SALMONARM
SMALL CITY, BIG IDEAS

AGENDA

City of Salmon Arm
Regular Council Meeting

Monday, January 25, 2021
1:00 p.m.

[Public Session Begins at 2:30 p.m.]
Council Chambers of City Hall
500 – 2 Avenue NE and by Electronic means
as authorized by Ministerial Order M192

Page #	Item #		Description
	1.		**CALL TO ORDER**
1 – 2	**2.**		**IN-CAMERA SESSION**
	3.		**ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY** *We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.*
	4.		**ADOPTION OF AGENDA**
	5.		**DISCLOSURE OF INTEREST**
	6.		**CONFIRMATION OF MINUTES**
3 – 12		1.	Regular Council Meeting Minutes of January 11, 2021
	7.		**COMMITTEE REPORTS**
13 – 16		1.	Development and Planning Services Committee Meeting Minutes of January 18, 2021
17 – 20		2.	Community Heritage Commission Meeting Minutes of December 7, 2020
21 – 24		3.	Community Heritage Commission Meeting Minutes of January 4, 2021
25 – 30		4.	Agricultural Advisory Committee Meeting Minutes of December 9, 2020
	8.		**COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**

	9.		**STAFF REPORTS**
31 – 34		1.	Director of Corporate Services – Canoe Beach Concession License for Use and Occupation - For Information
35 – 40		2.	Director of Engineering & Public Works - 2550 10 St SW Connection outside Urban Containment Boundary
41 – 42		3.	Director of Engineering & Public Works - Downtown Parking Commission Member Appointments
43 – 48		4.	Director of Corporate Services – Visitor Information Services
	10.		**INTRODUCTION OF BYLAWS**
49 – 52		1.	City of Salmon Arm Revenue Anticipation Borrowing Bylaw No. 4435 – First, Second and Third Readings
	11.		**RECONSIDERATION OF BYLAWS**
53 – 84		1.	City of Salmon Arm Official Community Plan Amendment Bylaw No. 4419 [OCP4000-44; McGregor, D.; 1910 11 Avenue NE; HC to HR] – Second Reading
85 – 88		2.	City of Salmon Arm Zoning Amendment Bylaw No. 4420 [ZON-1190; McGregor, D.; 1910 11 Avenue NE; R-1 to R-5] *(See Item 11.1 for Staff Report)* – Second Reading
89 – 92		3.	City of Salmon Arm Ticket Information Utilization Amendment Bylaw No. 4425 [Sewer Connection] – Final Reading
	12.		**CORRESPONDENCE**
93 – 94		1.	Informational Correspondence
95 – 100		2.	L. Wong, Manager, Downtown Salmon Arm – letter dated October 2020 – Alexander Plaza
	13.		**NEW BUSINESS**
	14.		**PRESENTATIONS / DELEGATIONS**
101 – 114		1.	Presentation 3:30 – 3:45 p.m. (approximately) Tracey Kutschker, Director/Curator, Salmon Arm Arts Centre, Salmon Arm Arts Centre
115 – 122		2.	Presentation 3:45 – 4:00 p.m. (approximately) Margaret McCormick – Visitor Services Strategy
	15.		**COUNCIL STATEMENTS**
	16.		**SALMON ARM SECONDARY YOUTH COUNCIL**
	17.		**NOTICE OF MOTION**
	18.		**UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
	19.		**OTHER BUSINESS**
123 – 124		1.	Fall Fair Grounds Meeting Update
	20.		**QUESTION AND ANSWER PERIOD**

7:00 p.m.

Page #	Item #	Description
	21.	**DISCLOSURE OF INTEREST**
	22.	**HEARINGS**
125 – 142	1.	Development Variance Permit Application No. VP-523 [Salmon Arm Ready Mix; 2851 13 Avenue SW; Servicing Requirements]
143 – 162	2.	Development Variance Permit Application No. VP-521 [Brentwell Construction Ltd.; 31 – 4 Street SE; Setback Requirements]
	23.	**STATUTORY PUBLIC HEARINGS**
163 – 164	1.	Zoning Amendment Application No. ZON-1191 [Brentwell Construction Ltd.; 31 – 4 Street SE; R-1 to R-5] *(See Item 22.2 for Staff Report)*
165 – 224	2.	Land Use Contract Termination No. LUC N54304 [Abacus Cities Ltd.; Units 101 – 506, 1449 – 1 Avenue NE; Units 302 - 806, 1451 – 1 Avenue NE; 130 – 230 – 15 Street NE; 1480 – 1570 – 1 Avenue NE; 1451 – 1531 Okanagan Avenue NE]
225 – 226	3.	Zoning Amendment Bylaw No. ZON-1196 [Abacus Cities Ltd.; Units 101 – 506, 1449 – 1 Avenue NE; Units 302 - 806, 1451 – 1 Avenue NE; 1451 – 1531 Okanagan Avenue NE; R-1 – R-4] *(See item 23.2 for Staff report)*
227 – 234	4.	Zoning Amendment Bylaw Application No. ZON-1194 [Ewanyshyn, A. & Schmidt, K.; 3150 20 Street NE; R-7 to R-8]
235 – 244	5.	Zoning Amendment Application No. ZON-1195 [Ginn, G.; 861 35 Street SE; R-1 to R-8]
	24.	**RECONSIDERATION OF BYLAWS**
245 – 248	1.	City of Salmon Arm Zoning Amendment Bylaw No. 4421 [ZON-1191 Brentwell Construction Ltd.; 31 – 4 Street SE; R-1 to R-5] – Third Reading
249 – 258	2.	City of Salmon Arm Land Use Contract Termination Bylaw No. 4430 [LUC N54304; Abacus Cities Ltd.; Units 101 – 506, 1449 – 1 Avenue NE; Units 302 - 806, 1451 – 1 Avenue NE; 130 – 230 – 15 Street NE; 1480 – 1570 – 1 Avenue NE; 1451 – 1531 Okanagan Avenue NE] – Third Reading
259 – 262	3.	City of Salmon Arm Zoning Amendment Bylaw No. 4431 [ZON-1196; Abacus Cities Ltd.; Units 101 – 506, 1449 – 1 Avenue NE; Units 302 - 806, 1451 – 1 Avenue NE; 1451 – 1531 Okanagan Avenue NE; R-1 – R-4] – Third Reading
263 – 266	4.	City of Salmon Arm Zoning Amendment Bylaw No. 4426 [ZON-1194; Ewanyshyn, A. & Schmidt, K.; 3150 20 Street NE; R-7 to R-8] – Third and Final Readings
267 – 270	5.	City of Salmon Arm Zoning Amendment Bylaw No. 4432 [ZON-1195; Ginn, G.; 861 35 Street SE; R-1 to R-8] – Third Reading
	25.	**QUESTION AND ANSWER PERIOD**
271 - 272	**26.**	**ADJOURNMENT**

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Item 2.

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor Eliason

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:

  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

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Item 6.1

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting Minutes of January 11, 2021, be adopted as circulated.

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chambers and by electronic means as authorized by Ministerial Order M192, at 1:30 p.m. and reconvened at 2:30 p.m. of the City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia on **Monday, January 11, 2021.**

PRESENT:

Mayor A. Harrison
Councillor D. Cannon (participated remotely)
Councillor C. Eliason (participated remotely)
Councillor K. Flynn
Councillor S. Lindgren (entered the meeting at 2:32 p.m.)
Councillor T. Lavery (participated remotely)
Councillor L. Wallace Richmond (participated remotely)

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

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 1:31 p.m.

2. IN-CAMERA SESSION

0001-2021 Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: pursuant to Section 90(1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:32 p.m.
Council returned to Regular Session at 2:11 p.m.
Council recessed until 2:32 p.m.

Councillor Lindgren entered the meeting at 2:32 p.m.

3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Mayor Harrison read the following statement: "We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together."

4. REVIEW OF AGENDA

5. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict of interest with item 9.4 as the applicant is a client of his firm.

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of December 14, 2020

0002-2021

Moved: Councillor Flynn
Seconded: Councillor Eliason
THAT: the Regular Council Meeting Minutes of December 14, 2020, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of January 4, 2021

0003-2021

Moved: Councillor Lindgren
Seconded: Councillor Lavery
THAT: the Development and Planning Services Committee Meeting Minutes of January 4, 2021, be received as information.

CARRIED UNANIMOUSLY

2. Active Transportation Task Force Meeting Minutes of January 4, 2021

0004-2021

Moved: Councillor Lavery
Seconded: Mayor Harrison
THAT: the Active Transportation Task Force Meeting Minutes of January 4, 2021, be received as information.

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

1. Board in Brief – December 2020

Received for information.

9. STAFF REPORTS

1. Director of Corporate Services – Environmental Advisory Committee Terms of Reference

0005-2021

Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: Council approve the Environmental Advisory Committee change in membership from fifteen (15) voting members to thirteen (13) by removing the following organizations from the Terms of Reference:

- Shuswap Pro-Development Association; and
- Shuswap Construction Industry Professionals.

CARRIED UNANIMOUSLY

2. Director of Development Services – Greenways Liaison Committee Appointments

0006-2021

Moved: Councillor Lavery
Seconded: Councillor Eliason
THAT: Council appoint the following as citizens-at-large to the Greenways Liaison Committee for a three year term, expiring December 31, 2023:

- Robert Bickford;
- Steve Fabro; and
- Joseph Johnson.

CARRIED UNANIMOUSLY

3. Director of Corporate Services – Shuswap Regional Airport Commission 2021 Appointees

0007-2021

Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: the following individuals be appointed as the Columbia Shuswap Regional District representatives to the Shuswap Regional Airport Commission for a term ending December 31, 2022:

- Terry Rysz, District of Sicamous;
- Paul Demenok, CSRD- Area C;
- Rene Talbot, CSRD – Area D; and
- Rhona Martin, CSRD – Area E.

CARRIED UNANIMOUSLY

Councillor Flynn declared a conflict of interest and left the meeting at 2:44 p.m.

4. Director of Development Services - Agricultural Land Commission Application No. ALC-400 [Birch Haven Farms Ltd./DeMille, B.; 3710 10 Avenue SW; Non-Farm Use]

0008-2021

Moved: Councillor
Seconded: Councillor
THAT: ALC Application No. 400 (ALC ID 61586) be forwarded to the Agricultural Land Commission.

Mayor Harrison called three times for public input.

CARRIED UNANIMOUSLY

9. STAFF REPORTS – continued

5. Director of Engineering and Public Works – 2020/2021 Annual Transit Operating Agreement – Amended

0009-2021

Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: the Mayor and Corporate Officer be authorized to execute the Amended 2020/2021 Annual Operating Agreement between the City of Salmon Arm and BC Transit, as outlined in the memorandum dated January 5, 2021.

Councillor Flynn returned to the meeting at 2:48 p.m.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4426 [ZON-1194; Ewanyshyn, A. & Schmidt, K.; 3150 20 Street NE; R-7 to R-8] – First and Second Readings

0010-2021

Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4426 be read a first and second time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4432 [ZON-1195; Ginn, G.; 861 35 Street SE; R-1 to R-8] – First and Second Readings

0011-2021

Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4432 be read a first and second time;

AND THAT: final reading be withheld subject to confirmation that the proposed secondary suite meetings Zoning Bylaw and BC Building Code requirements.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4419 [OCP4000-44; McGregor, D.; 1910 11 Avenue NE; HC to HR] – First Reading

0012-2021

Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4419 be read a first time.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS – continued

4. City of Salmon Arm Zoning Amendment Bylaw No. 4420 [ZON-1190; McGregor, D.; 1910 11 Avenue NE; R-1 to R-5] – First Reading

0013-2021

Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4420 be read a first time;

AND THAT: final reading be withheld subject to:
1. Ministry of Transportation and Infrastructure approval; and
2. Adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

5. City of Salmon Arm Ticket Information Utilization Amendment Bylaw No. 4425 [Sewer Connection] – First, Second and Third Readings

0014-2021

Moved: Councillor Flynn
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Ticket Information Utilization Amendment Bylaw No. 4425 be read a first, second and third time.

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4405 [ZON-1182; Cornerstone Christian Reformed Church/Roodzant, J.; 1191 22 Street NE; P-3 to C-6] – Final Reading

0015-2021

Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: read the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4405 be read a final time.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

Councillor Cannon declared a conflict of interest as the letter writer is a relative and left the meeting at 3:05 p.m.

5. P. Cannon, Family Support Worker/Early Years Family Navigator, Shuswap Children's Association – letter dated January 4, 2021 – StoryWalk for Unplug & Play Family Literacy Week

0016-2021

Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: Council approve the Shuswap Children's Association StoryWalk for Unplug & Plan Family Literacy Week on January 27, 2021 at McGuire Lake Park; subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE – continued

1. Informational Correspondence – continued

Councillor Cannon returned to the meeting at 3:07 p.m.

11. D. Isinger, Provincial Commissioner (BC), Girl Guides of Canada – email dated December 13, 2020 – Guiding Lights Across BC – February 22, 2021

0017-2021

Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: Council direct staff to place blue lights in the bollard at City Hall on February 22, 2021 to acknowledge Guiding Lights Across BC, as outlined in the email request from the Girl Guides of Canada dated December 13, 2020.

CARRIED UNANIMOUSLY

12. K. Leinweber, Owner/Race Director, Moose Mountain Trail Races & Shuswap Ultra c/o The Lewiston Ultra Events – email dated December 17, 2020 – City Council Approval 2021 Shuswap Ultra (Lewiston Ultra Events)

0018-2021

Moved: Councillor Wallace Richmond
Seconded: Councillor Flynn
THAT: Council approve the Lewiston Ultra 2021 trail race event, as outlined in the letter dated December 17, 2020, subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's orders and guidelines in effect at the time of the event.

CARRIED UNANIMOUSLY

13. K. Leinweber, Director, Salty Dog Enduro – email dated December 17, 2020 – City Council Approval 2021 Salty Dog Enduro

0019-2021

Moved: Councillor Wallace Richmond
Seconded: Councillor Eliason
THAT: Council approve the 2021 Salty Enduro as outlined in the email dated December 17, 2020, subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's orders and guidelines in effect at the time of the event.

CARRIED UNANIMOUSLY

13. NEW BUSINESS

The Meeting recessed at 3:26 p.m.
The Meeting reconvened at 3:48p.m.

14. PRESENTATIONS

2. David Gonella, Executive Director, Salmon Arm Folk Music Society – Roots and Blues Festival

David Gonella, Executive Director, Salmon Arm Folk Music Society provided an overview of the funding request for upcoming years. He was available to answer questions from Council.

14. PRESENTATIONS – continued

1. Staff Sergeant West, Salmon Arm RCMP Detachment – Quarterly Policing Report October – December 2020

Staff Sergeant West, Salmon Arm RCMP Detachment provided an overview of the of the quarterly policing report for October – December 2020. He was available to answer questions from Council.

3. B. Lawson, A. Ely and C. Newnes, Active Transportation Task Force – Task Force Update

Active Transportation Task Force members B. Lawson, A. Ely and C. Newnes provided an interim update on the Active Transportation Task Force. They were available to answer questions from Council.

0020-2021

Moved: Councillor Lavery
Seconded: Councillor Flynn
THAT: Council accept the Active Transportation Task Force Interim Report received for information at the January 11, 2021 Regular Council Meeting;

AND THAT: Staff be directed to monitor grant funding opportunities for development of an Active Transportation Master Plan.

CARRIED UNANIMOUSLY

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

1. Okanagan Regional Library Board – Alternate Appointment

0021-2021

Moved: Councillor Lindgren
Seconded: Councillor Cannon
THAT: Councillor Lindgren be appointed to the Okanagan Regional Library Board Alternate for the City of Salmon Arm until December 2021.

CARRIED UNANIMOUSLY

20. QUESTION AND ANSWER PERIOD

Council held a Question and Answer session with the members of the public present.

21. ADJOURNMENT

0022-2021 Moved: Councillor Flynn
Seconded: Councillor Lavery
THAT: the Regular Council Meeting of January 11, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:49 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Adopted by Council the day of , 2020.

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Item 7.1

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of January 18, 2021 be received as information.

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ 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 by electronic means by Ministerial Order M192, on **Monday, January 18, 2021.**

PRESENT:

Mayor A. Harrison
Councillor T. Lavery (participated remotely)
Councillor L. Wallace Richmond (participated remotely)
Councillor D. Cannon
Councillor S. Lindgren (participated remotely)
Councillor K. Flynn (participated remotely)
Councillor C. Eliason (participated remotely) entered the meeting at 8:07 a.m.

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

ABSENT:

1. CALL TO ORDER

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

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Mayor Harrison read the following statement: "We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together."

3. REVIEW OF THE AGENDA

Addition of Item 8. 1 – letter from Habitat for Humanity dated January 13, 2021 – Seniors Housing Project

4. DISCLOSURE OF INTEREST

5. REPORTS

1. Development Variance Permit Application No. VP-523 (Salmon Arm Ready Mix Ltd./LaTosky, M.; 2851 13 Avenue SW; Servicing Requirements]

Moved: Councillor Wallace Richmond
Seconded: Councillor Flynn
THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-523 be authorized for issuance

5. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-523 (Salmon Arm Ready Mix Ltd./LaTosky, M.; 2851 13 Avenue SW; Servicing Requirements] - continued**

for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 25597 Except Plan EPP68720 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the development of an accessory *building* as permitted under the M-1 – General Industrial Zoning regulations.

