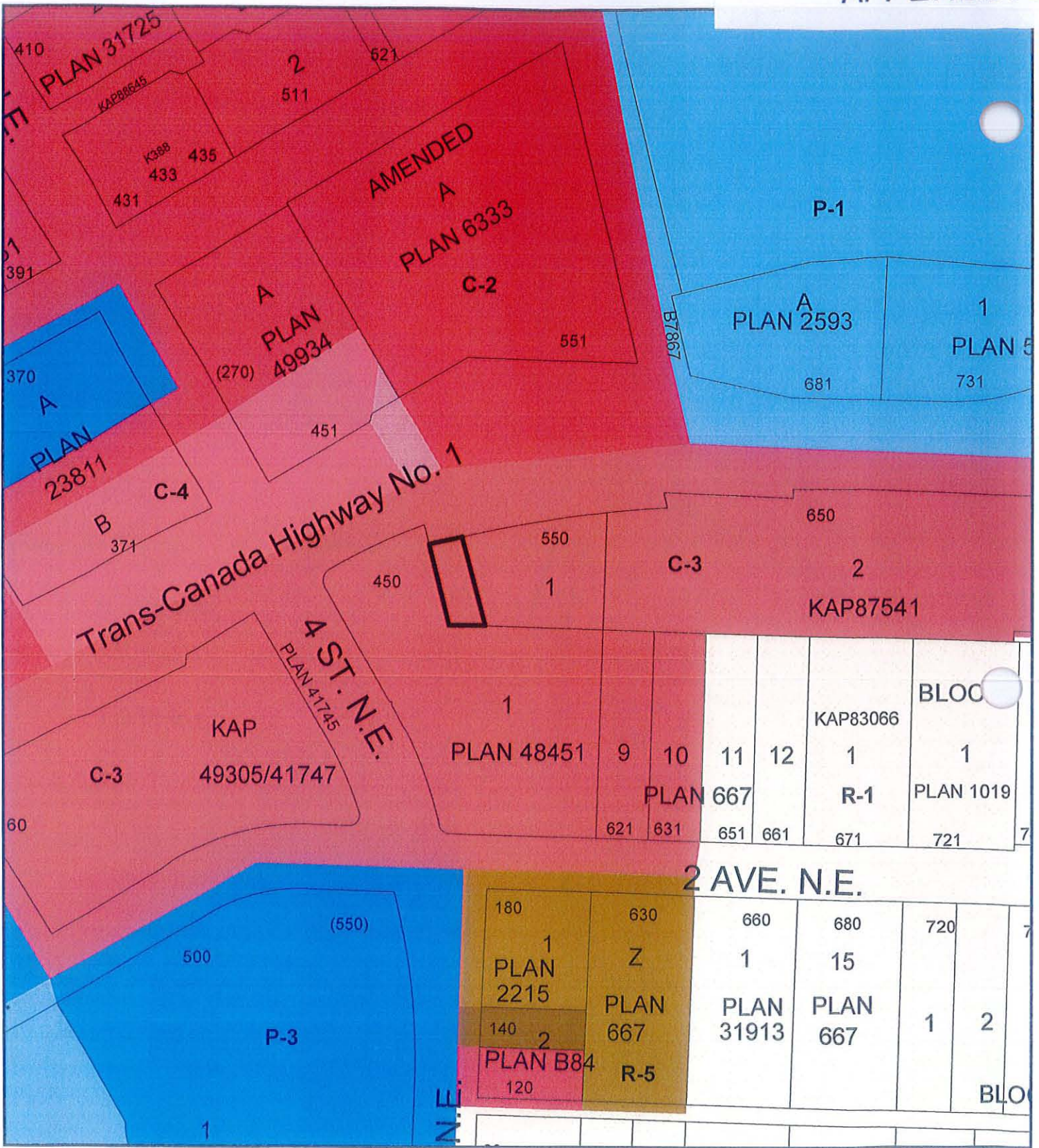
ADOPTED BY COUNCIL THIS DAY OF , 2018

MAYOR

CORPORATE OFFICER





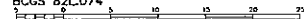


Proposed Road Closure

Zoning

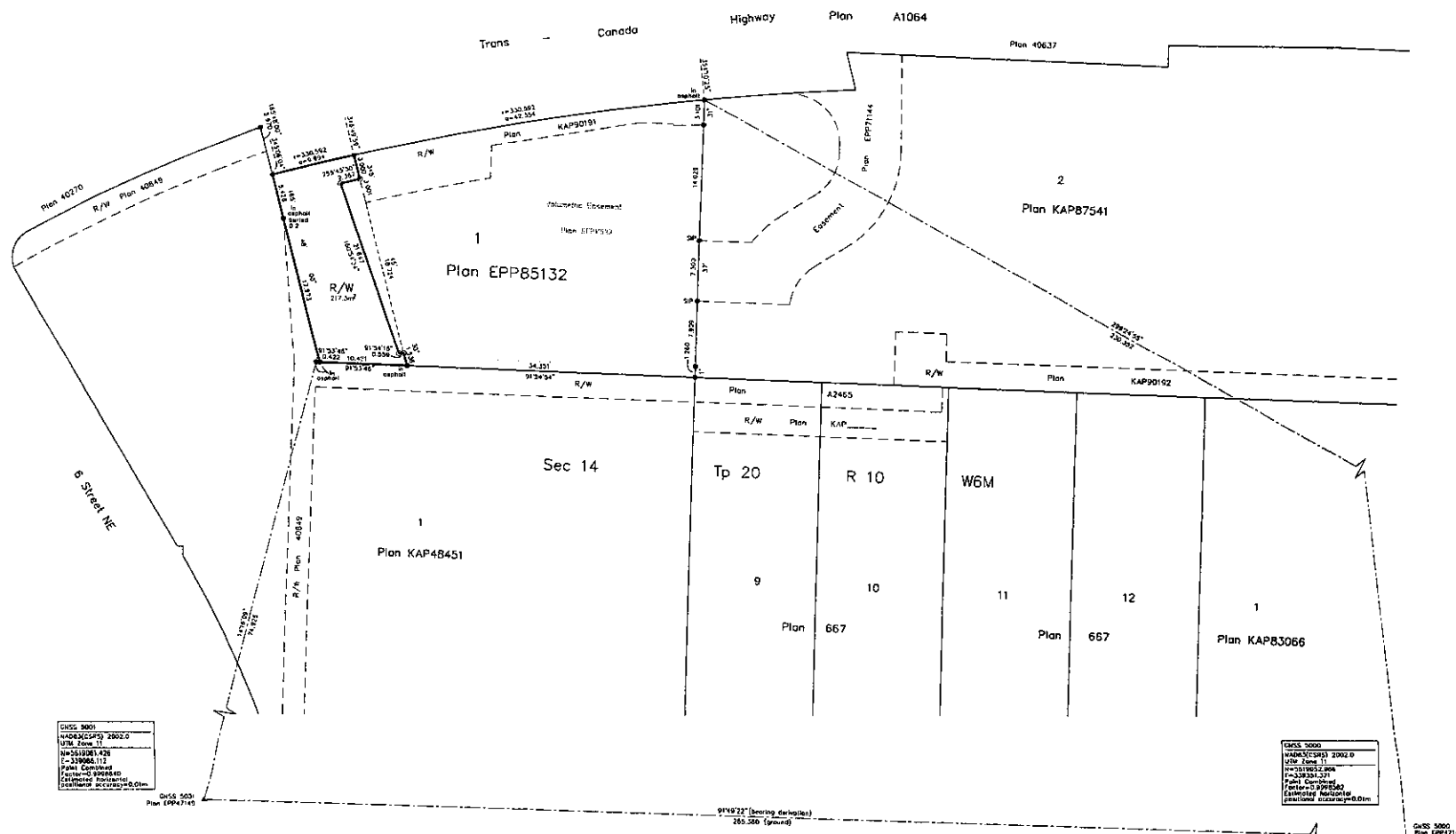
Pursuant to Section 113 of the Land Title Act

BCGS 82L074



All salmon are in salmon

The intended plot size of this plan is 854mm in width by 560mm in height (D size) when plotted at a scale of 1:250.



LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 12.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998611. The average combined factor has been determined based on an ellipsoidal elevation of 359.6 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
- ▲ Traverse Hub Found
- SP● Short Iron Post Found
- NE Denotes Nothing Found

This plan lies within the Columbia St
Regional District

The field survey represented by this
completed on the ____ day of ____
Joseph Charles Johnson, BCLS (604)

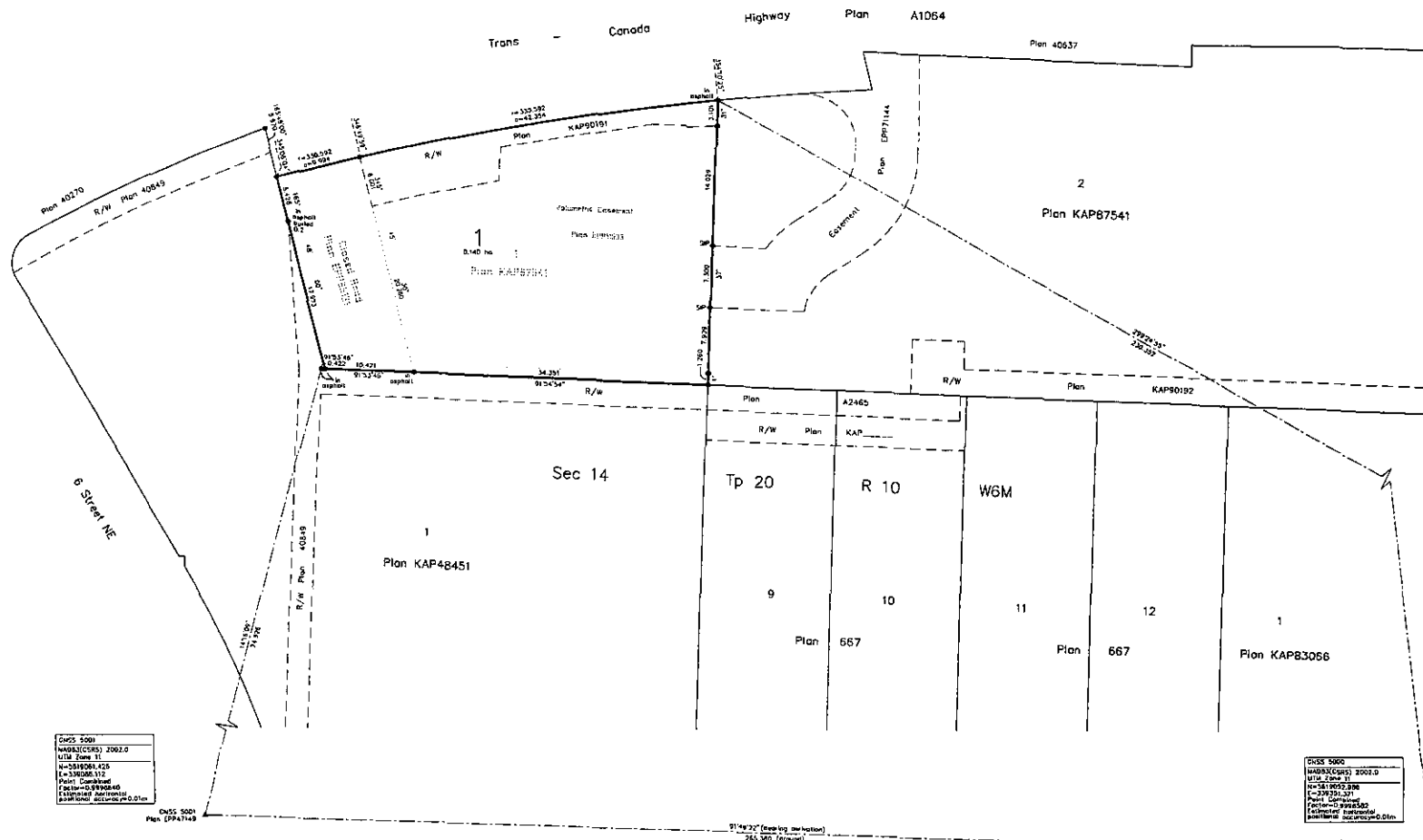
BROWNE JOHNSON LAND S
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-
File: 420-18 400-18.ro

BCGS 82L074

0 5 10 15 20 25

All distances are in metres.

The intended plot size of this plan is 884mm in width by 560mm in height (D size) when plotted at a scale of 1:250



BROWNE JOHNSON LANE
B.C. AND CANADA LANE
SALMON ARM, B.C. 7
File: 419-78 400-71



Your File #: 18.22
eDAS File #: 2018-04787
Date: Sep/13/2018

City of Salmon Arm Development Services
500 2nd Avenue NE
PO Box 40
Salmon Arm, BC V1E 4N2
Canada

Attention: Jon Turlock

Re: Proposed Bylaw Municipal Road Closure for:
Part of road dedicated by Plan 6148, Section 14, Township 20, Range 10, W6M,
KDYD

Preliminary Approval is granted for the municipal road closure bylaw for one year
pursuant to section 41(3) of the *Community Charter*.

This Ministry's interests are unaffected as the proposed road closure is connected to a
constructed frontage road under the jurisdiction of the City of Salmon Arm.

The City of Salmon Arm must ensure that traffic movements at the road intersection
must not impact the travelling public on the Trans-Canada Highway.

If you have any questions please feel free to call Tara Knight at (250) 833-3374.

Yours truly,

Tara Knight
District Development Technician

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 503-3664 Fax: (250) 833-3380



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

TO: Kevin Pearson, Director of Development Services
DATE: 25 September 2018
PREPARED BY: Chris Moore, Engineering Assistant
APPLICANT: **Jacobson Ford (Mike Vandermeer)**
SUBJECT: **SUBDIVISION APPLICATION NO. 18.22**
LEGAL: Part of Road Dedicated by Plan 6148, Sec. 14-20-10
CIVIC: **450 & 550 TCH NE**

Further to your referral dated August 20, we provide the following servicing information.

1. Trans Canada Highway #1 (TCH) on the subject properties southern boundary is designated as a Provincial Highway. Additional dedication/improvements and access requirements will be determined by Ministry of Transportation.
2. A 200mm Watermain, 250mm Storm and 200mm Sanitary Sewer cross the subject property or are adjacent to the property lines. The City will require a Statutory Right of Way to be provided 3m either side of all City utilities within or adjacent to the subject property.

Chris Moore
Engineering Assistant

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

Community Charter

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:

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Item 9.1

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: the bylaw entitled City of Salmon Arm 2019 Permissive Tax Exemption Bylaw No. 4279 be read a final time.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM**BYLAW NO. 4279****Being a bylaw to exempt from taxation certain lands and improvements for the year
2019**

WHEREAS it is provided by Section 224 of the Community Charter, that the Council may by bylaw exempt from taxation any lands and improvements as therein specified;

AND WHEREAS the Council of the City of Salmon Arm deems it necessary and expedient to exempt from taxation for all purposes, the whole of the taxable assessed value of the land and improvements on certain properties situate within the City of Salmon Arm;

AND WHEREAS Section 224 of the Community Charter provides that every building set apart and in use for public worship and any church hall which Council considers necessary thereto, and the land upon which the building or hall actually stands, shall be exempt from taxation;

AND WHEREAS such area of lands surrounding the church building or hall as may be determined by Council shall be exempt from taxation, such area so exempted to be determined by bylaw in accordance with Subsection 2 (f) of Section 224 of the Community Charter;

NOW THEREFORE the Council of the City of Salmon Arm by affirmative vote of at least two-thirds of all the members thereof enacts as follows:

1. CHURCHES

- a) In addition to the statutory exemption for every building set apart and in use for public worship and the land upon which the building actually stands, all church halls located on the same property or adjacent property owned by the Church or its Trustees shall also be exempted, including the land upon which the halls stand, for the year 2019.
- b) Where the property on which a church is located does not exceed two (2) acres, all such land shall be exempt from taxation for the year 2019.
- c) Where there is a residence located on the same property as a church, the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stand, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed and taxed as residential property for the year 2019.

- d) Where the property on which a church is located exceeds two (2) acres, the area of land exempt from taxation, including the statutory exemption, shall be two (2) acres.

1. Lot 1, Plan EPP81986, Section 14, Township 20, Range 10 (170 Shuswap Street SE)
Registered Owner and Occupier: Synod Diocese of Kootenay (06140.010)

2. SOCIETIES

- a) The following properties are hereby exempted from taxation for all purposes for the year 2019, the whole of the taxable assessed value of the land and improvements unless otherwise noted:

1. Lot 1, Plan 42866, Section 14, Township 20, Range 10 (681 Marine Park Drive NE)
Registered Owner and Occupier: Shuswap Family Resource & Referral Society (06757.010)
2. Lot 13, Block C, Plan 1523, Section 14, Township 20, Range 10 (350 Fraser Avenue NW) Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06780.000)
3. Lot 14, Block C, Plan 1523, Section 14, Township 20, Range 10 (360 Fraser Avenue NW) Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06780.001)
4. Lot 15, Block C, Plan 1523, Section 14, Township 20, Range 10 (380 Fraser Avenue NW) Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06780.002)
5. Lot 16, Block C, Plan 1523, Section 14, Township 20, Range 10 (390 Fraser Avenue NW) Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06780.003)

3. 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.

4. 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.

This bylaw may be cited as "City of Salmon Arm Tax Exemption Bylaw No. 4279"

ADOPTED BY COUNCIL THIS DAY OF 2018

CORPORATE OFFICER

Item 9.2

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4286 be read a second time.

[OPC-4000-37; 1160595 BC Ltd.; 2690 Okanagan Avenue SE; Institutional to Neighbourhood Commercial]

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 Members of Council

DATE: September 26, 2018

SUBJECT: Official Community Plan Amendment Application No. OCP4000-37
Zoning Amendment Application No. 1133

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP51225
Civic: 2960 – Okanagan Avenue SE
Owners/Applicant: 1160595 BC LTD.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 by redesignating Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP51225 from INS (Institutional) to NC (Neighbourhood Commercial);

AND THAT: Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;

AND THAT: Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:

- 1) The Financial Plans of the City of Salmon Arm; and
- 2) The Liquid Waste Management Plan of the City of Salmon Arm.

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

- 1) Add "Section 57 - CD-19 – Comprehensive Development Zone" as outlined in this report and renumber the remaining sections accordingly;
- 2) Rezone Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP51225 from P-3 (Institutional) to CD-19 (Comprehensive Development Zone); and
- 3) Section 2 – Definitions – Add the following:

HIGH TECHNOLOGY RESEARCH AND DEVELOPMENT Commercial *office* use involving the research and/or design, including the light assembly and value added production of items and components used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries. *High Technology Research and Development* does not include activities that may cause a *nuisance* or negative impacts, such as noises, odours, emissions, vibrations or other externalities off the *parcel* line.

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

- 1) Ministry of Transportation and Infrastructure approval; and**
- 2) Adoption of the associated Official Community Plan Amendment Bylaw.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted;

AND FURTHER THAT:

Should Council require the owner/applicant to provide a Traffic Impact Analysis (TIA) as recommended in Appendix 8, that the TIA be prepared in accordance with the City's Terms of Reference prior to Second Reading of the bylaws with the understanding that a Section 219 *Land Title Act* covenant be registered on the Title of the subject property that would restrict future development until such time that the recommendations of the TIA are completed at the expense of the owner/applicant.

PROPOSAL

The subject parcel is located at 2960 – Okanagan Avenue SE, just west of 30 Street SE and the Public Works Yard, northwest of the Middle School (Appendices 1 and 2). The parcel contains approximately 5 former School District 83 buildings, which have hosted a number of uses over time, including a preschool, daycare, and offices. The current owner is now applying for OCP and zoning amendments.

The purpose of this application is to amend the OCP and rezone the 4.7 acre site to accommodate a technology based commercial office use and anticipated future accessory uses including residential use. As discussed in more detail, a commercial land use designation is deemed to be the most appropriate designation of the OCP (other than Light Industrial) and the "Neighbourhood Commercial" designation is the only one that most closely resembles this proposal.

This application involves the introduction of a new use to the Zoning Bylaw, "High Technology Research and Development." The intent of this use to merge elements of office and light industrial land uses, while limiting the intensity of any light industrial uses to minimize related impacts on neighbouring properties. This is expected to permit establishments specializing in the research, development, and or creation of products (software and hardware), services, systems, processes, and or prototyping. In order to present an opportunity towards the development of a High Tech Campus, this use includes educational, accessory manufacturing, and accessory residential use components. Should the proposed amendments be approved, future development would require a Development Permit Application to guide form and character.

"High Technology Research and Development" is proposed to be defined in the Zoning Bylaw as:

Commercial *office* use involving the research and/or design, including the light assembly and value added production of items and components used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries. *High Technology Research and Development* does not include activities that may cause a *nuisance* or negative impacts, such as noises, odours, emissions, vibrations or other externalities off the *parcel* line.

The proposed CD-19 zone is outlined below:

SECTION 57 - CD-19 – COMPREHENSIVE DEVELOPMENT ZONE

Purpose

- 57.1 The CD-19 Zone is primarily intended to accommodate *office* and ancillary scientific or *high technology research and development* land uses. Accessory residential use is also supported. *Development* within the CD-19 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

- 57.2 On a *parcel* zoned CD-19, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-19 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 57.3 The following uses and no others are permitted in the CD-19 Zone:
- .1 *high technology research and development;*
 - .2 *office;*
 - .3 *education/training facility;*
 - .4 *parts assembly;*
 - .5 *commercial daycare facility;*
 - .6 *health services centre;*
 - .7 *public use;*
 - .8 *private utility;*
 - .9 *public utility; and*
 - .10 *accessory use; including dwelling units intended for employees of a principal use of which the floor area of a dwelling unit shall not exceed 200 m² (2,152.7 ft²) or be less than 29 m² (312 ft²).*

Maximum Height of Principal Buildings

- 57.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the Development Permit process.

Maximum Height of Accessory Buildings

- 57.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel or Site Coverage

- 57.6 The minimum *parcel* or *site* coverage for all buildings shall be 65% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

- 57.7 The minimum *parcel* size or *site* area shall be 6,500.0 square metres (69,965.0 square feet).

Minimum Parcel or Site Width

- 57.8 The minimum *parcel* or *site* width shall be 80.0 metres (262.5 feet).

Minimum Setback of Principal and Accessory Buildings

57.9 The minimum *setback* of the *principal* and *accessory buildings* from the:

- | | | |
|----|----------------------------------|------------------------|
| .1 | Front parcel line | 6.0 metres (19.7 feet) |
| .2 | Rear parcel line | 6.0 metres (19.7 feet) |
| .3 | Interior side parcel line | |
| | - adjacent to a residential zone | |
| | shall be | 6.0 metres (19.7 feet) |
| | - all other cases | 3.0 metres (9.8 feet) |
| .4 | Exterior parcel line | 6.0 metres (19.7 feet) |

Outside Storage

57.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

57.11 Parking and loading shall be required as per Appendix I.

BACKGROUND

The subject parcel is designated INS (Institutional) in the City's Official Community Plan (OCP), and zoned P-3 (Institutional) in the Zoning Bylaw (Appendix 3 and 4). The 4.7 acre subject parcel contains (approximately 5) existing buildings. Much of the southern portion of the property is covered by mature vegetation. The parcel is sloping down from the south-east to north-west. Site photos are attached as Appendix 5.

Land uses adjacent to the subject parcel include the following:

- North: Road (Okanagan Ave) with residential land beyond (zoned R-1 Single Family Residential)
- South: Middle School (P-3 - Institutional)
- East: Salmon Arm Middle School (P-3 - Institutional) with Road (16 Street NE) and Public Works yard beyond (P-3 – Institutional and P-1 – Park and Recreation Zone)
- West: Daycare (zoned P-3 – Institutional) and Residential land (R-1 Single Family Residential)

The applicant has provided a letter (attached as Appendix 6) describing their business, the intended use of the property, and their research related to zoning. The applicant does not foresee any redevelopment at this time.

The subject parcel was created by subdivision in 2015 by the previous owner, School District 83. The relatively large lot (4.7 acres / 19,200 square metres / 206,667 square feet) fronts Okanagan Avenue with a frontage of approximately 177 metres in length. The lot could easily accommodate a building the size of City Hall / Law Courts, or a similar office building with more than 50,000 square feet of floor area under the present P-3 zoning which permits *office* use. Under such a scenario, no Development Permit for form and character or a traffic impact analysis would be required.

Further, considering the current P-3 zoning given that *office* use is permitted, the owner/applicant is able to conduct the primary business function on this site. The purpose of rezoning is to allow for related accessory uses, such as *parts assembly* if necessary. The proposed CD-19 zone would allow for a mix of other uses not permitted in the P-3 zone, such as accessory multiple family residential use and *work/live studios*.

In drafting the proposed CD-19 zone, the *light industry* use was purposely omitted to stay within the realm of a predominantly neighbourhood commercial office land use with emerging high technology activities.

OCP PoliciesOCP Community Services Policy

As noted above, the subject parcel is designated INS (Institutional) in the City's OCP, a designation that identifies Community Facilities such as School District properties. Policy 15.3.13 indicates intent to plan for future land use options for surplus School District lands.

OCP Commercial Policy

Given the position of the subject parcel generally within residential designated lands, should the proposed OCP amendment be approved, the subject property would be considered a Neighbourhood Commercial (NC) Area as per OCP Section 9.3.19. Section 9.2.2 of the OCP directs staff to encourage and support commercial businesses that are complimentary to and utilize the strengths of the community.

The proposed use is in support of the expansion of a commercial business and the subject parcel has been used for various endeavors over time including offices, suggesting that the proposed use could be considered compatible with the NC Area and neighbouring properties, aligned with relevant policy. However, staff note that full build out of the large subject parcel with expanded principal and accessory uses would likely change the characteristics of the lot with the increased related activity and associated traffic. Arguably, such an increase in the scale of activity could exceed the local expectations of a NC development.

Staff note that the proposed use could also fit well within the City's Industrial Park and other established Commercial areas. This consideration demonstrates the challenge of long standing OCP policies and associated designated areas which offer limited flexibility for new "outside the box" ideas.

Section 879 - Local Government Act

Pursuant to Section 879 of the Local Government Act (consultation during OCP development / amendments), the proposed OCP amendments were referred to the following external organizations:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	No response to date
Economic Development Society:	Letter of support attached (Appendix 9).

Section 475 - Local Government Act

Pursuant to Section 475 of the Local Government Act (adoption procedures for an OCP amendment), prior to Second Reading of the bylaw, Council must consider the proposed OCP amendment in relation to the City's financial and waste management plans. Staff note that the City's long term financial plan does not, at this time, anticipate expenditures to upgrade the Okanagan Avenue frontage of the subject parcel or the intersection of Okanagan and 30 Street. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTSMinistry of Transportation & Infrastructure

MOTI has granted preliminary approval (Appendix 7).

Engineering Department

Servicing information provided to applicant in advance of any future development (Appendix 8).

Due to the potential traffic increase related to the proposed development impacting the intersection of Okanagan and 30 Avenue, which has related congestion concerns, staff recommend that a Traffic Impact Analysis be conducted. Such an analysis would address the current state of the intersection, potential

upgrades required, traffic safety concerns, location of access for the proposed development, and other related factors to consider.

A 30 Street NE Traffic Safety Review was commissioned by the City and completed in 2005 by GD Hamilton Associates Consulting Ltd. Many of the recommended improvements have been completed over time. Even with these improvements, the City's Traffic and Safety Committee still receives ongoing concerns regarding the intersection and roadways at this location.

Planning Department

With the School District having sold the subject parcel, the predominant use of the subject property is proposed to be primarily a commercial office use, which triggers the need for the requested OCP and Zoning Bylaw amendments (from an institutional to a commercial land use designation and zone). The OCP amendment would be to the NC designation, with the parcel generally situated within residential designated lands.

Under policy 9.3.19, the OCP supports the consideration of office use within High, Medium and Low Density Residential areas. A new zone has been drafted in support of this proposal for inclusion in the Zoning Bylaw.

While this application has strong merit for consideration, Staff have concerns regarding the proposal considering the following location factors:

1. The location is presently isolated from other supportive commercial services, such as restaurants and retail services;
2. While the proposal can be interpreted to fit within the NC land use designation, the nature of the operation may not provide a directly beneficial service to surrounding lands compared to a more typical neighbourhood commercial use (such as a convenience store); and
3. Due to the large size of the subject parcel, there is enough area to accommodate a multitude of commercial activities and residential development with the proposed zone, with potential for significant related traffic impact.

However, there are additional details to consider. In support of the proposal, staff note the following:

1. The existing buildings have been in place supporting similar uses for some time;
2. The proposed use is not expected to be in excess of what one may expect related to standard school operations, and will certainly be less impactful than the nearby Public Works Yard;
3. The applicant's current building has created no known impacts on the adjacent lands, which similarly include a school building;
4. In terms of a future development proposal, the Development Permit process will assist to ensure that the any proposed building under the NC land use designation and commercial zoning are consistent with adjacent land uses and of high quality as envisioned by the OCP.

The applicant has been forthcoming and co-operative, working with staff to ensure alignment with relevant bylaws. Working with the applicant, staff have created a new zone and permitted uses to accommodate the proposal.

The proposed mix of land uses would permit the applicant's proposed use, while limiting the potentially impactful land uses which may conflict with surrounding lands. Given the historic use of the parcel, staff do not expect the proposed use at its present state to create any new impacts on neighbouring properties. Staff view the applicant's office use and the possibility of residential use as some assurance that the associated commercial uses will have limited impacts on surrounding neighbourhoods.

Given the size of the parcel relative to the current floor area of the buildings, there is more than sufficient space to provide the required offstreet parking spaces to support office use (1 space per 35 m² of gross floor area). Including staff, the proposed office use is not expected to generate a significant amount of traffic, until a future redevelopment which would be guided by a Development Permit application.

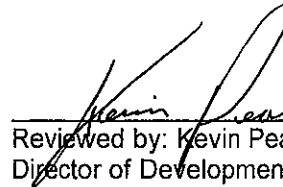
Staff note that parking areas are required to meet the standards specified in the Zoning Bylaw, including hard surfacing, grading, drainage, and delineation (painted lines) of parking spaces.