M. LaTosky, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

8. **CORRESPONDENCE**

1. **Letter from Habitat for Humanity dated January 13, 2021 – Seniors Housing Project**

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: the Development and Planning Services Committee recommends that Council authorize payment in the amount of 1/6th or a maximum of $20,000.00 towards Development Cost Charges for the Habitat for Humanity Seniors Housing Project, to be funded from the Affordable Housing Reserve.

CARRIED UNANIMOUSLY

9. **ADJOURNMENT**

Moved: Councillor Flynn
Seconded: Councillor Lavery
THAT: the Development and Planning Services Committee meeting of January 18, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:42 a.m.

Mayor Alan Harrison
Chair

Minutes received as information by Council
at their Regular Meeting of , 2020.

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Item 7.2

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the Community Heritage Commission Meeting Minutes of December 7, 2020, be received as information.

Vote Record

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

  Opposed:

  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

CITY OF SALMON ARM

Minutes of the **Community Heritage Commission** Meeting held by electronic means on **Monday, December 7, 2020** at 2:00 p.m.

PRESENT:

Pat Kassa, R.J. Haney Heritage & Museum
Deborah Chapman, R.J. Haney Heritage & Museum
Maureen Shaffer
Mary Landers
Cindy Malinowski, R.J. Haney Heritage & Museum
Councillor Debbie Cannon, Chair
Barb Puddifant, City of Salmon Arm, Recorder

ABSENT:

Linda Painchaud

GUESTS:

The meeting was called to order at 2:00 p.m.

1. Introductions and Welcome

2. Presentations

3. Approval / changes / additions to Agenda

Moved: Maureen Shaffer
Seconded: Mary Landers
THAT: the Community Heritage Commission Meeting Agenda of December 7, 2020, be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of October 19, 2020 Community Heritage Commission Meeting

Moved: Pat Kassa
Seconded: Cindy Malinowski
THAT: the minutes of the Community Heritage Commission Meeting of October 19, 2020 be approved.

CARRIED UNANIMOUSLY

5. Old Business/Arising from minutes

a) On This Spot App Update

Councillor Cannon provided an outline of the On This Spot App video with Mayor Harrison and Deborah Chapman and has spoken to Mayor and Council regarding a visit to each spot featured on the App. Heritage Week was discussed taking into account the possible COVID restrictions. Various avenues of promoting the On This Spot App during this time were discusssed. Pat Kassa will contact Piccadilly Mall to find out if a display can be set up. A walking map was suggested as well as a board featuring step by step instructions on how to download and access the App. It was also suggested that the TV in the display could feature all of the slides within the App.

b) Maintenance for Existing Plaques

Councillor Cannon spoke regarding the 2021 budget and that the amount of $5,000.00 will be requested in the 2021 budget a portion of which will be used to repair the plaques as required. Confirmation of the amount remaining in the 2020 budget will be provided at the next meeting. The City of Salmon Arm wordmark will be incorporated into all plaques that are being replaced and/or requiring maintenance.

Moved: Cindy Malinowski
Seconded: Maureen Shaffer
THAT: the Commission requests that maintenance to the plaques at the CPR building, Seniors Centre and the Wharf be carried out when funds are available in 2021.

CARRIED UNANIMOUSLY

c) Community Heritage Conservation Awards

Community Heritage Awards were discussed by the Commission and two residences and 1 business/institutional structure will be awarded in 2021. The awards committee will consist of Mary Landers, Cindy Malinowski, Pat Kassa and Maureen Shaffer and will meet virtually on December 15, 2020 at 2:00 p.m.

d) Heritage Inventory

Pat Kassa & Linda Painchaud continue to work on the Heritage Inventory.

6. Other Business &/or Roundtable Updates

Pat Kassa will circulate an updated inventory list to Commission members in pdf format.

7. **Next Meeting**
January 4, 2021 at 2:00 p.m.

8. **Adjournment**
The meeting adjourned at 2:38 p.m.

_____
Debbie Cannon, Chair

Received for information by Council on the _____ day of _____, 2020

Item 7.3

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Community Heritage Commission Meeting Minutes of January 4, 2021, be received as information.

Vote Record

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

  Opposed:

  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

CITY OF SALMON ARM

Minutes of the **Community Heritage Commission** Meeting held by electronic means on **Monday, January 4, 2021** at 2:00 p.m.

PRESENT:

Pat Kassa, R.J. Haney Heritage & Museum
Deborah Chapman, R.J. Haney Heritage & Museum
Maureen Shaffer
Mary Landers
Linda Painchaud
Cindy Malinowski, R.J. Haney Heritage & Museum
Councillor Debbie Cannon, Chair
Barb Puddifant, City of Salmon Arm, Recorder

ABSENT:

GUESTS:

The meeting was called to order at 2:00 p.m.

1. Introductions and Welcome

2. Presentations

3. Approval / changes / additions to Agenda

Moved: Mary Landers
Seconded: Cindy Malinowski
THAT: the Community Heritage Commission Meeting Agenda of January 4, 2021, be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of December 7, 2020 Community Heritage Commission Meeting

Moved: Pat Kassa
Seconded: Deborah Chapman
THAT: the minutes of the Community Heritage Commission Meeting of December 7, 2020 be approved.

CARRIED UNANIMOUSLY

5. Old Business/Arising from minutes

a) Community Heritage Awards

Mary Landers outlined possible recipients for the 2021 Community Heritage Awards and will email the proposed budget for the awards to the commission members.

Moved: Mary Landers
Seconded: Cindy Malinowski
THAT: the Commission endorse the following properties as recipients for the 2021 Community Heritage Awards:

1. Old Court House
2. Salmon Arm Elementary School
3. 1890 20 Avenue NE
4. 1651 2 Avenue NE

CARRIED UNANIMOUSLY

A letter will be prepared and mailed to the recipients and will be presented virtually at a Regular Council Meeting in February.

b) Heritage Week Update

Pat Kassa has contacted Piccadilly Mall to inquire about a display at the mall during Heritage Week (February 15 to 21). Currently the management of Piccadilly Mall is not allowing any displays that will encourage the public to gather.

c) Heritage Inventory

Pat Kassa & Linda Painchaud continue to work on the Heritage Inventory. Pat Kassa has converted the inventory list to Excel and will email the spreadsheet to the members.

6. Other Business &/or Roundtable Updates

7. Next Meeting

February 1, 2021 at 2:00 p.m.

8. **Adjournment**
The meeting adjourned at 2:26 p.m.

_____
Debbie Cannon, Chair

Received for information by Council on the _____ day of _____, 2020

Item 7.4

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Agricultural Advisory Committee Meeting Minutes of December 9, 2020, be received as information.

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF SALMON ARM

Minutes of the Agricultural Advisory Committee Meeting held in Room 100 of City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, on **December 9, 2020 at 2:00 p.m. (GoTo Meeting)**

We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.

Present

Councillor Tim Lavery, Chair
Serena Canner
Jen Gamble
Mike Schroeder
Ron Ganert
Don Syme
James Hanna
John McLeod

Melinda Smyrl, Planner/Recorder - staff (non-voting)
Lindsay Benbow, Ministry of Agriculture (non-voting)
Alison Fox, Ministry of Agriculture (non-voting)

Absent

Barrie Voth

The meeting was called to order at 2:00pm

1. Call to Order

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

3. Approval of Agenda

No late items presented
Moved: James Hanna
Seconded: Jen Gamble

CARRIED UNANIMOUSLY

4. Approval of Minutes from November 18, 2020

Moved: James Hanna
Seconded: Jen Gamble

THAT: the minutes of the Agricultural Advisory Committee Meeting of November 18, 2020 be approved as circulated.

CARRIED UNANIMOUSLY

5. Old Business

5.1 Applications Considered by Council since March 15 (not reviewed by AAC due to COVID-19 protocols)

A summary of ALC Applications was presented to the group at the November 18th meeting. The Chair offered a questions period to the group.

6. New Business

6.1 Moore ALC Exclusion Application (MOTi)

Staff summarized the ALC Exclusion application. MOTI is making an application to Exclude the subject area from the ALR in conjunction with the on-going works related to the Trans Canada Highway 1 improvement project. Most of the ALR land within the project area has been addressed via the ALC process prior to the recent changes in legislation. Prior to September 30, 2020 MOTI would have negotiated the exclusion separate from any local government input. Under the new ALR regulations they are considered a 'prescribed body' with local government input required prior to ALC application submission.

The Committee questioned ALC and City processes. The Committee discussed recommending that Council reject the application on the basis that the land has soil capability and why meaningful input was not sought prior to this late stage of project. The group also discussed the importance of the highway project to the whole community and had this been prior to the legislative changes the AAC and City would not be considering input into this part of the process.

Mike Schroeder requested a copy of the AAC Terms of Reference. Staff will distribute the Terms of Reference in advance of the January AAC meeting.

Serena Caner entered meeting at 2:10pm.

The group discussed possible motions – to support, to reject or support noting the lack of information on process and input as limiting factors.

Lindsay Benbow left the meeting at 2:30pm

THAT: the AAC recommends to Council that the application submitted my Talisman Consulting Ltd on behalf of the Ministry of Transportation and Highway Infrastructure be rejected.

Moved: Ron Ganert
Seconded: John McLeod

Opposed: Don Syme, James Hanna, Mike Schroeder and Tim Lavery
Abstain: Serena Caner

MOTION DEFEATED

6.2 DeMilles (Birch Haven Farms Ltd.) Liquor License – Non Farm Use

Staff summarized the application. The owner/operator has requested the ALC consider allowing liquor retail sales on the premises. Should the application be supported by the ALC, rezoning would be required.

James Hanna spoke regarding the rules and restrictions for producers with the ALR and that supporting liquor sales in addition to the existing retail would give an unfair advantage to Birch Haven that would be difficult for producers under ALC restrictions to compete with.

THAT: the ACC recommends that Council support the Non-Farm Use application submitted by Birch Haven Farms Ltd.

Moved: Mike Schroeder
Seconded: Don Syme

Opposed: John McLeod, James Hanna
Abstain: Ron Ganert

CARRIED

7. Ideas for larger issues to consider over the next year.

The Chair lead a discussion on possible topics/projects that the group may want look at and at later meetings expand on how to address those items and when to address the topics/projects as a group.

Possible topics/projects:

- City Food Policy/Food Systems Plan with the Food Charter as a starting point. Staff will distribute the Food Charter to the Committee via email in advance of the next meeting.
- Water Quality/Drainage Plan for Salmon River Valley Area
- Supporting Agriculture in Education
- Align City Regulations and Bylaws with ALC Regulations
- Develop a Framework for Decision Making with a Food Systems Lens

Serena Caner requested that the AAC send a letter to the Ministry of Agriculture and Ministry of Education emphasizing where food for school programs is sources and ensure that local producers are included as a primary source for school food programs. The Chair requested that Serena bring materials for the group to consider with this request to the January meeting. Alison Fox will also bring forward in January information that she has received from the Ministry of Agriculture and Ministry of Education on this same topic.

8. Next Meeting – January 13, 2020, 2:00pm-3:30pm

The Chair advised the committee that the group will review the recent changes in ALC legislation and role of the AAC in those changes at the January meeting. Staff will provide information in advance of the meeting. Staff will also contact ALC to see if a staff member would be available to attend to answer questions.

9. Adjournment

Moved: Ron Ganert
Seconded: James Hanna
THAT: the Agricultural Advisory Committee Meeting of December 9, 2020 be adjourned.

CARRIED UNANIMOUSLY

The meeting was adjourned at 3:30pm

_____

Endorsed by Meeting Chair

Received for information by Council on the day of , 2020

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Item 9.1

CITY OF SALMON ARM

Date: January 25, 2021

Director of Corporate Services – Canoe Beach Concession License for Use and Occupation - For Information

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF
SALMONARM

TO: His Worship Mayor Harrison and Members of Council

DATE: January 20, 2021

SUBJECT: Canoe Beach Concession License for Use and Occupation

FOR INFORMATION

BACKGROUND:

Jim and Joyce Dunlop have been operating the concession at Canoe Beach since the 2017 season when they assumed the lease of the previous owner who had been running it for the two (2) seasons prior.

Since that time, Mr. and Mrs. Dunlop have undertaken extensive improvements to the concession trailer and surrounding area. These improvements include, but are not limited to:

- Deck repair and addition of non-slip surface;
- Custom built safety steps;
- Fresh sand;
- Crushed stone at the sides and back of the concession;
- Professional signage;
- New paint;
- Interior equipment upgrades;
- Secure frozen food storage shed; and
- Significant safety improvements to address risks associated with COVD-19.

Mr. Dunlop has a marketing background and has used this expertise to develop a brand and marketing strategy that has increased traffic to the beach. A more diversified menu has also played a role in the rejuvenation of the concession.

In addition to a substantial investment aimed at improving the aesthetics and safety of the area, Mr. and Mrs. Dunlop have also considered ways to enhance the Canoe Beach experience for the public. They began offering paddle-boards, canoes, kayaks and beach umbrellas for rent in May 2017, concepts that were endorsed in the Canoe Beach Master Plan. They also launched the Canoe Cares Project which has been a very positive addition to the community through the recognition of good deeds and support of persons in crisis.

In his proposal, which was considered by Council at the November 23, 2020 In-Camera Council Meeting, Mr. Dunlop requested a renewal of the agreement to locate the Canoe Beach Concession trailer on the City owned portion of the beach (shown on Appendix A), exclusive right to operate a concession and non-motorized water sport rental business, relocate his storage container and obtain approval of the City to make application to the Liquor & Cannabis Regulation Branch (LCRB) for a Food Primary Liquor License within the fenced portion of the licensed area.

While there are certainly considerations associated with introducing alcohol service at a public park, food service will remain the primary focus of the concession. As well, Top Jimmy's Canoe Beach Concession has committed to implementing controls which will minimize the potential risks, including limiting hours, increasing staff to manage patrons (when threshold numbers are reached) and following all provincial rules and regulations associated with the licensing. It should be noted that a liquor license will not allow for the consumption of cannabis in this location. The BC Cannabis Control and Licensing Act is clear that smoking or vaping cannabis in an outdoor area established by a local government for purposes of community recreation is prohibited.

Staff have no concerns with this proposal as long as consumption of alcohol is limited to the fenced in area of the concession, an approved waiver is used for rentals and proof of adequate liability coverage is submitted annually.

The Council Resolution, which was released from In-Camera on January 11, 2021, authorizes a (5) year agreement with Top Jimmy's Canoe Beach Café and Watersports Ltd. for the license of use and occupation of the Canoe Beach Concession area (May 1, 2021 to September 30, 2025) under the same terms and conditions as at expiry, permits it to be the exclusive provider of concession services and rentals of paddle-boards, kayaks, canoes and beach umbrellas to the public and make application to the Liquor & Cannabis Regulation Branch (LCRB) for a Food Primary Liquor License within the fenced portion of the licensed area. Fees will continue to be $1,000 per year and the agreement will be advertised in accordance with Community Charter requirements.

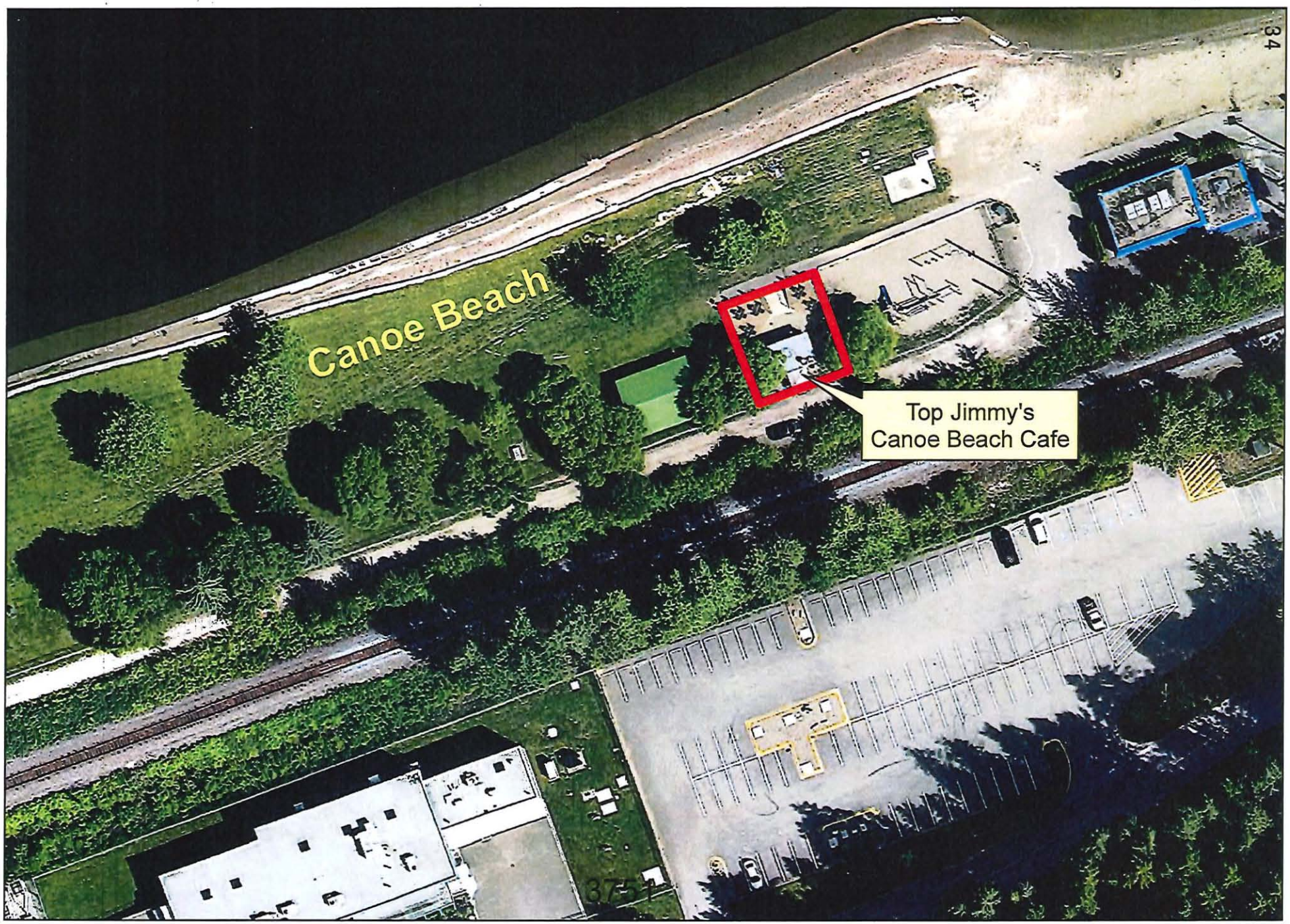
Respectfully Submitted,

Erin Jackson
Director of Corporate Services

cc. Chelsea Van de Cappelle, Chief Financial Officer
Rob Niewenhuizen, Director of Engineering and Public Works
Kevin Pearson, Director of Development Services

Attachment:

APPENDIX A- Map of licensed area.



Licensed Area

Item 9.2

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: Council authorize permission for sanitary sewer and water connection to City mains at 2550 10 Street SW to service a Single Family Dwelling;

AND THAT: the property owners pay an equivalent Development Cost Charge for Sanitary of $2,890.04 and Water of $2,868.20.

Vote Record

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

  Opposed:

  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

CITY OF SALMONARM

Memorandum from the Engineering and Public Works Department

Property File: 2550 10 St SW

TO:	His Worship the Mayor and Members of Council
SUBMITTED BY:	Robert Niewenhuizen, Director of Engineering and Public Works
PREPARED BY:	Matt Gienger, Engineering Assistant
DATE:	January 13, 2021
SUBJECT:	2550 10 St SW Service Connection outside Urban Containment Boundary

RECOMMENDATION:

THAT: Council authorize permission for sanitary sewer and water connection to City mains at 2550 10 Street SW to service a Single Family Dwelling;

AND THAT: the property owners pay an equivalent Development Cost Charge for Sanitary of $2890.04 and Water of $2868.20

BACKGROUND:

The owner/agent of the subject parcel is planning on building a single family dwelling on the property and wishes to connect to City sanitary sewer and water.

The subject parcel is outside of the Urban Containment Boundary (UCB) and as such extension of the sanitary sewer is not supported by the Official Community Plan as the presence of sanitary sewer inevitably leads to development pressure and urban sprawl; however, provision 13.3.22 as quoted below, provides for the ability to connect where extension of the sewer is not required.

"13.3.22 Do not support the extension of the sanitary sewer system outside the UCB. Private sanitary sewer connections outside the UCB may be considered where main extensions are not required, subject to Council approval."

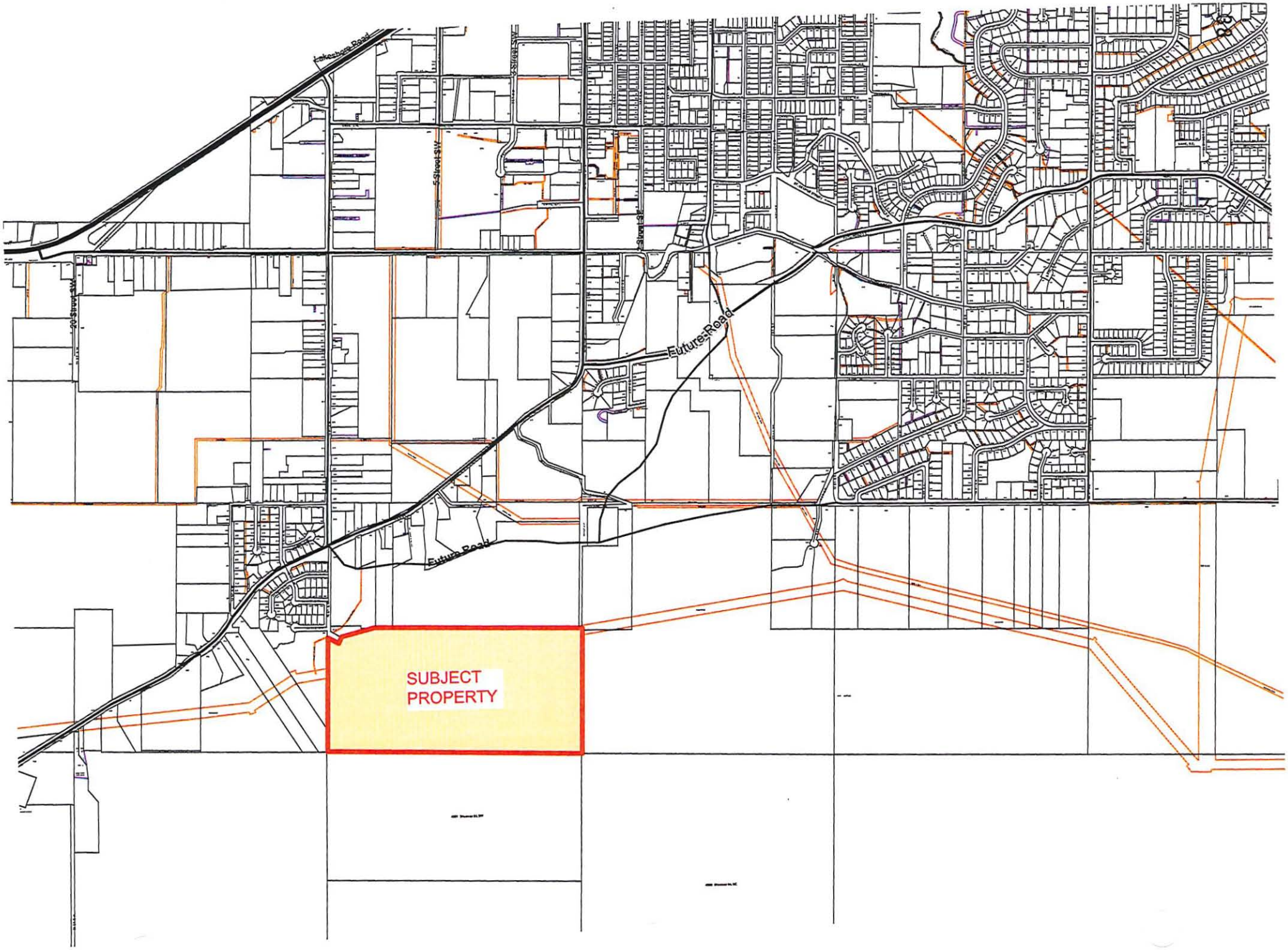
Connection of water is considered in the Official Community Plan as per 13.3.15 quoted below.

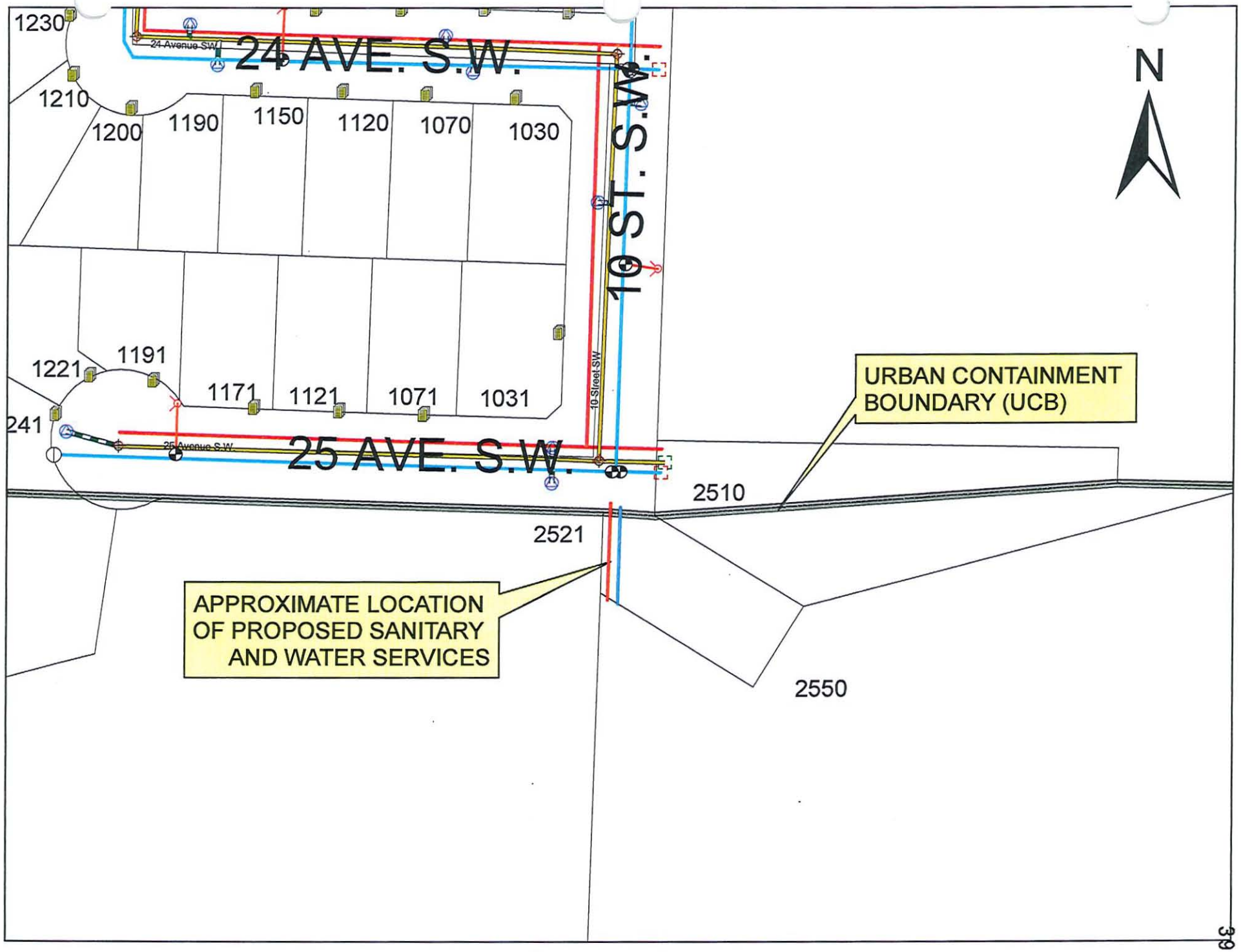
"13.3.15 Consider extensions of the water system outside the Urban Containment Boundary when the project is funded primarily by the benefitting property owners."

As connection to this parcel does not require a sanitary main or water main extension and minimizing private onsite disposal systems is good engineering practice, staff recommend that Council approve the service connection to the subject parcel subject to payment of an equivalent Development Cost Charge for sanitary and water, as discussed below.

Development Cost Charges (DCC) are required through Bylaw No. 3600 for all applicable development within the municipality. The intent of the DCC's are for development to fund necessary system upgrades due to increased demand on the system such as sewer and treatment plant upgrades. The subject property is located outside of the urban area and as such outside of the DCC Sanitary and Water boundary. Since the DCC Bylaw does not apply, the policy has been to request payment of an equivalent amount as a condition of connection to the City Sanitary and Water System with such payment required prior to the issuance of a plumbing permit.

Rob Niewenhuizen, AScT
Director of Engineering and Public Works


Lakeshore Road
5 Street SW
5 Street SE
Future Road
Future Road
SUBJECT
PROPERTY


24 AVE. S.W.
24 Avenue SW
10 ST. S.W.
10 Street SW
25 AVE. S.W.
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N
1230
1210
1200
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1150
1120
1070
1030
1221
1191
1171
1121
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1031
241
2510
2521
2550
URBAN CONTAINMENT BOUNDARY (UCB)
APPROXIMATE LOCATION OF PROPOSED SANITARY AND WATER SERVICES

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Item 9.3

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: Council appoint the following four (4) representatives Cathy Ingerbrigtson, Vic Hamilton, Regan Ready, Bill Laird to serve on the Downtown Parking Commission for the two (2) year term from February 27, 2021 to February 27, 2023.

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF
SALMONARM

File: 0360.30.02

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

DATE: January 20, 2021

SUBJECT: **Downtown Parking Commission Member Appointments**

RECOMMENDATION:

THAT: Council appoint the following four (4) representatives "Cathy Ingerbrigtson, Vic Hamilton, Regan Ready, Bill Laird" to serve on the Downtown Parking Commission for the two (2) year term from February 27, 2021 to February 27, 2023.

BACKGROUND:

Pursuant to Downtown Parking Commission Bylaw No. 1844, the Downtown Parking Commission (DPC) membership consists of one (1) member of Council, four (4) members recommended from the Downtown Improvement Association and four (4) members' at large of whose term expires on February 27, 2021.

The Commission membership was discussed at the last DPC meeting, which was held on January 19, 2021. The current Members at Large have requested that they be allowed to renew their term for another two years. The DPC supported this recommendation, moving that Cathy Ingerbrigtson, Vic Hamilton, Regan Ready, Bill Laird remain on the DPC for a two (2) year term from February 27, 2021 to February 27, 2023.

Over the last two years, the DPC has been working on developing a Downtown Master Plan as identified as a priority item in the City's Corporate Strategic Plan. Staff feel that it would beneficial to have these members remain on the Commission, as they are actively involved in the Master Plan process.

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

cc Erin Jackson, Corporate Officer

X:\Operations Dept\Engineering Services\8620.02-PARKING\0360.30.02 - DPC\Members\2021\HWM Appointments (CSA) - DPC- 2021.docx

Item 9.4

CITY OF SALMON ARM

Date: January 25, 2021

Director of Corporate Services – Visitor Information Services

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF
SALMONARM

TO: His Worship Mayor Harrison & Members of Council

DATE: January 21, 2021

SUBJECT: Visitor Information Services

For Discussion / Direction

BACKGROUND

Following a comprehensive tourism review that concluded in May 2020, and in light of the tremendous impact COVID-19 has had on travel, Council opted to close the Visitor Information Centre (VIC) effective August 31, 2020.

Upon closure of the VIC, the City assumed direct responsibility for Visitor Information Services and began providing tourism print materials and answering visitor inquiries in-person at City Hall and by telephone and email as an interim solution. Due to the time of year and the significant decline in travel, the level of inquiries has been manageable, but this approach was only intended to be a stop-gap measure.

Recognizing the need for a Visitor Services Strategy, Council made the decision in October 2020 to engage local contractor, Margaret McCormick of Authentic Experiences Consulting to create a short-term strategy with flexibility to maneuver shifts in the tourism landscape as well as recommendations for longer range planning that would not only allow the City to retain its DBC membership status, but also provide a clear way forward. The Visitor Services Strategy contract was funded in 2020 by savings from the early closure of the VIC.

Staff believe that Ms. McCormick has developed a well-informed strategy that considers the specific needs of not only visitors but also local business and tourism stakeholders and strongly supports the identified tactics. It goes without saying that the City is in a position to show leadership at this critical time. The actions taken in 2021 will help bolster our vital tourism industry and set the stage for future success.

Any of the three organizations identified for delivery of the Visitor Service Strategy (City, Salmon Arm Economic Development Society or Shuswap Tourism) may be capable; however, the time required to negotiate contracts with external organizations could result in delayed

implementation. For this reason, staff concur with the recommendations made by Ms. McCormick in the strategy.

It is further recognized that both SAEDS and Shuswap Tourism would need the support of their respective Boards to even consider adding this service to their current work plans and those conversations have not occurred (that staff are aware of). It should be noted, however, that a number of the 2021 MRDT tactics (managed by SAEDS) align with visitor services and have been incorporated into the strategy.

Regardless of who delivers visitor services, staff are committed to ensuring that the execution of this plan is successful. It is especially important that we use this opportunity to gain important information that can assist in making future decisions about visitor services and, more broadly, tourism in our region.