CONCLUSION

The proposed OCP and zoning bylaw amendments as presented are generally consistent with OCP policy. The additions proposed to the Zoning Bylaw serve to clarify municipal policy and may provide opportunity and support for similar commercial operators. The proposal is supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 55 110 220 330 440 Meters



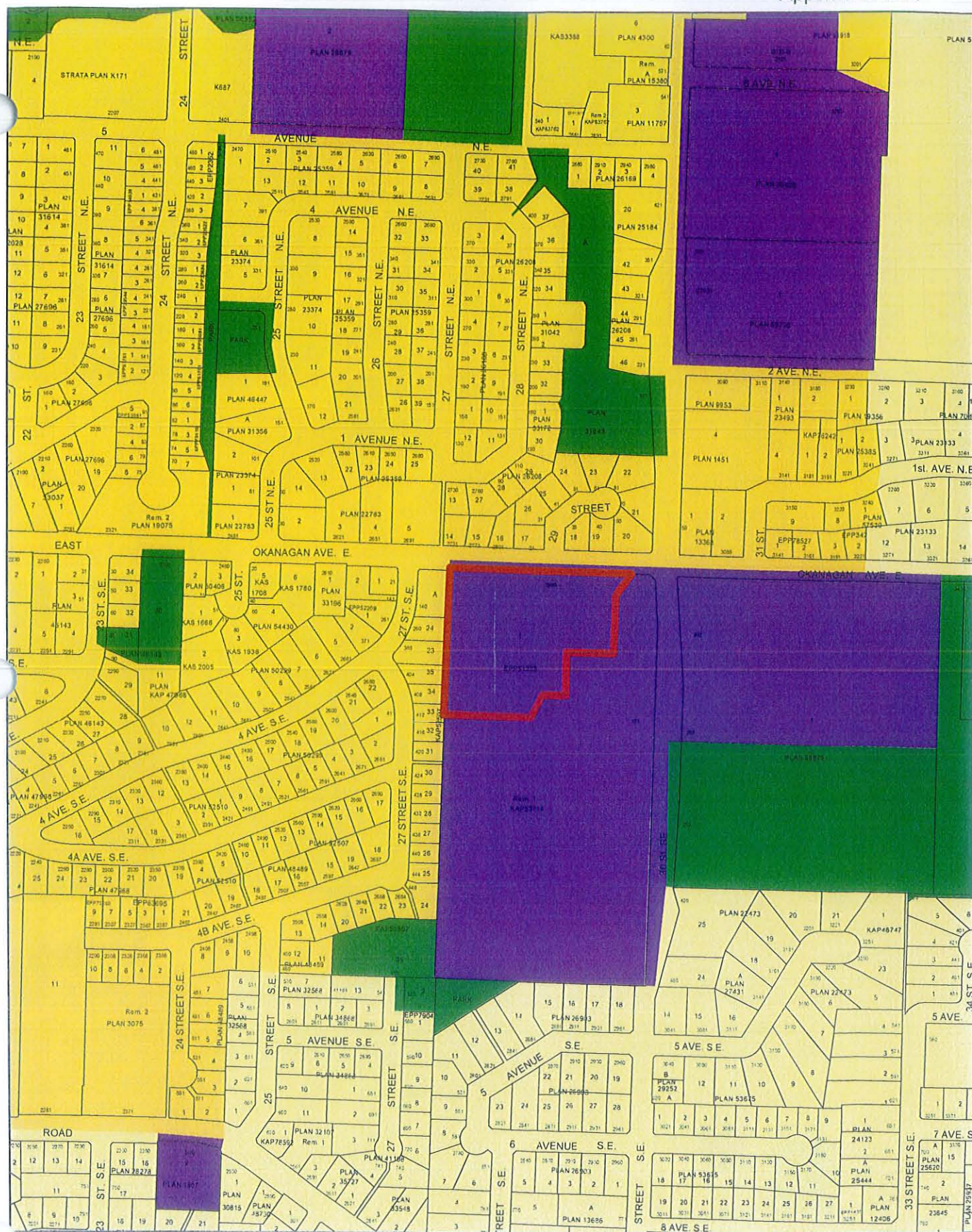
Subject Parcel



0 20 40 80 120 160 Meters



Subject Parcel



0 20 40 80 120 160 Meters



Subject Parcel



Park



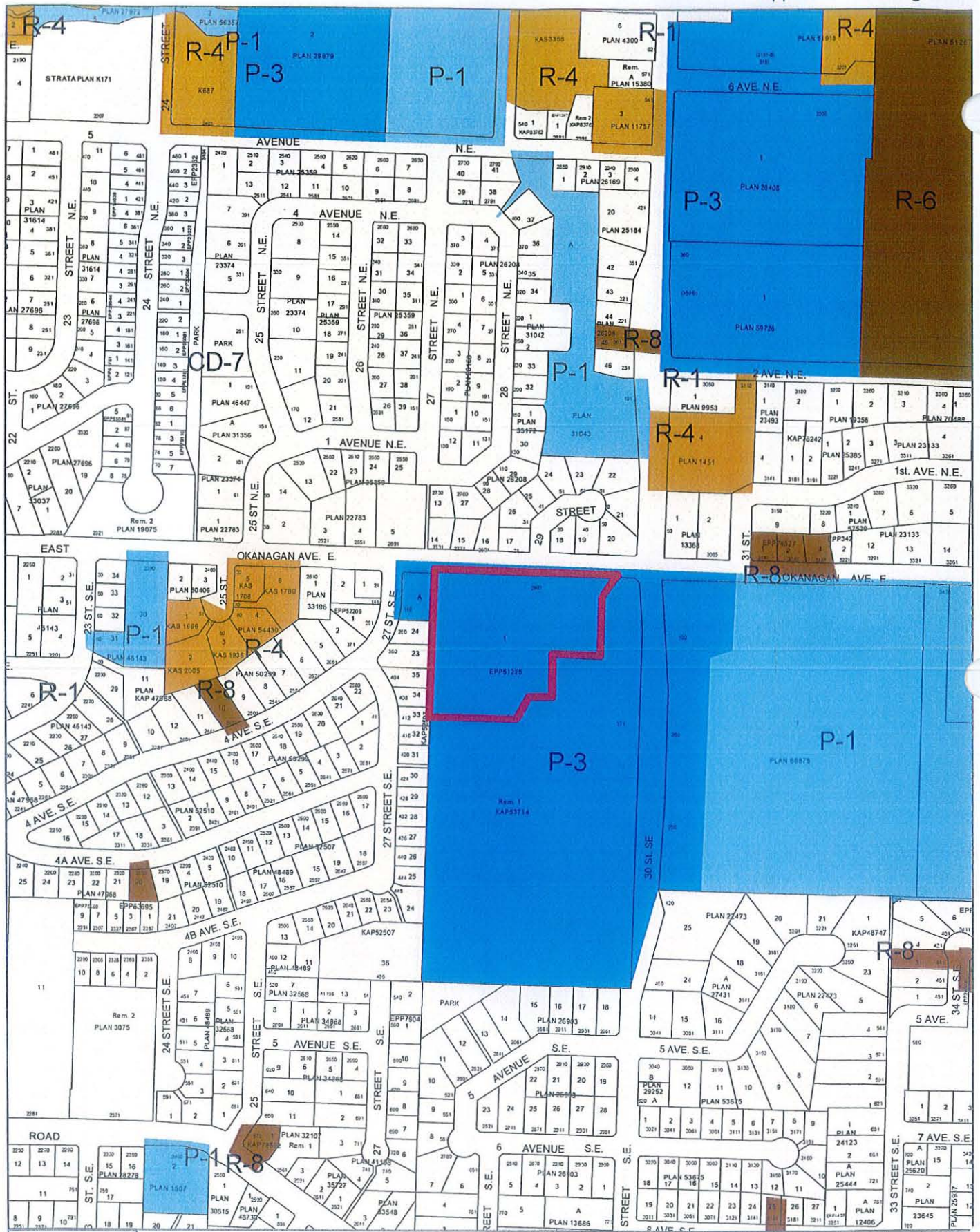
Medium Density Residential



Low Density Residential



Institutional



0 55 110 220 330 440 Meters



Subject Parcel

Appendix 5: Site Photos



View of subject property south-west from Okanagan Avenue.



View of subject property south-east from Okanagan Avenue.



1160595 BC Ltd.

451 20th St. SE
Salmon Arm, BC V1E 1J4
Email: mike.boudreau@techbrew.com

Fax: 250-833-5649
Phone: 250-833-6158

2018 July 11th

Chris Larson
City of Salmon Arm - Planning & Development
500 2nd Avenue NE
Box 40 Salmon Arm, BC V1E 4N2

Re: Zoning of property at 2960 Okanagan Avenue

Dear Mr. Larson:

Technology Brewing is a robotic systems integrator serving a variety of industries in North America and Europe with factory automation primarily using machine vision and robotic technologies. We provide solutions for the most technically difficult industrial automation problems from our location in Salmon Arm. Our team works with pretty amazing technologies to provide innovative solutions to industrial problems in assembly, food, composite, wood, and logistics processing.

Technology Brewing is a thriving high technology company with strong community relationships with Economic Development, Okanagan College, School District No. 83, Interior Health, and many businesses and community organizations. We host many student tours, Pro-D days for teachers, robotics seminars for students, participate in the now annual Technology Meetups, host of vocational shadowing for students, and hire COOP Students from nearby Post-Secondary Schools. We anticipate supporting the new robotics course starting this fall at the Jackson campus with some funding for equipment, and the new Mechatronics Technical Diploma Program at Okanagan College.

We support education initiatives both in our immediate and international communities through our involvement with Economic Development Society business Incubator and Maker Space and the Rotary Club of Salmon Arm Shuswap that supports food programs within School District 83, the Smart Bike program, and the educational "BC Tomorrow" watershed simulator project. Internationally we support programs at Barani Primary School of 1200 pupils (standard 1-8) in Kenya including a water system, a lunch program feeding 450 students daily, a computer classroom with computers and internet, and sponsorship of up to 24 worthy students to complete grades 9-12 (form 1 -4) and postsecondary education.

Active with Okanagan College in a technology business advisory role we are a strong advocate of the Mechatronics Engineering Diploma program currently in the early stages of development. Technology Brewing has typically hosted 1 – 3 coop students per year and we look forward to supporting the OK college program by providing coop

opportunity to Mechatronics students, as well as providing instructional resources in form of personnel and facilities.

Our growing company needs more engineering, light assembly, lab, testing and training space to meet our growth and community support goals. Expanded facilities will enable us to offer ongoing support and training opportunities for our staff, customers, and community partners while providing the room needed to complete our exciting work for our industrial customers.

Technology Brewing currently leases space from School District No. 83 at 2960 Okanagan Avenue, which we now have an accepted offer through our real-estate holding company 1160595 BC Ltd.

Ideally we will be able one day to consolidate our three locations into one at this site, combining our engineering offices (1271 6th Ave NE) focused on machine vision guided robotic automation for various industries with the light assembly and testing of the same which is currently done in our shop on Auto Road (5041 units 4&5). Product development at these facilities include small and medium size robotic system and industrial automation prototyping. This work is performed indoors and does not involve noisy machining, painting, noxious substances, or other annoying stuff. Most activity is conducive to a quiet office work environment.

After consulting with Kevin Pearson about appropriate zoning for the property at 2960 Okanagan about our intended use it was determined that a new "High Technology Zone" might be appropriate. Working in collaboration with Economic Development Officer Lana Fitt we have drafted the basis of a "High Technology Zone" bylaw based on similar bylaws from other communities across Canada including: Kamloops, Kelowna, Penticton, Burnaby, Vancouver, Victoria, Nanaimo, Edmonton, Calgary, and Waterloo. Please find attached draft for consideration as a basis of the proposed new zoning bylaw for the Official Community Plan Amendment Application, and our subsequent Zoning Amendment Application.

Thank you for your consideration.

Yours very truly,
TECHNOLOGY BREWING CORPORATION
& 1160595 BC Ltd.

Per, Mike Boudreau, P.Eng.
President

Enclosures (Amendment Application Forms – Zoning & OCP, proposed High Tech Zoning)

HIGH TECHNOLOGY ZONE

This High Technology Zone provides for the accommodation of uses that incorporate advanced scientific or technological research and may have a small accessory manufacturing component that does not conflict with any neighbouring residential area. Technology businesses are often employee-intensive and staffed by young professionals who desire central, walkable employment locations near amenities such as housing, parks, restaurants, and shopping.

Permitted Use:

The following uses are permitted, provided they are not noxious or offensive to any adjacent property or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration or hazard:

1. Establishments specializing in the research, development, and or creation of products (software and hardware), services, systems, processes, and or prototyping related to the following technology sectors:

- | | |
|--|----------------------------------|
| • Aerospace & Aeronautics | • Government Use |
| • Artificial Intelligence | • Health Care Research |
| • Automation | • Information Technology |
| • Biotechnology | • Medical Technology |
| • Business Incubator | • Maker Space |
| • Communication Production | • Nanotechnology |
| • Computer Assembly | • Photonics |
| • Computer Design | • Pharmaceutical |
| • Computer Engineering | • Precision Engineering |
| • Computer Science, including software | • Quantum Computing / Technology |
| • Data Centre | • Robotics |
| • Electronic Device Technology | • Semiconductors |
| • Energy Technology | • Software Development |
| • Engineering | • Technology Training |
| • Financial Technology | • Telecommunications |
| | • Web Development |

Includes software companies, open data companies, digital content companies, wireless technology companies, advanced technology hardware companies, cyber security companies, cloud computing companies, and 3D printing companies.

2. Business or professional offices.
3. Accessory use for
 - (a) related business and professional offices, including office-administration, marketing and sales, and business-related services and support.
 - (b) the 'light' manufacture, assembly and finishing of items related to the principal use (The term 'light' used in reference to assembly, manufacturing, and processing in this zone is intended to restrict the use to only those which are contained within a building, and which

- produce lower levels of noise, odour, heat etc. impacts and only those related to 'advanced tech'.),
- (c) services involving printing, publishing, photocopying or other reproduction processes related to the principal use,
 - (d) display, storage and retail sales of goods related to the principal use that are produced or stored in the principal or accessory building,
4. to permit as uses "high tech", "work-live", service-commercial, and limited retail uses that are compatible and complementary to limited light manufacture and assembly uses. In this Part, "work-live" means a use that: (a) combines residential use, as an accessory use, with any of the indoor uses otherwise permitted under this Part, as a principal use; and (b) is located in a unit that is a room or suite of rooms of which not more than 50% of the floor space is used for residential use.
 5. All permitted uses shall be housed completely within an enclosed building, except for parking and loading facilities.
 6. Nothing shall be done that is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare, nor shall anything be done that creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

Height of Buildings:

A rooftop solar panels or greenhouse is not to be included in the calculation of total floor area, height or number of storeys.

Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with...

Typical office uses require three parking spaces per 100 m² ; however, given that the technology industry is employee-driven and does not draw customers to the site, a parking ratio of two spaces per 100 m² is considered acceptable. If the use of the building changes, more restrictive parking standards may apply and will have to be accommodated.

Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with...



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Appendix 7: MOTI
**DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: ZON-1133
eDAS File #: 2018-04788
Date: Sep/05/2018

1160595 BC Ltd.;
c/o City of Salmon Arm Development Services
500 2nd Avenue NE
PO Box 40
Salmon Arm, BC V1E 4N2
Canada

Attention: City of Salmon Arm Development Services

Re: Proposed Bylaw for: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD,
Plan EPP51225 - 2960 Okanagan Street SE

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, as the Ministry interests are unaffected given the affected property is on the fringe of the 800m radius and there is an existing secondary street network.

If you have any questions please feel free to call Elizabeth KEAM at (250) 833-7404.

Yours truly,

Elizabeth KEAM
District Development Technician

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 503-3664 Fax: (250) 833-3380



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

TO: Kevin Pearson, Director of Development Services
 DATE: 14 September 2018
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: 1160595 BC Ltd., 451 – 20 Street SE, Salmon Arm, BC V1E 1J4
 APPLICANT: 1160595 BC Ltd., 451 – 20 Street SE, Salmon Arm, BC V1E 1J4
 SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP4000-37**
ZONING AMENDMENT APPLICATION FILE NO. ZON-1133
 LEGAL: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP51225
 CIVIC: 2960 Okanagan Avenue SE

Further to your referral dated 20 August 2018, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Engineering Department does not have any concerns related to the Re-zoning and OCP Amendment and recommends that they be granted.

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. The subject property shall be serviced with underground electrical and telecommunication wiring upon development.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures may be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of development the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
8. For any off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction

OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP4000-37
 ZONING AMENDMENT APPLICATION FILE NO. ZON-1133
 14 September 2018
 Page 2

work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. Okanagan Avenue on the north side of the subject property is classified as an Urban Collector Street (RD-3), requiring an ultimate road right of way dedication of 20 meters (10.0 meters from centre line). Available records indicate that no additional road dedication is required (to be confirmed by BCLS).

Okanagan Avenue is currently constructed to an Interim Urban Collector Road standard. Upgrading to the Urban Collector Road standard is required as a condition of development, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.

2. A Traffic Impact Study will be required for the intersection of 30 Street & Okanagan Avenue & the access and egress points to the subject property and the school prior to the time of development. The Traffic Study shall be in accordance with the City's Standard Terms of Reference for a Traffic Access and Impact Study.

Any Improvements or recommendations as a result of the Traffic Impact Study shall be implemented prior to further development.

3. Only one access is permitted, a second access may be considered (where approved by City Engineer), provided the distance between accesses is greater than 10.0 meters and in no case will an access be less than 20.0 meters from an intersection.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 200mm diameter (Zone 4) watermain on Okanagan Avenue. No upgrades will be required at this time.
2. The subject property is to be serviced by a single metered water service connection, (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm diameter). Owner / Developer is responsible for all associated costs.
3. Records indicate that the property is serviced by a metered 50mm service from the 200mm diameter watermain on Okanagan Avenue. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).

OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP4000-37
ZONING AMENDMENT APPLICATION FILE NO. ZON-1133
14 September 2018
Page 3

5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant installation may be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the commercial spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer for the western 30m of frontage on Okanagan Avenue. Extension of this sanitary sewer along Okanagan Avenue is not required for future development of other properties; however this may be required for future development of the subject property.
2. The subject property is to be serviced with a sanitary sewer connection adequately sized to accommodate the requirements of the development (minimum 100mm). Records indicate that the buildings on the proposed lot may be connected to a private sanitary septic system. Owner/developer to confirm location of the potential septic system and decommission as per requirements from Building Department. All existing inadequate services must be abandoned at the main. The owner/developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 375mm diameter storm sewer on Okanagan Avenue. No upgrades will be required at this time..
2. Records indicate that the existing property is currently not connected to the City's storm sewer. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The subject property shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.


OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP4000-37
ZONING AMENDMENT APPLICATION FILE NO. ZON-1133
14 September 2018
Page 4

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design) and Category B (Pavement Structural Design), may be required.



Chris Moore
Engineering Assistant


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

September 25, 2018

Technology Brewing Corporation
Mike Boudreau
451 20th St SE
Salmon Arm BC V1E 1J4

Re: Letter of Support – 2960 Okanagan Ave OCP & Zoning Amendment Application

Dear Mr. Boudreau

The Salmon Arm Economic Development Society (SAEDS) Board of Directors is pleased to provide this letter of support for your OCP amendment application and rezoning application 2960 Okanagan Avenue.

The SAEDS Board reviewed your proposal at our September Board meeting and offers the following comments in support of your application:

- Technology Brewing is recognized by the SAEDS board as a rapidly growing robotics company, one of many high technology firms in our community that contribute to our economic well-being.
- Supporting the growth of Salmon Arm's technology sector is a priority for Salmon Arm Economic Development Society and this project in particular directly aligns with our goals of technology sector workforce development.
- The inclusion of scientific/high tech research and development, as well as live/work studios, in the proposed new CD Zone will support the growth of our high technology cluster.
- 2960 Okanagan Avenue provides a central/walkable location which is ideal for supporting the live/work studio concept which is included in future development plans for this property. The proximity to nearby amenities such as recreation opportunities (parks, trails, sports venues) and shopping aligns well with the priorities of the creative class, an identified target market for resident attraction.

The 2017 Business Walk results identified the number one challenge our businesses face as "access to labour." This challenge has been attributed to limited workforce housing. The addition of live/work studios will support our community's goal of high tech workforce attraction, while at the same time supporting identified community-wide challenges related to attainable housing.

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

- Based on a walking tour of the property, the described future layout and business activities appear to be visually pleasing and non-obtrusive – a welcome addition to the community.

SAEDS recognizes Technology Brewing as an important community partner who has proven very supportive of education and training opportunities, workforce development and business mentorship in Salmon Arm. The activities described within the development proposal for this site align with and support our organizational and community goals, and therefore this application is supported by Salmon Arm Economic Development Society.

Sincerely,



William Laird, Chairperson
Salmon Arm Economic Development Society

CITY OF SALMON ARM

BYLAW NO. 4286

A bylaw to amend "City of Salmon Arm Official Community Plan Bylaw No. 4000"

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on , 2018, at the hour of 7:00 p.m. was published in the , 2018 and , 2018, issue of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

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

1. "City of Salmon Arm Official Community Plan Bylaw No. 4000" is hereby amended as follows:

1. Re-designate Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP51225, from Institutional to Neighbourhood Commercial, as shown on Schedule "A" attached hereto and forming part of this bylaw; and

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.

5. CITATION

This bylaw may be cited as “**City of Salmon Arm Official Community Plan Amendment Bylaw No. 4286**”.

READ A FIRST TIME THIS 9th DAY OF October 2018

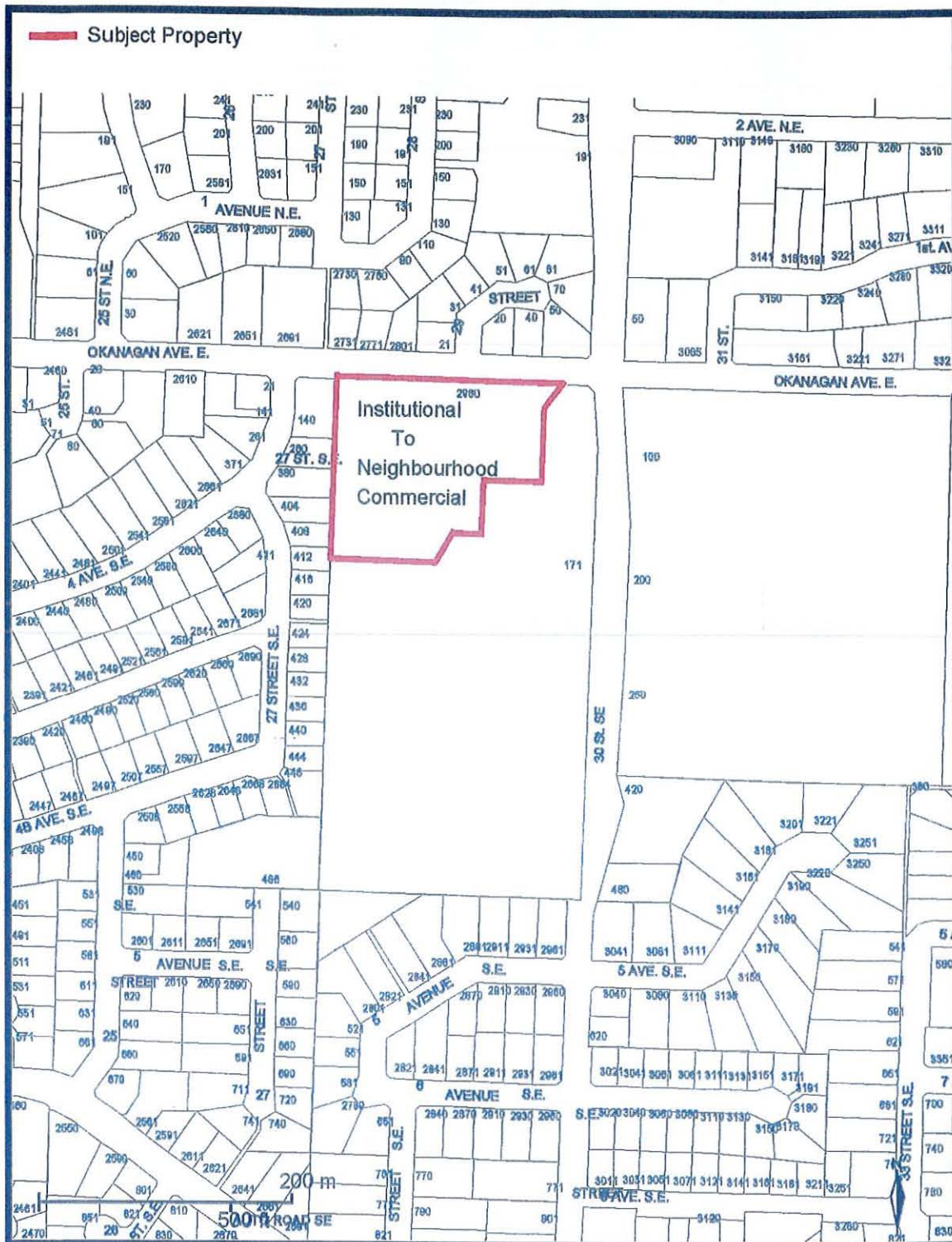
READ A SECOND TIME THIS DAY OF 2018

READ A THIRD TIME THIS DAY OF 2018

ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER



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Item 9.3

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4287 be read a second time.

[ZON-1133; 1160595 BC Ltd.; 2690 Okanagan Avenue SE; P-3 to CD-19]

Vote Record

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

Opposed:

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

8. INTRODUCTION OF BYLAWS

5. City of Salmon Arm Zoning Amendment Bylaw No. 4287 [ZON-1133; 1160595 BC Ltd.; 2690 Okanagan Avenue SE; P-3 to CD-19] – First Reading

0437-2018

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4287 be read a first time;

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

1) Ministry of Transportation and Infrastructure approval; and

2) Adoption of the associated Official Community Plan Amendment Bylaw.

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: staff prepare an amendment to the City of Salmon Arm Zoning Amendment Bylaw No. 4287 so that Council may consider the prohibition of any barbed wire fencing within the six meter setback area adjacent to the west parcel boundary of the subject property.

CARRIED

Mayor Cooper, Councillors Eliason and Wallace Richmond Opposed

Motion as Amended:CARRIED UNANIMOUSLY

SECTION 57 - CD-19 – COMPREHENSIVE DEVELOPMENT ZONE

Purpose

- 57.1 The CD-19 Zone is primarily intended to accommodate *office* and ancillary scientific or *high technology research and development* land uses. Accessory residential use is also supported. *Development* within the CD-19 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

- 57.2 On a *parcel zoned* CD-19, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-19 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 57.3 The following uses and no others are permitted in the CD-19 Zone:
- .1 *high technology research and development;*
 - .2 *office;*
 - .3 *education/training facility;*
 - .4 *parts assembly;*
 - .5 *commercial daycare facility;*
 - .6 *health services centre;*
 - .7 *public use;*
 - .8 *private utility;*
 - .9 *public utility; and*
 - .10 *accessory use; including dwelling units intended for employees of a principal use of which the floor area of a dwelling unit shall not exceed 200 m² (2,152.7 ft²) or be less than 29 m² (312 ft²).*

Maximum Height of Principal Buildings

- 57.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the *Development Permit* process.

Maximum Height of Accessory Buildings

- 57.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel or Site Coverage

- 57.6 The minimum *parcel* or *site* coverage for all buildings shall be 65% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

- 57.7 The minimum *parcel* size or *site* area shall be 6,500.0 square metres (69,965.0 square feet).

Minimum Parcel or Site Width

- 57.8 The minimum *parcel* or *site* width shall be 80.0 metres (262.5 feet).

Minimum Setback of Principal and Accessory Buildings

57.9 The minimum *setback* of the *principal* and accessory *buildings* from the:

- | | | |
|----|--|------------------------|
| .1 | <i>Front parcel line</i> | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i>
- adjacent to a residential zone
shall be | 6.0 metres (19.7 feet) |
| | - all other cases | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior parcel line</i> | 6.0 metres (19.7 feet) |

Outside Storage and Screening

57.10 Outside storage shall be screened as per Appendix III, and no fencing consisting of barbed wire materials shall be located within a minimum setback area prescribed in Section 57.9

Parking and Loading

57.11 Parking and loading shall be required as per Appendix I.

Kevin Pearson

From: mike.boudreau@techbrew.com@hostbeeco.com on behalf of Mike Boudreau
 [mike.boudreau@techbrew.com]
To: October 15, 2018 12:40 AM
 Chris Larson
Cc: Kevin Pearson; Tim Lavery; Alan Harrison; Nancy Cooper; lwallace@salmonarm.ca; Kevin Flynn; Chad Eliason; Lana Fitt; Mike Boudreau; Jody Boudreau; Bill Laird; Ken Jamieson
Subject: Re: OCP/Zoning report 2960 Okanagan Ave
Attachments: IMG_20181013_160000.jpg; IMG_20181013_160125.jpg; MVIMG_20181013_160029.jpg; IMG_20181013_160024.jpg; MVIMG_20181013_160058.jpg; IMG_20181013_155937.jpg; MVIMG_20181013_160149.jpg

Chris et. al.

Does council meet today, October 15th? If so is it possible to get on the agenda?

Before starting this application for zoning Lana Fitt and I met with planning staff to discuss potential rezoning of 2960 Okanagan Ave. At that time we were encouraged to submit a draft "High Technology Commercial Zoning Bylaw" that would also cover our intended future use of the property. Lana and I put considerable effort and consideration into the draft Bylaw, then I applied and paid for OCP and rezoning applications based on the draft.

My motivation was two fold.

- 1) Put zoning in place for our long term intended use.
- 2) Establish High Technology Zoning Bylaw that would serve the community and it's development well.

is took considerable time away from my core business.

I was disappointed when the application went forward as a "Comprehensive Development" zone. We are missing the boat in telling the world that we want high tech businesses to develop and grow in this community.

We have spent considerable time and effort informing Staff, Council, SAEDS, SD83, OC, and most importantly our residential neighbours of our short and long term plans for the property.

Of the 6 buildings on the property 4 have been significantly vandalized, and even today after now months of cleanup we are still finding hypodermic needles on the property. We need to be careful where we step to the point of ridiculous. In addition we continue to find both dog and human waste and new graffiti.

In order to secure the property we needed to install a fence to the tune of about \$100k, which is nearing completion. We were advised that they only way to ensure minimal trespassing by those with I'll intent was to install barbwire. We communicated this with the neighbours and found all but two accepting. Having received additional feedback generated by the same two neighbours we have elected to hold off on the barb wire for now.

I am curious why the public works yard which borders on residential has barbed wire installed on its fence? Perhaps you can explain.

Our new fence is set back from the residential property line between 2 and 5 meters. We even skirted a yoga e so that our neighbour could continued to enjoy it in spite of the fact that the tree is fully on our property.

One of the disgruntled neighbours became disgruntled when informed that the yard waste that they have been throwing over the fence for years had a bee's nest in it and that it would need to be dealt with. When this neighbour turned difficult we gave staff and council a heads up. This neighbour was accepting of the fence until the midden became an issue.

I have no idea what the suggested setback is in section 57.9, however I do know that if it is more than what the fence is currently set back, then a secondary fence would need to be installed for the additional security measure of barb wire to be installed, making the entire setback area unusable, and costing an additional \$20-30k.

Less palatable security measures can be legally deployed on the property including flood lights, claxons, guard dogs, robotic sentries, deterrent lasers, and... I am sure all of these will be more acceptable than barb wire on top of a 6 foot chain link fence set back 2m from the property line.