Ms. McCormick will present her findings to Council and be available to answer questions. It is recommended that Council endorse the Visitor Services Strategy and determine which of the service delivery options is preferred. $137,000 has been included in the 2021 Budget to fund this service.

Respectfully Submitted,

Erin Jackson
Director of Corporate Services

APPENDIX A – Visitor Services Strategy Executive Summary

1 Executive Summary

The vision of the Salmon Arm Visitor Services Strategy is *"through innovative and collaborative initiatives, Salmon Arm visitor services delivers an outstanding visitor experience to visitors to the Shuswap, making return trips and great recommendations a regular occurrence."* These foundational elements provide direction for the City's very first strategy and are woven throughout this document.

Being the very first, it is extremely important that the strategy is informed by data, and to that end, a detailed Situation Analysis begins with a look at the customer and specifically changes to visitors pre and in destination planning behaviours. Strategic alignment forms a large part of the analysis due to the complexity of the tourism industry and the unique operating layers within the Shuswap. A review of the tourism infrastructure, visitor services activities and supporting assets and information unveil a number of implications. Wherever possible, facts and data are offered to support the findings.

A series of interviews with stakeholders and best practise operators provide both insights and opportunities. Understanding the importance of new digital distribution channels and looking ahead to the unknown of 2021 are also important considerations. A SWOT (strengths, weaknesses, opportunities, threats) serves to summarize the analysis.

As the research unfolded, it became clear that a strategic decision by the City is required that involves determining what level of investment the City wants to make in tourism and what improvements in strategic alignments need to be made to get better results. What was also clear, was the absence of an overall tourism strategy.

To date, the City has left tourism marketing and visitor services to its partners and contractors. Lacking an overall tourism strategy that incorporates destination marketing, destination development and visitor services, the partners/contractors have been operating from a variety of sub plans including the MRDT Business and Tactical Plans and the Shuswap Tourism Marketing Plan. While effort has been made to integrate, the roles, responsibilities and decision making have presented challenges. In some cases, tactics have been executed without the opportunity to provide input or approval and may not always in the best interest of Salmon Arm.

To affect change, the City has the opportunity to more deeply engage and ultimately determine where the role of Destination Marketing / Management resides. Consideration of an overall tourism strategy for Salmon Arm would better inform a future visitor services strategy.

In the meantime, this visitor services strategy is designed to take an omni channel approach delivering visitor services through three key distribution channels and supported by tactics that leverage existing relationships and provide key learnings for the future. Two operating models are recommended for consideration. The City may choose to operate visitor servicing or contract the service to Salmon Arm Economic Development. Pros, cons and considerations and are presented in Section 5.6.

Both models rely on new relationships with existing partners. Because the City owns no digital assets, a collaboration with Shuswap Tourism on the digital program tactic is absolutely required. An alternative and unpalatable option would see the City needing to build its own website and social media channels. Should the City decide to contract visitor services to SAEDS, a third service agreement clearly outlining the deliverables and how they are managed against the visitor services contract and MRDT funds specifically is required.

The visitor services vision is supported by five measurable goals.

1. Improved strategic alignment to maximize spend value;
2. Successfully transition from a single to omni channel visitor services model;
3. Provide excellent visitor services experiences;
4. Increase spend, stay and repeat visits in Salmon Arm and the Shuswap; and
5. Support shoulder season experiences.

Three unique but integrated approaches for delivery of visitor services are identified:

Bricks & Mortar	**Mobile Outreach**	**Digital Outreach**
The Fishing Hole	We Go Fishing	We Let Out the Line
Engaging fish from a single location. The "fish find us" at the fishing hole they return to year after year.	Moving throughout the community during peak times and events, we go fishing to attract and catch schools of fish we have the greatest ability to influence.	Supporting campaigns and digital platforms of our partner Tourism Shuswap, we send out content "bait" and offer our assistance to support fish wherever they are in their 'lifecycle".

These three tactics are further supported by four broader tactics: Business Communication, Tools, People, Partners & Programs and Monitor and Evaluate Success.

A second Digital Outreach Tactic 3A has been scoped to demonstrate the impact if Shuswap Tourism digital program was not part of the strategy. A detailed draft budget and tactic by task has also been developed.

Given the unstable nature of the tourism economy and the increased role being asked of the City, this strategy focuses heavily on the first year with a Try, Test, Learn and Adapt approach. Long term financial investments are minimized, and key learning plays a large role. As the year unfolds, it will become clearer how much momentum the new strategy is able to gain. Expectation is that year two and three will be more stable, tactics will focus on refinement and the possibility of further broadening reach to support the region.

In closing, the author would like to acknowledge all stakeholders who provided input, Councillors Eliason and Cannon who gave permission to explore all options available and also the support of Erin Jackson, Director of Corporate Services whose willingness to look beyond "what is" and towards "what could be" is much appreciated. "Status quo is not an option".

Margaret McCormick
Authentic Experience Consulting
December 2020

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Item 10.1

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Revenue Anticipation Borrowing Bylaw No. 4435 be read a first, second and third time.

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF
SALMONARM

Date:	January 12, 2021
To:	Mayor Harrison and Members of Council
From:	Chelsea Van de Cappelle, Chief Financial Officer
Subject:	Revenue Anticipation Bylaw No. 4435

Recommendation

That Bylaw No. 4435 cited as the "City of Salmon Arm Revenue Anticipation Borrowing Bylaw No. 4435", be given 3 readings;

And that the Mayor and Corporate Officer be authorized to execute any applicable agreements to facilitate same.

Background

As per Section 177 of the Community Charter, a Council may, by bylaw, provide for the borrowing of money to meet current expenditures and to pay amounts required to meet the municipalities taxing obligations in relation to other local governments.

As the City's tax collection does not occur until July 2, 2021, it may be necessary to temporarily borrow funds to cover expenditures in the first six (6) months of 2021.

The aforementioned bylaw provides the City with the authority to undertake such borrowings, should they be necessary.

Respectfully Submitted,

Chelsea Van de Cappelle, CPA

CITY OF SALMON ARM

BYLAW NO. 4435

A bylaw to provide for the borrowing of money in anticipation of revenue required to meet current lawful expenditures of the municipality in 2021

WHEREAS the Council of the City of Salmon Arm may, by bylaw, in accordance with Section 177 of the Community Charter, without assent of the electors or the approval of the Inspector of Municipalities, provide for the borrowing of money as may be necessary to meet current lawful expenditures of the municipality and to pay amounts required to meet the municipality's taxing obligations in relation to another local government or other public body;

AND WHEREAS the debt outstanding shall not exceed, at any time, the sum of the unpaid taxes for all purposes imposed during the current year and the money remaining due from other governments;

AND WHEREAS prior to the adoption of the Annual Property Tax Bylaw in any year, the taxes in that year are deemed to be 75% of all taxes imposed for all purposes in the preceding year;

AND WHEREAS the whole amount of taxes imposed in the immediate preceding year was $33,408,264.31;

AND WHEREAS the sum of unpaid current taxes for all purposes imposed during the current year and the money remaining due from Other Governments totals $25,056,198.24;

AND WHEREAS in order to meet the current lawful expenditures of the municipality it may be necessary to borrow up to the sum of $1,000,000.00;

AND WHEREAS there are no liabilities outstanding under Section 177;

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

1. The Council shall be and is hereby empowered and authorized to borrow upon the credit of the municipality an amount or amounts not exceeding the sum of One Million Dollars ($1,000,000.00).

2. The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and Treasurer.

3. All unpaid taxes and the taxes of the current year when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.

SEVERABILITY

4. 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.

ENACTMENT

5. 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.

EFFECTIVE DATE

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

CITATION

7. This bylaw may be cited as "City of Salmon Arm Revenue Anticipation Borrowing Bylaw No. 4435".

READ A FIRST TIME THIS	DAY OF	2021
READ A SECOND TIME THIS	DAY OF	2021
READ A THIRD TIME THIS	DAY OF	2021
ADOPTED BY COUNCIL THIS	DAY OF	2021

MAYOR

CORPORATE OFFICER

Item 11.1

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

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 476 of the *Local Government Act,* Council has considered this Official Community Plan amendment after required consultation with School District No. 83;

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: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4419 be read a second time.

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF
SALMONARM

TO: His Worship Mayor Harrison and Members of Council

Date: December 11, 2020

Subject: Official Community Plan Amendment Application No. OCP4000-44
Zoning Bylaw Amendment Application No. 1190

Legal: Lot 2, Section 24, Township 20, Range 10, W6M KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014
Civic: 1910 – 11 Avenue NE
Owner/Applicant: McGregor, D.

MOTION FOR CONSIDERATION

THAT: **A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 from HC (Commercial – Highway Service / Tourist) to HR (Residential High Density);**

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 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;**

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 by rezoning Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 from R-1 (Single-Family Residential Zone) to R-5 (High Density Residential Zone);**

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 defeated.

BACKGROUND

The subject parcel is located at 1910 – 11 Street NE, directly west of the RCMP station and north of the Trans Canada Highway (Appendix 1 and 2). The subject parcel is designated Highway Service / Tourist Commercial (HC) in the City's Official Community Plan (OCP), and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). This area is generally residential with a mix of zones, predominantly Residential (R-1), Institutional (P-3) and Commercial zones, with some Medium and High Density Residential (R-4 and R-5) zoned parcels also in the vicinity.

The subject parcel is approximately 2,821 square metres (0.7 acres) in area, with approximately 58 metres of frontage along 11 Street NE, and currently contains a single family dwelling. Site photos are attached as Appendix 5.

Land uses adjacent to the subject parcel include the following:

South: Road – Trans Canada Highway (TCH)
North: Road (11 Street NE), with Residential (R-1 and R-4) parcels beyond
East: Institutional (P-3) parcel
West: High Density Residential (R-5), currently under consideration for C-6 commercial

The proposal is to amend the OCP to the High Density Residential Land Use Designation and rezone the subject parcel to R-5 (High Density) to facilitate future high density residential development. Although not required at this rezoning stage, a development concept showing 18 units has been provided (Appendix 6). Staff note that while the provision of the development concept illustrates the intent of the applicant, this concept fails to address the requirements of the proposed R-5 Zone. Further details and professional analysis would be required to demonstrate feasibility and compliance with applicable regulations.

If rezoned to R-5 as proposed, a multi-family development would require a Development Permit application, and such an application is expected to be detailed in expressing the proposed development concept. A Development Permit application would consider precisely the form and character details of the proposed development concept, including a site plan, landscape plan, and building elevations.

OCP POLICY

The subject parcel is designated Highway Service / Tourist Commercial in the OCP. The request to amend the OCP to the High Density Residential designation would support R-5 zoning.

However, the proposal would result in a reduction of Commercial designated land. In terms of commercial policies of the current HC (Highway Service / Tourist Commercial) OCP designation, the subject parcel aligns with the Commercial Objectives and Policies listed in OCP Section 9, including supporting commercial uses within the primary commercial areas of the City, in proximity to the TCH. As previously noted, this parcel has highway exposure, a limited feature supporting commercial use. Furthermore, staff note OCP policy 9.3.3 which states that the intrusion of primary residential uses in commercially designated areas should be minimized.

The current OCP HC designation would support C-6 Tourist/Recreation Commercial zoning. The subject parcel is considered by staff to be well-suited for commercial use, being within close proximity to the TCH, residential areas, as well as the recreation centre and arena. Staff note that the C-6 Zone allows for residential use, including *upper floor dwelling units* and *work/live studios*.

Section 475 – Local Government Act

Pursuant to Section 475 of the *Local Government Act* (consultation during OCP development / amendments) the proposed OCP amendments were referred to the following external organizations:

Economic Development Society	No response to date
Adams Lake Indian Band	Appendix 7
Neskonlith Indian Band	No response to date

Formal response was received from the Title and Rights Coordinator of the Adams Lake Indian Band noting concerns on October 28, 2020. Subsequently, the City inquired via Data Request to the Archeological Branch of British Columbia on November 5, 2020 as to the status of the subject property. The response from the Archeological Branch on November 18, 2020 asserts the following:

1. Provincial records indicate no known archeological sites are recorded on the property, however Archeological Potential Mapping indicates portions of the property could contain unknown archaeological sites.
2. No study or permit is required at this time however it is the responsibility of the proponent to proceed under the *Heritage Conservation Act* accordingly.

COMMENTS

Ministry of Transportation and Infrastructure

It is recommended that final reading of the Bylaw be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure. Preliminary approval granted December 8, 2020. Comments provided to applicant (Appendix 8).

Engineering Department

Comments provided to applicant (Appendix 9). Frontage improvements as per the Subdivision and Servicing Bylaw would be required for development.

Building Department

No concerns with rezoning. Architect required for 5-plex.

Planning Department

The surrounding neighbourhood is characterized by a mix of older, single family housing and newer residential, commercial and institutional development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. The subject parcel is located in an area adjacent the TCH within close walking distance of the eastern commercial node, recreation centre, arena, schools including Okanagan College, and transit routes, with the City Centre and hospital approximately 1 km to the west.

The maximum residential density permitted under R-5 (High Density) zoning is 100 dwelling units per hectare of land. As the subject property is approximately 0.28 hectares in area (0.7 acres), the maximum permitted density under R-5 would be 28 dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel; and 3) no density bonus. The R-5 Zoning regulations are attached as Appendix 10.

This proposal includes an 18 unit multi-family development concept at this preliminary stage. Staff note that if rezoned to R-5, a number of multi-family residential development scenarios could present themselves, potentially involving subdivision, or stratification.

It should be noted that there have been eight OCP amendments in this general area since 2015 involving amendments to commercial designated land, with approximately 1.25 hectares of land redesignated from commercial to other (generally residential) land use designations. This represents a minor erosion of commercial inventory in this uptown area. Recently however, there have been applications for lands adjacent the TCH in close proximity to this subject parcel for commercial land use. Should this proposal be supported, it would represent a decrease in the commercial land base of the City.

Staff recognize the need for a range of diverse housing options within the community, however the need for commercial options must also be acknowledged. The TCH frontage adds specific value at this location as a potential commercial site. Staff note that C-6 zoning is supported under the current OCP land use designation, which would allow for both commercial and residential development permitting residential use in the form of both *upper floor dwelling units* and *work/live studios*. Such a commercial development would similarly involve a Development Permit application to address form and character.

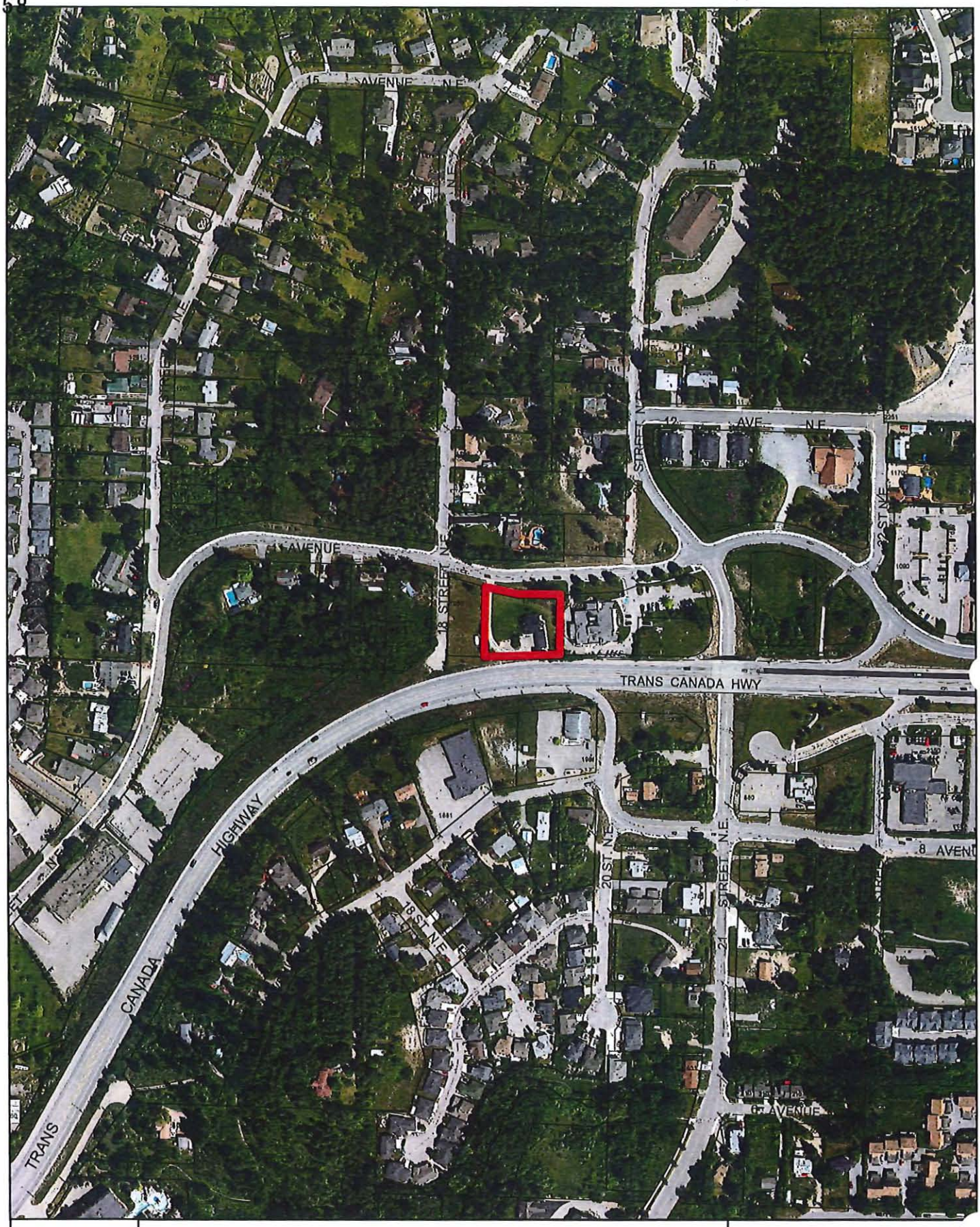
CONCLUSION

Staff's opinion is that the location and specific site characteristics are suited to commercial development. Given the OCP policy to minimize the intrusion of primary residential uses in commercially designated areas, and the recent trend towards commercial development in the area, the proposed HR land use designation and R-5 zoning of the subject property is not supported by staff.

Prepared by: Chris Larson, RPP, MCIP
Senior Planner

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

Appendix 1: Aerial View

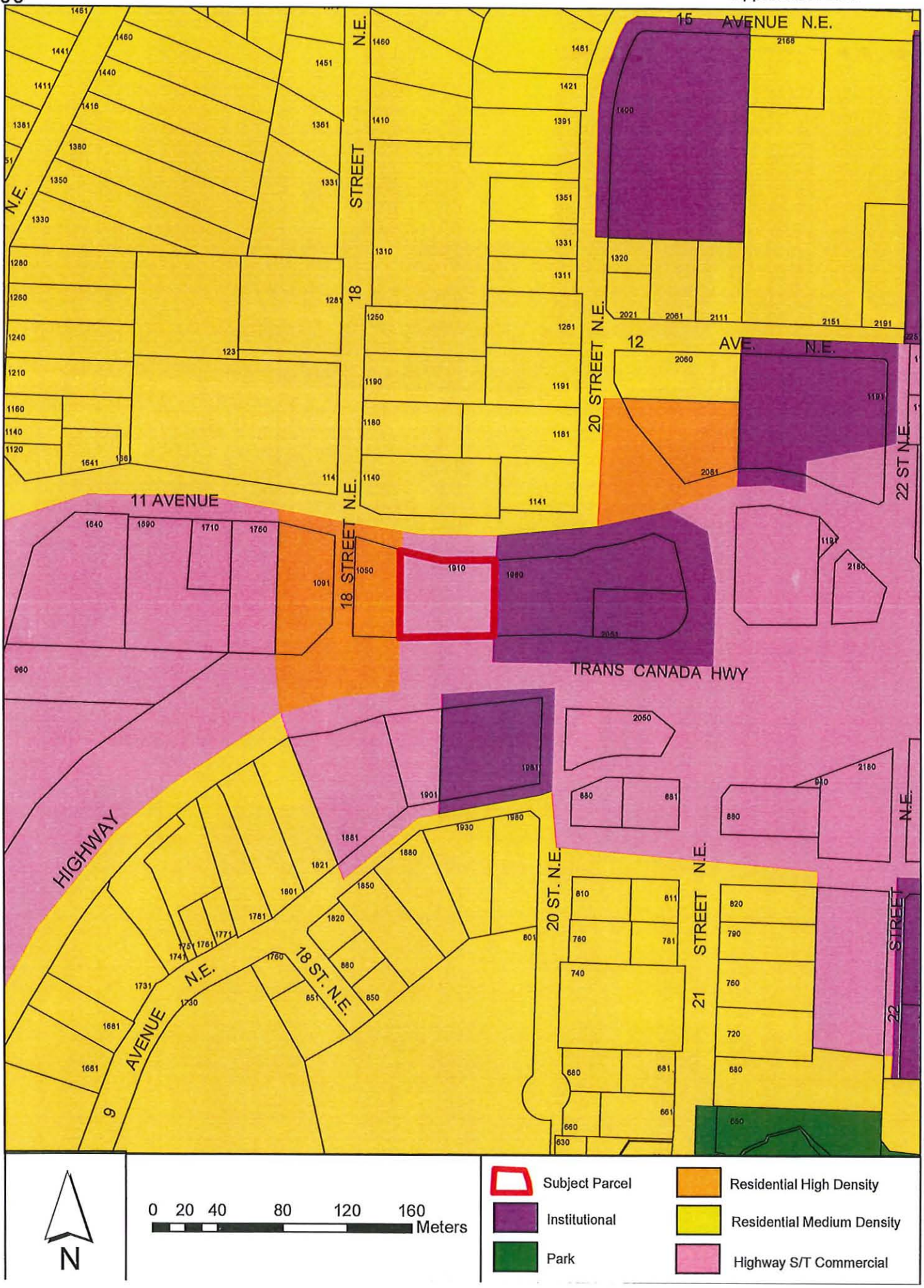


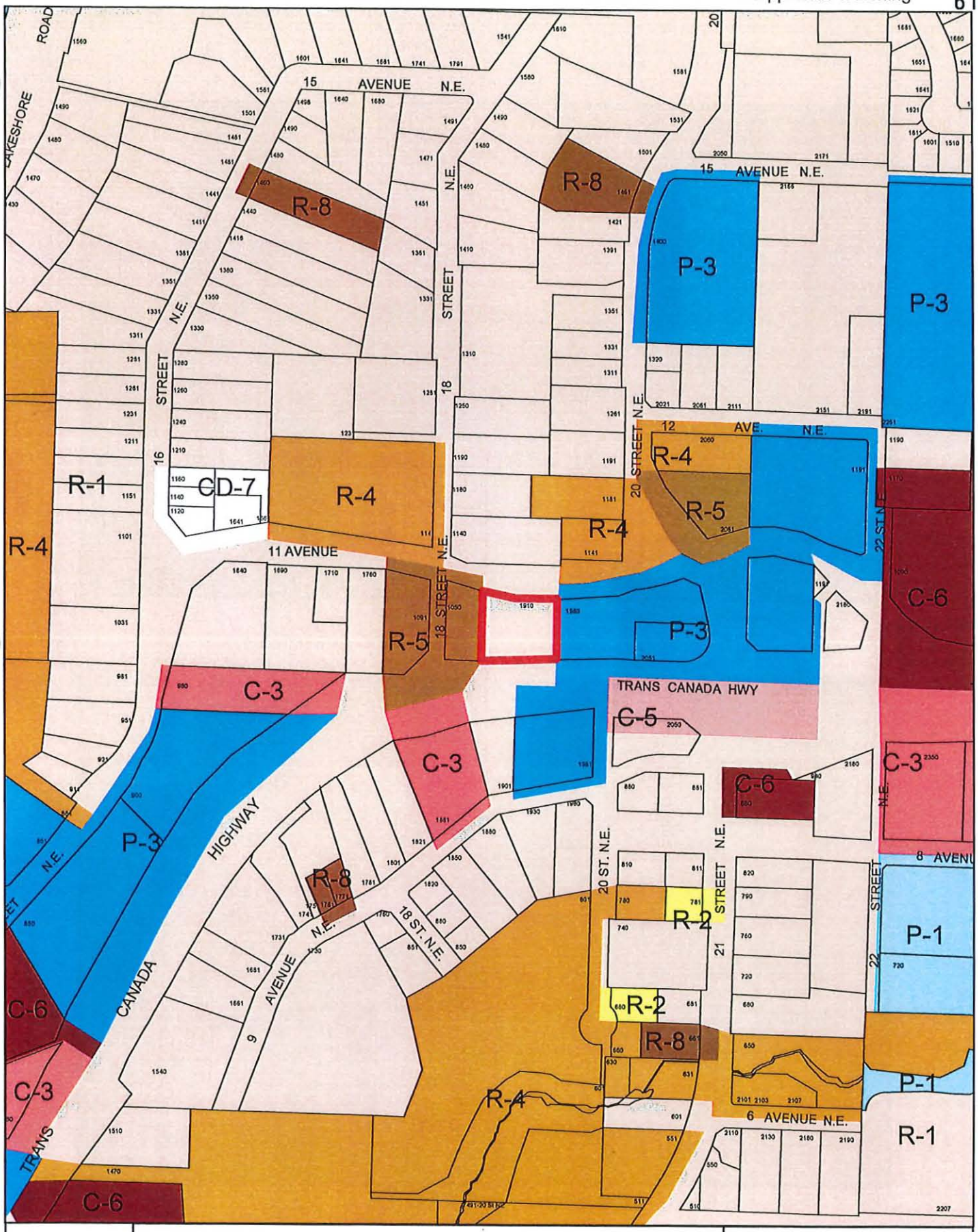
N

0 30 60 120 180 240 Meters

Subject Parcel

18 STREET NE
1050
1910
1141
N
0 5 10 20 30 40
Meters
Subject Parcel


15 AVENUE N.E.
12 AVE. N.E.
11 AVENUE
18 STREET N.E.
20 STREET N.E.
22 ST N.E.
TRANS CANADA HWY
HIGHWAY
9 AVENUE N.E.
18 ST. N.E.
20 ST. N.E.
21 STREET N.E.
22 STREET
N
0 20 40 80 120 160
Meters
Subject Parcel
Institutional
Park
Residential High Density
Residential Medium Density
Highway S/T Commercial



N

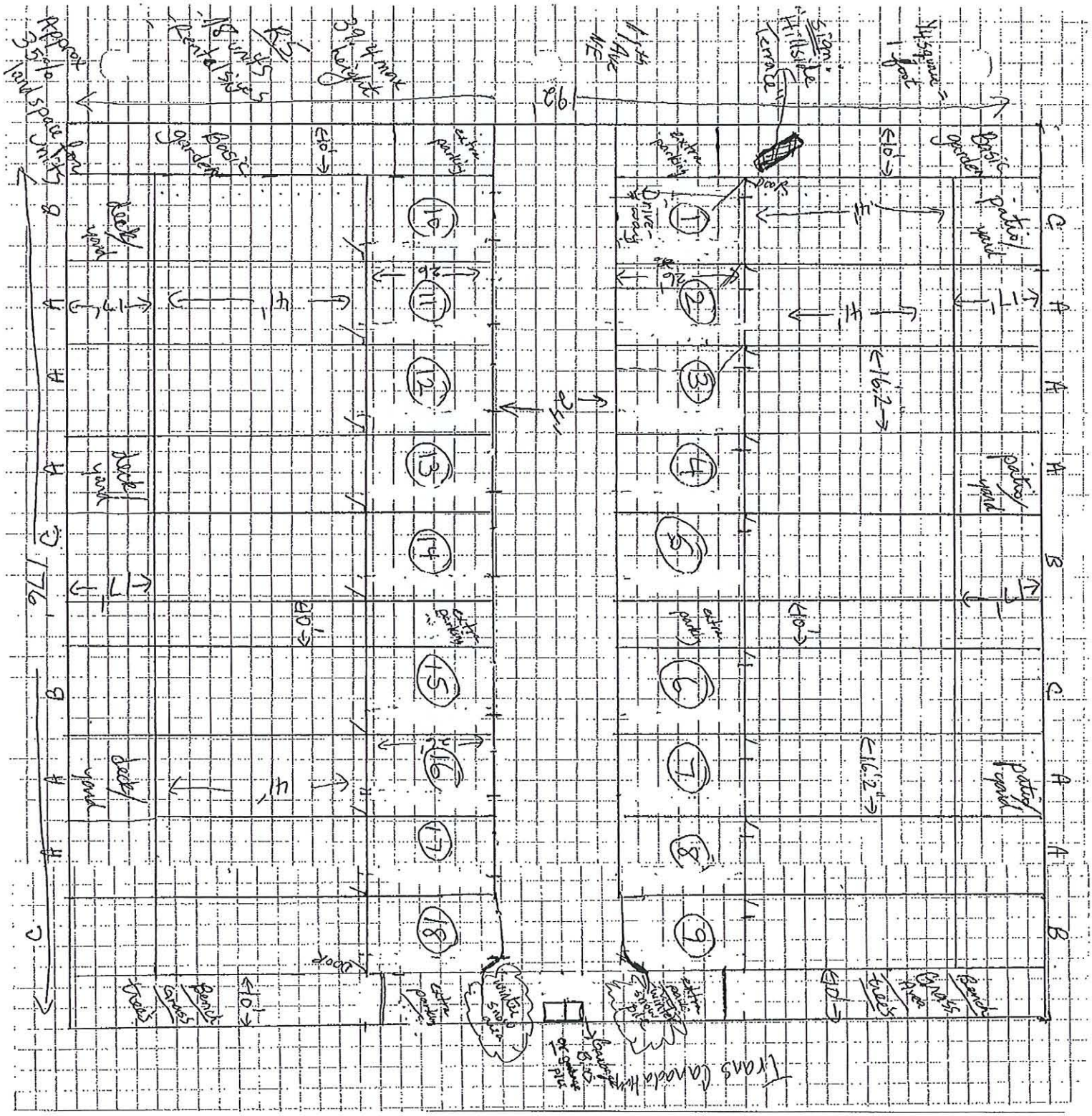
0 30 60 120 180 240 Meters

Subject Parcel

View of subject parcel looking southeast from 11 Avenue NE.

View of subject parcel looking southwest from 11 Avenue NE.

Proposed plan – Townhomes - 18 units


Approx 35 sq.ft landspace/unit
18 units
Rental sizes
R5
39.4 max height
Basic garden
Basic garden
patio/yard
patio/yard
patio/yard
patio/yard
back yard
back yard
back yard
back yard
extra parking
extra parking
extra parking
extra parking
extra parking
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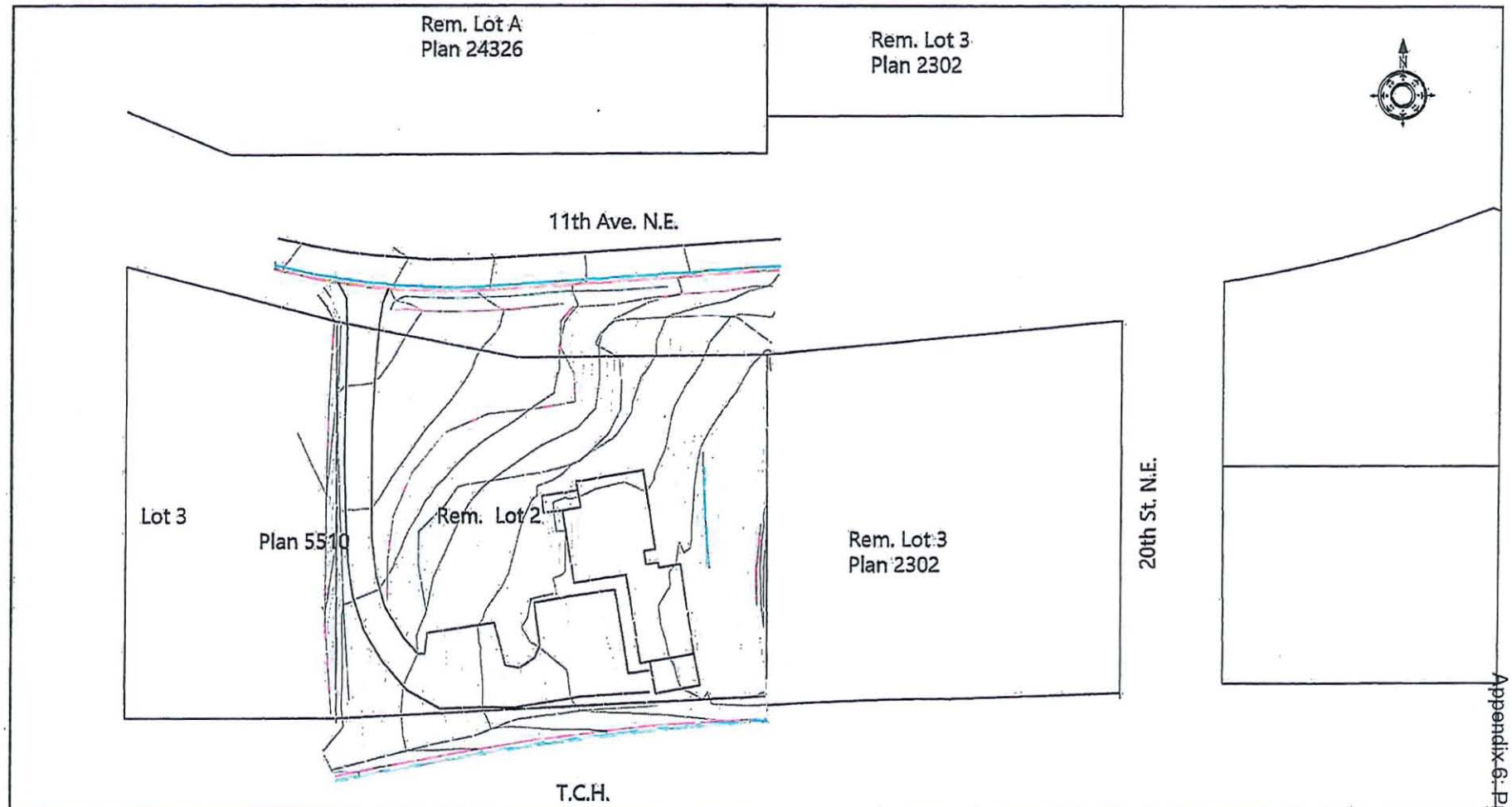
extra parking
extra parking
extra parking
Drive-way
Trees
Benches
Bench
Grass
Trees
Trees
Trees



PLAN SHOWING TOPOGRAPHIC SURVEY
LOCATION:
LOT 2 SECTION 24 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 5510 EXCEPT PLANS 14376, 24326 AND KAP48014
PID: 002-817-071; PHYSICAL ADDRESS: 1910 11 AVE NE SALMON ARM V1E 2V5

BLACKBURN SURVEYING LTD.
Box 625, Salmon Arm BC, V1E 4N7
250.804.5465
blackburnsurveying@gmail.com

PLAN

SCALE 1 : 500 0 5 10 15 20 25

DATE 8/14/2018	PAGE 1 of 1	FILE 8033

Adams Lake Indian Band

Project Name:
Salmon Arm OCP amend proposed High Density Residential Development

Consulting Org Contact:
Kathe Frese

Consulting Organization:
City of Salmon Arm

Date Received:
Wednesday, October 28, 2020

The Adams Lake Indian Band has concerns with the Salmon Arm OCP amend proposed High Density Residential Development. Through a preliminary analysis we have identified some concerns which include:
-340 overlapping or nearby traditional use sites.
-nearby archeological sites.