Our company is growing and could easily employ 40 Engineers within the next 5 years. If we cannot consolidate our operations at this location within reasonable restrictions that are consistent with those on other properties in the community, then we will also have to consider the best community for our business to operate in.

Given that under current P3 zoning we can install barb wire without such restriction I am considering that option, and the withdrawal of our rezoning application. I was unfortunately in Mackenzie when you had your reading of the application and I would appreciate discussing this with you before making this decision.

Thank you for work that you do for our community, I know it is not easy and I am truly sorry that we are causing some difficulty.

Kindest regards,
Mike Boudreau
+1 250 833 6158

This message (including any attachments) is for the addressee(s) only and may contain information that is privileged, confidential or exempt from disclosure. If you have received this message in error please immediately notify the sender and delete this email message and any attachments.

From: clarson@salmonarm.ca
Sent: October 11, 2018 09:02
To: mike.boudreau@techbrew.com; mikeb@techbrew.com
Cc: kpearson@salmonarm.ca; jodyboudreau@yahoo.ca
Subject: RE: OCP/Zoning report

Hi Mike,

Your application proceeded through the meeting on Tuesday this week, receiving first reading.

During the meeting, Council voted on the idea of the CD zone restricting barbed wire fencing, with discussion particularly focused along the west lot line adjacent to residential zone and the daycare. This concern is coming from adjacent home owners. Are you amenable to an amendment that would read as such:

"Outside Storage and Screening

57.10 Outside storage shall be screened as per Appendix III, and no fencing consisting of barbed wire materials shall be located in a within a minimum setback area prescribed in Section 57.9"

Let me know your thoughts on this.

If you are amenable to this addition, we will make the addition and let Council know. If you do not agree to this, it is your choice, and we will relay this back to Council.

Much appreciated,

Chris Larson, MCP - Planning and Development Officer

City of Salmon Arm

500 2nd Avenue NE

Box 40 Salmon Arm V1E 4N2

(250) 803 - 4051 fax (250) 803 - 4041

clarson@salmonarm.ca

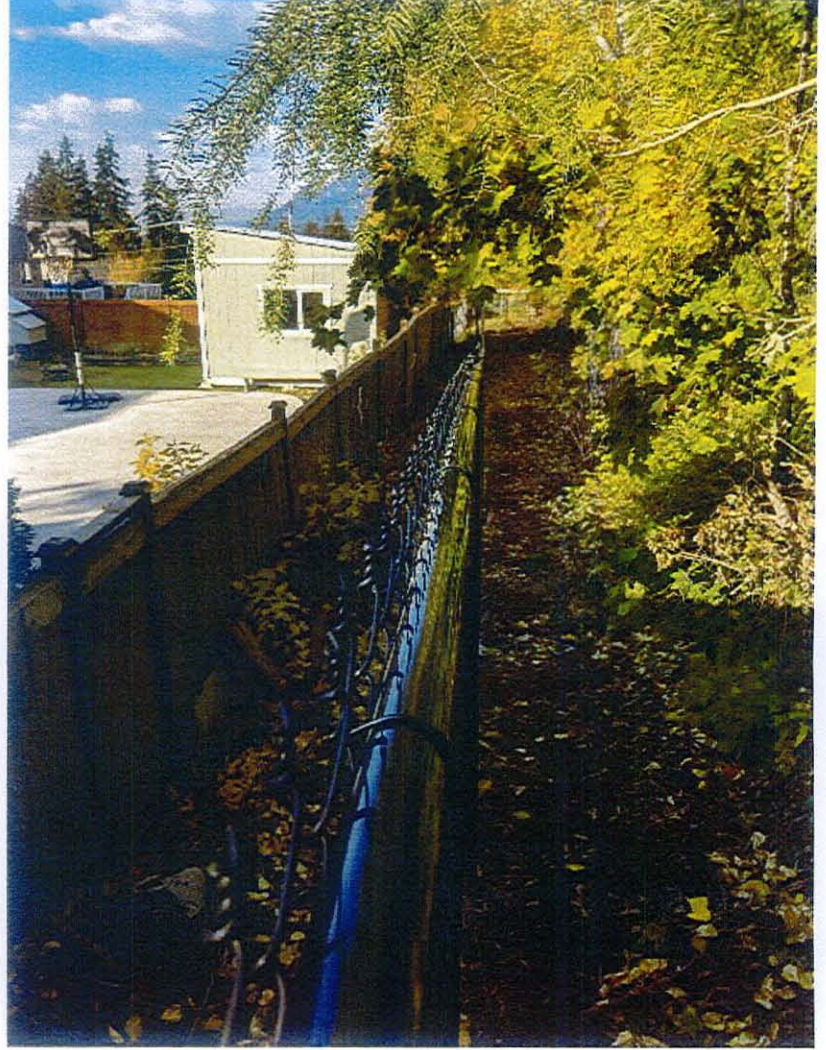
From: Chris Larson

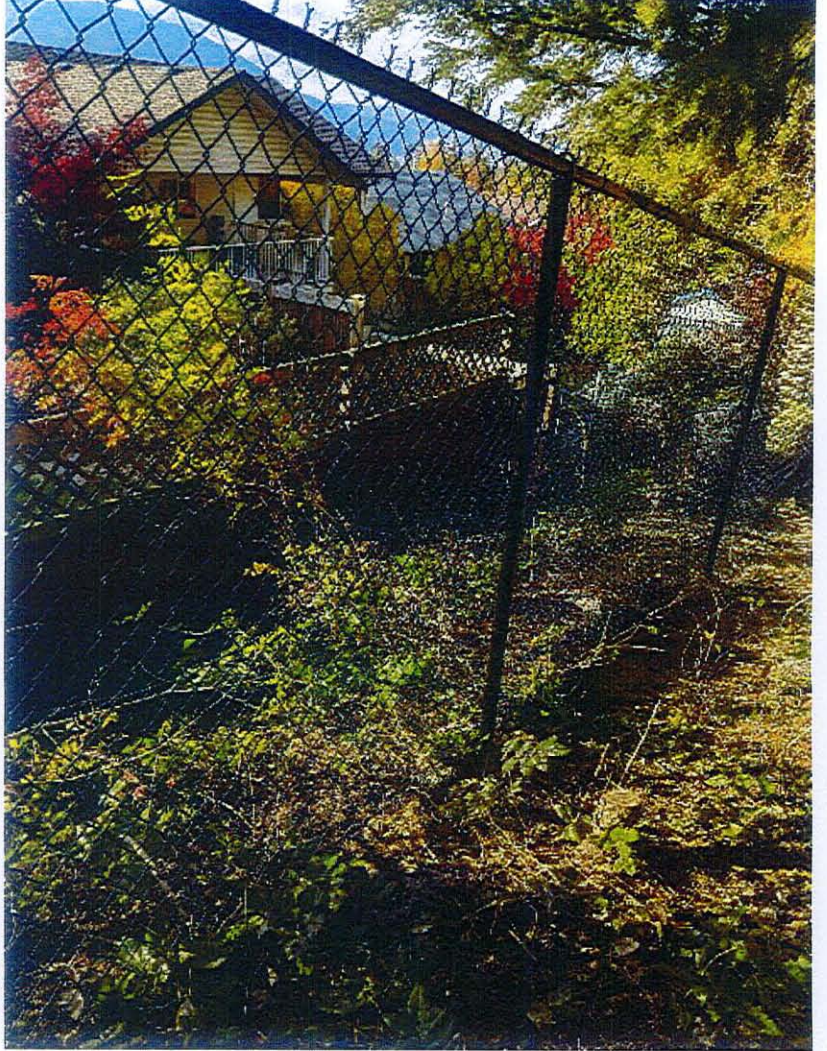
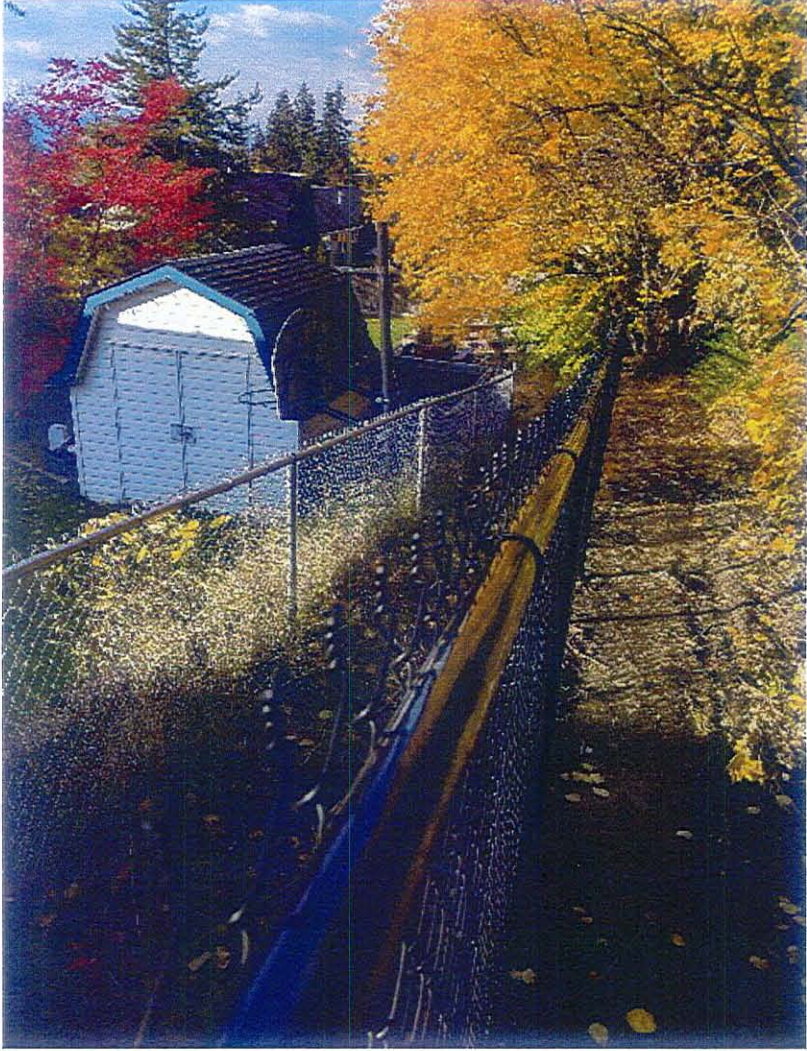
Sent: October-01-18 3:50 PM

To: 'mike.boudreau@techbrew.com'; mikeb@techbrew.com

Cc: Kevin Pearson; Jody Boudreau

Subject: RE: OCP/Zoning report

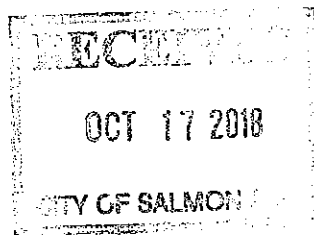








Hi Neighbors,



Sept 25/18

We know that there has been lots of concern about the fencing of the old School Board Property behind you.

Sadly there has been much vandalism on the property in the last years. Most windows have been broken and we have to replace them, graffiti on the buildings, drug dealers lived and made drugs in the old Red Cross building just this last summer.

We found needles in several areas of the property when we did a clean up. Garbage and dog poops still continue to be left on the property.

So, we do need to fence, but although recommended to us, we have decided to trial without the barbed wire to start with. We don't like the idea of barb wire either.... However this is a huge investment for our little engineering company and we cant afford to have lots of damage to repair.

We hope that in the interest of being good neighbors, and we not need to put barb wire on, the neighbors can keep an eye out for trespassers or anything happening on the property that should not.

We just live a couple blocks away. Please call or text me if you have any concerns and if you see or hear anything in the future. Call RCMP if needed..

Much thanks,

Jody Boudreau

Technology Brewing Inc

250 803 8962

October 11, 2008

City of Salmon Arm

Box 40

500 - 2 Ave. N.E.

Salmon Arm, B.C.

V1E 4N2

Dear City Councillors:

RE: Technology Brewing Inc. Jody Boudreau zoning application

As homeowners we are strongly opposed to a commercial business being approved to be in a residential neighbourhood.

This commercial business negatively impacts property values, re-sale values and quality of life for the residents of the neighbourhood.

Thank you for your attention to this matter.

Alison Nadeau ~~ANadeau~~

412-27th St. SE SA V1E1K7

October 11, 2008

City of Salmon Arm

Box 40

500 - 2 Ave. N.E.

Salmon Arm, B.C.

V1E 4N2


Dear City Councillors:

RE: Technology Brewing Inc. / Jody Boudreau zoning application


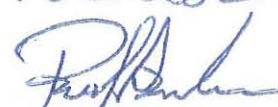
As homeowners we are strongly opposed to a commercial business being approved to be in a residential neighbourhood.

This commercial business negatively impacts property values, re-sale values and quality of life for the residents of the neighbourhood.


Thank you for your attention to this matter.

Allison Nadreau 
412-27th St SE SA V1E 1K7

Pail/ANANDA BARBOSA
380 27th St SE. SA. V1E 1K7. 

Scott Groom 
551/29th St SE SA V1E 1K9 

JIM/RITA NADLER
420- 27th St SE.
SALMON ARM, B.C. V1E 1K8

Ken/Wendy Davies 
2680 4th Ave SE.
Salmon Arm BC V1E 1K7

CITY OF SALMON ARM

BYLAW NO. 4287

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on , 2018 at the hour of 7:00 p.m. was published in the , 2018 and , 2018 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:
 - 1) Add "Section 57 - CD-19 – Comprehensive Development Zone" in accordance with the attached Schedule "A";
 - 2) Rezone Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP51225 from P-3 (Institutional) to CD-19 (Comprehensive Development Zone) attached as Schedule "B"; and
 - 3) Add to "Section 2 – Definitions"

HIGH TECHNOLOGY RESEARCH AND DEVELOPMENT Commercial *office* use involving the research and/or design, including the light assembly and value added production of items and components used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries. *High Technology Research and Development* does not include activities that may cause a *nuisance* or negative impacts, such as noises, odours, emissions, vibrations or other externalities off the *parcel* line.

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.

City of Salmon Arm
Zoning Amendment Bylaw No. 4287

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.

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4287"

READ A FIRST TIME THIS 9th DAY OF October 2018

READ A SECOND TIME THIS DAY OF 2018

READ A THIRD TIME THIS DAY OF 2018

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2018

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE

Purpose

57.1 The CD-19 Zone is primarily intended to accommodate *office* and ancillary scientific or *high technology research and development* land uses. Accessory residential use is also supported. Development within the CD-19 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

57.2 On a *parcel* zoned CD-19, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-19 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

57.3 The following uses and no others are permitted in the CD-19 Zone:

- .1 *high technology research and development;*
- .2 *office;*
- .3 *education/training facility;*
- .4 *parts assembly;*
- .5 *commercial daycare facility;*
- .6 *health services centre;*
- .7 *public use;*
- .8 *private utility;*
- .9 *public utility; and*
- .10 *accessory use; including dwelling units intended for employees of a principal use of which the floor area of a dwelling unit shall not exceed 200 m² (2,152.7 ft²) or be less than 29 m² (312 ft²).*

Maximum Height of Principal Buildings

57.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the Development Permit process.

Maximum Height of Accessory Buildings

57.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel or Site Coverage

57.6 The minimum *parcel* or *site* coverage for all buildings shall be 65% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

57.7 The minimum *parcel* size or *site* area shall be 6,500.0 square metres (69,965.0 square feet).

Minimum Parcel or Site Width

57.8 The minimum *parcel* or *site* width shall be 80.0 metres (262.5 feet).

Minimum Setback of Principal and Accessory Buildings

57.9 The minimum *setback* of the *principal* and accessory *buildings* from the:

.1	<i>Front parcel line</i>	6.0 metres (19.7 feet)
.2	<i>Rear parcel line</i>	6.0 metres (19.7 feet)
.3	<i>Interior side parcel line</i> - adjacent to a residential zone shall be	6.0 metres (19.7 feet)
	- all other cases	3.0 metres (9.8 feet)
.4	<i>Exterior parcel line</i>	6.0 metres (19.7 feet)

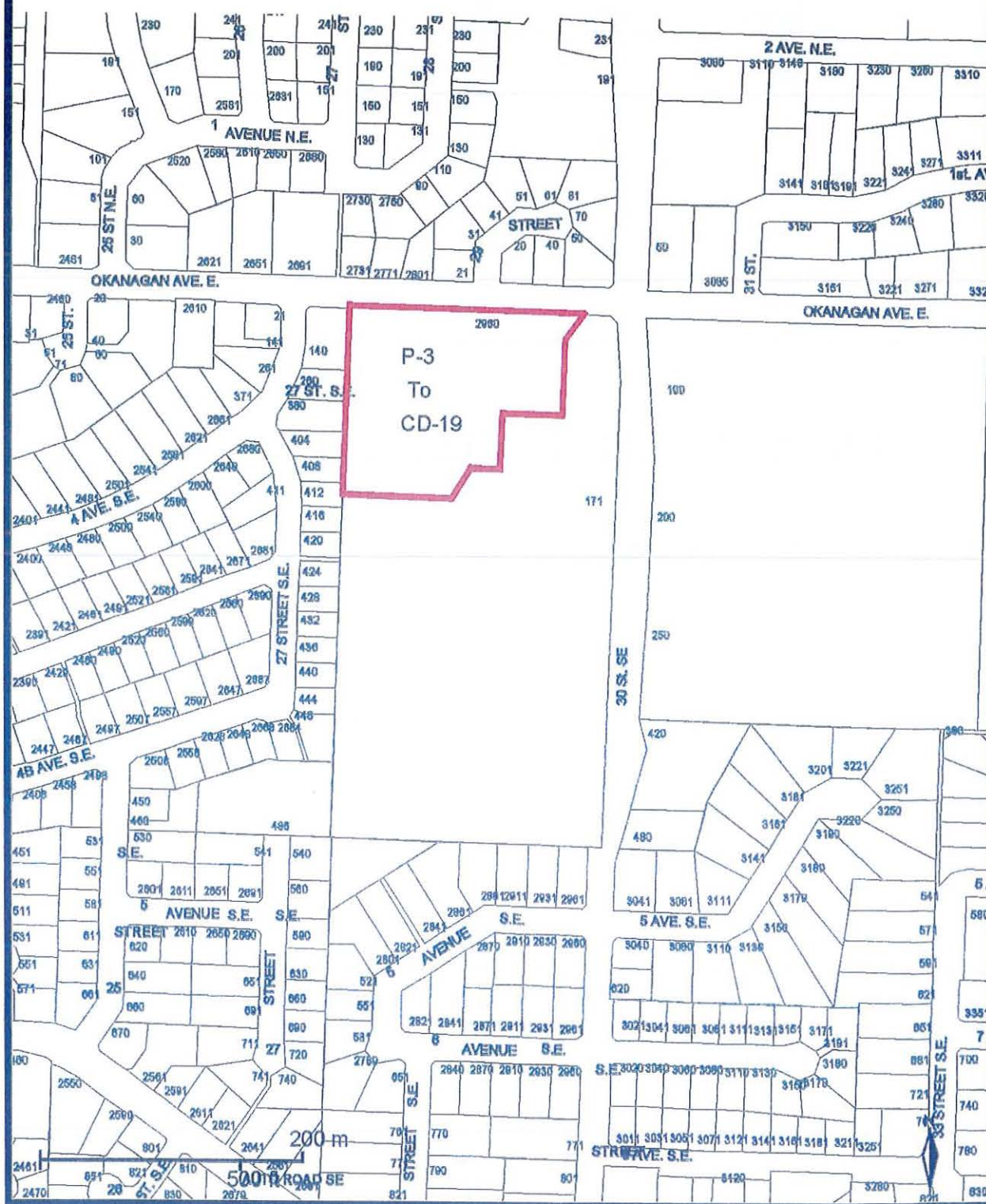
Outside Storage

57.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

57.11 Parking and loading shall be required as per Appendix I.

Subject Property



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Item 9.4

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm 2018 to 2022 Financial Plan Amendment
Bylaw No. 4288 be read a final time.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4288

A bylaw to amend the 2018 to 2022 Financial Plan

WHEREAS in accordance with the provisions of Section 165 of the Community Charter, the Council has adopted a financial plan for the period of 2018 to 2022;

AND WHEREAS it is deemed expedient to amend the Financial Plan;

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

1. "Schedule "A" of "City of Salmon Arm 2018 to 2022 Financial Plan Bylaw No. 4275 is hereby deleted in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.

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.

5. CITATION

This bylaw may be cited for all purposes as "City of Salmon Arm 2018 to 2022 Financial Plan Amendment Bylaw No. 4288".

READ A FIRST TIME THIS	9th	DAY OF	October	2018
READ A SECOND TIME THIS	9th	DAY OF	October	2018
READ A THIRD TIME THIS	9th	DAY OF	October	2018
ADOPTED BY COUNCIL THIS		DAY OF		2018

MAYOR

CORPORATE OFFICER

Schedule "A" - Bylaw #4288

City of Salmon Arm

2018 - 2022 Financial Plan

	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget
Consolidated Revenues					
Property and MRDT Taxes - Net	\$17,986,760	\$18,346,495	\$ 18,713,425	\$ 19,087,694	\$ 19,469,448
Frontage & Parcel Taxes	3,313,300	3,379,566	3,447,157	3,516,100	3,586,422
Sales of Service	7,907,568	8,065,719	8,227,033	8,391,574	8,559,405
Revenue From Own Sources	2,745,000	2,799,900	2,855,898	2,913,016	2,971,276
Rentals	778,350	793,917	809,795	825,991	842,511
Federal Government Transfers	-	-	-	-	-
Provincial Government Transfers	633,850	646,527	659,458	672,647	686,100
Other Government Transfers	215,940	220,259	224,664	229,157	233,740
Transfer From Prior Year Surplus	685,780	699,496	713,486	727,756	742,311
Transfer From Reserve Accounts	1,937,167	1,975,910	2,015,428	2,055,737	2,096,852
Transfer From Reserve Funds	-	-	-	-	-
Total Consolidated Revenues	\$36,203,715	\$36,927,789	\$ 37,666,344	\$ 38,419,672	\$ 39,188,065
Consolidated Expenditures					
General Government Services	3,892,090	3,969,932	4,049,331	4,130,318	4,212,924
Protective Services	5,279,875	5,385,473	5,493,182	5,603,046	5,715,107
Transportation Services	5,658,130	5,771,293	5,886,719	6,004,453	6,124,542
Environmental Health Services	72,777	74,233	75,718	77,232	78,777
Environmental Development Service	2,588,410	2,640,178	2,692,982	2,746,842	2,801,779
Recreation and Cultural Services	4,524,990	4,615,490	4,707,800	4,801,956	4,897,995
Fiscal Services - Interest	1,493,738	1,523,613	1,554,085	1,585,167	1,616,870
Fiscal Services - Principal	1,149,705	1,172,699	1,196,153	1,220,076	1,244,478
Capital Expenditures	3,267,825	2,799,154	3,021,834	2,943,280	2,332,092
Transfer to Surplus	-	-	-	-	-
Transfer to Reserve Accounts	2,895,930	3,487,874	3,390,933	3,597,742	4,339,750
Transfer to Reserve Funds	981,480	1,001,110	1,021,132	1,041,555	1,062,386
Water Services	2,337,015	2,383,755	2,431,430	2,480,059	2,529,660
Sewer Services	2,061,750	2,102,985	2,145,045	2,187,946	2,231,705
Total Consolidated Expenditures	\$36,203,715	\$36,927,789	\$ 37,666,344	\$ 38,419,672	\$ 39,188,065

City of Salmon Arm

2018 - 2022 Financial Plan

Capital Projects

Finances Acquired

	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget
General Operating Fund	\$ 2,333,835	\$ 2,074,154	\$ 1,896,834	\$ 1,953,280	\$ 1,305,092
Water Operating Fund	478,710	250,000	450,000	490,000	500,000
Sewer Operating Fund	455,280	475,000	675,000	500,000	527,000
Federal Government Grants	1,267,975	2,127,500	-	-	-
Provincial Government Grants	1,492,975	2,102,500	-	-	-
Prior Year Surplus	315,000	-	-	510,000	-
Reserve Accounts	3,389,340	3,099,450	530,000	690,000	15,000
Reserve Funds	3,148,500	1,920,750	323,500	2,808,750	710,000
Development Cost Charges	945,000	2,450,000	2,125,000	2,307,500	3,335,000
Short Term Debt	835,000	-	-	-	-
Long Term Debt	-	5,185,000	-	-	-
Developer Contributions	212,000	1,040,000	40,000	40,000	44,000

Total Funding Sources

\$ 14,873,615	\$ 20,724,354	\$ 6,040,334	\$ 9,299,530	\$ 6,436,092
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Finances Applied

Transportation Infrastructure	\$ 6,264,420	\$ 17,300,000	\$ 3,979,500	\$ 4,222,000	\$ 3,622,000
Buildings	979,360	335,476	117,000	197,000	144,000
Land	720,000	-	-	-	-
IT Infrastructure	1,395,515	115,000	125,000	721,500	55,000
Machinery and Equipment	2,133,100	656,378	383,834	1,192,780	513,092
Vehicles	431,500	-	90,000	35,000	-
Parks Infrastructure	753,530	322,500	260,000	966,250	260,000
Utility Infrastructure	2,196,190	1,995,000	1,085,000	1,965,000	1,842,000

Total Capital Expense

\$ 14,873,615	\$ 20,724,354	\$ 6,040,334	\$ 9,299,530	\$ 6,436,092
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Departmental Summary:

	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget
General Government Services	\$ 1,581,705	\$ 108,500	\$ 108,500	\$ 193,500	\$ 122,500
Protective Services	1,239,140	55,000	145,000	805,000	140,000
Transportation Services	7,855,170	17,483,000	4,276,000	4,523,500	3,918,500
Environmental Health Services	72,660	-	12,500	2,500	2,500
Environmental Development Services	45,000	-	-	-	-
Recreation and Cultural Services	889,470	1,012,854	333,334	1,235,030	335,592
Water Services	1,364,190	1,590,000	490,000	2,040,000	1,390,000
Sewer Services	1,826,280	475,000	675,000	500,000	527,000

Total by Department

\$ 14,873,615	\$ 20,724,354	\$ 6,040,334	\$ 9,299,530	\$ 6,436,092
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03/10/2018

2018-2022 FP Bylaw (Cap)

Schedule "B" – Bylaw #4288
2018 Revenue Policy Disclosure

1. Table One (1) reflects the proportion of total revenue proposed to be raised from each funding source in 2018. Property taxes form the greatest proportion of revenue of the City. The first column details the proposed percentage of revenue including Conditional Government Transfers and the second column shows the proposed percentage of revenue excluding Conditional Government Transfers. Conditional Government Transfers are funds provided by other levels of government or government agencies to fund specific projects. The absence of this funding would result in an increase to property taxes, debt borrowing or funding from reserves or other sources (ie. developers, donations, etc.) or result in the project not being undertaken.

The City collects three (3) types of parcel tax; a water frontage tax; a sewer frontage tax and a transportation parcel tax. The water and sewer frontage tax rate is applied to each parcel of land taxable foot frontage. The frontage rate is comprised of a capital debt repayment component plus 10% of the water and sewer operation and maintenance budget for preventative maintenance of the utilities infrastructure. The City introduced a transportation parcel tax in 2003. The transportation parcel tax is collected to maintain the City's transportation network to an adequate level to minimize future reconstruction costs and ensure the network is safe from hazards and disrepair. To this end, the transportation parcel tax provides a stable and dedicated source of funding. The transportation parcel tax was specifically implemented on a "flat rate per parcel" rather than an "ad valorem tax" basis recognizing that all classes of property are afforded equal access to the City's transportation network and should contribute to its sustainability equally. This method directed tax dollars away from business and industry to residential.

The City also anticipates receiving a Municipal Regional District Tax (MRDT) which will be levied and collected by the Provincial Government on all daily accommodation rentals within the City. Under the direction and approval of the Accommodation Industry, the City has applied to the Provincial Government to levy a 2% MRDT which will be utilized on initiatives that will increase exposure/awareness of Salmon Arm as a tourism destination with emphasis on off-season event expansion.

The City endorses a 'user pay' philosophy in its collection of fees and charges. Such fees and charges (ie. development, building, plumbing and fire permits, recreational program and rental fees and cemetery services) are reviewed annually to ensure adequate cost recovery for the provision of services. The policy of the City is to work towards full cost recovery for services provided. The objective in reviewing fees and charges periodically is to measure the cost of providing municipal services versus the cost recovery established through user fees and charges. Development Cost Charges are based on the City's Long Term Financial Plan. Included in this percentage is the City's investment income. The City exercises a stringent cash management plan to maximize investment and interest income.

Other sources of revenue provide funding for specific functions such as the Columbia Shuswap Regional District's contribution to the Shuswap Regional Airport, Recreation Centre, Sunwave Centre, Cemetery and Fire Training Centre.

The proceeds from borrowing and developer contributions fund capital projects pursuant to the City's Long Term Financial Plan.

Schedule "B" – Bylaw #4288
2018 Revenue Policy Disclosure

Table 1: Proportions of Total Revenue

Revenue Source	Percentage to Total Revenue Includes Conditional Government Transfers	Percentage to Total Revenue Excludes Conditional Government Transfers
Property Taxes	48.12%	52.60%
Parcel Taxes	8.86%	9.69%
User Fees, Charges and Interest Income	30.57%	33.42%
Other Sources	10.22%	1.85%
Proceeds From Borrowing	2.23%	2.44%
	100.00%	100.00%

- Table Two (2) reflects the distribution of property tax between the different property classes. The objective of the City is to set tax rates in order to maintain tax stability while maintaining equality between the property classes. The policy of the City is to develop a tax rate which maintains the proportionate relationship between the property classes. Inflationary increases in assessments are reduced to reflect only the 'real' increase attributed to new construction for each property class. This allows the property owner to be confident that, in any year, their property tax bill will only increase as much as their proportion of the increase in tax revenue required year to year.

The City reviewed the property tax multiple structure and equalized the general municipal property tax rate and associated multiple for Class 5 (Light Industry) and Class 6 (Business) by shifting general municipal property taxes from Class 5 (Light Industry) to Class 6 (Business) commencing in 2017. This property tax stability strategy is in keeping with its objective to maintain tax stability while maintaining equality between property classifications.

Assessment values fluctuate as market values change in one class or another. It is this market value change that may precipitate an amendment to the class multiple.

The Provincial Government has legislated a municipal taxation rate cap for the Class 2 (Utilities) assessments. The City of Salmon Arm Class 2 (Utilities) general municipal property tax rate adheres to this legislation.

Schedule "B" -- Bylaw #4288
2018 Revenue Policy Disclosure

Table 2: Distribution of Property Taxes Between Property Classes

Property Class	2018 Tax Rate	Class Multiple	Percentage to Total Property Tax	Percentage to Total Property Assessment Value
Residential	4.0360	1.00:1	65.40%	85.28%
Utilities	26.3875	6.54:1	0.84%	0.17%
Supportive Housing	0.000	0:1	0.00%	0.00%
Major Industry	70.6999	17.52:1	3.02%	0.22%
Light Industry	11.3951	2.82:1	2.20%	1.01%
Business	11.3951	2.82:1	27.80%	12.84%
Managed Forest Land	8.7758	2.17:1	0.00%	0.00%
Recreational/Non Profit	2.9873	0.74:1	0.12%	0.22%
Farm	12.3901	3.07:1	0.62%	0.26%

3. The City adopted a Permissive Tax Exemption Policy in 1998 which outlines the eligibility criteria to receive a permissive tax exemption. The Annual Municipal Report for 2013 contains a schedule of permissive tax exemptions granted for the year and the amount of tax revenue exempted.

Commencing in 1999, the City provided a three (3) year permissive tax exemption for each eligible organization. These include religious institutions, historical societies, some recreational facilities, service organizations and cultural institutions.

Table 3: Permissive Tax Exemptions

Organization	General Municipal Tax Exemption	Other Government Tax Exemption	Total
Churches	\$ 45,969.00	\$ 37,384.00	\$ 83,353.00
Non Profit Societies	348,059.00	211,535.00	559,594.00
Senior Centers	18,097.00	10,110.00	28,207.00
Other	15,707.00	12,244.00	27,951.00
Sports Clubs	264,554.00	151,665.00	416,219.00
Total	\$ 692,386.00	\$ 422,938.00	\$ 1,115,324.00

Schedule "B" – Bylaw #4288
2018 Revenue Policy Disclosure

4. The Official Community Plan for the City of Salmon Arm identifies the revitalization of the downtown as a priority. As a result, in 2005, the City established a Downtown Revitalization Tax Exemption Program pursuant to City of Salmon Arm Revitalization Tax Exemption Bylaw No. 3471.

The Revitalization Tax Exemption Program is a tool that Council is using to encourage property investment in the downtown area (hereinafter referred to as the Revitalization Area). Council's objective is to stimulate and reinforce development initiatives in the Revitalization Area by promoting property investment within the C-2, "Town Centre Commercial Zone" and to reinforce the City's investment in infrastructure upgrades and beautification projects.

City of Salmon Arm Revitalization Tax Exemption Bylaw No. 3741 establishes property tax exemptions in respect of construction of a new improvement or alteration of an existing improvement where the alteration has a value in excess of \$75,000.00 to encourage revitalization in the Revitalization Area.

Table 4: Revitalization Tax Exemptions

Area	2013 General Municipal Tax Exemption	2014 General Municipal Tax Exemption	2015 General Municipal Tax Exemption	2016 General Municipal Tax Exemption	2017 General Municipal Tax Exemption	2018 General Municipal Tax Exemption
C-2 "Downtown Commercial Zone"	\$ 46,974.30	\$ 47,032.50	\$ 45,846.66	\$ 34,828.47	\$ 29,851.20	\$ 24,304.74

5. The Official Community Plan for the City of Salmon Arm identifies the revitalization of the "Industrial Zones" as a priority. As a result, in 2014, the City established an Industrial Revitalization Tax Exemption Program pursuant to City of Salmon Arm Revitalization Tax Exemption Bylaw No. 4020.

The Revitalization Tax Exemption Program is a tool that Council is using to encourage property investment in the "Industrial Zones" (hereinafter referred to as the Revitalization Area). Council's objective is to stimulate and reinforce development initiatives in the Revitalization Area by promoting property investment within the "Industrial Zone" and to reinforce the City's investment in infrastructure upgrades and beautification projects.

City of Salmon Arm Revitalization Tax Exemption Bylaw No. 4020 establishes general municipal property tax exemptions in respect of construction of a new improvement or alteration of an existing improvement where the alteration has a value in excess of \$300,000.00 to encourage revitalization in the Revitalization Area.

This bylaw shall have an expiration date of five (5) years from the date of adoption.

Schedule "B" – Bylaw #4288
2018 Revenue Policy Disclosure

Table 5: Revitalization Tax Exemptions

Area	2014 General Municipal Tax Exemption	2015 General Municipal Tax Exemption	2016 General Municipal Tax Exemption	2017 General Municipal Tax Exemption	2018 General Municipal Tax Exemption
"Industrial Zone"	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,425.51

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INFORMATIONAL CORRESPONDENCE - OCTOBER 22, 2018

1. S. Keskinen - letter and petition - Request for 'No Parking' Sign in the Vicinity of the 90 degrees corner location at 70 Avenue NE and 46 Street NE
2. C. H. Dyke - letter dated July 24, 2018 - Bypass route for rail and highway
3. M. & L. Defelice - letter dated October 3, 2018 - Flooding on 11 Street SE
4. L. Onsonge - email dated October 5, 2018 - Growing list of cities suing the FCC over 5G: New York, Boston, Seattle, Portland, etc...
5. A. Morris - email dated October 5, 2018 - Call for Group Endorsements of letters supporting Recommendation 21
6. J. Zorn - letter received October 5, 2018 - Highway Corridor in Salmon Arm
7. P. White - email dated October 3, 2018 - Public Health SOS: The Shadow...
8. S. Pratt - email dated October 8, 2018 - Public Health SOS: The Shadow...
9. M. and A. Anderson - letter dated October 10, 2018 - Signage on Shoemaker Hill
10. R. Clark - letter dated October 10, 2018 - Christmas Lighting
11. N. Norrish - email dated October 12, 2018 - Shuswap Trailrider Adaptive Adventure Society Revised Letter of Request to City of Salmon Arm
12. E. Holmes - letter received October 15, 2018 - Painting the Tunnel by Yan's
13. M. Sinhuber - letter dated October 15, 2018 - Road and Sidewalk Maintenance
14. P. Weir, Salmon Arm Citizens Patrol President - letter dated September 28, 2018 - SACP 2019 Grant-in-Aid Request
15. K. Conroy, Minister of Children and Family Development - email dated October 4, 2018 - Proclaim October as Foster Family Month in British Columbia
16. D. Eby, Attorney General, Mike Farnworth, Minister of Public Safety and Solicitor General, Ministry of Attorney General - letter dated October 4, 2018 - Licences for the Retail Sale of Non-medical Cannabis
17. B. Ralston, Minister of Jobs, Trade and Technology - letter dated October 5, 2018 - Union of British Columbia Municipalities Annual Convention
18. C. Trevena, Minister of Transportation and Infrastructure - letter dated October 2, 2018 - Thank you for meeting at UBCM 2018
19. S. Simpson, Minister of Social Development and Poverty Reduction - email received October 12, 2018 - Meeting at the UBCM Convention
20. S. Robinson, Minister of Municipal Affairs and Housing - letter dated October 9, 2018 - Meeting at the UBCM Convention
21. R. Fleming, Minister of Education - letter dated October 17, 2018 - Meeting at the UBCM Convention
22. Health Canada - media release dated October 12, 2018 - Health Canada reminds Canadians of the risks of decorative contact lenses
23. Media Release dated October 5, 2018 - Shuswap Local and Secwépemc Governments Celebrate the Signing of Communications Agreement
24. North Okanagan/Shuswap Crime Stoppers Board of Directors - letter - Crime Stoppers Signs
25. Okanagan Mainline Real Estate Board - media release dated October 17, 2018 - Yes to More Affordable Housing, No to So-Called Speculation Tax

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Item 10.2

CITY OF SALMON ARM

Date: October 22, 2018

R. Peggi, Land Use Planner, Agricultural Land Commission – letter dated October 12, 2018 -Agricultural Land Commission Application No. ALC-375
[Hack, A./Dorward, C./Cheap Garbage Ltd.; 1121 Highway 97B SE;
Exclusion]

Vote Record

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

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



Agricultural Land Commission
 201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
www.alc.gov.bc.ca

October 12, 2018

ALC File: 57255

Carson Dorward
DELIVERED ELECTRONICALLY

Dear Mr. Dorward:

Re: Application 57255 to exclude land from the Agricultural Land Reserve

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #328/2018). As agent, it is your responsibility to notify the applicant accordingly.

Review of Decisions by the Chair

Under section 33.1 of the *Agricultural Land Commission Act* (ALCA), the Chair of the Agricultural Land Commission (the Commission) has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to Riccardo Peggi at ALC.Okanagan@gov.bc.ca

Yours truly,

Riccardo Peggi, Land Use Planner

Enclosure: Reasons for Decision (Resolution #328/2018)

cc: City of Salmon Arm (File: ALC-375)



AGRICULTURAL LAND COMMISSION FILE 57255
REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Exclusion Application Submitted Under s. 30(1) of the *Agricultural Land Commission Act*

Applicant:	Allan Arthur Hack
Agent:	Carson Dorward
Property:	Parcel Identifier: 011-518-651 Legal Description: Lot 3, Section 7, Township 20, Range 9, West Of The 6th Meridian, Kamloops Division Yale District, Plan 1538, Except Plans 14615, H251 And KAP56753 Civic: 1121 Highway 97B, Salmon Arm, BC Area: 1.7 ha
Executive Committee:	Jennifer Dyson, Chair Linda Michaluk, Island Panel Richard Mumford, Interior Panel William Zylmans, South Coast Panel David Merz, North Panel David Zehnder, Kootenay Panel



OVERVIEW

- [1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA). The Property is located within Zone 1 as defined in s. 4.2 of the ALCA.
- [2] Pursuant to s. 30(1) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the "Commission") to exclude the 1.7 ha Property from the ALR for the purpose of rezoning the Property to light industrial and operating a garbage collection business (the "Proposal").
- [3] The issue the Executive Committee considered is whether the Property should be excluded from the ALR.
- [4] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

- [5] The Proposal along with related documentation from the Applicant, Agent, local government, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.
- [6] Chair Dyson, Vice-Chair Zimmerman, and Vice-Chair Zehnder conducted a walk-around and meeting site visit on August 15, 2018 in accordance with the *ALC Policy Regarding Site Visits in Applications*, (the "Site Visit"). A site visit report was prepared in



accordance with the *Policy Regarding Site Visits in Applications*. The site visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Agent on September 11, 2018 (the "Site Visit Report").

BACKGROUND

- [7] Currently, the Property is located in a Light Industrial Special Development Area (SDA) designated in the City of Salmon Arm's (the City) Official Community Plan (OCP). The SDA contains 20 properties north and west of the Salmon Arm Airport, including the Property. Policy 10.3.14 of the City's OCP speaks directly to the SDA:

10.3.14 Support the exclusion of the lands in the SDA from the ALR. The ALC has given preliminary approval for exclusion of these lands (Resolution #109/88) but site specific exclusion applications and final approval from the ALC are required.

- [8] In 1988, the Commission reviewed the City's OCP and considered the designation of a SDA. By Resolution #109/88 the Commission endorsed specified lands in the ALR to be designated as 'special development', 'light industrial', 'heavy industrial' and 'industrial reserve' in the City's OCP. With respect to these lands endorsed by Resolution #109/88 the Commission offered the following comments:

Furthermore, given the nature of the proposed uses, the Commission wishes to suggest that it is appropriate that consideration be given to the eventual exclusion of these lands from the ALR. This could be accomplished as a single block application or through a series of applications if the non-farm development is going to be phased in over several years.

The Commission endorsed the proposed OCP amendments involving ALR lands on a map attached to Resolution #109/88. The Property is located outside of the area highlighted on the map attached to Resolution #109/88 and therefore was not endorsed by the Commission as part of the SDA, nor discussed for exclusion.



- [9] In 2002, the City referred another OCP update to the Commission for consideration. In the 2002 OCP update, the City proposed to designate the two remaining lots south of 10 Avenue SE and west of Highway 97B SE in the SDA. One of the two lots is the Property currently under application. Commission staff replied in a letter dated April 23, 2002 that the *"Commission would likely have no objection to their designation as Industrial because the adjoining lots to the west in the ALR are designated for industrial purposes and supported by the Commission for these uses"*.
- [10] The City re-designated the Property to Industrial based on the April 23, 2002 letter without further seeking a resolution of the Commission to confirm its stance on the Industrial designation of the area including the Property.
- [11] The Agent purchased Cheap Garbage Ltd. in 2017 and has been leasing the Property for industrial uses. Cheap Garbage Ltd. is a private garbage collection business that hauls garbage to the landfill. The Property is currently used to store bins, trucks and other equipment.

EVIDENCE AND FINDINGS

Issue: Whether the Property should be excluded from the ALR.

- [12] To assess agricultural capability on the Property, the Executive Committee referred to agricultural capability ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings applicable to the Property are Class 4 and Class 5. More specifically, about 70% of the Property is located in an area rated as (7:5T-3:4T) and the southeastern 30% of the Property is located in an area rated as (6:4PM-4:5TP).

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.



Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

The limiting subclasses associated with this parcel of land are M (moisture deficiency), P (stoniness), and T (topographic limitations).

- [13] Based on the agricultural capability ratings, the Property has secondary agricultural capability. Consequently, the Executive Committee finds that the Property does have capability for agricultural use.
- [14] The Executive Committee further notes that there are no surrounding land uses on adjacent or nearby properties which render the Property unsuitable for agricultural use.
- [15] The Executive Committee reviewed the history of the Commission's review of OCP designation in the surrounding areas and as it applies to the Property. While the Property is currently designated as Industrial in the OCP, the re-designation was made without the endorsement of a resolution of the Commission and as such, the industrial designation is not a consideration of the Executive Committee's review.
- [16] The Application submits that there is a current shortage of available industrial land. The Executive Committee reviewed the background material and current ALR maps and notes that only four of the 20 properties endorsed by Resolution #109/88 for industrial use in SDA have been excluded from the ALR. Further, based on an examination of airphotos of the area, the Executive Committee observed that many of the industrially designated properties are not currently utilized for industrial uses. The Executive Committee therefore finds that there are available industrial lands in the area endorsed by the Commission for industrial use and exclusion. Prior to considering lands outside the endorsed SDA for industrial use and exclusion, the Executive Committee expects that the existing endorsed area should be excluded and developed for industrial uses.

**DECISION**

[17] For the reasons given above, the Executive Committee refuses the Proposal to exclude the 1.7 ha Property from the ALR.

[18] These are the unanimous reasons of the Executive Committee.

[19] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[20] Resolution #328/2018

Released on October 12, 2018

A handwritten signature in black ink, appearing to be 'Jennifer Dyson', is written over a horizontal line.

Jennifer Dyson, Chair

On behalf of the Executive Committee

Item 11.1

CITY OF SALMON ARMDate: October 22, 2018

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the 2018 Budget contained in the 2018 – 2022 Financial Plan Bylaw be amended to reflect additional funding for the 10 Avenue NW Culvert project in the amount of \$66,000.00, reallocated from the following projects:

- 8 Ave SE Road Widening – Unexpended Reserve	\$28,000.00
- 9 Avenue & 30 Street Intersection Design – General Revenue	\$16,000.00
- Drainage Reserve	<u>\$22,000.00</u>
	\$66,000.00

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

TO: Her Worship Mayor Cooper and Members of Council
 SUBMITTED BY: Rob Niewenhuizen, Director of Engineering and Public Works
 PREPARED BY: Jenn Wilson, City Engineer
 DATE: October 10, 2018
 SUBJECT: Budget Amendment – 10 Ave NW Culvert Replacement

Recommendation:

THAT: The 2018 Budget contained in the 2018 – 2022 Financial Plan Bylaw be amended to reflect additional funding for the 10 Avenue NW Culvert project in the amount of \$66,000.00, reallocated from the following projects:

• 8 Ave SE - Road Widening - Unexpended Reserve	\$28,000.00
• 9 Avenue & 30 Street Intersection Design – General Revenue	\$16,000.00
• Drainage Reserve	<u>\$22,000.00</u>
	\$66,000.00

Background:

The 10 Avenue NW Culvert Replacement project was first identified through the City's Master Drainage Plan completed by Dayton & Knight in 2007. The culvert was identified as a Priority 1 project with completion within a 10 year time frame. In addition to structural issues, this culvert was significantly undersized which constricted flows creating bed load deposition upstream, and a bed load deficit (exposed bedrock) downstream contributing to poor stream health.

During the last decade, the culvert has continued to deteriorate. The culvert was identified as a high risk for failure in the City's Culvert Assessment Study (Omega Engineering Ltd., 2015) and suffered rapid deterioration during the 2018 freshet.

A design for the culvert replacement was completed in 2015 by Omega Engineering Ltd. and the budget for construction works was secured in 2018 through Short Term Capital Borrowing in the amount of \$375,000.00.

The project was tendered and awarded to Landmark Solutions Ltd. in June of 2018. Along with the award, Council approved a budget amendment to reflect additional funding for the project in the amount of \$60,000 funded from the Drainage Reserve.

Although geotechnical work was completed during detailed design of the project, once construction started, it became clear that the test holes did not reflect the overall site conditions. Bedrock was discovered 2m above what was previously anticipated which required substantial re-design to avoid rock blasting. Additionally, existing materials were mainly moist clay which could not be used as suitable backfill requiring significant amounts of imported materials.

The construction schedule on the project was very strict due to environmental permit windows as well as substantial daily bypass pumping costs. As such, the works were approved despite budgeting constraints.

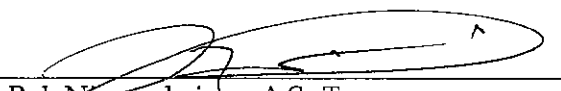
It is staffs opinion as well as the Consulting Engineer's opinion that Landmark Solutions Ltd. did an excellent and efficient job despite the site challenges and that the additional charges are warranted and fair.

The 8th Ave SE Road Widening project, which was carried forward from last year, has an available budget of \$31,680.00. The remaining deficiencies on this project were completed well under budget and as a result there is \$28,000.00 available to be reallocated. The 9th Avenue & 30 Street Intersection Design is also complete, leaving \$16,000 in general revenue available for use. The Drainage Reserve has a balance of \$111,042.66 available.

It is recommended that additional funding to cover the project overage be approved from the following sources:

• 8 Ave SE - Road Widening - Unexpended Reserve	\$28,000.00
• 9 Avenue & 30 Street Intersection Design – General Revenue	\$16,000.00
• Drainage Reserve	<u>\$22,000.00</u>
	\$66,000.00

Respectfully Submitted,


 Rob Nieuwenhuizen, A.Sc.T.
 Director of Engineering and Public Works

cc Chelsea Van de Cappelle, Chief Financial Officer

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Item 11.2

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Flynn

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 - Taxiway Charlie Design project in the amount of \$35,000.00 funded from the Community Works Fund;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of the additional Engineering Services relative to Project No. ENG2018-62 to authorize the sole sourcing of same to WSP Canada Inc.;

AND THAT: Council award the additional 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 \$32,209.00 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: October 17, 2018
 Subject: Shuswap Regional Airport - Taxiway Charlie
 Optional Items Design Award

Recommendation:

THAT: The 2018 Budget contained in the 2018 - 2022 Financial Plan Bylaw be amended to reflect additional funding for the Shuswap Regional Airport - Taxiway Charlie Design project in the amount of \$35,000.00 funded from the Community Works Fund in the amount of \$35,000.00;

AND THAT: The City's Purchasing Policy No. 7.13 be waived in procurement of the additional Engineering Services relative to Project No. ENG2018-62 to authorize the sole sourcing of same to WSP Canada Inc.;

AND THAT: Council award the additional 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 \$32,209.00 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.

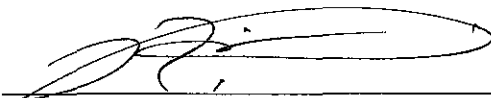
Due to tight timelines and limited availability of aviation engineers, the City approached WSP Canada Inc. (WSP) to provide a proposal for the design and contract administration services associated with the Taxiway Charlie Design project. WSP has familiarity with the Shuswap Regional Airport through the completion of the Shuswap Regional Airport Development Plan. Council awarded WSP the Engineering Services contract for both preliminary and detailed design services in August 2018 in the amount of \$108,272.00 plus applicable taxes.

An Optional item in WSPs proposal was for the design of a taxi lane that would allow for leasing of additional hangar areas. Although it was anticipated that these additional works could be completed through the 2019 capital budget, there is a portion of the works that is more efficient to be completed in combination with the taxiway preliminary design works.

Staff recommended reallocating \$35,000.00 in Community Works Funding to the Preliminary and Detailed Design of the Shuswap Regional Airport - Taxiway Charlie project, optional items (taxi lane design).

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, optional items (taxi lane design) to WSP Canada Inc. in accordance with the terms of their proposal dated August 23, 2018, for an estimated cost of \$32,209.00 plus applicable taxes.

Respectfully submitted,



Robert Niewenhuizen, A.Sc.T.
Director of Engineering and Public Works

cc Chelsea Van de Cappelle, CFO

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Item 18.1

CITY OF SALMON ARM

Date: October 22, 2018

Wildfire Protection (Community Resiliency Investment Program and Forest Enhancement Society Wildfire Risk Reduction Program)

Moved:

Seconded:

WHEREAS the City of Salmon Arm and neighbouring lands have been and are vulnerable to the threat of wildfire;

AND WHEREAS Council recognizes the importance of mitigating these effects where possible;

AND WHEREAS Local Governments and First Nations are increasingly working together to address common interests, challenges and mutual opportunities for their communities;

AND WHEREAS at the May 14, 2018 Regular Meeting of Council, Council Resolved to proceed with an application for Provincial funding for wildfire risk reduction and prevention, in a joint application with Neskonlith Indian Band as follows:

THAT: Council direct staff to move forward with option 1, as outlined in the staff report dated May 1, 2018;

AND THAT: associated costs of data collection and/or preparation of an application for Provincial funding be shared with the Neskonlith Indian Band;

Continued...

Vote Record

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

Opposed:

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

AND FURTHER THAT: Council authorize the sole sourcing of these works and services to Silvatech Consulting Ltd.

AND WHEREAS such a model / partnership may lead to partnerships with other First Nations and neighbouring communities;

THEREFORE BE IT RESOLVED THAT Council accept the proposal from Silvatech Consulting to prepare, pro-bono, an application under the Community Resiliency Investment Program (CRI) on behalf of the City of Salmon Arm and the Neskonalith Indian Band that will serve as the first step in a community to community approach to addressing wildfire risks in the area;

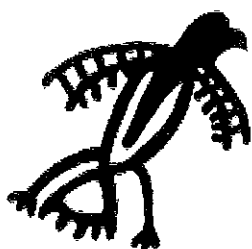
AND THAT Council authorize the use of \$15,000.00, which was allocated in the 2018 Budget for the purpose of undertaking a wildfire mitigation initiative, to cover any necessary expenses related to a CRI and/or Forest Enhancement Society of BC (FESBC) application and any next steps that may be required from either the CRI or FESBC programs;

AND FURTHER THAT any resulting work or contract(s) which may arise from a successful CRI or FESBC application (other than which is considered community to community) will be administered /awarded in accordance with the City's procurement process and program guidelines, if applicable.

Vote Record

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

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



Neskonlith Indian Band

Skat'sin te Secwepemc Chief & Council
 737 Chief Neskonlith Drive
 Box 318, Chase, BC V0E 1M0
 T: 250.679.3295 F: 250.679.3294
www.neskonlith.net



October 5, 2018

City of Salmon Arm Mayor and Council
 Box 40
 500 2nd Ave NE
 Salmon Arm, BC
 V1E 4N2

Dear Mayor Cooper, Council Members and Staff:

Following discussions with Mr. Kevin Pearson and Councillor Tim Lavery in October of 2017, follow-up Council meetings and our recent October 4, 2018 meeting with the Salmon Arm District Staff and Council members we are submitting a synopsis of a wildfire protection proposal for Salmon Arm and local First Nations lands.

The Neskonlith Indian Band is proposing a government to government partnership with the City of Salmon Arm in pursuing provincial fire hazard risk reduction funding through the UBCM Community Resiliency Investment (CRI) program (formerly SWIPI) and the Forest Enhancement Society (FES) Wildfire Risk Reduction program. The Salmon Arm/Shuswap area is a particularly vulnerable community for wildfire risk because of forest types that result in heavy fuel loading in the adjacent forests, forests that extend down to the valley bottoms, and a relatively high incidence of lightning in the Shuswap area. Given the global incidents of wildfire devastation in 2017 and 2018, Salmon Arm's past history with wildfire close-calls and the current provincial funding available for wildfire fuel management; it appears to be a good time to consider taking advantage of existing provincial funding sources.

Our objective in this proposal is two-fold: 1. to develop a plan and implement treatment activities to protect Salmon Arm and First Nations lands from the ravages of wildfire, and 2. to provide employment opportunities for local First Nations forestry workers and others. Additional objectives would be to reduce greenhouse gasses through utilization of the biomass produced from the treatments, rather than open burning.

The CRI program consists of funding multiple FireSmart activities. We propose that Salmon Arm and Neskonlith each apply for CRI funding to increase the total funding amount available and to meet separate needs within their respective boundaries. At this point we are proposing for Salmon Arm, the development of a Community Wildfire Protection Plan, training and education of citizens and businesses of Salmon Arm in implementing FireSmart activities, and in carrying out some fuel management treatment activities within the City of Salmon Arm boundaries. The CRI program application for Neskonlith would be for updating the Neskonlith CWPP and promotion of FireSmart activities on-reserve, and for the implementation of fuel management activities on FN lands. The CRI program provides 100% funding for these activities within the city or reserve boundaries.

We propose that the FES Wildfire Risk Reduction application would be joint application between the City of Salmon Arm and the Neskonlith Indian Band (we will also be seeking written support from the Adams Lake Indian Band for the proposal). This application would be for the planning, development of prescriptions and implementation of forest treatments outside of the City and IR boundaries on Crown

Land. FES provides 100% funding and the program has no maximum funding amount, however it is expected to be reasonable and defensible. We are proposing that we consider requesting funding for a 15-18 person crew for 3 years through FES in order to make significant progress in reducing community wildfire threats in as short a time period as possible.

The Neskonlith Indian Band will be bringing trained forestry workers into these programs; an offer of professional forestry services in helping with funding applications, planning, prescriptions and management of the program(s), through the band's FN corporation (Sk'atsin-Silvatech LLP); and First Nations partnership support. We would require point of contact, information support as well as communications and access assistance from the City of Salmon Arm in implementing this proposed wildfire protection program.

As there is a short timeframe to meet submission deadlines (November 30 FES, and Dec 7th CRI) we respectfully request your prompt attention to this proposal.

We look forward to meeting with you in the near future regarding this matter.

Best Regards,



Chief Judy Wilson

Councilor Art Anthony

Councilor Joan Manuel



Councilor Duane Manuel



Councilor Louis Thomas



Councilor Fay Ginther

Item 21.1

CITY OF SALMON ARM

Date: October 22, 2018

PRESENTATION

Salmon Arm Sockeyes Swim Club

Vote Record

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

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

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Item 22.1

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Development Variance Permit VP-481 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP61880 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade the east half of Lakeshore Road NE for the entire frontage of the subject property;
2. Waive the requirement to upgrade the water main from 100 mm in diameter to 150mm along the southern boundary of the subject property; and
3. Waive the requirement to extend the storm sewer main on 16 Street NE.

Subject to: Registration of a Section 219 Land Title Act Covenant that would prohibit further subdivision of and access to the Remainder shown on the sketch plan of subdivision attached as Appendix 6 to the staff report dated October 2, 2018.

[Development Variance Permit No. VP-481; Fowler, N., Gomme, N.J., Gomme, G./Browne Johnson Land Surveyors; 1560 Lakeshore Road NE; Servicing Variances]

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 Members of Council

DATE: October 2, 2018

SUBJECT: Variance Permit Application No. VP-481 (Servicing)
 Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP61880
 Civic Address: 1560 Lakeshore Road NE
 Owner: N. Fowler, N. & G. Gomme
 Applicant: Browne Johnson Land Surveyors Ltd.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-481 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP61880 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade the east half of Lakeshore Road NE for the entire frontage of the subject property;
2. Waive the requirement to upgrade the water main from 100 mm in diameter to 150 mm along the southern boundary of the subject property; and
3. Waive the requirement to extend the storm sewer main on 16 Street NE.

Subject to: Registration of a Section 219 Land Title Act Covenant that would prohibit further subdivision of and access to the Remainder shown on the sketch plan of subdivision attached as APPENDIX 6.

STAFF RECOMMENDATION

THAT The motion for consideration be adopted subject to removal of Item 3. Waive the requirement to extend the storm sewer main on 16 Street NE.

PROPOSAL

The subject property is located at 1560 Lakeshore Road NE (APPENDICES 1 and 2) and is under subdivision application to create two new lots and a remainder. The applicant is requesting that Council vary the provisions of the Subdivision and Development Servicing (SDS) Bylaw No. 4163 by waiving or reducing three requirements outlined in the Motion for Consideration. The proposed sketch plan of the subdivision is attached as APPENDIX 3 and a letter of rationale is attached as APPENDIX 4.

BACKGROUND

The property is currently designated Medium Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential in the Zoning Bylaw. The property is approximately 1.02 ha in size and has dual frontage on both Lakeshore Road NE and 16 Street NE. There is an existing single

family dwelling and garage accessory building. The house will be retained on the Remainder Lot however the garage structure will have to be removed prior to final subdivision approval.

Section 4.0 of the SDS Bylaw requires that all subdivisions provide Works and Services in accordance with the standards and specifications set out in Schedule B. In this case, that includes road upgrades, utility upgrades and utility extensions to the urban standard. The present level of services in this area and fronting the subject property is below this standard with a noticeable absence of curbing, gutters, sidewalk construction, modern street lighting, and underground hydro / telecommunication infrastructure.

The property has had two recent subdivision applications; first (File 14.22) for a boundary adjustment and lot consolidation in 2014 and second (File 16.11) for another boundary adjustment in 2016. Because these two applications were applied under a boundary adjustment type subdivision, the requirements of the SDS Bylaw were limited compared to a conventional subdivision.

The current application is not a boundary adjustment and would create two new lots, 1780 m² and 1850 m² in area, leaving a remainder lot with an area of 6,580 m². The present gross area of the property (10,200 m²) far exceeds the area in which the Infill Exemption of the SDS Bylaw would be applicable; therefore full works and services of the bylaw are required. If the property's area could only accommodate two additional new lots at the minimum parcel size of 450 m² of the R-1 zone (i.e. if the present gross property area was less than or equal to 1,350 m²), then the SDS Bylaw's Infill Exemption would apply. Furthermore, the double frontage of the property along with its Medium Density Residential land use designation of the OCP provides significant potential in the future for small lot, single family and/or multiple family developments.