We reiterate that Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its traditional territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.
al title based on a pattern of regular occupation throughout the various seasons for hunting and gathering, as well as spiritual practices within Sun Peaks. [Emphasis added]

Therefore we require that you satisfy any appropriate archeological studies needed.
Regards,

Dave Nordquist, RPF
Title and Rights Coordinator
Adams Lake Indian Band

Chris Larson

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November-18-20 12:58 PM
To: Chris Larson
Subject: RE: Data Request: Chris Larson - City of Salmon Arm

Hello Chris,

Thank you for your referral regarding 1910 11 Avenue NE, Salmon Arm, PID 002817071, LOT 2 SECTION 24 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 5510 EXCEPT PLANS 14376, 24326 AND KAP48014. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Data is not currently available to the Province that describes the potential for previously unidentified archaeological sites to occur in the area.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this referral.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

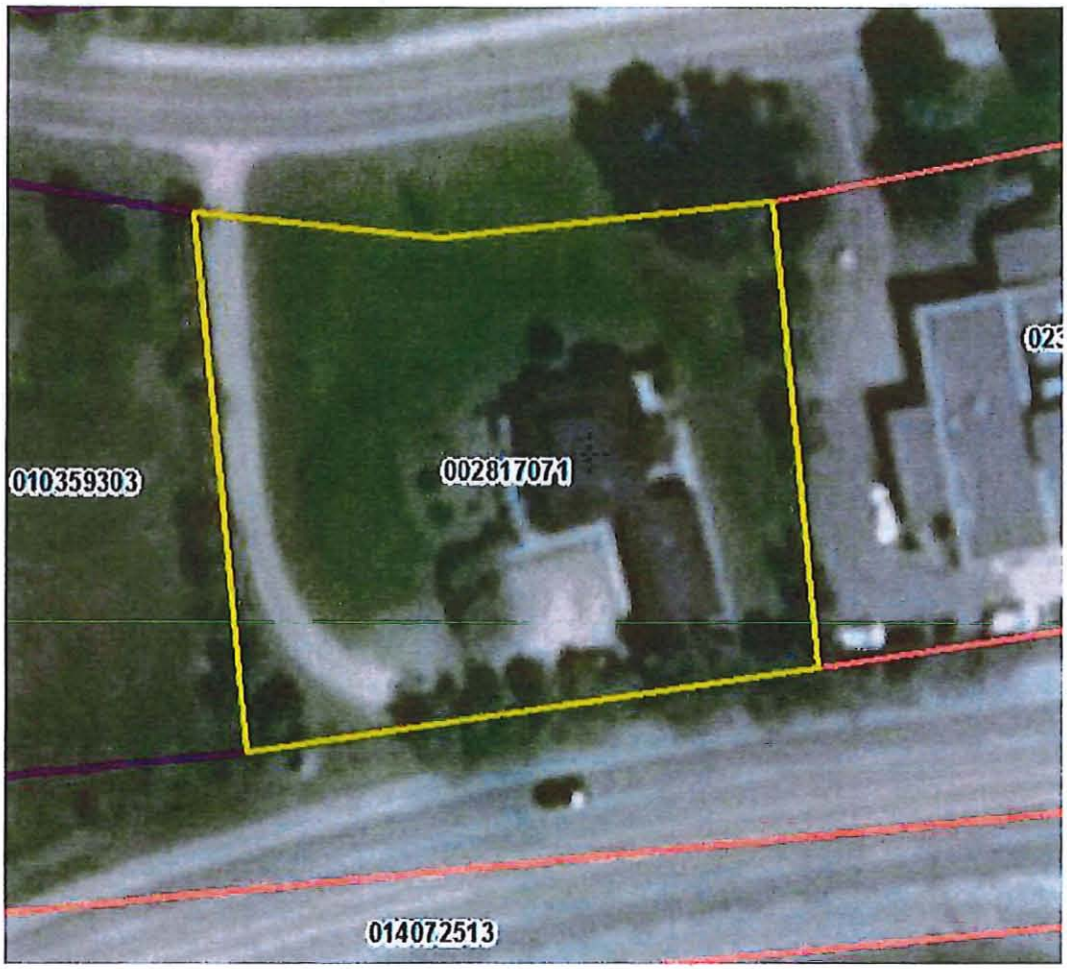
For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.

BRITISH COLUMBIA

Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branch|Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Phone: (250) 953-3343|Email: diana.cooper@gov.bc.ca |Website www.gov.bc.ca/archaeology

From: clarson@salmonarm.ca <clarson@salmonarm.ca> **On Behalf Of** ArchDataRequest@gov.bc.ca
Sent: November 5, 2020 4:16 PM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: Data Request: Chris Larson - City of Salmon Arm

Terms and Conditions Accepted	Yes
Name	Chris Larson
Email	clarson@salmonarm.ca
I am a	Local Government Representative

Affiliation	City of Salmon Arm
Address	500 - 2 Avenue NE Box 40
City	Salmon Arm
Province	BC
Postal Code	V1E 4N2
Phone Number	250-803-4051
Information Requested	I request information and advice about archaeological sites on the parcel(s) described below (include civic address, PID, legal description; attach maps below if available): Lot 2, Section 24, Township 20, Range 10, W6M KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 CIVIC: 1910 – 11 Avenue NE PID: 002-817-071
Why Site Information is Required	Other (describe below): Official Community Plan Amendment Application No. OCP 4000-44 Zoning Amendment Application No. ZON-1190. Owner wishes to redesignate and rezone the property to accommodate future residential development.
Third Party Access	The following person(s) may have access to this information: City of Salmon Arm staff, owner/applicant, Adams Lake Band
Format Required	PDF, Map(s)
Who Prompted	Archaeology Branch web site
File Attachment#1	APP1 - Aerial ZON1190.pdf
File Attachment#2	APP2 - parcel - ZON1190.pdf
File Attachment#3	
File Attachment#4	
File Attachment#5	

BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

DEVELOPMENT SERVICES PRELIMINARY BYLAW COMMUNICATION

Your File #: OCP4000-44 & ZON-1190
eDAS File #: 2020-05636
Date: Dec/08/2020

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 4420 for:
Lot 2, 24-20-10 W6M KDYD Plan 5510 Except Plans 14376, 24326 and KAP48014

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act.*

The land owner must be aware of the following:

The subject property must have access off a municipal road as direct access to the Trans-Canada Highway will not be permitted.

All new structures must be located outside of the provincial setback of 4.5m from the Trans-Canada Highway road/property line.

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

Yours truly,

Knight

Tara Knight
Development Officer

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3380

CITY OF
SALMONARM

Memorandum from the Engineering and Public Works Department

TO:	Kevin Pearson, Director of Development Services
DATE:	27 October 2020
PREPARED BY:	Chris Moore, Engineering Assistant
OWNER:	**McGregor, D.**, PO Box 10023, Salmon Arm, BC V1E 3B9
APPLICANT:	Owner
SUBJECT:	**OCP AMENDMENT APPLICATION No. OCP4000-44** **ZONING AMENDMENT APPLICATION FILE No. ZON-1190**
LEGAL:	Lot 2, Section 24, Township 20, Range 10,W6M KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014
CIVIC:	**1910 – 11 Avenue NE**

Further to your referral dated 21 October 2020, 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:**

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 prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.

7. At the time of building permit 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.

OCP AMENDMENT APPLICATION No. OCP4000-44
ZONING AMENDMENT APPLICATION FILE No. ZON-1190
27 October 2020
Page 2

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8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.

9. For the 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 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. 11 Avenue NE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).

2. 11 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, offset sidewalk, boulevard construction, street lighting, and hydro and telecommunications. Offsets and streetlight specifications to conform to Specification Drawing No. RD-3. Owner / Developer is responsible for all associated costs.

3. Trans Canada Highway on the subject properties southern boundary is a provincial controlled access highway. Additional dedication/improvements will be determined by Ministry of Transportation.

4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

5. Only one (1) driveway access will be permitted onto 11 Avenue NE. The existing letdown may be relocated at time of building permit, subject to approval of City Engineer. Owner / Developer responsible for all associated costs.

6. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

OCP AMENDMENT APPLICATION No. OCP4000-44
ZONING AMENDMENT APPLICATION FILE No. ZON-1190
27 October 2020
Page 3

Water:

1. The subject property fronts a 200mm diameter Zone 2 watermain on 11 Avenue NE. 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-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.

3. Records indicate that the subject property is currently serviced by a 19mm service from the 200mm diameter watermain on 11 Avenue NE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.

5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).

6. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 11 Avenue NE. No upgrades will be required at this time.

2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.

3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 11 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

OCP AMENDMENT APPLICATION No. OCP4000-44
ZONING AMENDMENT APPLICATION FILE No. ZON-1190
27 October 2020
Page 4

Drainage:

1. The subject property fronts a 525mm diameter storm sewer on 11 Avenue NE. No upgrades will be required at this time.

2. Records indicate that the existing property is not currently serviced with a storm service connection.

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 proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the 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 for: Category A (Building Foundation Design), and Category B (Pavement Structural Design), is required.

Chris Moore
Engineering Assistant

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

From: Debbie McGregor
Date: 2020-12-16 7:35 a.m. (GMT-08:00)
To: Chris Larson , Kevin Pearson
Subject: Re: 1910 11 Avenue NE - OCP-44 ZON-1190

Good morning,
And thank you again, for sending the list of 'uses' that apply under C-6 zoning. I've looked it over, and just can't envision any of the suggested uses, on the property at 1910 - 11th Ave NE.

With the need for housing so high, and with so many vacant commercial buildings and lots, I really think it is in the best interest of the City/young families that are moving here, that I go forward with my application to change the zoning to R5 and ideally go ahead with the project to build 18 affordable townhomes with tandem garages and 2-car driveways. I realize the concept plan I submitted will need to be adjusted to conform with the BC Building Code, but that will be taken care of when I have my architect create the final plans.

Thank you for your time, and if you need any further information, feel free to email or call me at 604-307-9714. I look forward to meeting you in person at the first reading.

Regards,
Debbie McGregor

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE

Purpose

#2789 10.1 The purpose of the R-5 Zone is to provide for high *density*, *multiple family* residential *development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the ***Fire Services Act, British Columbia Building Code***, and other applicable legislation.

Regulations

10.2 On a *parcel zoned* R-5, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-5 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

10.3 The following uses and no others are permitted in the R-5 *Zone:*

.1 *boarders*, limited to two;
#2789 .2 *boarding home*;
.3 *commercial daycare facility*;
#2782 .4 *home occupation*;
.5 *multiple family dwellings*;
.6 *public use*;
.7 *public utility*;
#2789 .8 *rooming house*;
#2356 .9 *triplex;*
.10 *accessory use.*

Maximum Height of Principal Building

10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the Development Permit process, if any of the special amenity(ies) in Table 3 are provided.

Maximum Height of Accessory Building

10.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

#2811 10.6 .1 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

.2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Area

10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

Minimum Parcel Width

10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

Minimum Setback of Principal Buildings

10.9 The minimum *setback* of *buildings* from the:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	5.0 metres (16.4 feet)
.3	*Interior side parcel line* shall be	2.4 metres (7.8 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)
#2811 .5	Refer to Section 4.9 for "Special Building Setbacks" which may apply.	

Minimum Setback of Accessory Buildings

10.10 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)
#2811 .5	Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.	

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

#2769 10.11 .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre).

.2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 *Zone* may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

TABLE 3

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each *dwelling unit* which caters to the disabled (e.g. wheelchair access)	▪ 2 units per hectare (0.8 units per acre)
2. Provision of *commercial daycare facility* 7 - 10 children 11 - 15 children 16 or more children	 ▪ 4 units per hectare (1.6 units per acre) ▪ 6 units per hectare (2.4 units per acre) ▪ 8 units per hectare (3.2 units per acre)
3. Provision of below *grade* or parkade type parking for at least 50% of the required off street parking	▪ 10 units per hectare (4.0 units per acre)
4. Provision of each rental *dwelling unit*	▪ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental *dwelling unit* in accordance with special agreement under Section 904 (9)218)	▪ 5 units per hectare (2.0 units per acre)

Parking

10.12 Parking shall be required as per Appendix I.

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE

Purpose

20.1 The C-6 *Zone* is intended to accommodate pedestrian oriented tourist/recreation businesses. The area *zoned* C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 *Zone* shall be subject to a *Development Permit* as per the *Official Community Plan.*

Regulations

20.2 On a *parcel zoned* C-6, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

20.3 The following uses and no others are permitted in the C-6 *Zone:*

.1 art gallery;
.2 banking kiosk;
.3 boat and marine sales, repair and rental, including outside covered or screened storage;
#3637 .4 *commercial daycare facility*
.5 convention centre;
.6 craft making and sales;
.7 farmers market;
.8 *health service centre*;
#2782 .9 *home occupation*;
.10 *hotel*;
.11 library;
#3223 .12 *licensee retail store;*
.13 *motel*;
.14 museum;
.15 night club;
#3426 .16 *offices*;
#2837 .17 *outside vending*;
#3163 .18 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw.
.19 *personal service establishment*;
.20 pub;
.21 *public use*;
#3060 .22 *private utility*;
.23 *public utility*;

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

.24 *recreation facility - indoor*;
.25 *recreation facility - outdoor*;
#3517 .26 *resort accommodation*;
.27 *restaurant*;
#4005 .28 *retail store*;
.29 theatre;
#2554 .30 *upper floor dwelling units;*
#3167 .31 *work/live studios; and*
.32 *accessory use.*

Accessory Uses

#2554 #3426 20.4 .1 Outside storage and *warehouse* facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw.

Maximum Height of Principal Buildings

#2748 20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet).