It is recognized the applicant's intent is to sever off and sell two single family lots at this time and to retain the remainder for the existing single family dwelling with no intentions to subdivide or develop that portion of land further. Staff also agree that the required works and servicing costs (approx. \$141,000 not including contingency, DCCs or new service connections) for two new lots that would only front one road (16 Street NE) are high – summary of works and services costs*:

Upgrades to the east half of Lakeshore Road to the Urban Local Street Standard	\$67,075
Upgrades to the water main from a 100 diameter mm to 150 mm (approximately 167 m in length)	\$35,500
Upgrades to the west half of 16 Street NE the Urban Local Street Standard	\$30,225
Extension of the 375 mm storm sewer main along 16 Street NE (approximate 30 m extension for road drainage)	<u>\$ 8,350</u>
	\$141,150*

* Opinion of Probable Costs by Gentech Engineering – does not include contingency, civil engineering consulting costs or Development Cost Charges (DCCs amount to \$19,058 for the proposed two lot subdivision).

To complicate this application, the City's Engineering Department commissioned a geotechnical report in October of 2017 on the stability of Lakeshore Road extending from 10 Street to 20 Avenue NE including the frontage of the subject property. The draft report (Fletcher Paine and Associates, August 2018) concluded that this vital Urban Collector Street continues to be undermined by a variety of sub-surface conditions and is in need of short-term repairs and extensive rehabilitation.

The area of Lakeshore Road adjacent to the subject property is in the area of most concern regarding overall road stability. The draft report noted that there are limited options for stabilizing this portion of roadway and likely the most feasible option requires shifting the road eastward from its present alignment approximately 8 m – i.e. further away from the embankment leading down to the CP Rail corridor. The

Engineering Department is recommending a 10 m (w) / 75 m (l) road reserve covenant (RRC) to protect for the realignment of Lakeshore road including potential sloping or retaining structures.

On September 7, 2018, staff met with the applicant and owners to explain some of the general implications of the geotechnical report and to discuss the idea of the owners granting a RRC to the City in exchange for the waiving of road upgrades along Lakeshore Road and 16 Street NE. It was further explained that with a Section 219 Land Title Act RRC the land remains privately owned yet becomes restricted from any development and will be dedicated to road if and when needed.

The subdivision plan attached in APPENDIX 5 has been marked-up to show (highlighted) the approximate extent of a 10 m wide RRC along the west boundary of the subject property. With that width, the existing dwelling would be setback further than the 6 m minimum. It is presently sited slightly greater than 20 m from the west lot line. The 2018 assessed land value of the approximate 750 m² needed for a RRC is calculated to be \$94,500 which is nearly equal to the combined cost estimate of \$97,300 for upgrades to Lakeshore Road and 16 Street NE. Factoring in the storm sewer extension and water main upgrade, if Council waived those requirements along with the road upgrades, the difference in assessed land value to the total off-site servicing costs would be \$46,650.

The owners confirmed with staff that they are not interested in negotiating a RRC with this variance application. On September 26, 2018, the owners/applicant have amended the subdivision plan to include two lots fronting 16 Street NE instead of one, and with that, the variance proposal was amended.

COMMENTS

Engineering Department

Comments pending.

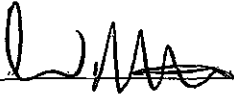
Planning Department

The total servicing costs to subdivide the subject property for two lots are cost prohibitive for the owners who have stated that they are not interested in subdividing further than two additional lots fronting 16 Street NE, or in rezoning the land to R-4 and developing it at a medium residential density.

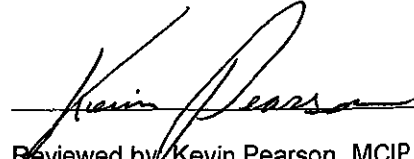
The initial variance request was to waive all servicing requirements, except for a 50% cash contribution for road upgrades along 16 Street NE. That was prior to staff's knowledge of the Lakeshore Road geotechnical report. With the conclusion of that report, staff suggested the proposal of a RRC in exchange for waiving all of the servicing costs and the registration of a 'no further subdivision until full serviced' covenant. If it turns out that the extra width is not needed and Lakeshore Road can be upgraded and reinforced to a safe level in its present alignment, the RRC could be discharged from the property's title. Without the RRC or road dedication, the City could end up being in a situation where land acquisition of some kind may be needed. As mentioned the owners are not interested in the RRC proposal.

The latest proposal (the motion for consideration) coincides with a recent amendment to the original subdivision plan for two lots instead of one. The owners agree to register a Section 219 covenant (APPENDIX 6) that would prohibit further subdivision until such time that the remainder is fully serviced and offer to provide 100% cash in lieu of upgrades to the west half of 16 Street frontage is considered to be reasonable and consistent with other variance approvals by Council. The covenant would further restrict any additional accesses from Lakeshore Road until that stretch of road is deemed to be safe and fully serviced. With this latest proposal, upgrades to Lakeshore Road and the water main would be waived now and deferred to a future scenario.

The applicants are requesting to waive the requirement to extend the storm sewer main on 16 Street NE. Staff support the proposal with the exception of this variance request. In staff's opinion, the approximate 30 m extension of storm sewer for road drainage is minor in cost and of higher priority due to potential slope instability further down slope on Lakeshore Road.

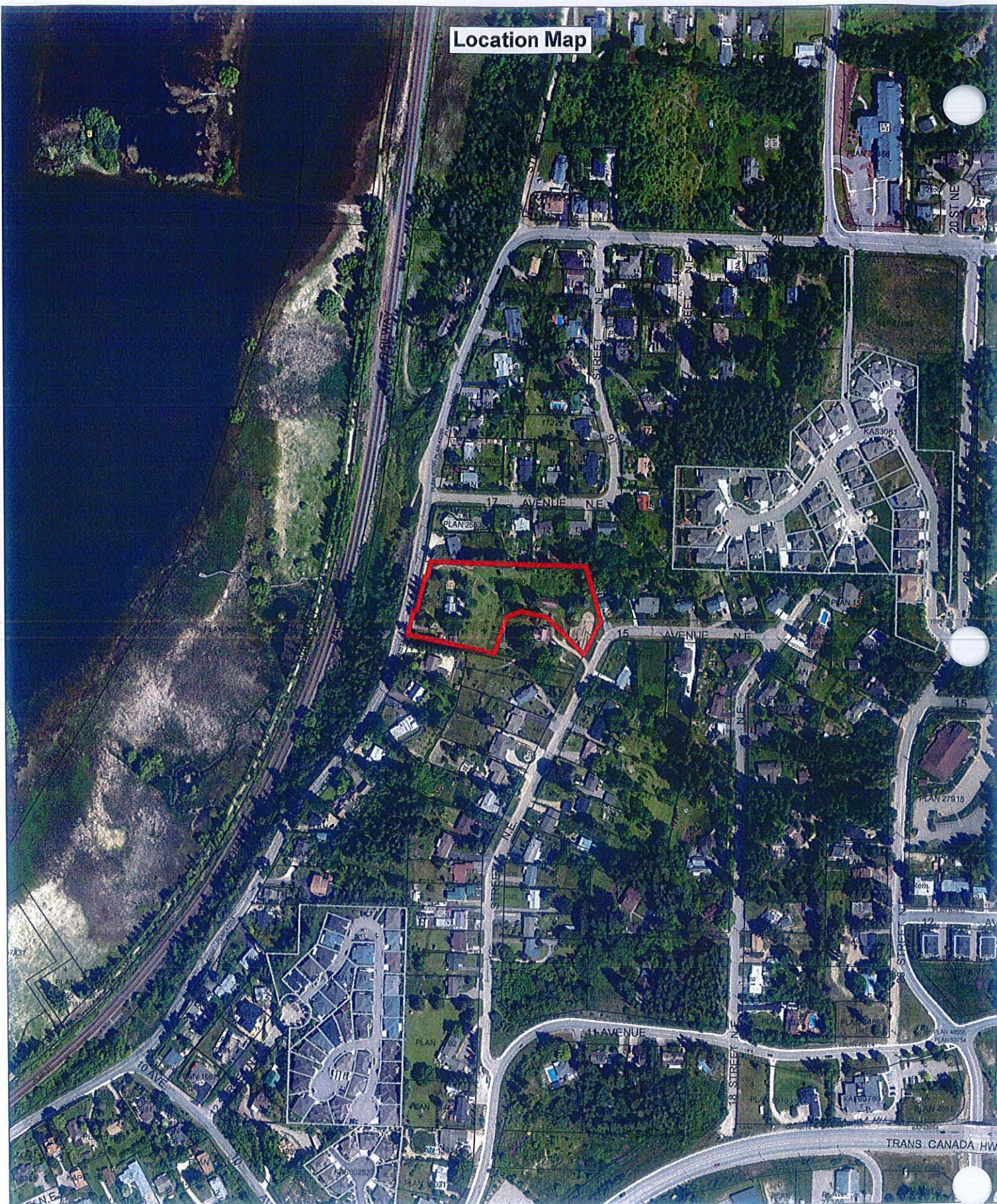


Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Location Map



0 50 100 150 200
Meters

 Subject Parcel

Upgrade east half of Lakeshore Road NE to the Urban Collector Standard.
Requested to be waived.

Upgrade west half of 16 Street NE to the Urban Local Standard.

Upgrade the water main from 100 mm to 150 mm.
Requested to be waived.

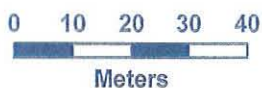
Extend storm sewer main.
Requested to be waived.

VP -481 (Fowler_Gomme)
1560 - Lakeshore Road NE

 Subject_Property

 Water Main

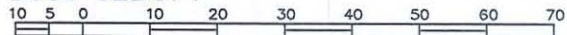
 Storm Sewer Main



*This map was created for explanatory purposes only and is not intended for any other use.

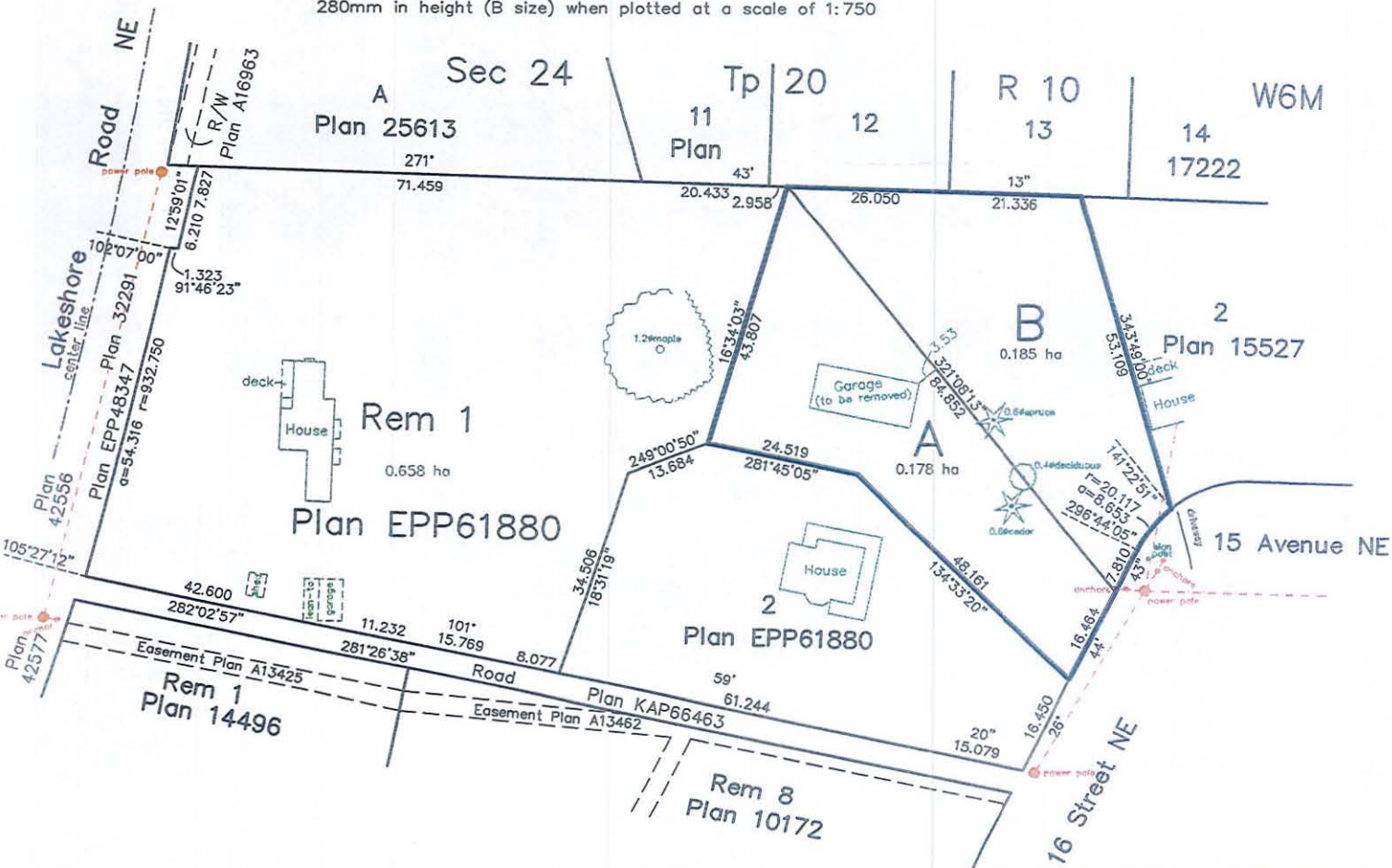
Sketch Plan of Proposed Subdivision of Part of Lot 1, Sec 24, Tp 20, R 10, W6M, KDYD, Plan EPP61880

BCGS 82L.074



All distances are in metres.

The intended plot size of this plan is 432mm in width by
280mm in height (B size) when plotted at a scale of 1:750



September 26, 2018

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 623-17 Fb.522 p.19
168-16.raw



Providing Professional Services Since 1961 *

BOX 362, 201-371 ALEXANDER ST
SALMON ARM, BC V1E 4N5
250-832-9701 | brownejohnson.com
office@brownejohnson.com

OUR FILE: 623-17

May 25, 2018

**RE: VARIANCE PERMIT APPLICATION
CITY OF SALMON ARM FILE 18.05(E)**

Dear Council,

On behalf of the owners and regarding the current Subdivision Application (CSA File 18.05, letter dated February 23, 2018), I would like to formally request a variance for the following Subdivision and Servicing Bylaw No. 4163 requirements:

1) Roads/Access (c): Upgrades to the east half of Lakeshore Road NE

We request this requirement be waived in full.

2) Water System (b): Upgrades to the water main along the entire length of the southern boundary

We request this requirement be waived in full.

3) Drainage (a): Extension of the storm sewer main on 15 Avenue NE

We request this requirement be waived in full.

~~4) Roads/Access (a): Upgrades to the west half of 15 Avenue NE~~

~~We request a variance to 50% cash contribution in lieu of future works (instead of 100%).*~~

Rationale:

The proposed development of this property is a one lot subdivision. The potential for further development is minimal. Based on the small development proposal, we would consider the requirements above onerous and ask that Council consider the above variances for the following reasons:

- The development is proposed for 15 Avenue NE, not Lakeshore Road NE.
- Both the proposed lot and the remainder lot front adequate water mains on 15 Avenue NE and Lakeshore Road NE.
- Due to terrain, the proposed new lot will not be able to connect to the storm sewer main on 15 Avenue NE, even with the required extension.

Thank you for your time and consideration of this application.

Please don't hesitate to contact me if you have any questions. I would be happy to discuss it further.

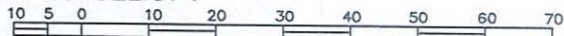
Kind Regards,



Nicole Bird, BCLS
Browne Johnson Land Surveyors

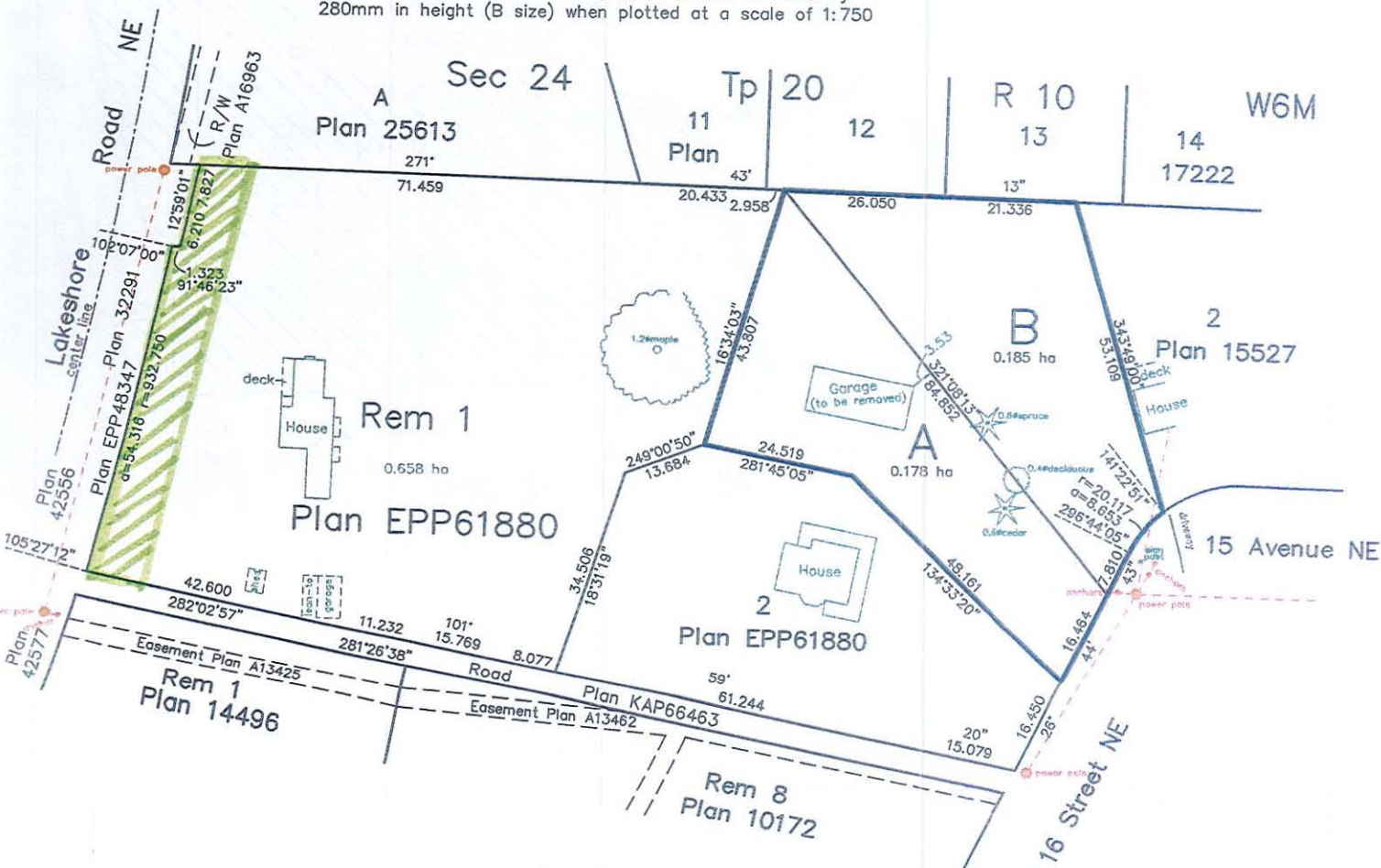
Sketch Plan of Proposed Subdivision of Part of Lot 1, Sec 24, Tp 20, R 10, W6M, KDYD, Plan EPP61880

BCGS 82L.074



All distances are in metres.

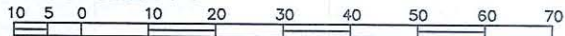
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:750



September 26, 2018

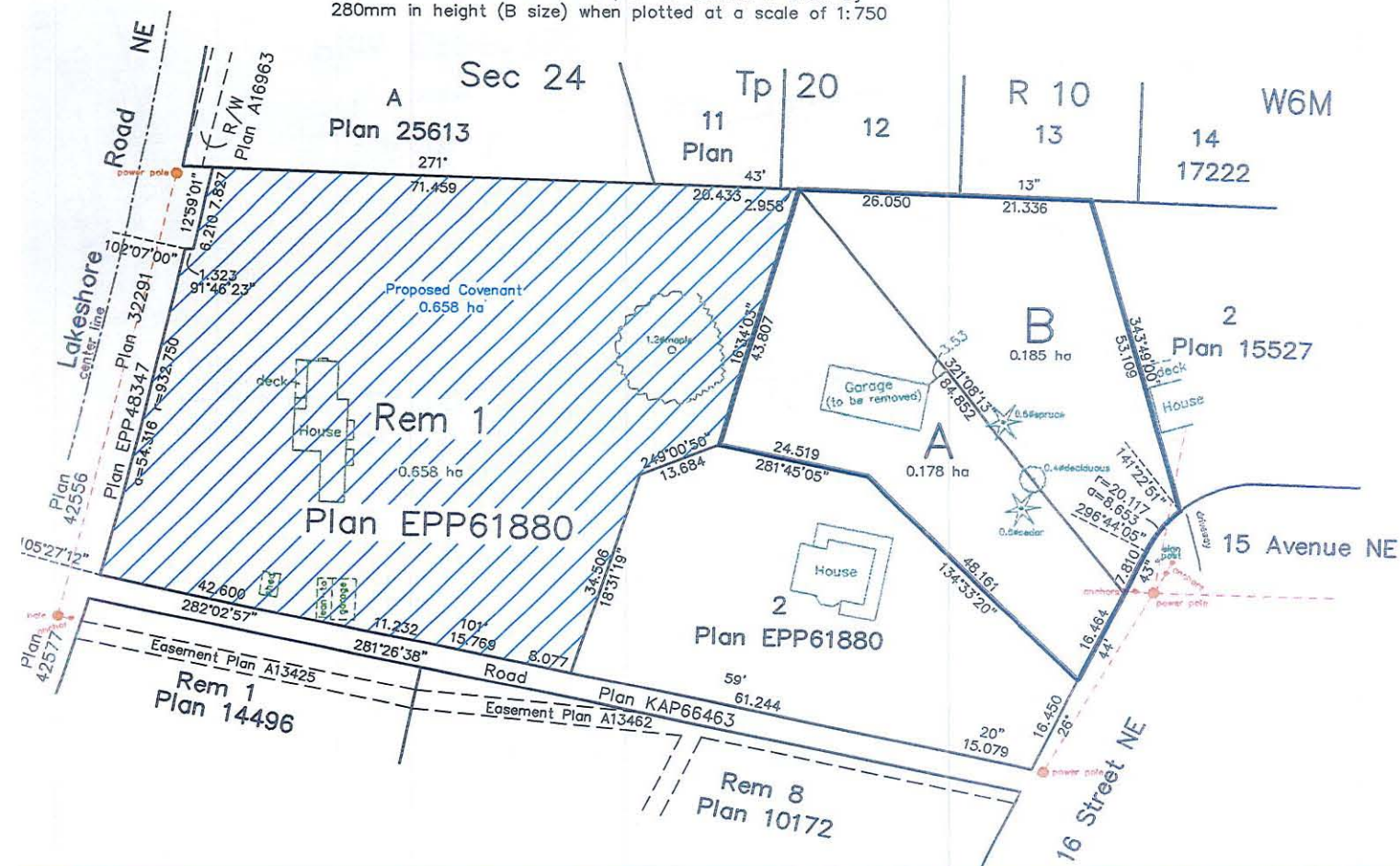
BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 623-17 Fb.522 p.19
168-16.raw

BCGS 82L.074



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:750



September 26, 2018

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 623-17 Fb.522 p.19
168-16.raw

From: Tom Peasgood [<mailto:tom@skookumcycle.com>]

Sent: October-17-18 2:38 PM

To: Nancy Cooper

Subject: FW: Fowler/Gomme, RE: Potential Waiving of Developing Requirements, Permit #VP-481

With photos..

Attention Mayor Nancy Cooper,

RE: Notice for Development Variance Permit Hearing, Waiving of Development Requirements, Permit No VP-481, Owners Fowler & Gomme, 1560 Lakeshore Rd NE

Myself, Tom Peasgood and another neighbor Bob Vehoev, are jointly requesting the following in regards to the development variance permit # VP-481, for Lot 1, section 14, township 20, range 10, w6m, kdyd, plan epp61880 which will vary the provisions of subdivision & development servicing bylaw # 4163 as follows: See our notes in blue below in response to the Fowler/Gomme land owners requests. (We have the same comment for the potential waiving of 1, and 2 below.)

1. Waive the requirement to upgrade the east half of Lakeshore Rd NE for the entire frontage subject property.

As part of normal property development and subdivision in Salmon Arm, the Fowler/Gomme ownership group triggered "normal property subdivision development" costs and normal upgrades to the property. Not unlike any other developer in Salmon Arm, and as such should be under the same development constraints and expectations to upgrade the property to the level expected by Salmon Arm's City Bylaws conforming with the subdividing expectations and requirements. Other local developers are working with the rules and spending the money to properly develop their properties, all around our community. When the new lots sell, the developers, if they have done a proper job, will be more than fairly compensated for their new subdivided lands created. In this case the new lots are in a very desirable inner core location, with a great lake view, and easily walkable from and to local amenities.

2. Waive the requirement to upgrade the water main from 100mm to 150mm along the southern boundary of the subject property.

As part of normal property development and subdivision in Salmon Arm, the Fowler/Gomme ownership group triggered "normal property subdivision development" costs and normal upgrades to the property. Not unlike any other developer in Salmon Arm, and as such should be under the same development constraints and expectations to upgrade the property to the level expected by Salmon Arm's City Bylaws conforming with the subdividing expectations and requirements. Other local developers are working with the current Salmon Arm Bylaws, and as such are spending the money to properly develop their properties, all over our community. When the new lots sell, the developers, if they have done a proper job, will be more than fairly compensated for their new subdivided lands created. In this case the new lots are in a very desirable inner core location, with a great lake view, and easily walkable from and to local amenities.

3. Waive the requirement to extend the storm sewer main on 16 St NE.

This requirement we feel should not be waived, and our recent rain storm of a few weeks back confirmed. The storm sewer on 16 St is currently not functioning properly, (from houses of 1441

to 1461 on our side of the street and 1440 to 1480 on the opposite side) and if the corner does not have proper storm sewer drainage as well, we will have serious flooding issues from 1440 to 1461. See attached photos of recent rain storm, with lack of proper water drainage. In the recent storm of a few weeks back the water flooded the ditch drains across the street in front of both my house 1461 & 1441 16 St NE, resulting in water coming across the street down my driveway and up the wall of my garage. My neighbor at 1441 was only inches away from having water come down his driveway, which would of flooded his basement if this occurred. The City would of been looked to sort the insurance component of the water issue had there been any serious damages occurred in the recent storm. The water challenge at the corner of 16 St new subdivision is in a similar situation. The storm drainage needs to be updated to current City of Salmon Arm storm sewer drainage along with the normal curb and gutter solution to protect the neighbor properties from potential future water drainage issues and costs.

We appreciate Mayor and Council looking into these subdividing waiving requests, and we hope they appreciate our concerns. We trust they will make the proper decisions regarding the storm water drainage upgrade, along with the other two normal upgrade requirements the Fowler/Gomme ownership group has triggered with their subdivision development. City staff have directed their concerns to our Mayor and Council about waiving the above requirements as well, we hope you respect and take into consideration their feedback and comments before potentially waiving the above for this subdivision.

Sincerely,

Bob Verhoev 1441 16 St NE, ph 250 804 9522

Tom Peasgood 1461 16 St NE, ph 250 804 5093







Item 22.2

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: Development Variance Permit VP-483 be authorized for issuance for Strata Plan KAS2956, Section 14, Township 20, Range 10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 10.9.2:
 - i) Reduce the minimum setback requirement of a principal building from the rear parcel line from 5.0 metres to 0.76 metres.

[Development Variance Permit No. VP-483; Owners, Strata Plan KAS2956/Exel Construction Ltd.; 611 Shuswap Street SW; Setback Variance]

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: October 4, 2018

SUBJECT: Development Variance Permit Application No. VP-483
Strata Plan KAS2956, Sec. 14, Tp. 20, R.10, W6M, KDYD
611 - Shuswap Street S.
Owners/Applicants: Owners, Strata Plan KAS2956
Agent: Exel Construction Ltd. (R. Semenzin & W. Laird)

Motion for Consideration

THAT: Development Variance Permit No. VP-483 be authorized for issuance for Strata Plan KAS2956, Sec. 14, Tp. 20, R.10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 10.9.2:
 - i) Reduce the minimum setback requirement of a principal building from the rear parcel line from 5.0 metres to 0.76 metres.

Staff Recommendation

THAT: The Motion for Consideration be adopted.

Proposal

The subject property is located at 611 Shuswap Street S. and contains the 16 unit Graystone East strata building. Graystone East was originally intended to be the first phase of a two phase building strata development but the developers have now advised that they do not wish to proceed with the second phase. Without the second phase, the Graystone East building will not meet the required rear setback requirement for a 'stand-alone' parcel and the owners are applying to have the setback requirement reduced. A location map, ortho photo, site plan and letter of rationale from the developer are attached as Appendices 1 through 4. *(Note: Following submission of the application, it was determined that a variance to the paved aisle width, as identified in the agent's letter of rationale, is not required.)*

Background

The property is designated High Density Residential in the Official Community Plan and is zoned R-5 (High Density Residential). In 2005, a Development Permit was issued for the two phase, building strata development and construction of Graystone East was completed in 2006. At that time, the property was a single parcel and with the registration of the strata plan, the property was divided into two parcels with the Graystone East building located on the eastern parcel (Plan KAS2956) and the remainder parcel, Phase Two, adjacent to its west and south property lines (Plan KAP77842), see Appendix 5.

In the R-5 Zone, the minimum setback requirement for a principal building from the rear parcel line is 5.0 metres. As shown on Appendix 3, the northwest corner of the Graystone East building is 4.82 metres from the rear parcel line and the southwest corner is 0.76 metres. The applicant's are therefore requesting that the minimum setback be reduced from 5.0 metres to 0.76 metres.

Discussion

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

BC Hydro

BC Hydro will need a registered statutory right of way.

Telus

No concerns

FortisBC

No concerns.

Building Department

No concerns with variance application. The affected portion of the building is a concrete foundation wall with no openings, therefore conforms to the Building Code for spatial separation and wall construction requirements.

Fire Department

No concerns.

Engineering Department

No concerns with the setback variance. The agents have been advised of the servicing deficiencies on the Remainder parcel.

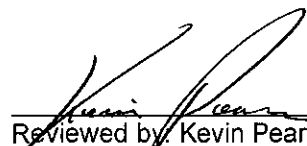
Planning Department

Setback requirements prevent owners from crowding neighbouring properties, ensure that fire separation distances are adhered to and protect traffic site lines along roadways. The building's location complies with Building Code requirements for spatial separation, it does not interfere with traffic site lines and the reduced setback only impacts the Remainder parcel which is owned by the developers.

The owners of Strata Plan KAS2956 have no concerns with the requested variance or with the developer's decision to not proceed with Phase Two. A letter from the strata's president and the Minutes of a General Meeting of the strata held on March 19, 2018 are attached as Appendices 6 and 7.

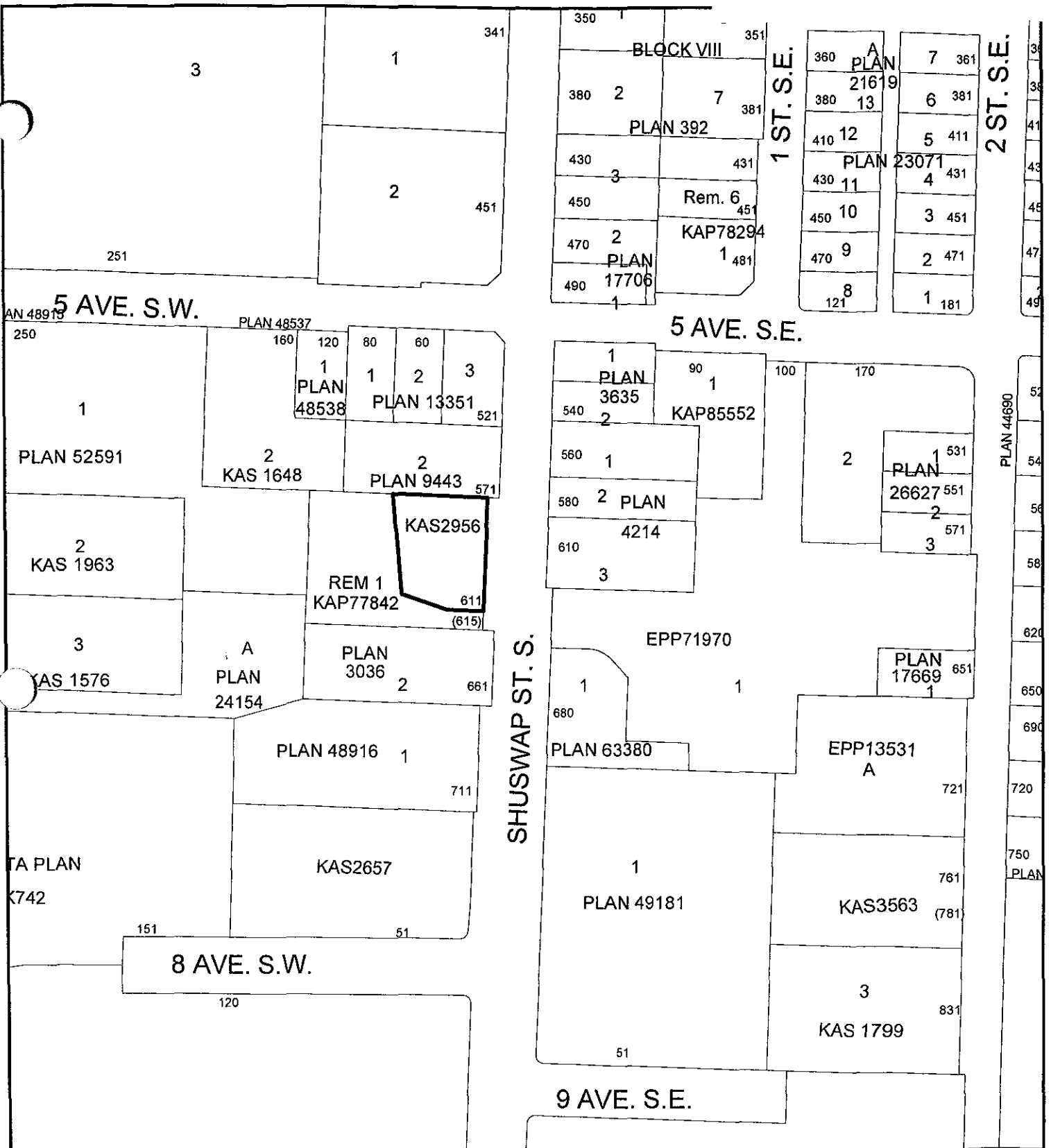
Staff have no concerns with the requested setback variance.


Prepared by: Jon Turlock
Planning & Development Officer


Reviewed by: Kevin Pearson MCIP
Director of Development Services

Appendices

1. Location map
2. Ortho photo
3. Site plan
4. Agent's letter dated Apr. 26/18
5. Plan KAS2956 (page one)
6. Owners letter dated July 13/18
7. Minutes of Strata Council Meeting of Mar. 19/18



Subject Property



Subject Property

DETAIL

A diagram of a series circuit. It consists of a battery (represented by two cells), a switch, and a light bulb connected in a single loop. The switch is currently open.



April 26, 2018

To whom it may concern-

Variance Permit Application – Letter of rationale.

Re: 611 & 615 Shuswap Street S.W.

The property was originally designed to be a Phased project of two buildings -
1st Phase – Graystone East - 16 units & 2nd Phase - Graystone West – 24 units.

Graystone East was completed in 2006 and all 16 units were occupied in 2007.

With the economic recession of 2008 and the ensuing stagnant condo market Phase 2 did not proceed by the documented May 15, 2010 start date. Exel Construction Ltd. now desires to sell the Phase 2 property.

In order to achieve a separate title, the development phases must be legally separated.

Upon discussion with the Graystone East Strata Group (Phase 1) it was determined that the owners did not want to share the use of the Workshop amenity which was intended to benefit both phases.


Further the Phase 1 Strata Group do not want to dilute the existing Contingency Reserve Fund (10 years of contributions) and will therefore support the subdivision of the Phases.

To achieve this subdivision of parcels we are requesting 2 variances:

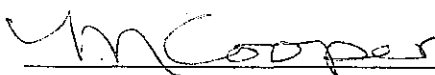
1. Reduction of paved aisle width at entrance for 2 way traffic from 7.3M to 6.8M.
The existing paved entrance has been used successfully without incident for 2 way traffic since 2007.
2. Reduction of rear yard setback on Phase 1 building from 5M to .76M.
The variance would accommodate a small, essentially underground concrete structure attached to the parking garage which is used to store seldom used items.

We trust with review of the accompanying documentation that our requests can be supported.

Respectfully,


R. Semenzin – Exel Construction Ltd.

Acknowledged – President – Strata KAS2956 PH1


M. Cooper

Phased
Strata Plan of
Lot 1, Plan KAP77842,
Sec.14, Tp.20, R.10,
W6M, K.D.Y.D.

Strata Plan KAS_____

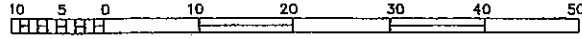
Deposited and Registered in the Land Title Office
at Kamloops, B.C. this 12th day of JAN 2006

S. LISCHKA

Registrar

Scale 1:500

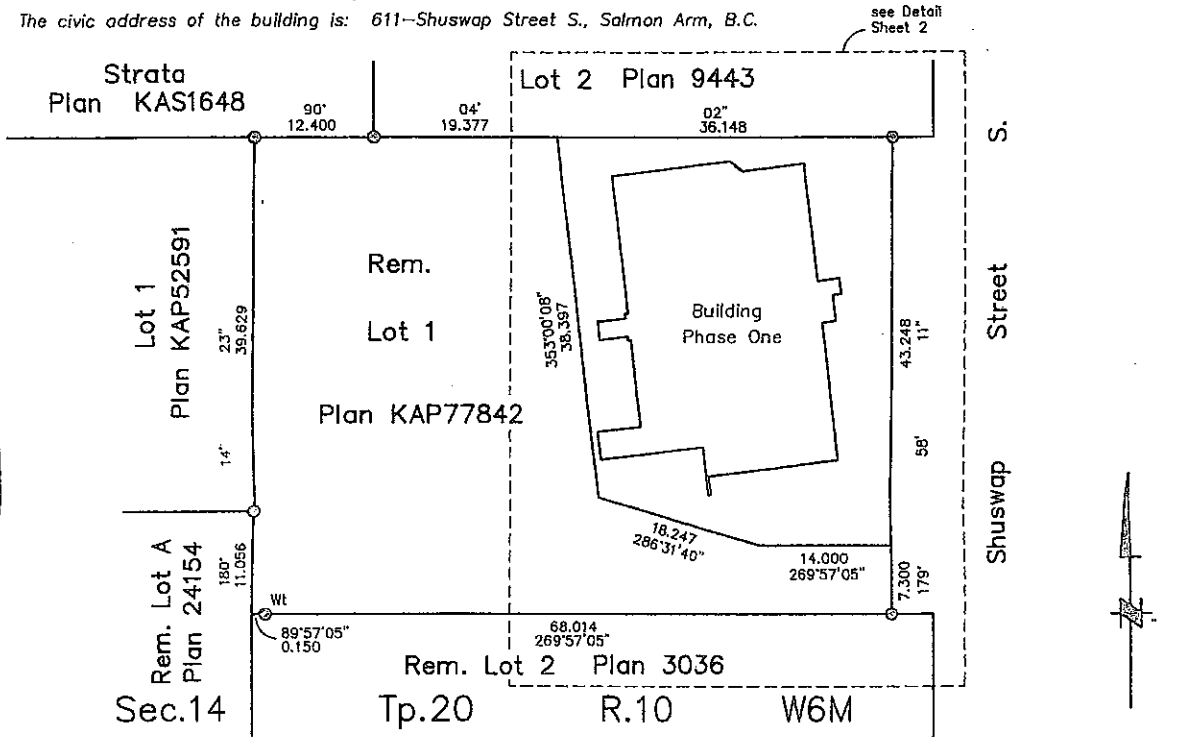
B.C.G.S. 82L.064



All distances are in metres.

This plan lies within the City of Salmon Arm, the Vernon Assessment
Area and the Columbia Shuswap Regional District.

The civic address of the building is: 611-Shuswap Street S., Salmon Arm, B.C.



Owner: 692259 B.C.Ltd.

Assignment of Rents:

Mortgagee:

Salmon Arm Savings and
Credit UnionAuthorized
Signatory

(print name) Grant Adams

Authorized
Signatory

(print name) Michael Johnson

Witness(as to both)

(print name) John Adams

occupation: Manager, Commercial

address: 370 LAURENCE DRIVE NE
SALMON ARM, B.C. V1E 4N9Authorized
Signature

(print name) Rick Sena

Authorized
Signature

(print name) Bill Laird

Witness(as to both)

(print name) Gary M. Brooke

occupation: Lawyer

address: PO Box 67
Salmon Arm B.C.

Phase One

Form 'P' File No. _____

I, J.C.Johnson, a British Columbia land surveyor,
of the City of Salmon Arm, in British Columbia,
certify that I was present at and personally super-
intended the survey represented by this plan, and
that the survey and plan are correct. The field survey
was completed on the 24th day of November, 2005.
The plan was completed and checked, and the checklist
filed under #41548, on the 6th day of December, 2005.

I, J.C.Johnson, a British Columbia
land surveyor, certify that the
buildings shown on this strata plan
are within the external boundaries
of the land that is the subject of
the strata plan. Dated at Salmon Arm,
B.C., this 28th day of November, 2005.

J.C.Johnson, B.C.L.S.

LEGEND

Bearings are astronomic and are derived
from Plan KAP77842.

⊙ Standard Iron Post Found

'Common' Denotes common property as
defined in the Strata Property Act

S.L. Denotes Strata Lot

⊙ Denotes limited Common Property

Approved as to Phase One of a
two phase strata plan under
Section 224 of the Strata Property
Act this 4th day of JANUARY
2006.

Carla B. Bennett
Approving Officer for the
City of Salmon Arm

I, J.C.Johnson, a British Columbia land
surveyor, certify that the buildings included
in this strata plan have not, as of
November 28th, 2005, been previously occupied.

J.C.Johnson, B.C.L.S.

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.832-9701
File: 148-05 Fb.R100p.28

(Graystone East)

c/o Box 1270, Salmon Arm, BC V1E 4P4

Ph. (250) 832-3033

July 13, 2018

To Whom It May Concern,

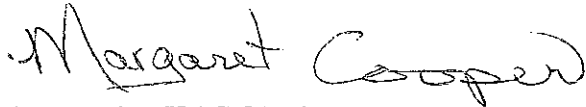
Re: Strata Plan KAS 2956:

Background: Strata Plan KAS 2956 was planned as a two Phase strata development. Phase I was completed and Phase II was not completed as planned in the original Disclosure documents.

The owners of KAS 2956 Phase I at a Special General Meeting on March 19, 2018 approved a motion to support in principle the separation of the Phase I land and the proposed Phase II land into two separate properties.

The owners of KAS 2956 Phase I at their Annual General Meeting on July 9, 2018 passed a motion to approve the Development Permit Waiver Application and Variance Permit Application to the City of Salmon as per the documents prepared by Exel Construction Ltd.

Yours truly,

A handwritten signature in cursive script that reads "Margaret Cooper". The signature is written in dark ink and is positioned above the printed name of the signatory.

Strata Plan KAS 2956

Margaret Cooper: President

(The Graystone)

MINUTES OF SPECIAL GENERAL MEETING

March 19, 2018

Registration: Following registration, Strata President Peter Jobbins, called the meeting to order at 1:58 PM. Strata manager Fred Puetz attended and recorded meeting minutes.

There were 13 units represented including 10 in person and 3 by proxy. The quorum requirement was satisfied.

Peter Jobbins reviewed the rules for voting: One vote per strata unit and that voting cards would not be used.

Peter Jobbins acknowledged that Harmony Strata Management had hand delivered the notice of Special General Meeting on March 1, 2018, thereby satisfying the notice requirement of the Strata Property Act.

Peter Jobbins provided background information to the purpose of the meeting and the options to consider for KAS 2956 – Phase I going forward. KAS 2956 was originally planned as a phased strata development, Phase I Greystone East 16 units and Phase II 24 units. Phase II was never constructed and the date of completion of Phase II as per the original Discloser Documents filed at Land Titles has long expired. The developer, Exel Developments is looking to move forward on the property where Phase II would have been located. Strata Council had previously met with the developer on this matter.

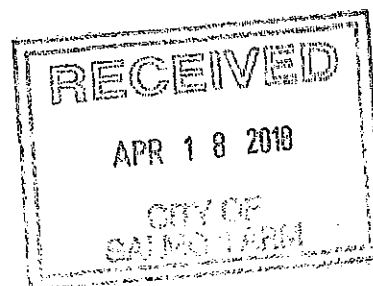
Two primary options were discussed.

1. Have Phase II developed as originally planned and have KAS 2956 become a 40 unit phased strata complex where the current Phase I is 16 units out of 40 units.
2. Separate the land into two separate titles where Phase I and a new development located on the original Phase II planned location are separate properties and entities.

A lengthy discussion was held. Numerous questions were raised by owners, some of which could not be answered by Council or strata management.

MOTION by Paul Scherba to support in principle the separation of the KAS 2956 land title into two separate properties subject to review of all documentation by KAS 2956 Phase I representatives. 2nd by Larry Martello. 12 in Favor. 0 Opposed. 1 Abstained.
Motion Carried.

MOTION by Jill Bingham to terminate the meeting at 2:58 PM. 2nd by Myrna Jobbins.
A Clear Majority in Favor. **Carried.**



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Item 22.3

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: Development Variance Permit VP-484 be authorized for issuance for Lot 11, Plan EPP75660, Section 13, Township 20, Range 10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0

- i) Waive the requirement to upgrade the north half of the Auto Road SE frontage to the Interim Urban Arterial standard;
- ii) Reduce the requirement for a cash contribution equivalent to 100% of the estimated cost for the required water main extension to a 50% cash contribution;
- iii) Waive the requirement for a cash contribution equivalent to 100% of the estimated cost for the required sanitary sewer main extension; and
- iv) Waive the requirement for a cash contribution equivalent to 100% of the estimated cost for the required storm sewer extension.

[Development Variance Permit No. VP-484; Bowers, G./Browne Johnson Land Surveyors; 2281 Auto Road SE; Servicing Variance]

Vote Record

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

Opposed:

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

5. REPORTS

3. Development Variance Permit Application No. VP-484 [Bowers, G.F./Browne Johnson Land Surveyors; Servicing Variance]

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit VP-484 be authorized for issuance for Lot 11, Plan EPP75660, Section 13, Township 20, Range 10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0

- i) Waive the requirement to upgrade the north half of the Auto Road SE frontage to the Interim Urban Arterial standard;
- ii) Reduce the requirement for a cash contribution equivalent to 100% of the estimated cost for the required water main extension to a 50% cash contribution;
- iii) Waive the requirement for a cash contribution equivalent to 100% of the estimated cost for the required sanitary sewer main extension; and
- iv) Waive the requirement for a cash contribution equivalent to 100% of the estimated cost for the required storm sewer extension.

J. Johnson, the agent, outlined the application and was available to answer questions from the Committee.

J. Bowers, the applicant, explained the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: Item 1. i) be replaced with the following:

1. Section 3.0

- i) Waive the requirement to upgrade the north half of the Auto Road SE frontage to the Interim Urban Arterial standard subject to registration of a Land Title Act, Section 219 Covenant prohibiting any further subdivision and/or boundary adjustments until the north half of the Auto Road SE frontage is upgraded to City standards.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY



City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: October 9, 2018

SUBJECT: Development Variance Permit Application No. VP-484
Lot 11, Plan EPP75660, Sec. 13, Tp. 20, R.10, W6M, KDYD
2281 - Auto Road SE
Owner: G. F. Bowers
Agent: Browne Johnson Land Surveyors

Motion for Consideration

THAT: Development Variance Permit No. VP-484 be authorized for issuance for Lot 11, Plan EPP75660, Sec. 13, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision & Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0
 - i) Waive the requirement to upgrade the north half of the Auto Road SE frontage to the Interim Urban Arterial standard;
 - ii) Reduce the requirement for a cash contribution equivalent to 100% of the estimated cost for the required water main extension to a 50% cash contribution;
 - iii) Waive the requirement for a cash contribution equivalent to 100% of the estimated cost for the required sanitary sewer main extension; and
 - iv) Waive the requirement for a cash contribution equivalent to 100% of the estimated cost for the required storm sewer extension.

Staff Recommendation

THAT: The Motion for Consideration be defeated.

AND THAT: Development Variance Permit No. VP-484 be authorized for issuance for Lot 11, Plan EPP75660, Sec. 13, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision & Development Servicing Bylaw No. 4163 as follows:

- i) Waive the requirement to upgrade the north half of the Auto Road SE frontage to the Interim Urban Arterial standard subject to registration of a Land Title Act, Section 219 covenant prohibiting any further subdivision and/or boundary adjustments until the north half of the Auto Road SE frontage is upgraded to City standards; and

- ii) Reduce the requirement for a cash contribution equivalent to 100% of the estimated cost for the required water main extension to a 50% cash contribution;

Proposal

The subject property is located at 2281 Auto Road SE. The owner has received preliminary approval to subdivide the property into two parcels and is applying for four variances to Subdivision and Development Servicing Bylaw No. 4163. A location map, ortho photo, sketch plan of the proposed subdivision and a letter from the applicant's agent are attached as Appendices 1 through 4.

Background

The property is located in Residential Development Area 'A' and is designated Low Density Residential in the Official Community Plan. The property is zoned R-1 (Single Family Residential) and is approximately 1.3 hectares in size. Proposed Lot A is vacant and a residence is located on the Remainder parcel.

As shown on Appendix 1, the property has frontage on both 4B Avenue SE and Auto Road SE. 4B Avenue SE is classified as an Urban Local Road and is constructed to the Urban Local Road standard. Dedication and construction of 4B Avenue SE to the west boundary of the property is not required for the current subdivision proposal, however, registration of a Road Reserve Covenant, as shown on Appendix 3, to allow for its future extension westward is required and the owner/developer is prepared to register this covenant. Auto Road SE is classified as an Urban Arterial Road and is constructed to an interim Urban Local Road Standard. The owner/developer is required to upgrade the Auto Road SE frontage to the Interim Urban Arterial Road standard in accordance with Specification Drawing No. RD-4 and is requesting that this requirement be waived. A copy of Specification Drawing No. RD-4 is attached as Appendix 5 and a pre-plan showing other potential road extensions through the property is attached as Appendix 6. The owner/developer has also agreed to protect the potential road extensions through the southern portion of the Remainder parcel with a Road Reserve Covenant.

As a condition of subdivision approval, Subdivision and Development Servicing Bylaw No. 4163 requires that all works and services be extended from their existing termination points to the furthest parcel line of the subdivision. This ensures that properties beyond the subdivision can connect to City services and can also be further subdivided or developed. With this subdivision proposal, three City utilities will need to be extended to allow for future subdivision or development of the adjacent parcel to the west and the proposed Remainder parcel, see Appendix 7. However, installation of these mains is not required at this time and cash contributions equivalent to the estimated costs of the extensions would be sufficient to meet the bylaw requirements:

1. A 150 mm diameter water main terminates at the east boundary of the site on 4B Avenue SE. A cash contribution equivalent to 100% of the estimated cost of extending this main to the west boundary of proposed Lot A is required. The owner/developer is requesting that this be reduced to 50% of the estimated cost;
2. A 200 mm diameter sanitary sewer main is located adjacent to the north and east boundaries of proposed Lot A. A cash contribution equivalent to 100% of the estimated cost of extending this main along the west boundary of the site to the south boundary of proposed Lot A is required. The owner/developer is requesting that this requirement be waived; and
3. A 250 mm diameter storm sewer main is also located adjacent to the north and east boundaries of the proposed Lot A. A cash contribution equivalent to 100% of the estimated cost of extending this main along the west boundary of the site to the south boundary of proposed Lot A is required. The owner/developer is requesting that this requirement be waived.

Discussion

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

BC Hydro

No concerns.

Telus

No concerns.

FortisBC

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

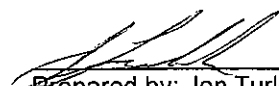
See Appendix 8.

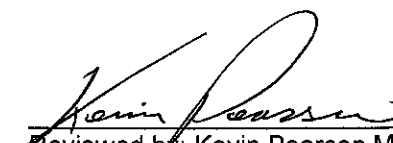
Planning Department

Staff support the request to waive the requirement to upgrade Auto Road SE to the Interim Urban Arterial Road standard provided a covenant is registered on the proposed Remainder parcel prohibiting any further subdivision until this frontage is upgraded to City standards. Auto Road SE only provides access to the proposed remainder parcel and this parcel has further subdivision potential. Upgrading this frontage is not required for the current subdivision proposal and can be deferred to the time of future subdivision or development of the proposed Remainder parcel.

Staff also support the request to reduce the cash contribution for the required water main upgrade from 100% of the estimated cost to 50%. This main will be located in the future 4B Avenue SE road right of way which fronts both proposed Lot A and the Remainder parcel. The remaining 50% of the cost can therefore be deferred to the time of future subdivision or development of the proposed Remainder parcel.

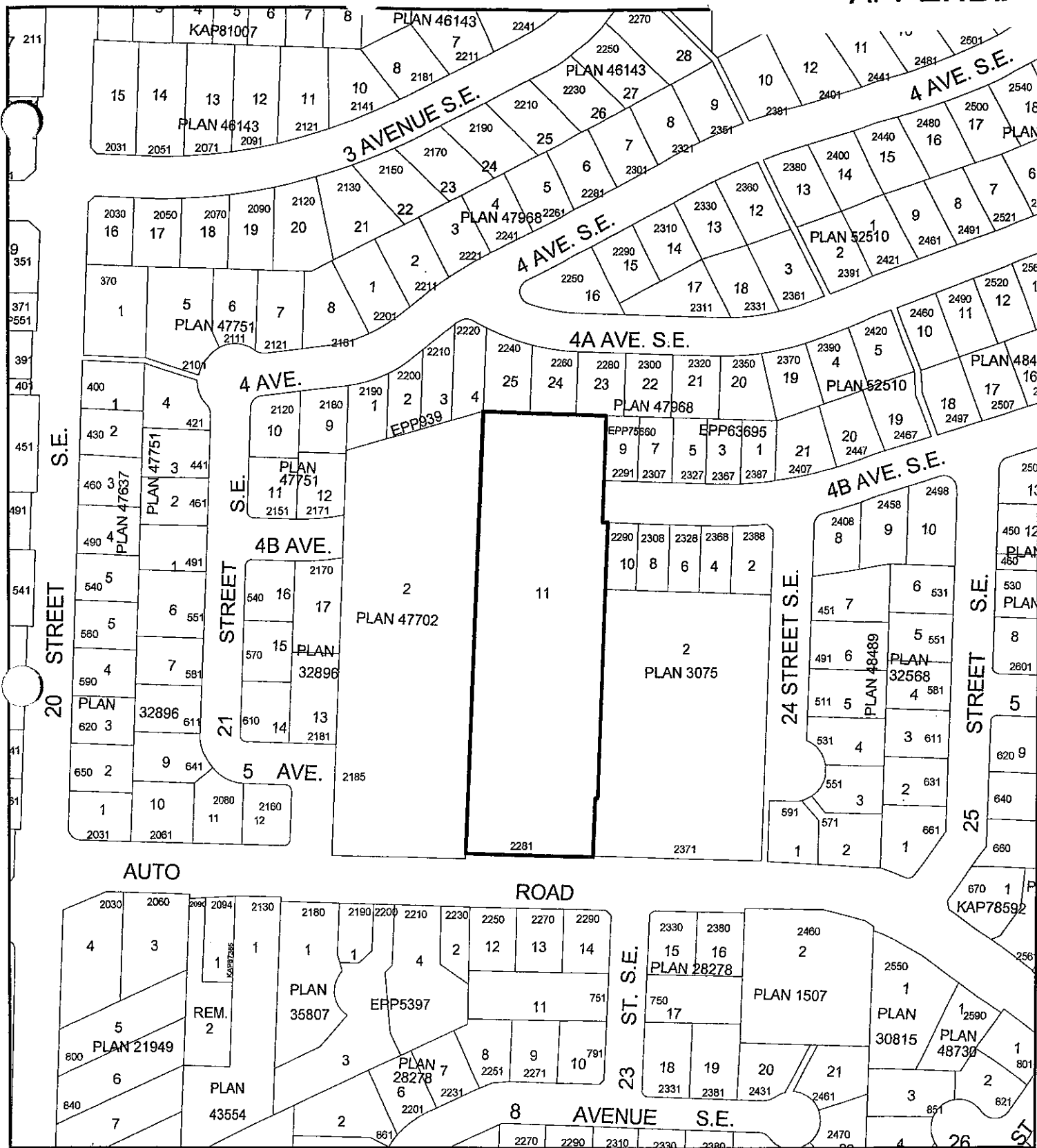
Staff do not support the request to waive the cash contributions for the required extensions of the sanitary and storm sewer mains. Due to the topography in this area, extensions of these mains will be required to service the proposed Remainder when it is further subdivided or developed. These mains are located along the north boundary of proposed Lot A and if the cost of their construction is not addressed at this time, the proposed Remainder parcel will be responsible for 100% of the cost for extending them at the time of future development.


Prepared by: Jon Turlock
Planning & Development Officer


Reviewed by: Kevin Pearson MCIP
Director of Development Services

Appendices

1. Location map
2. Ortho photo
3. Sketch plan of proposed subdivision
4. Specification Drawing No. RD-4
5. Subdivision pre-plan
6. Letter from applicant
7. Utility map
8. Engineering Dept. comments



Subject Property



Subject Property

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 20-18

OUR FILE: 20-18

June 26, 2018

**RE: VARIANCE PERMIT APPLICATION
CITY OF SALMON ARM FILE 18.12(E)**

Dear Council,

On behalf of the owners and regarding the current Subdivision Application (CSA File 18.12, letter dated May 25, 2018), I would like to formally request a variance for the following Subdivision and Servicing Bylaw No. 4163 requirements:

- 1) Roads/Access (a & b): Upgrades 4B Avenue SE**
 - (a) Provide road reserve for 4A Ave, pave temporary turnaround
 - (b) Request variance from upgrading Auto Road.
- 2) Water System (a): Upgrades to the water main along the entire length of the eastern boundary**
 - (a) Request variance to reduce cost of water main extension on 4B Ave to half the cost
- 3) Sanitary Sewer**
 - (a) Request variance from construction of sanitary line along the west boundary and provide right of way only.
- 4) Drainage (a): Extension of the storm sewer main on 15 Avenue NE**
 - (a) Request variance from construction of storm line along the west, provide right of way only

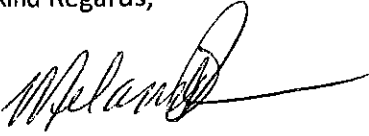
Rationale:

The proposed development of this property is a one lot subdivision. The requirements are better suited for future development of the large remainder of the lot. Based on this small development proposal, we consider the above requirements onerous and ask that Council consider the above variances

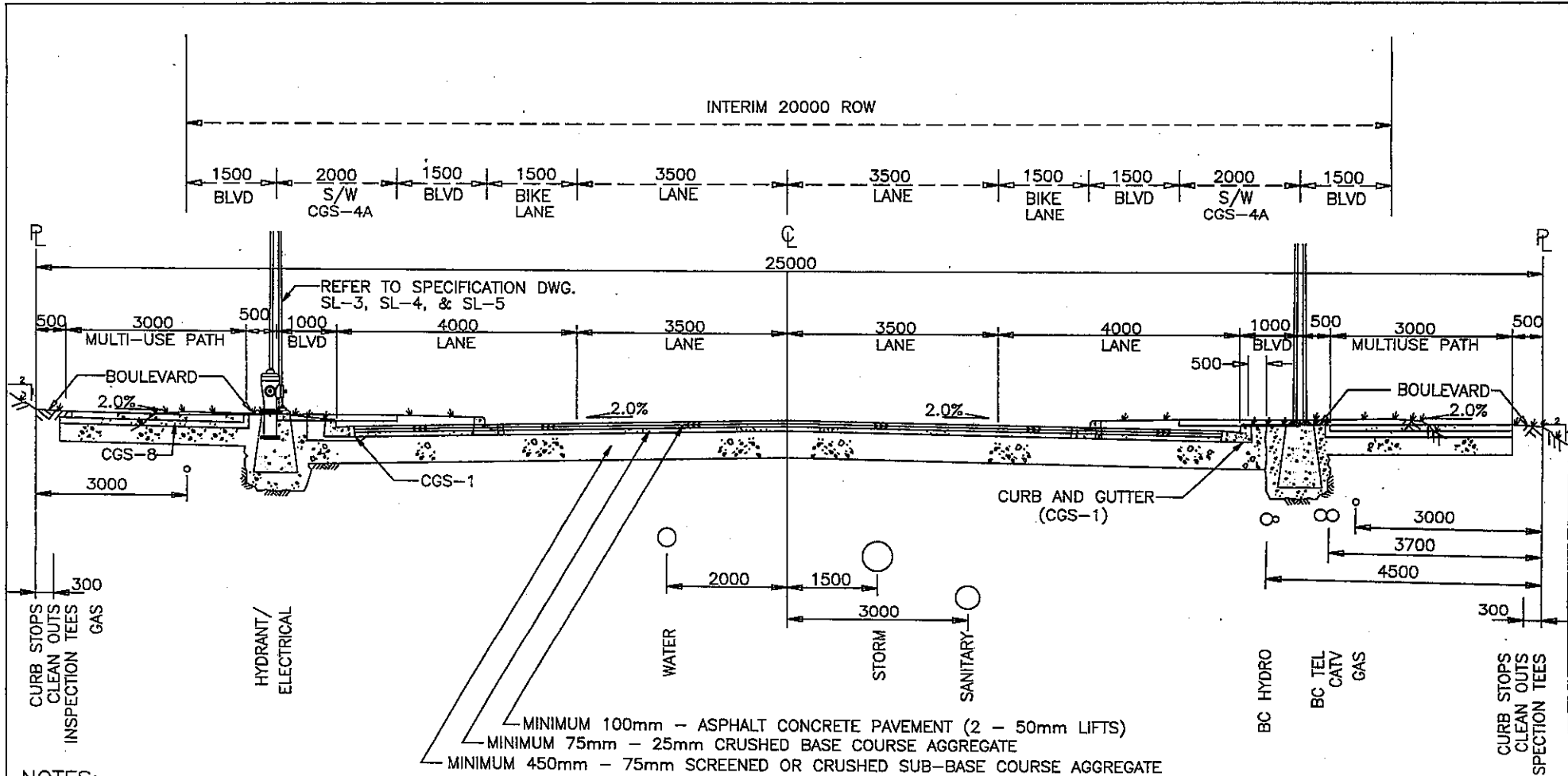
Thank you for your time and consideration of this application.