Maximum Height of Accessory Buildings

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

Minimum Parcel Size or Site Area

20.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

20.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

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

.1 *Rear parcel line* adjacent to a residential *zone* shall be 3.0 metres (9.8 feet)
.2 *Interior side parcel line* adjacent to a residential *zone* shall be 3.0 metres (9.8 feet)

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

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

CITY OF SALMON ARM

BYLAW NO. 4419

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in the and 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. "City of Salmon Arm Official Community Plan Bylaw No. 4000" is hereby amended as follows:

    1. Re-designate Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510, Except Plans 14376, 24326 and KAP48014 from HC (Highway Service/Tourist Commercial) to HR (Residential High Density), as shown on 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

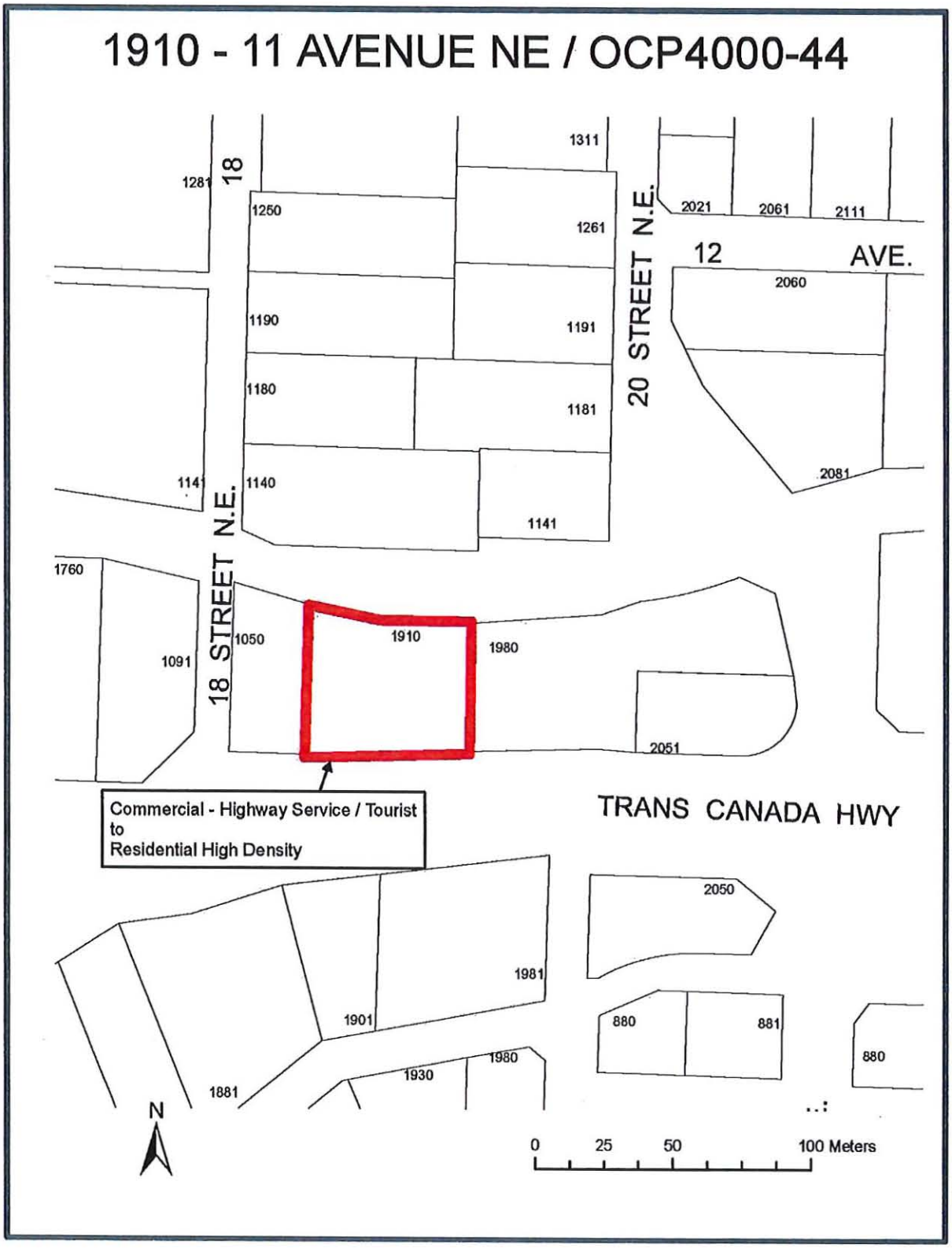
This bylaw may be cited as **"City of Salmon Arm Official Community Plan Amendment Bylaw No. 4419".**

READ A FIRST TIME THIS	11th	DAY OF	January	2021
READ A SECOND TIME THIS		DAY OF		2021
READ A THIRD TIME THIS		DAY OF		2021
ADOPTED BY COUNCIL THIS		DAY OF		2021

_____
MAYOR

_____
CORPORATE OFFICER

Schedule "A"


1910 - 11 AVENUE NE / OCP4000-44
18 STREET N.E.
20 STREET N.E.
12 AVE.
TRANS CANADA HWY
1281
1250
1311
1261
2021
2061
2111
2060
1190
1191
1180
1181
1140
1141
2081
1760
1091
1050
1910
1980
2051
Commercial - Highway Service / Tourist
to
Residential High Density
2050
1981
1901
880
881
880
1930
1980
1881
N
0
25
50
100 Meters

Item 11.2

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4420 be read a second time.

[ZON-1190; McGregor, D.; 1910 11 Avenue NE; R-1 to R-5]

Vote Record

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

  Opposed:

  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4420

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in the and 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:

   Rezone Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510, Except Plans 14376, 24326 and KAP48014 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone), attached as Schedule "A".

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 Zoning Amendment Bylaw No. 4420"**

READ A FIRST TIME THIS	11th	DAY OF	January	2021
READ A SECOND TIME THIS		DAY OF		2021
READ A THIRD TIME THIS		DAY OF		2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2021

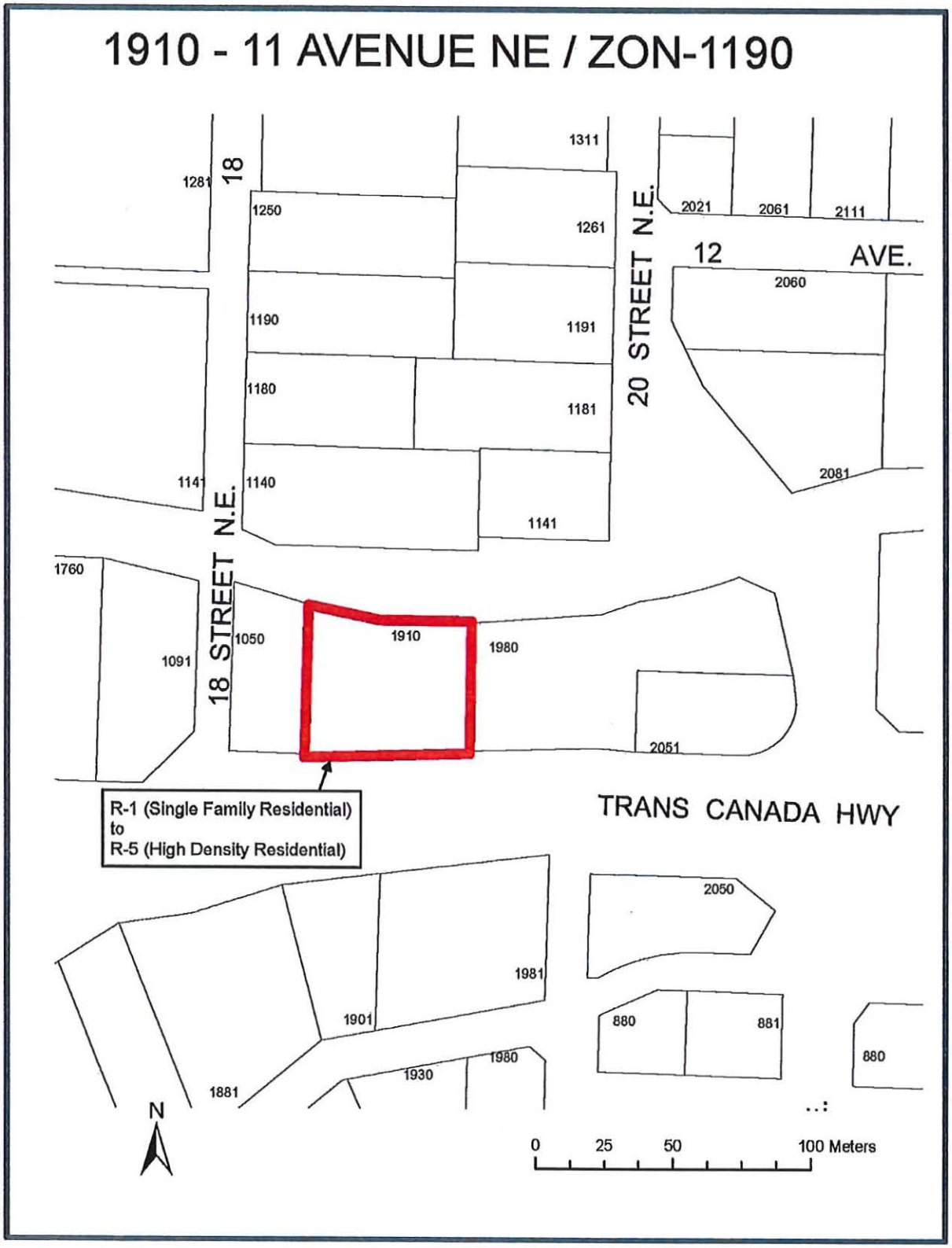
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"


1910 - 11 AVENUE NE / ZON-1190
18 STREET N.E.
20 STREET N.E.
12 AVE.
TRANS CANADA HWY
1281
1250
1311
1261
2021
2061
2111
2060
1190
1191
1180
1181
1141
1140
1141
2081
1760
1091
1050
1910
1980
2051
R-1 (Single Family Residential)
to
R-5 (High Density Residential)
2050
1981
1901
880
881
880
1930
1980
1881
N
0 25 50 100 Meters

Item 11.3

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Ticket Information Utilization Amendment Bylaw No. 4425 be read a final time.

[Sewer Connection]

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF SALMON ARM

File: ENG 5340.Sewerage/Bylaw

TO:	His Worship Mayor Harrison and Members of Council
FROM:	Robert Niewenhuizen, Director of Engineering and Public Works Maurice Roy, Manager of Permits and Licensing
PREPARED BY:	Matt Gienger, Engineering Assistant
DATE:	January 5, 2021
SUBJECT:	AMENDMENTS FOR TICKETING BYLAW

STAFF RECOMMENDATION:

THAT: Council give the "City of Salmon Arm Ticket Information Utilization Bylaw No 4425" first, second and third reading.

PROPOSAL: To amend Schedule 1 of the bylaw to include:

"20. Sewer Connection Bylaw No. 1410

- Bylaw Enforcement Officer
- Director of Engineering and Public Works
- Building Official

And to add Schedule 21 to the bylaw as attached.

BACKGROUND:

By listing the Sewer Connection Bylaw No. 1410 in the Ticketing Bylaw, the City will be able to ticket infractions as listed in the attached proposed Schedule 21.

Rob Neiwenhuizen
Director of Engineering & Public Works

CITY OF SALMON ARM

BYLAW NO. 4425

A bylaw to amend City of Salmon Arm Ticket Information Utilization Bylaw No. 2760

WHEREAS Council may designate certain bylaw offences, authorize the use of certain words or expressions, set certain fine amounts and designate persons as Bylaw Enforcement Officers;

AND WHEREAS it is deemed expedient to amend City of Salmon Arm Ticket Information Utilization Bylaw No. 2760;

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

1. City of Salmon Arm Ticket Information Utilization Bylaw No. 2760 is hereby amended as follows:

   a) Schedule 1 is hereby amended to include:

20.	Sewer Connection Bylaw No. 1410	• Bylaw Enforcement Officer • Director of Engineering and Public Works • Building Official

   b) Schedule 21 of the Sewer Connection Bylaw No. 1410 is hereby inserted to the Ticket Information Utilization Bylaw No. 2760.

2. This bylaw may be cited for all purposes as "City of Salmon Arm Ticket Information Utilization Amendment Bylaw No. 4425".

READ A FIRST TIME THIS	11th	DAY OF	January	2021
READ A SECOND TIME THIS	11th	DAY OF	January	2021
READ A THIRD TIME THIS	11th	DAY OF	January	2021
ADOPTED BY COUNCIL THIS		DAY OF		2021

MAYOR

CORPORATE OFFICER

BYLAW NO. 2760

SCHEDULE 21

BYLAW	SECTION	FINE
Sewer Connection Bylaw No. 1410		
Connection without permit.	3, 4	$200.00
Tampering or interfering.	6	$200.00
Failure to connect.	7	$200.00
Unauthorized discharge.	9	$100.00
Unauthorized discharge.	10	$100.00
Obstructing substances.	11	$100.00
Unauthorized substances.	12	$100.00
Non-conforming garbage grinder.	14	$100.00
Not allowing inspection.	15	$100.00
Damage to public sewer.	17	$200.00
Failure to allow entry.	18	$100.00

INFORMATIONAL CORRESPONDENCE – JANUARY 25, 2021

1.	D. Roy – email dated January 17, 2021 – Hydro Box Art	A
2.	K. Moleschi – email dated January 18, 2021 – Salmon Arm Bay Nature Foreshore Trail	A
3.	P. Skinner – email dated January 19, 2021 – Shoreline Nature Trail	A
4.	S. Caner, President, Shuswap Food Action Society – letter dated January 20, 2021 – Downtown Farmer's Market and Coldest Night of the Year	A
5.	H. Pettifer, Member Services/Administrative Assistant, Softball British Columbia – email dated January 8, 2021 – COVID Relief Funding	A
6.	J. Dooley, Mayor, City of Nelson to the Honourable A. Dix, Minister of Health – letter dated January 8, 2021 – Vaccination Priority for Essential Critical Infrastructure Municipal Employees	N
7.	Interior Health Authority – monthly newsletter dated January 2021 – Healthy Communities	N

N = No Action Required
A = Action Requested
S = Staff has Responded
R = Response Required

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Item 12.2

CITY OF SALMON ARM

Date: January 25, 2021

L. Wong, Manager, Downtown Salmon Arm – letter dated October 2020 – Alexander Plaza

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

DOWNTOWN
SALMONARM

Original artwork by Sara Wiens, 2020

ALEXANDER PLAZA

SMALL CITY, BIG FUTURE

Report Author – Lindsay Wong, Manager

October 2020

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

DOWNTOWN SALMONARM

History

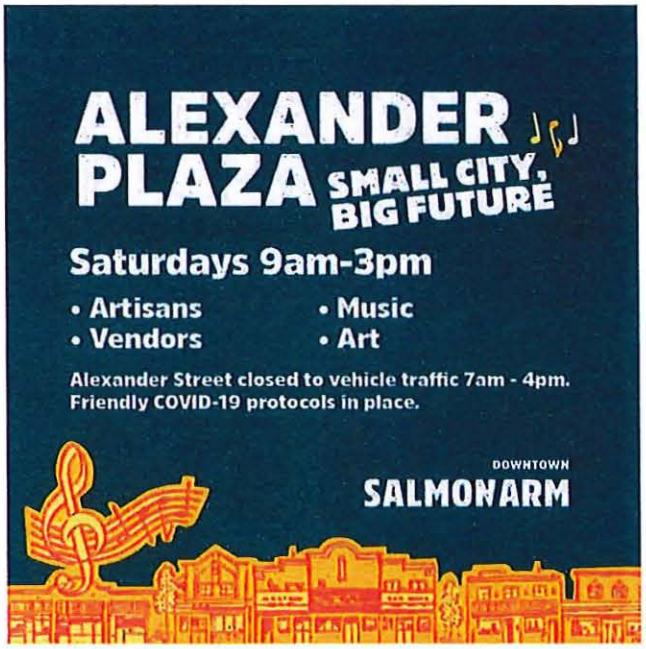
In May, A letter was sent to the members with this messaging, to request participation in a survey to open Alexander Street between Hudson Avenue and Lakeshore Drive to pedestrians on Saturdays in the summer.

COVID-19 is presenting challenges for every community, every business, and every person. While Canada-wide and International travel continues to be restricted, tourism will be impacted for us here in the Shuswap.

Many communities, including Salmon Arm, are contemplating expanding our available public street space as a way to accommodate more people, encourage more visitation by our locals, and enable physical distancing while being outdoors. Current Provincial messaging supports being outdoors while safe distancing.

Visit Survey here: Alexander Street Opening. We would appreciate your response by ***June 1.***

The information you provide to us will guide us in our endeavors to kickstart commerce and activity within our downtown core while following all COVID-19 health & safety regulations. We appreciate your participation in this survey.



DOWNTOWN SALMONARM

Survey from the members

75% for 25% against

Survey of just Alexander Street businesses

Of the 14 businesses polled, 2 were in favour (happy), 2 were against, remainder said okay

Survey Findings of Visitors to AP
Would you say you are a visitor or resident of SA/Shuswap?
Residents 415
Visitors 235
Total 650 surveys collected

What made you come today?
Music/art 97 Word of mouth 82 Support Local 34 Social event 102 Food 91
Activity for kids 12 Farmers Market 128 Other 26

What has been your experience so far of AP?
Great 221 Good 217 Okay 16 Bad/really bad 0

Do you come downtown regularly?
Yes 213 No 109

What has your shopping experience been like?
Came for food 74 Bought something 36 Good 86 Okay 49 Bad 0

Participant data (for internal use)
Over 30 429 Under 30 221

Common positives
Love the music, good social event, great summer vibe, friendly, vendors doing a good job wearing masks

Common requests
Hands-on activities, different style of music, more kids activities, don't allow smoking, more vendors, more seating and shade, better advertising

On the ground observations and direct feedback

- Increased traffic into stores
- Relaxed, friendly environment
- Increased awareness of what we have downtown
- Connect with the community and those we haven't seen in a while
- Place of attraction for our tourist population

DOWNTOWN SALMONARM

- More permanent CoVid signage and equipment
- More seating and shade
- More garbage, recycling and compost options
- 'We have been waiting years to do this'
- No complaints about lack of parking

Survey mid-point findings from the members – 18 responses

Have you noticed an increase in traffic? 44% yes, 56% no

Do you think this has been an effective way to increase pedestrian traffic on Saturdays in downtown Salmon Arm? 82% yes, 23% no

Approx. what percentage of your patrons are following CoVid-19 safety measures while in your business? 100% of the time 17%, 75% of the time 50%, 25% of the time 11%, less than 50% 22%

Have you taken advantage of the open air mall with any of the following or similar: outdoor displays, patio tables, Saturday specials/sales? 28% yes, 72% no

Common examples of yes	Common examples of no
Set up sidewalk displays	staffing
Additional planters, seating	products do not display well outside
Booth at the market	concern for CoVid safety
	Visibility and cost to purchase displays

Would you support AP extending to the end of September?
83% Yes
17% No

Other
Shuswap Pie Company built an outdoor patio, which was very successful. Inclusive Arts, Styleline Interiors and SA Liquor Store (downtown members) participated by having a booth. Styleline's regular attendance proved to have successful outcomes for them.
Community organizations such as YPAC (Youth Philanthropy Advisory Committee), Shuswap Society for the Arts and Culture and CMHA also participated with an information booth.