Please don't hesitate to contact me if you have any questions. I would be happy to discuss it further.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Melanie Howard', with a long horizontal flourish extending to the right.

Melanie Howard
Browne Johnson Land Surveyors



NOTES:

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.



CITY OF SALMON ARM

25m R/W Urban Arterial Road Cross-Section

No.	Revision	Date
A	ISSUED FOR APPROVAL	07/14/16

Date
10-11-2016

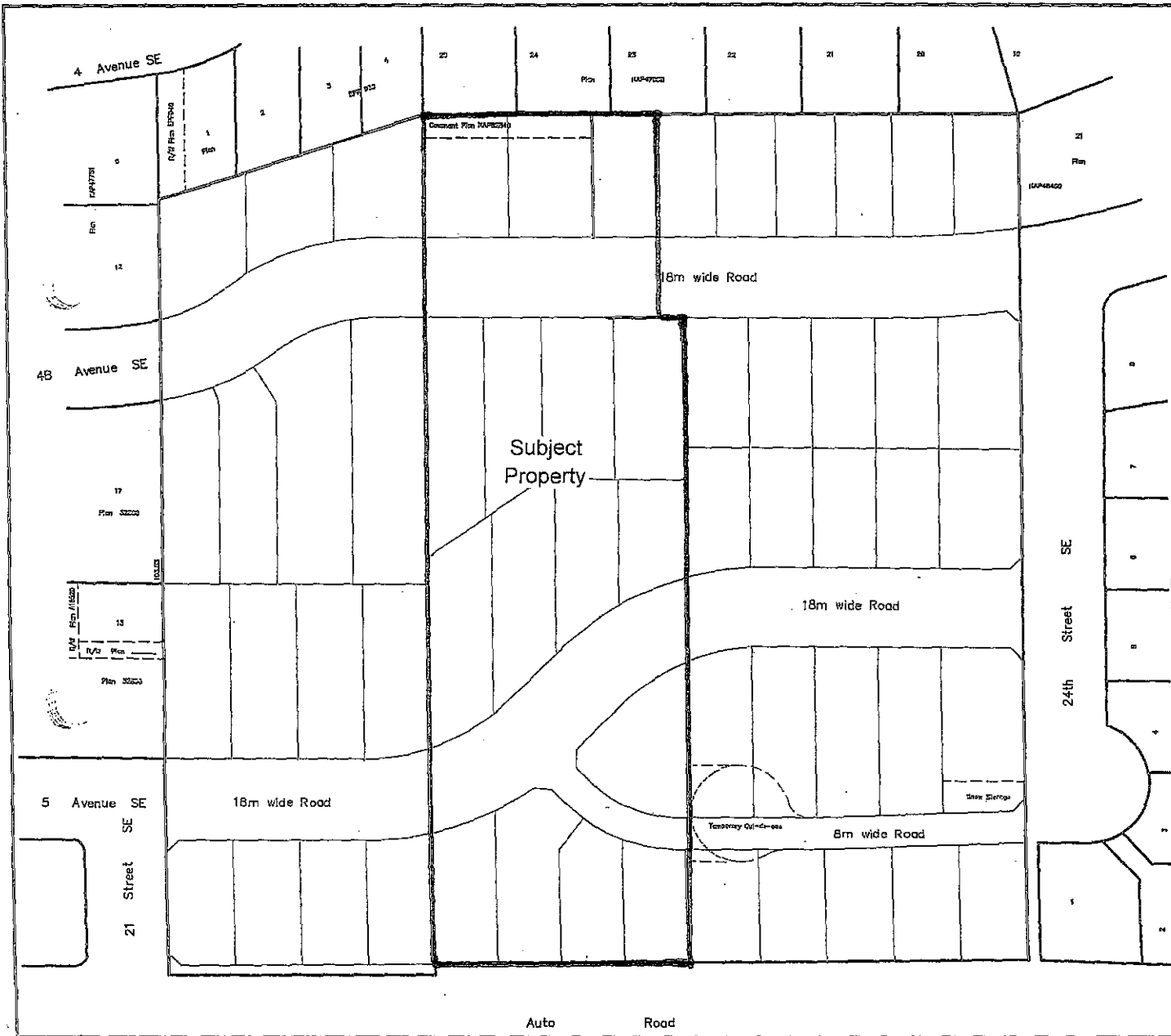
Approved

[Signature]
City Engineer

SPECIFICATION
DRAWING No.

RD-4

Adopted by Council Oct 11, 2016



Proposed Design Auto Road and 24 Street SE Scale 1:1000

October 7, 2014

BROWNE JOHNSON LAND SURV
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-8
File: 370-14

- Required extension of sanitary and storm main (Request to waive 100% of cost)
 - Required 6.5m right of way






- Required 6.5m right of way

Proposed Lot A

20m Road Reserve

4B Avenue SE

Legend

-  Parcels
-  Existing Right of Way
-  Existing Water Main
-  Existing Storm Main
-  Existing Sanitary Main

- Required extension of watermain (Request to waive 50% of cost)
 - Required 20m Road Reserve

Proposed Remainder of Lot 11

- Upgrade north half of frontage of Auto Rd SE (Request to waive 100% of cost)



Date: 08/10/2010
 Coordinate System: NAD 1983 UTM Zone 11N
 Document Path: P:\GIS\Templates\2010\petal38.5x11_VP084.mxd
 This is a consolidated map compiled from representational data to be used for convenience only and has no legal sanction. The City of Salmon Arm makes no warranty to the correctness or accuracy of the information on this map.

CITY OF SALMON ARM
 DEPARTMENT OF ENGINEERING & PUBLIC WORKS
 VARIANCE PERMIT 484 - 2281 AUTO ROAD SE



DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-484

Page 1



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

TO: Kevin Pearson, Director of Development Services
DATE: 17 September 2018
Prepared by: Xavier Semmelink, Engineering Assistant
OWNER: Gayle Fusaye Bowers, Box 388, Salmon Arm, BC V1E 4N5
AGENT: Browne Johnson Land Surveyors, Box 362, Salmon Arm, BC V1E 4N5
SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-484
LEGAL: Lot 11, 13-20-10, Plan EPP75660
CIVIC: 2281 Auto Road SE
ASSOCIATED: 18.12
PREVIOUS: n/a

Further to the request for variance dated 31 July, 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 & Servicing Bylaw 4163:

1. Waive the requirement to upgrade the north half of Auto Road SE.
2. Reduce the 100% cash contribution for the watermain extension on 4B Avenue SE to 50% cash contribution.
3. Waive the requirement to provide a 100% cash in lieu for the future construction of a 200mm sanitary sewer along the west boundary of proposed Lot A.
4. Waive the requirement to provide a 100% cash in lieu for the future construction of a 250mm storm sewer along the west boundary of proposed Lot A.

1. Waive the requirement to upgrade the north half of Auto Road SE.

The Subdivision & Development Servicing Bylaw 4163 (SDSB) requires that developers upgrade their frontage onto all City roads to meet the current bylaw standards. This helps the City to move towards a more uniform road standard and reduces the burden on the City to fund upgrades across the frontage of development properties.

Auto Road SE is currently constructed to an Interim Urban Local Road standard. Upgrading to the Urban Interim Arterial standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-484

Page 2

Proposed Lot A does not front or require access off of Auto Road SE. The current subdivision is unlikely to increase the traffic load on Auto Road SE. The proposed Remainder of Lot 11 fronts Auto Road SE and is developable.

Recommendation:

The Engineering Department recommends that the requested variance be granted, subject to a covenant placed on the proposed Remainder of Lot 11 for these works at the time of any future subdivision or development.

2. Reduce the 100% cash contribution for the watermain extension on 4B Avenue SE to a 50% cash contribution.

The owner/developer is required to extend the 150mm diameter watermain on 4B Avenue SE from its current termination point at the east boundary of the site to the west boundary of the site. No existing lots or lots created by the subdivision require the extension, therefore the extension of the main is deemed to be premature at this time. The City will accept a cash contribution equivalent to the estimated cost of the main extension.

There is further development potential to the west of the subject property and in the proposed Remainder of Lot 11. If the property to the west is developed, provided sufficient fire flows, this extension may not be required for development. If the proposed Remainder of Lot 11 is developed the extension would be required at that time. The proposed Remainder of Lot 11 would front the proposed extension of the 150mm diameter watermain along 4B Avenue SE.

Recommendation:

The Engineering Department recommends that the requested variance be granted. The remainder 50% of the cash contribution could be recovered at the time of further development of the proposed Remainder of Lot 11.

3. Waive the requirement to provide a 100% cash in lieu for the future construction of the 200mm sanitary sewer along the west boundary of proposed Lot A.

The owner/developer is required to extend the 200mm sanitary sewer main from the north boundary of the site along the west boundary of proposed Lot A to the south boundary of proposed Lot A to service the proposed Remainder of Lot 11. No existing lots or lots created by the subdivision require the extension at this time, therefore the extension of the main is deemed to be premature. The City will accept a cash contribution equivalent to the estimated cost of the main extension. If this requirement was waived, the owner of the proposed Remainder of Lot 11 would bear 100% of the cost of the extension at the time of future development.

Recommendation:

The Engineering Department recommends that the requested variance be denied.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-484


Page 3

4. Waive the requirement to provide a 100% cash in lieu for the future construction of a 250mm storm sewer along the west boundary of proposed Lot A.

The owner/developer is required to extend the storm main from the north boundary of the site along the west boundary of proposed Lot A to the south boundary of proposed Lot A to service the proposed Remainder of Lot 11. No existing lots or lots created by the subdivision require the extension at this time, therefore the extension of the main is deemed to be premature. The City will accept a cash contribution equivalent to the estimated cost of the main extension. If this requirement was waived, the owner of the proposed Remainder of Lot 11 would bear 100% of the cost of the extension at the time of future development.

Recommendation:

The Engineering Department recommends that the requested variance be denied.


Xavier Semmelink
Engineering Assistant
Rob Nieuwenhuizen
Director of Engineering & Public Works

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Item 22.4

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Jamieson

Seconded: Councillor Harrison

THAT: Development Variance Permit VP-485 be authorized for issuance for Lot 8, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 (110 2 Street SE) to vary provisions of Zoning Bylaw No. 2303 as follows:

1. Section 13.14.3 – R-8 Residential Suite Zone – reduce the minimum setback from an interior side parcel line from 2.0 m (6.5 ft) to 1.25 m (4.0 ft) to allow for the siting of a detached suite, as shown in Schedule A of the staff report dated October 10, 2018;
2. Section 13.14.5 – R-8 Residential Suite Zone – reduce the minimum setback from a parcel line adjacent a lane from 1.2 m (3.9 ft) to 0.96 m (3.0 ft) to allow for the siting of a detached suite, as shown in Schedule A; and
3. Section 4.3.10 – General Regulations – reduce the minimum setback of a projected roof eave from 0.6 m (1.9 ft) to 0.1 m (0.32 ft) for the detached suite as shown in Schedule A.

[Development Variance Permit No. VP-485; Fennell, L. & S.; 110 2 Street SE; Setback Variance]

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 Members of Council

Date: October 10, 2018

Subject: Development Variance Permit Application No. 485

Legal: Lot 8, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392
 Civic: 110 – 2 Street NE
 Applicant: Fennell, L

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. 485 be authorized for issuance for Lot 8, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 (110 2 Street SE) to vary provisions of Zoning Bylaw No. 2303 as follows:

1. Section 13.14.3 – R-8 Residential Suite Zone – reduce the minimum setback from an interior side parcel line from 2.0 m (6.5 ft) to 1.25 m (4.0 ft) to allow for the siting of a detached suite, as shown in Schedule A;
2. Section 13.14.5 – R-8 Residential Suite Zone – reduce the minimum setback from a parcel line adjacent a lane from 1.2 m (3.9 ft) to 0.96 m (3.0 ft) to allow for the siting of a detached suite, as shown in Schedule A; and
3. Section 4.3.10 – General Regulations – reduce the minimum setback of a projected roof eave from 0.6 m (1.9 ft) to 0.1 m (0.32 ft) for the detached suite as shown in Schedule A.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 110 2 Street NE (Appendix 1 and 2) and presently contains an existing single family dwelling and accessory building. The subject parcel is designated High Density Residential in the City's Official Community Plan (OCP) and currently zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). An application (ZON-1132) to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the repurposing of the existing accessory building under Building Permit to a *detached suite* has recently been under consideration, and is supported by staff.

BACKGROUND

The subject parcel is located in the residential portion of the city centre and contains an existing single family dwelling and accessory building, similar to surrounding development. The parcel has potential to meet the conditions for the development of a *detached suite*, including sufficient space for an additional off-street parking stall, with the exception of the siting of the accessory building (Schedule A – Appendix 5). Set in the south-east corner of the lot, adjacent the lane, this existing building does not meet the more restrictive setbacks applied to a detached suite (2 metres from the interior side parcel line, and 1.2 metres from the rear lane, as opposed to 1 metre setbacks for an accessory building).

Furthermore, the roof eaves are non-conforming with respect to the General Regulations of the Zoning Bylaw, set just 10 cm from the rear parcel line (such a projection is required to be no closer than 60 cm to the rear parcel line under the Zoning Bylaw). Site photos are attached as Appendix 6.

COMMENTS

Engineering Department

No concerns. Records indicate an additional 0.602 m of dedication may be required for future lane widening.

Building Department

No concerns with limiting distance at varied setback distances.

Fire Department

No concerns.

Planning Department

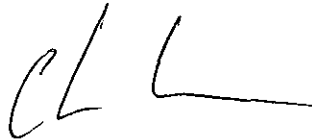
The proposed R-8 zoning of the subject parcel is consistent with the parcel's High Density Residential land use designation and residential policies within the OCP, and is supported by staff. The variances requested are relatively minor in size and the parcel meets the other zone requirements, including on-site parking. The proposal involves a building that has been in place since 2002, thus it is the opinion of staff that the character of the parcel will not be unreasonably or significantly altered by approval of the proposed variances.

CONCLUSION

Considering current OCP policy including the High Density land use designation, the relatively minor size of the variances requested, and that the proposal involves an existing building in place for almost 20 years, Staff support the requested variances.

Under current regulations, a minimum lane width of 7.3 m is required, whereas previous standards called for a 6 m wide lane. While the future widening of the lane is unlikely, staff note that such future widening would result in an encroachment of the eave projection. There are several accessory buildings along this lane which would be similarly impacted by future lane widening.

Staff note that the variances are only in regards to the siting of the existing accessory building and do not permit any new or additional use of the building other than what is permitted under the Zoning Bylaw.



Prepared by: Chris Larson, MCP
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



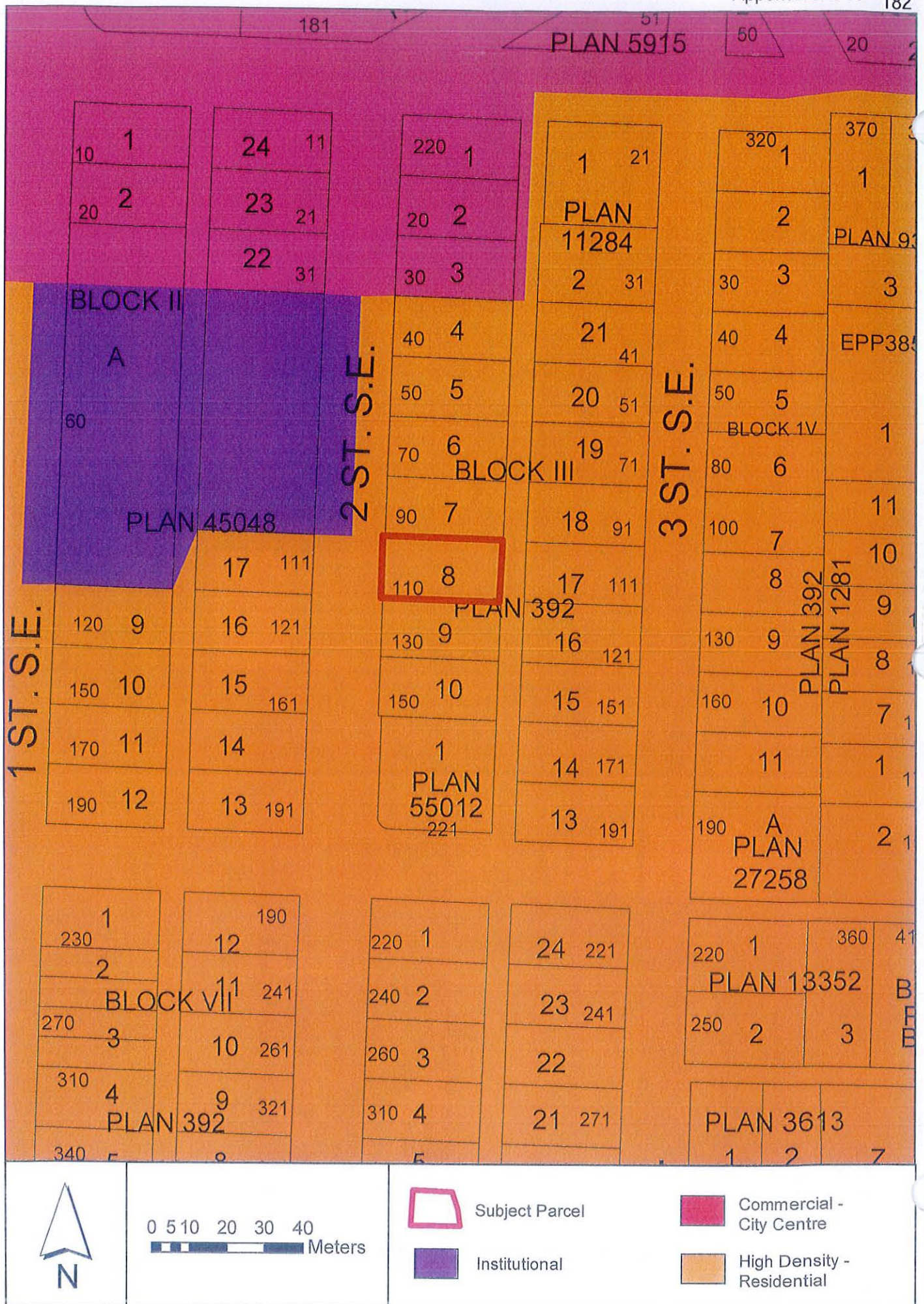
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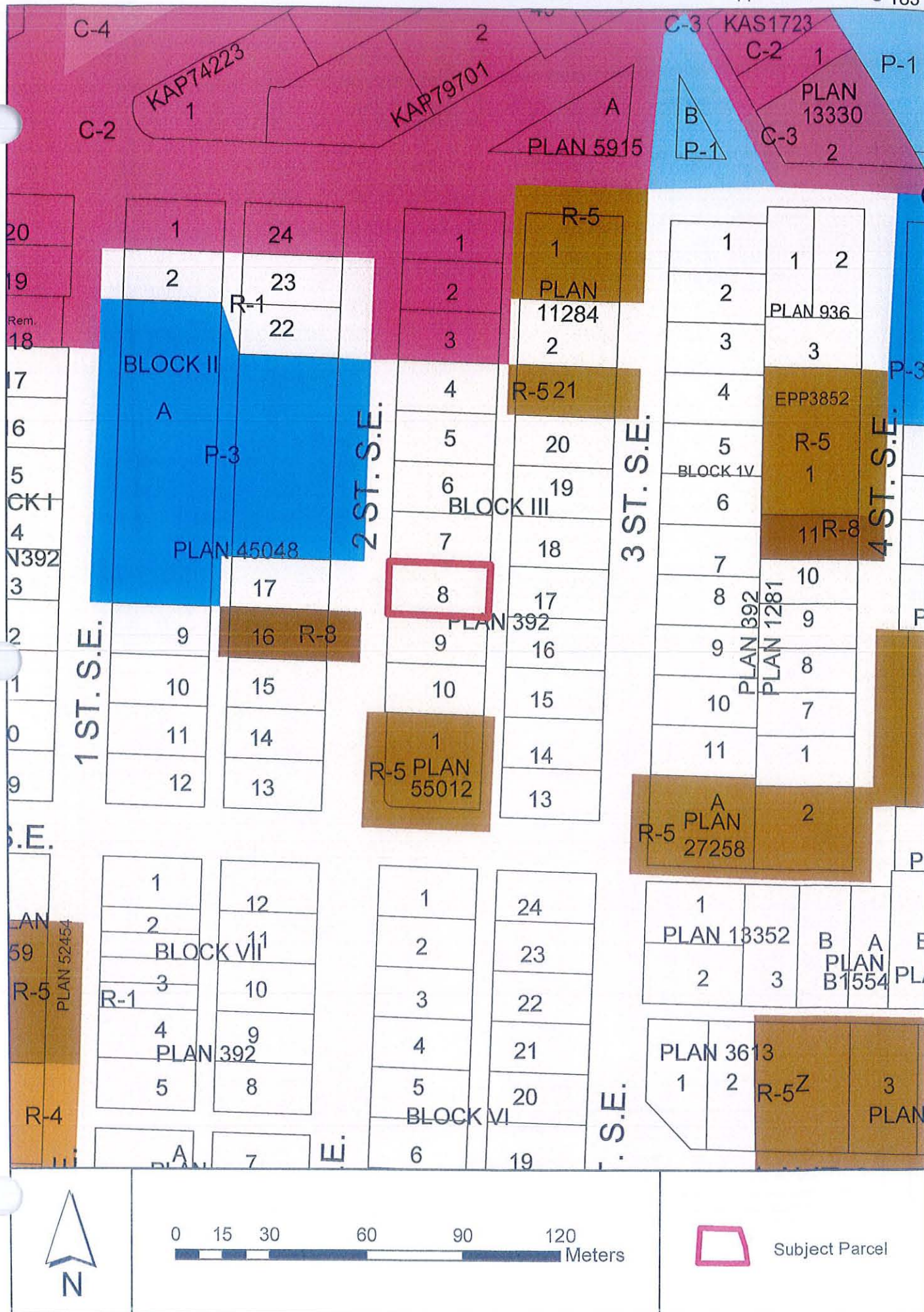


Subject Parcel



Subject Parcel





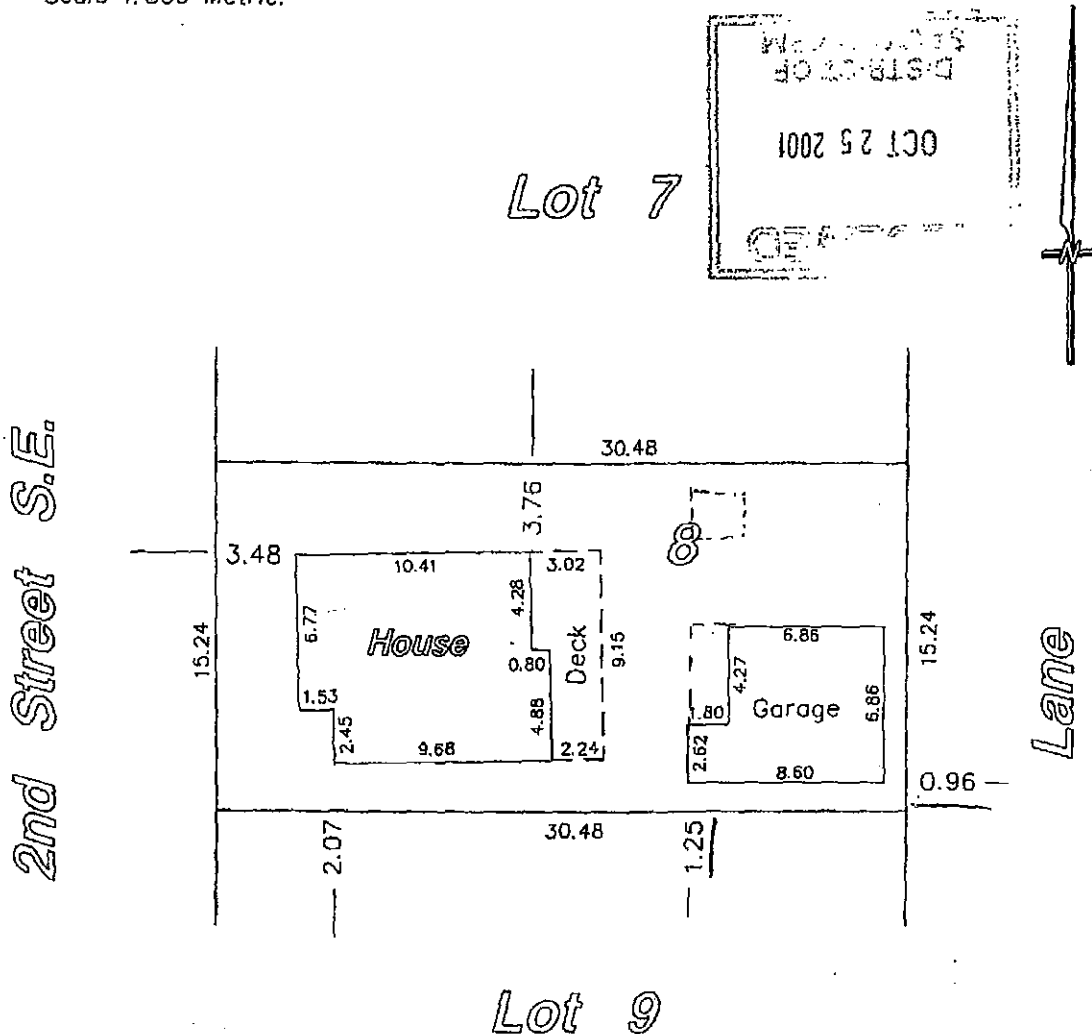
SITE IMPROVEMENT SURVEY

Survey performed on the 12th day of February, 19 98

Legal description Lot 8, Block 3, Sec.14, Twp.20, Range 10, W6M, K.D.Y.D. Plan 392

Civic Address 110 - 2nd Street S.E., Salmon Arm, B.C.

Distances shown are in metres and decimals thereof.
Scale 1:300 Metric.



I Terry Stewart hereby declare that the dimensions shown on the drawings are accurate and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

This document is not valid unless originally signed and sealed.

This plan is prepared for mortgage purposes only and is not to establish legal boundaries.

this 16th day of FEBRUARY, 19 98

Terry B. Stewart C.Tech
Certified Technician



View of accessory building looking south from rear lane.



View of accessory building looking north from rear lane.

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Item 22.5

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: Development Permit DP-421 be authorized for issuance for Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP69106 (131 Harbourfront Drive NE) in accordance with the drawings dated July 27, 2018;

AND THAT: Issuance of Development Permit DP-421 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of \$7,500.00 for the completion of associated landscaping.

[Development Permit No. DP-421; 566562 BC Ltd.; 131 Harbourfront Drive; 6 storey building with 15 residential units, includes 2 Work/Live Studios]

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 Members of Council

Date: October 9, 2018

Subject: Development Permit Application No. DP-421 (Multi-Family Residential)

Legal: Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP69106

Civic: 131 Harbourfront Drive NE

Owner/Applicant: 566562 BC LTD / M. Skjerpen

MOTION FOR CONSIDERATION

THAT: Development Permit No. 421 be authorized for issuance for Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP69106 (131 Harbourfront Drive NE) in accordance with the drawings dated July 27, 2018;

AND THAT: Issuance of Development Permit No. 421 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of \$7,500 for the completion of associated landscaping.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 131 Harbourfront Drive NE (Appendix 1 and 2), designated City Centre – Commercial in the City's Official Community Plan (OCP), and zoned C-6 Tourist / Recreation Commercial Zone in the Zoning Bylaw (Appendix 3 and 4).

This application is to permit a new 15-unit residential development in the form of a 6 floor multi-family building as shown on the site plans and building elevations attached as Appendix 5. As the parcel is within the City Centre Development Permit Area specified by the OCP, a Development Permit application to guide form and character is required prior to development. No variances have been requested.

BACKGROUND

The 878 square metre parcel is currently vacant (site photos attached as Appendix 6) and was the subject of an approved Development Permit Application (DP-347) in 2008 with a design for 61 dwelling units and commercial space which did not proceed. More recently, DP-403 was approved in 2015 for the construction of three 4-plex buildings on the adjacent property. This application is to permit the development of a 15 unit multifamily residential building, as shown in the proposed Development Permit drawings attached as Appendix 6. The applicant has provided a letter of rational attached as Appendix 7.

COMMENTS

Building Department

Subject to BC Building Code requirements.

Fire Department

No concerns.

Engineering Department

No concerns. Engineering comments are attached as Appendix 8.

Design Review Panel

The application was referred to the Design Review Panel (DRP) for review. The Panel was supportive of the proposal subject as presented. The September 20, 2018 DRP meeting minutes are attached as Appendix 9.

Planning Department*OCP Residential Development Permit Area Guidelines*

The proposed development is subject to the guidelines of the "Residential Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, facade design, landscape design, as well as access, circulation and parking area guidelines.

Siting and Building

The applicant is proposing a 15 unit development in the form of a 6 level building set on the south-east corner of the parcel boundary. The building has a footprint of 688 square metres in area on the 878 square metre parcel (78% parcel coverage), and a maximum height of 19 metres above grade (the maximum height permitted in the C-6 zone). Both the roofline and, as described in the next section, the facades of the buildings are stepped, allowing for visual interest.

Considering the height of the building proposed, at 19 metres it is slightly taller although reasonably comparable to the approximately 18 metre height of the adjacent hotel. To compare with other developments along Harbourfront Drive, the CSRD building is approximately 11.5 metres tall, Lakeshore Manor is approximately 16.5 metres tall, while the recently approved Dovewood Building is proposed to be just under 16 metres in height.

Facade Design

The building design is a contemporary style with varied facades and linear rooflines providing visual interest, incorporating high quality materials with proposed cladding including stucco, stone, and wood siding. The detailing is unified across the facades, and along with the building materials and colours, matches with the existing adjacent development. The first storey provides pedestrian access at street level, with the building stepping back above the first storey, and then stepping back again after the fifth storey, aligned with the OCP guidelines.

Landscape Design

A full landscape plan has not been submitted with this particular building, given the proposed building's footprint and the resulting lack of available planting area. Ground cover plantings are proposed at the rear of the building.

Related to landscaping, the parcel is located on a designated "local road" and is subject to OCP 9.5.38 which requires the planting of a uniform alignment of street trees planted at 10 metre intervals along the public boulevard. Consistent with the streetscape which features a combination of boulevard trees and on-site plantings, the applicant is amenable to including boulevard trees. Bonding as included in the Motion for Consideration will be held to ensure the completion of landscaping including boulevard trees.

Staff note that a landscape plan (Appendix 10) was submitted for the adjacent 4-plex development in compliance with RAR, prescribing pin oak and maple trees for screening between the buildings and street, while the rear yards of the 4-plex buildings are to be essentially filled with a range of RAR plantings.

Access, Circulation and Parking Area

Vehicle access proposed is via a single shared 8 metre wide access route, which would also serve the adjacent residential development. This single access and the entry to the parking area is obscured by the proposed building as per the OCP Guidelines. Each of the 15 residential units has been provided with an enclosed parking spot, with 4 remaining exterior "small car" parking spaces proposed.

Zoning and Land Use

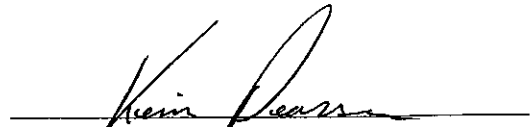
The proposed development meets the applicable C-6 zoning regulations contributing to a mixture of integrated land uses, albeit with a minimal commercial component consisting of 2 work/live units. Each of these work/live units are required to have 35% of the floor area dedicated to commercial use. Similar developments exist within close proximity to this proposal. Staff note that the C-6 zoning regulations provide flexibility for additional commercial land use at this location should the future need arise.

CONCLUSION

The applicant is applying for a Development Permit to support a multi family residential development within the City Centre Development Permit Area. The proposal substantially aligns with the Development Permit Area guidelines as described in the OCP and is supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 30 60 120 180 240 Meters



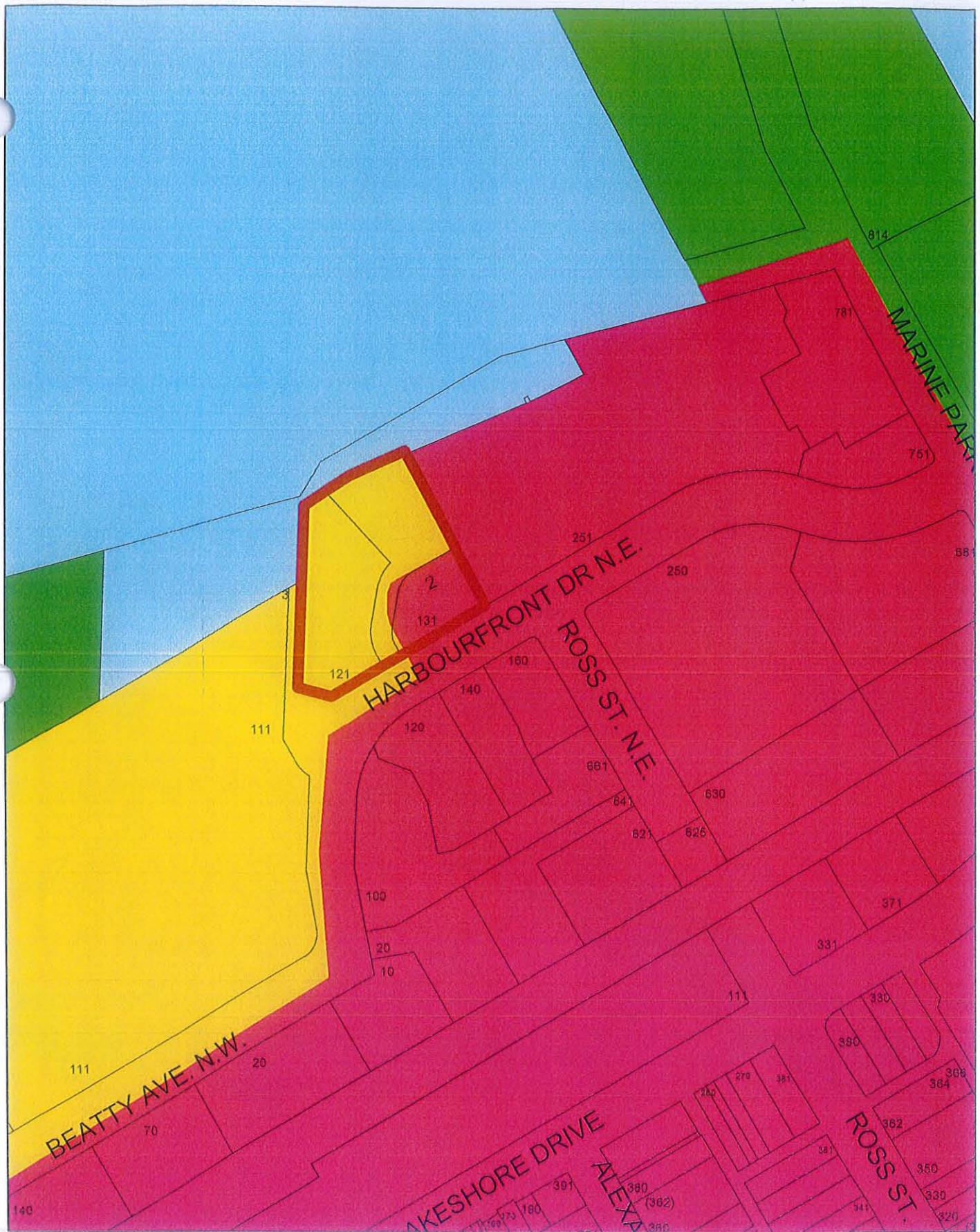
Subject Parcel



0 10 20 40 60 80 Meters



Subject Parcel



0 10 20 40 60 80
Meters



Subject Property



Town Center



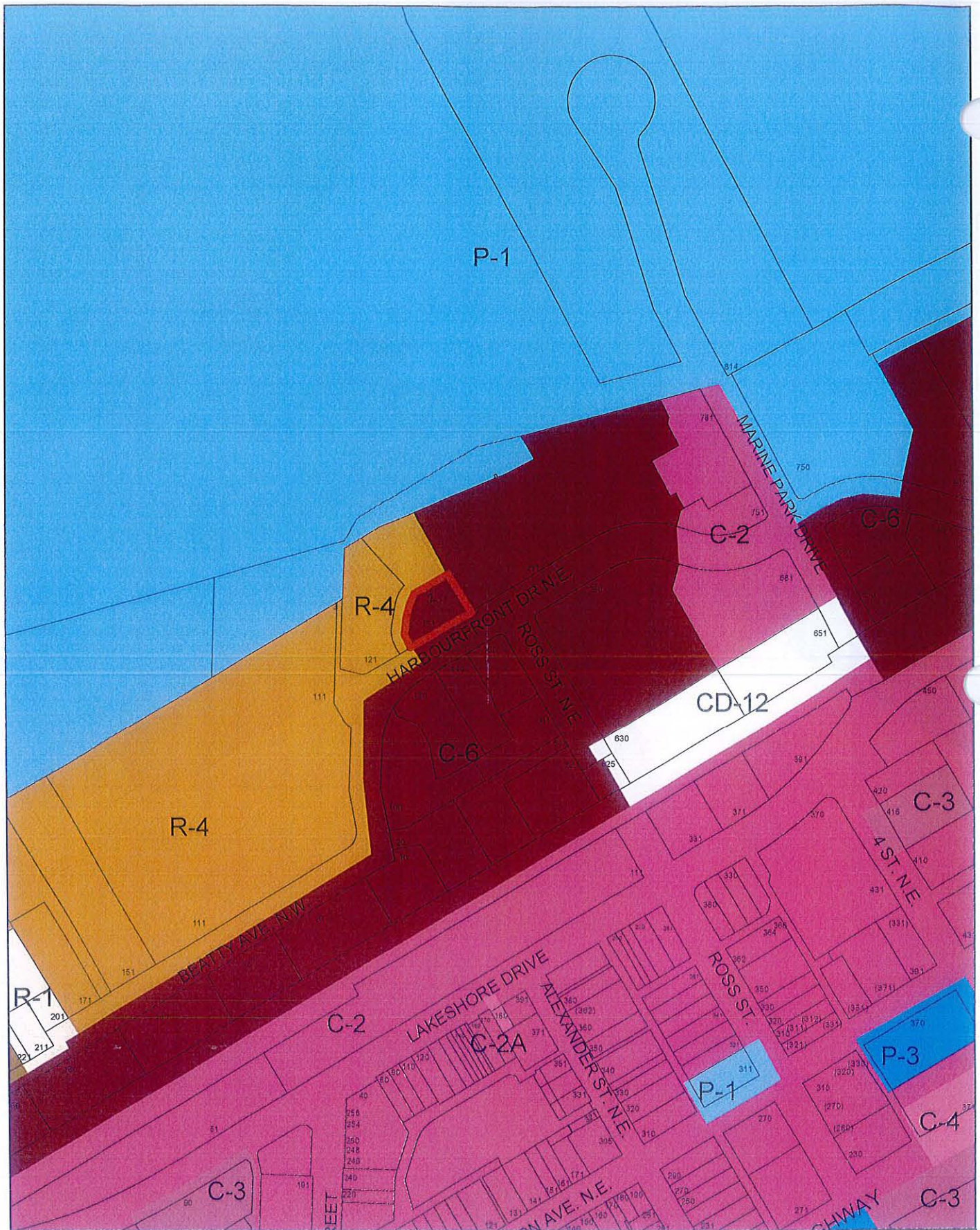
Environmentally Sensitive Lake Areas



Park



Residential - Medium Density



0 30 60 120 180 240 Meters



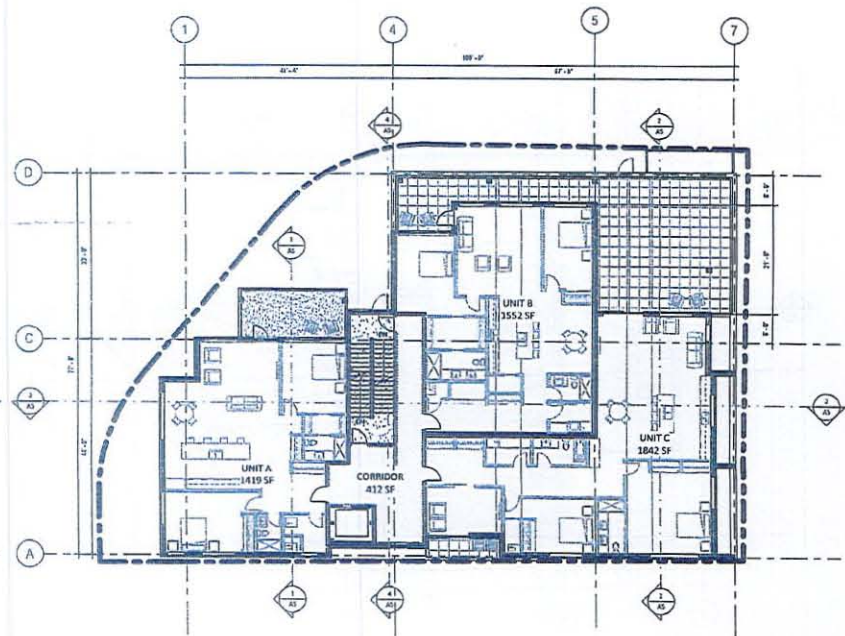
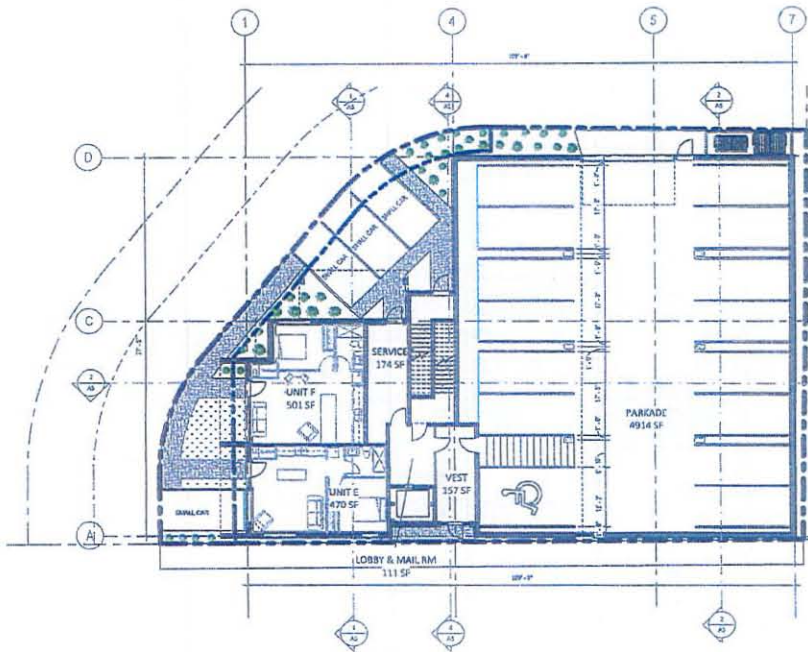
Subject Parcel

131 HARBOURFRONT DRIVE NE, SALMON ARM, BC



A0	PROJECT INFORMATION
A1	SITE PLAN
A2	FLOOR PLANS
A3	FLOOR PLANS
A4	ELEVATIONS
A5	BUILDING SECTIONS
A6	PERSPECTIVES

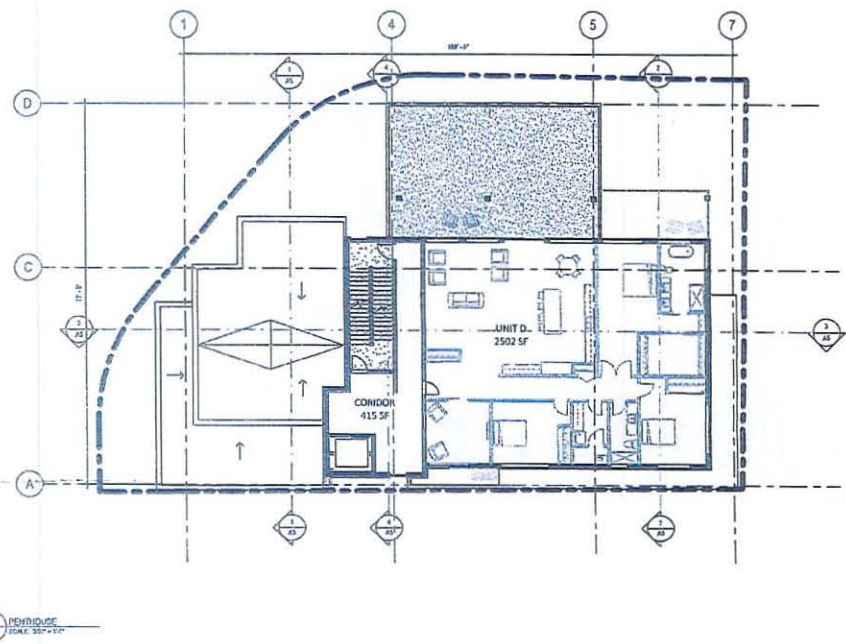
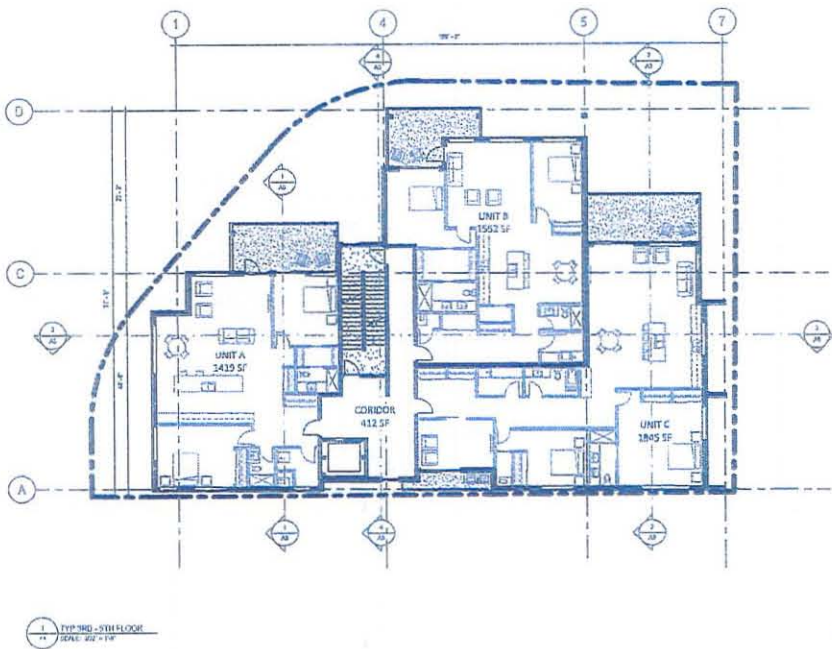
DRAWING: AC
PROJECT: 1824
DATE: 2018/07/2
SCALE: As indicated



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FLOOR PLANS
SHORELINE TOWER
101 HARBOURFRONT DRIVE N.E. SALMON ARM BC

DRAWING: A2
PROJECT: 19846
DATE: 02/07/87
SCALE: 1/8" = 1'-0"

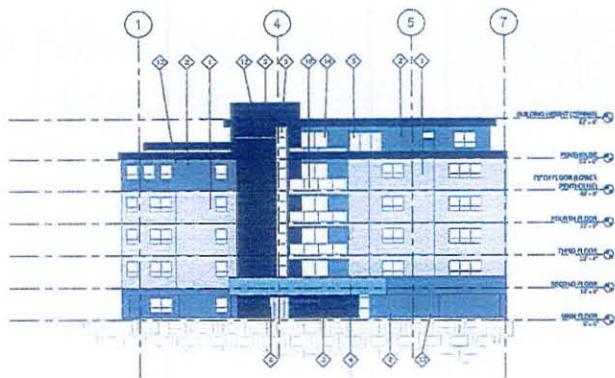


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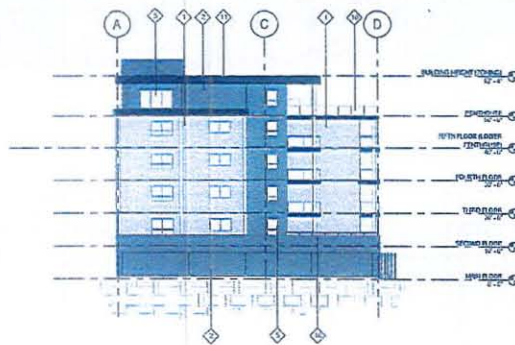
FLOOR PLANS

SHORELINE TOWER
151 HARBORFRONT DRIVE NELSON, BC

DRAWING: A3
PROJECT: 18-23
DATE: 2018/07/27
SCALE: 1/8" = 1'-0"



1 SOUTH STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

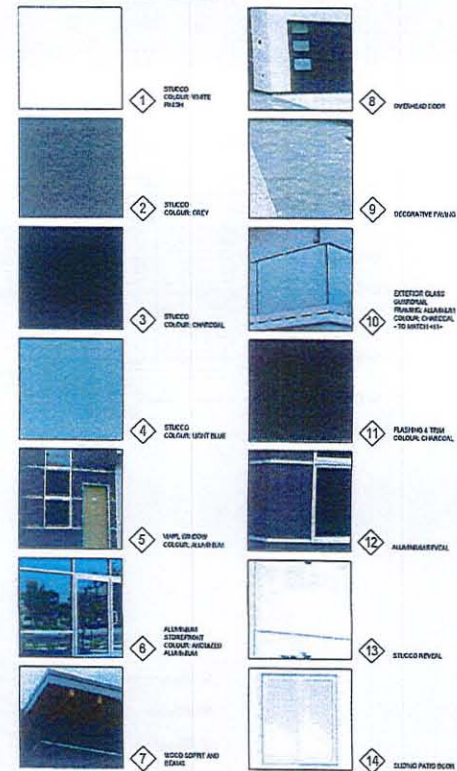


3 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

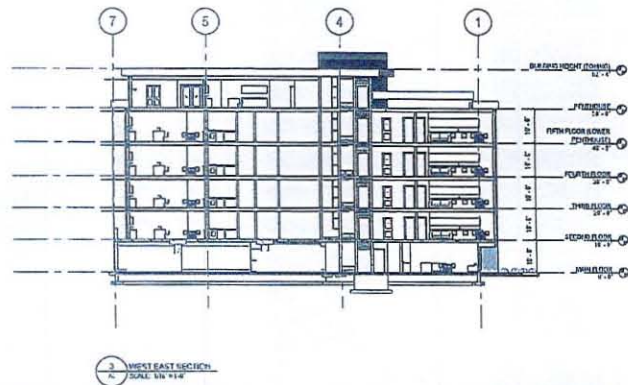
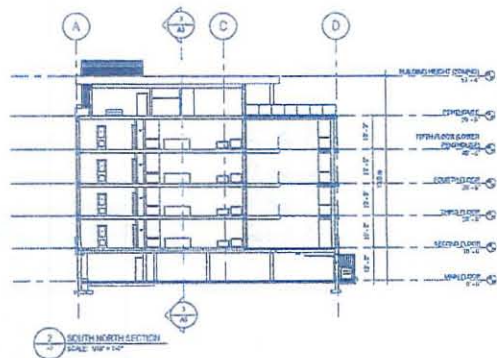
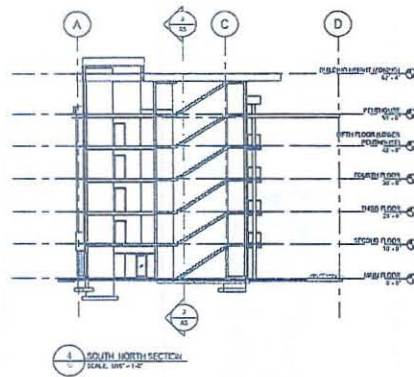
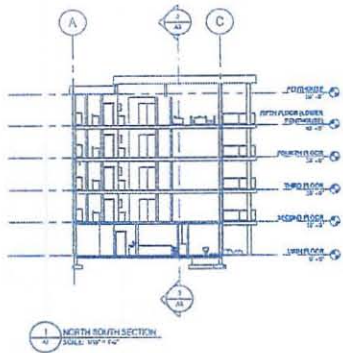


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ARCHITECTS

ELEVATIONS

SHORELINE TOWER
151 HARDBOURNE DRIVE NE, SALMON ARM BC

DRAWING: A4
PROJECT: 18243
DATE: 2010.07
SCALE: 1/8" = 1'-0"



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ARCHITECTS

BUILDING SECTIONS

SHORELINE TOWER
131 HARBOURFRONT DRIVE N.E. SALMON ARM, BC

DRAWING
PROJECT: 10249
DATE: 01/07/27
SCALE: 1/8" = 1'-0"



1 SOUTH EAST PERSPECTIVE
SCALE 1/2" = 1'-0"



2 SOUTH WEST PERSPECTIVE
SCALE 1/2" = 1'-0"



3 NORTH WEST PERSPECTIVE
SCALE 1/2" = 1'-0"



4 NORTH EAST PERSPECTIVE
SCALE 1/2" = 1'-0"

MQN
ARCHITECTS

PERSPECTIVES

SHORELINE TOWER
131 HARBORFRONT DRIVE NE, SALMON ARM, BC

DRAWING: A6
PROJECT: 1003
DATE: 2018/09/27
SCALE: 1A = 1'-0"



Appendix 6: Site Photos



View north-east of subject parcel from Harbourfront Drive.



View north-west of subject parcel from Harbourfront Drive at Ross Street.



View west of subject parcel along Harbourfront Drive.



July 27th, 2018

Shoreline Towers Architectural Design Rationale

131 Harbourfront Drive NE, Salmon Arm BC

The proposed project submitted for the development permit process, Shoreline Towers, is a six storey condominium building located at 131 Harbourfront Dr. NE.

The current zoning for this property is C-6 - Tourist / Recreation Commercial Zone and is appropriate for the development proposed. The design is in keeping with the zoning requirements and no variances are being requested.

The six storey building will provide a total of 15 condominium dwelling units. Two 1-bedroom units are proposed for the main floor, each accessed by private street level entry. The 2nd – 5th floors, have three 2-bedroom units per floor and a 2-bedroom penthouse suite is proposed at the 6th floor.

Parking is provided within a grade level parkade accessed from the private drive at the rear of the building. The remainder of the required parking spaces are provided by small car surface parking, also accessed from the private drive.

This is the final phase of the overall site development. Previous phases included a series of two storey 4-plex dwelling units located along the private drive. To ensure the overall development presents a cohesive appearance much of the design language was drawn from the previous phase. In keeping with the 4-plexes, the proposed building will make use of stucco cladding in the same white and charcoal colour pallet. Likewise, the aluminium reveals and wood soffit details also carry over to the new building.

The property is located on the periphery of the urban centre, adjacent to the lake and nearby lakeshore walking path. Within walking distance, sidewalks connect the building to Salmon Arm's urban centre. Surrounded by nature and pathways, the building is a prime location to encourage an active outdoor lifestyle. To take advantage of the prime location, the dwelling units are afforded

Brian F. Quiring
Architect AIBC, MAA, M.Arch

Vicki A. Topping
Architect AIBC, M.Arch. LEED AP+

Roger B. Green
Architect AIBC, MRAIC, M.Arch

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substantial views towards the lake and all the upper floor units have generous outdoor deck space.

The elevations have been developed to provide a visual strength to the architecture and the massing has been articulated to break down the horizontal and vertical scale. Along all elevations the façade is pushed and pulled in both directions and the exterior cladding colour is changed to accomplish this. Large windows provide natural light to all occupied spaces and encourage eyes on the street, improving the safety within neighborhood. The building scale is consistent with the surrounding development and acts as a buffer between the 3 - 4 storey development on one side and 1 - 2 storey residential development on the other.

The project is consistent with the objectives of the Official Community Plan, combined with the urban location make this a project which should be seen as both desirable to perspective buyers and the City of Salmon Arm.

Regards,

Jay Gillman
Architect AIBC

CC: Marvin Skjerpen - Shoreline
Brian Quiring – MQN Architects



Brian F. Quiring
Architect AIBC, MAA, M.Arch

Vicki A. Topping
Architect AIBC, M.Arch. LEED AP+

Roger B. Green
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City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

TO:	Kevin Pearson, Director of Development Services
DATE:	10 October 2018
PREPARED BY:	Xavier Semmelink, Engineering Assistant
OWNER:	566562 BC Ltd., Box 309, Salmon Arm, BC V1E 4N5
APPLICANT:	Owner
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. DP-421
LEGAL:	Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP69106
CIVIC:	131 Harbourfront Drive NE

Further to your referral dated August 28, 2018 we provide the following servicing information. **The following comments and servicing requirements are not conditions for the Development Permit; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of development the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

DEVELOPMENT PERMIT APPLICATION NO. DP-421

10 October 2018

Page 2

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9. For the off-site improvements at the time of development / building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. Harbourfront Drive NE on the subject properties southern boundary, is designated as a Town Centre Development Area Road, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. Harbourfront Drive NE is currently constructed to a Town Centre Development Area Road Standard no further upgrades are anticipated.

Water:

1. The subject property fronts on a 200mm diameter Zone 1 water main on the south side of Harbourfront Drive NE. No upgrade requirements are anticipated at this time.
2. Fire protection requirements to be confirmed with the Building and Fire Departments.
3. Subject property to be serviced by single metered water service connection adequately sized (minimum 19 mm diameter) to satisfy the proposed use (Specification Drawing No. W-10). City records indicate that the subject property is currently serviced with a 150mm diameter water service from Harbourfront Drive NE. A meter will be provided by the City at the developer's expense. All existing inadequate/unused services must be abandoned at the main. Where new service(s) are required the City will install the new service(s) to property line at the owner/developers cost. Owner/developer is responsible for all associated costs.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer main on Harbourfront Drive. No upgrades are anticipated.
2. Subject property to be serviced by a single sanitary service connection adequately sized (minimum 100 mm diameter) to satisfy the servicing requirements of the development. City records indicate that the lot is currently serviced with a 150mm diameter sanitary services from Harbourfront Drive NE. All existing inadequate/unused services must be abandoned at the main. Where new service(s) are required the City will install the new service(s) to property line at the Owner/developers cost. Owner/developer is responsible for all associated costs.

DEVELOPMENT PERMIT APPLICATION NO. DP-421

10 October 2018

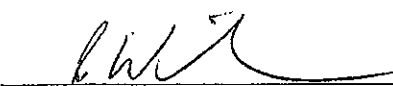
Page 3

Drainage:

1. The subject property fronts on a 450 mm diameter storm main on Harbourfront Drive NE. No upgrades are anticipated.
2. Records indicate that the existing property is serviced by a 150mm service from the storm sewer on Harbourfront Drive NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The lot shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage).


Xavier Semmelink
Engineering Assistant
Jenn Wilson P.Eng., LEED® AP
City Engineer



CITY OF SALMON ARM

DESIGN REVIEW PANEL MINUTES

September 20, 2018
Room No. 100, City Hall

Present: Bill Laird (Panel Chair)
Paul Burrows (Panel Member)
Dennis Lowe (Panel Member)
Trent Sismey (Panel Member)
Marc Lamerton (Panel Member)
Marvin Skjerpen (Applicant DP-421)
Chris Larson (Planning and Development Officer)

Application: **Proposed City Centre Development at 130 Harbourfront Drive NE**
Development Permit Application No. DP-421

The meeting was called to order at 2:31 p.m.

Development Permit Application No. DP-421

The Applicant summarized the proposal, referring to the site plans and building elevations. The Applicant clarified that some of the intent of the contemporary design is to match with the modern style and materials of the existing 4-plex buildings adjacent to the north.

Panel members discussed the proposal. It was noted that this site has been considered by the DRP in the relatively recent past related to previous applications, and that no variances have been requested as a part of the current proposal. Questions were addressed regarding the minimal landscaping, building design, and finishes. The DRP is supportive of the proposal as presented.

Panel Recommendation

THAT the DRP supports application DP-421 as presented noting the high quality design and finishes presented in the application drawings.

The meeting adjourned at 3:01 p.m.

Endorsed on behalf of Bill Laird, Panel Chair



Item 26.

CITY OF SALMON ARM

Date: October 22, 2018

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: the Regular Council Meeting of October 22, 2018, be adjourned.

Vote Record

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

Opposed:

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

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