Summary
The Board of Directors were pleased with the results of Alexander Plaza and that it reached its overall goal of bringing people downtown, providing the community with a safe social event while adhering to CoVid health and safety guidelines. Downtown Salmon Arm would like to visit this opportunity again in 2021.

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Item 14.1

CITY OF SALMON ARM

Date: January 25, 2021

Presentation 3:30 p.m. (approximately)

NAME: Tracey Kutschker, Director/Curator, Salmon Arm Arts Centre

TOPIC: Salmon Arm Arts Centre

Vote Record

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

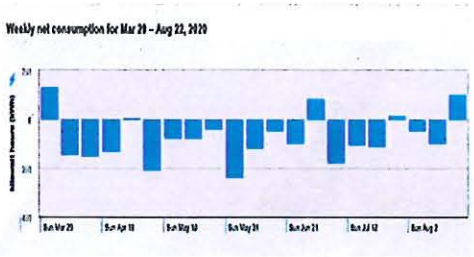
  Opposed:

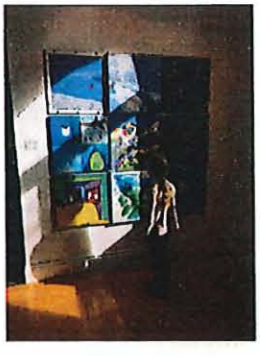
  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

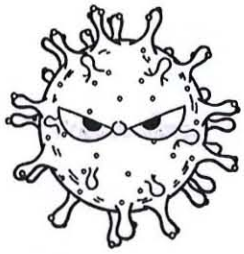
salmon arm arts centre

Tracey Kutschker
Director/Curator

2020 Year in Review







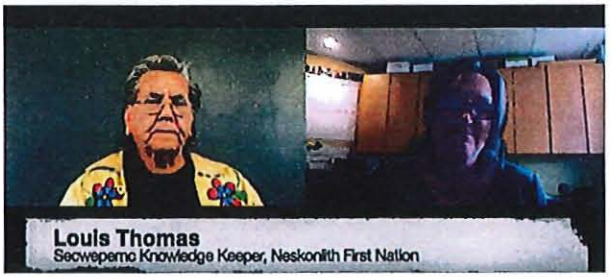
I've Lost My CHILL
WHY SHOULD I CLEAN MY ROOM IF THE WORLD IS A MESS?
GIRLS JUST WANT TO HAVE FUNDAMENTAL

THE OCEAN IS RISING SO ARE WE
How can you sleep if your home is burning?

GO VEGAN

OUR
IS
GO VEGAN

Small City, **Big Ideas**



FAMILY SATURDAYS @ HOME: Lava Lamp

CULTURAL MAPPING

The Art Gallery is working with researchers from TRU to create story maps with people from the LGBTQ2S+ community in Salmon Arm, BC.

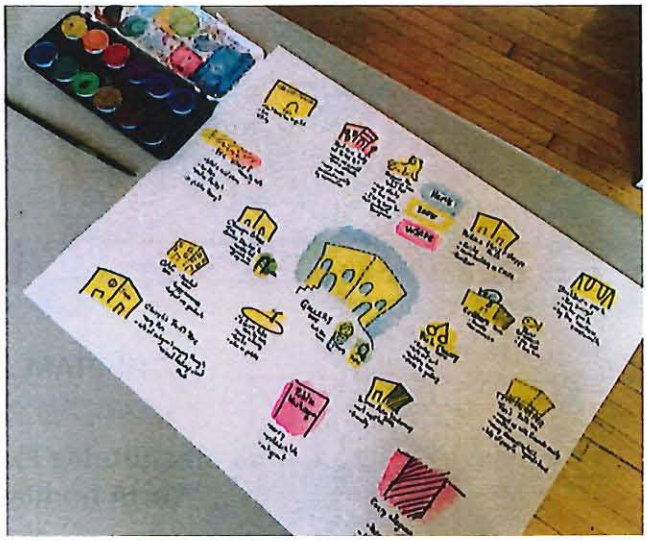
"Where do you feel safe/unsafe in downtown Salmon Arm?"

salmon arm PRIDE project

salmon arm arts centre

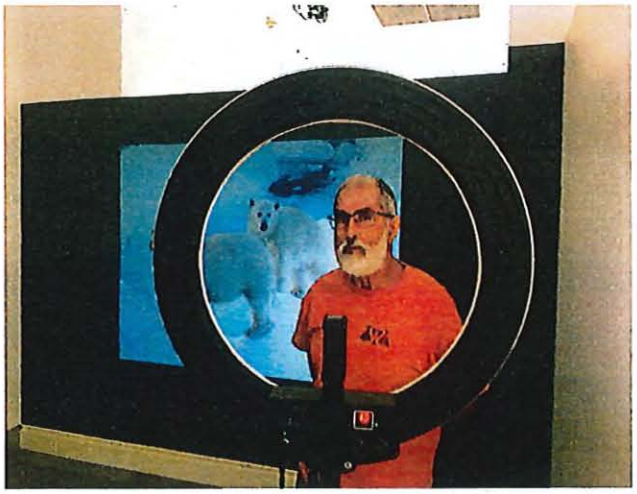
THOMPSON RIVERS UNIVERSITY

e-mail info@salmonarmartscentre.ca to learn how to participate



salmon arm
arts
centre

Random
Music



Salmon Arm Arts Centre presents
THE FORECAST:
COFFEE BREAK/ARTIST TALK

salmon arm PRIDE project

ARTS + AWARENESS FESTIVAL

salmon arm PRIDE project
ARTS + AWARENESS FESTIVAL

SALMON ARM ROOTS & BLUES

LGBTQ2S+ EQUITY AND PRIDE IN CANADIAN ROOTS & BLUES MUSIC

with Kat Danser (she/her)

salmon arm PRIDE project
ARTS + AWARENESS FESTIVAL

Canadian Mental Health Association
Mental health for all

LGBTQ2S+ YOUTH MENTAL HEALTH AND SUICIDE PREVENTION

with Shannon Hecker (she/her)

salmon arm PRIDE project
ARTS + AWARENESS FESTIVAL

Shuswap IMMIGRANT SERVICES SOCIETY

LGBTQ2S+ VOICES

with members from **SPAT**
(SAS/Shuswap Pride Action Team)

salmon arm PRIDE project
ARTS + AWARENESS FESTIVAL

Okanagan college

ENGLISH PRONOUNS
FUNCTION, CHANGE & IDENTITY

with Amy Modahl (she/her)

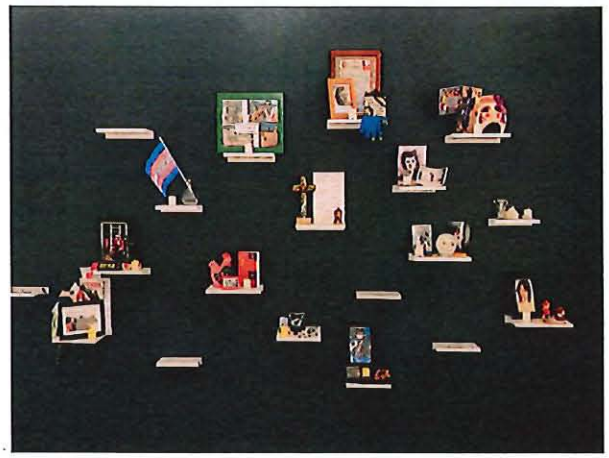
salmon arm PRIDE project
ARTS + AWARENESS FESTIVAL

filmed at First United

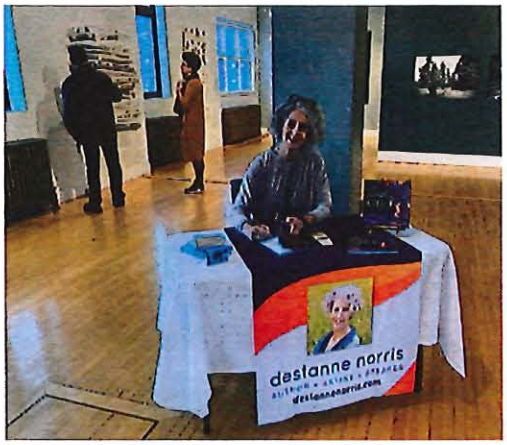
LGBTQ2S+ PRIDE SUNDAY SERVICE

with Reverend Jenny Carter (she/her)
Reverend Graham Brownmiller (he/him)
& Karmen Krahn (she/her)

Dust to Dust



Salmon Arm Arts Centre presents
DUST TO DUST:
COFFEE BREAK/ARTIST TALK

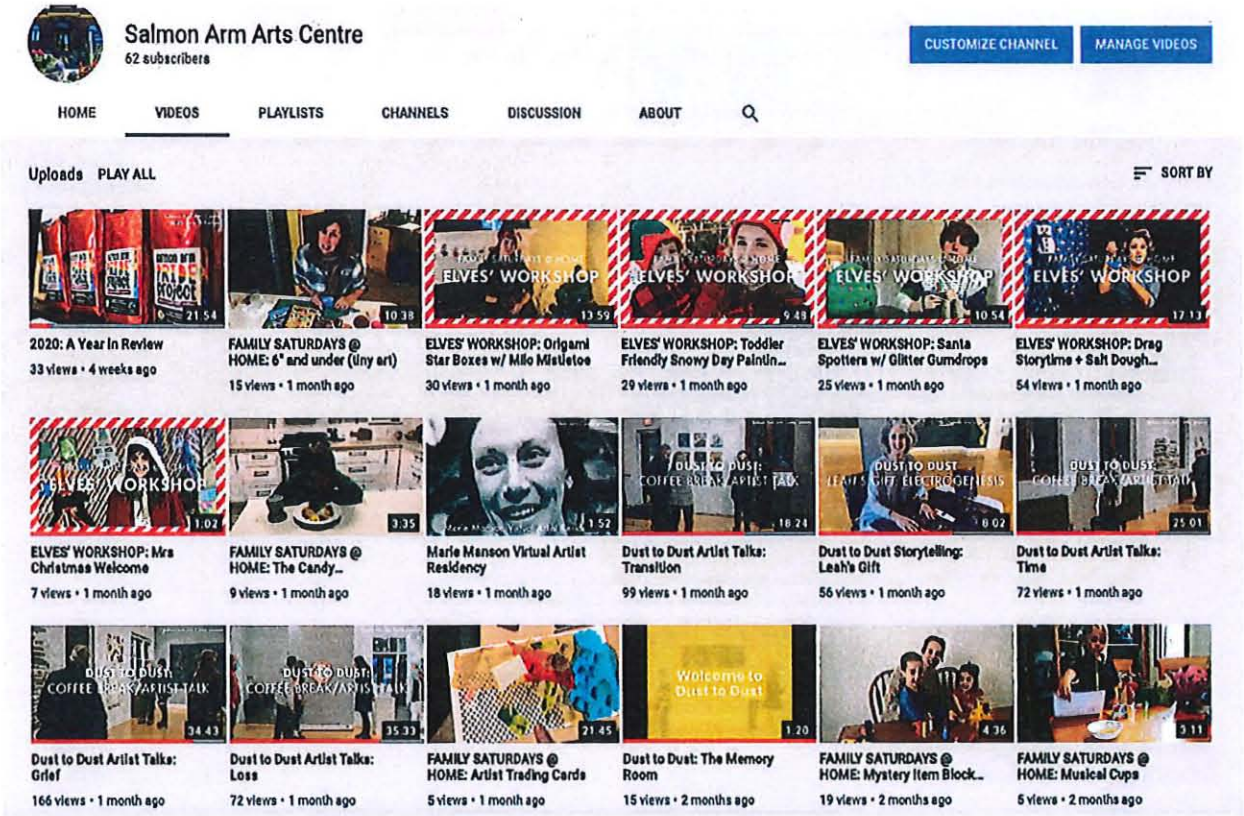

destanne norris

FAMILY SATURDAYS @ HOME
ELVES' WORKSHOP

FAMILY SATURDAYS @ HOME
ELVES' WORKSHOP

FAMILY SATURDAYS @ HOME
ELVES' WORKSHOP

FAMILY SATURDAYS @ HOME
ELVES' WORKSHOP


Salmon Arm Arts Centre
62 subscribers
CUSTOMIZE CHANNEL
MANAGE VIDEOS
HOME
VIDEOS
PLAYLISTS
CHANNELS
DISCUSSION
ABOUT
Uploads
PLAY ALL
SORT BY
2020: A Year In Review
33 views • 4 weeks ago
FAMILY SATURDAYS @ HOME: 6" and under (tiny art)
15 views • 1 month ago
ELVES' WORKSHOP: Origami Star Boxes w/ Milo Mistletoe
30 views • 1 month ago
ELVES' WORKSHOP: Toddler Friendly Snowy Day Paintin...
29 views • 1 month ago
ELVES' WORKSHOP: Santa Spotters w/ Glitter Gumdrops
25 views • 1 month ago
ELVES' WORKSHOP: Drag Storytime + Salt Dough...
54 views • 1 month ago
ELVES' WORKSHOP: Mrs Christmas Welcome
7 views • 1 month ago
FAMILY SATURDAYS @ HOME: The Candy...
9 views • 1 month ago
Marie Manson Virtual Artist Residency
18 views • 1 month ago
Dust to Dust Artist Talks: Transition
99 views • 1 month ago
Dust to Dust Storytelling: Leah's Gift
56 views • 1 month ago
Dust to Dust Artist Talks: Time
72 views • 1 month ago
Dust to Dust Artist Talks: Grief
166 views • 1 month ago
Dust to Dust Artist Talks: Loss
72 views • 1 month ago
FAMILY SATURDAYS @ HOME: Artist Trading Cards
5 views • 1 month ago
Dust to Dust: The Memory Room
15 views • 2 months ago
FAMILY SATURDAYS @ HOME: Mystery Item Block...
19 views • 2 months ago
FAMILY SATURDAYS @ HOME: Musical Cups
5 views • 2 months ago

Exhibition Program 2021

Piqw: January 30 to March 27, 2021
Open members' exhibition for artworks 6" or less

Walking at 6000': April 10 to June 19, 2021
Paintings by Lisa Figueroa, audio walk by Phil McIntyre-Paul on walking in the BC alpine

Sound Machines: July 3 to August 21, 2021
Seven artists exploring the intersection of sound, voice, music and noise
Marie Manson Virtual Artist Residency: for one or two artists, creating work for this exhibition

Kamloops Printmakers Guild: August 28 to October 9, 2021
Eight Kamloops artists exploring multiples using diverse printmaking techniques

Pride! October 16 to December 11, 2021
Curated exhibition on the theme Breaking the Binary, featuring LGBTQ2S+ artists

The Wharf Sessions

Transforming Wednesday On the Wharf into an audio experience in 2021 that takes us outside and away from our screens. This project will feature eight regional bands with two original songs each, recorded live at the gazebo in Spring 2021, with plans to release on Spotify in June 2021.

GrantThornton

Financial Statements

(Unaudited - see Notice to Reader)

Shuswap District Arts Council

July 31, 2020

Shuswap District Arts Council
Schedule to the Financial Statements
(Unaudited - see Notice to Reader)
Year ended July 31

Schedule of expenditures — **Schedule 1**

	2020	2019
Accounting fees	$ 4,686	$ 11,023
Administrative and miscellaneous	3,704	3,807
Amortization	2,676	3,114
Artist payments for sales	6,356	4,224
Community development art program	5,127	3,809
Education program expenditures	501	507
Exhibit and event expenditures	10,072	26,946
Family Saturday program expenditures	40	520
Fundraising expenses	177	81
Insurance	1,505	1,505
Professional development	1,188	-
Repairs and maintenance	7,230	7,851
Salaries and benefits - Community Development	10,297	12,325
Salaries and benefits - Education	18,479	18,002
Salaries and benefits - Exhibition	47,914	49,111
Salaries and benefits - Family Saturdays	11,942	12,954
Salaries and benefits - Operating	11,337	5,234
Salaries and benefits - WOW	9,748	13,693
Telephone and utilities	2,037	3,356
Travel and automotive	57	-
Utilities	6,161	6,250
WOW expenditures	5,192	15,500
	$ 166,426	$ 199,812

Previously the financial officer position was on contract, as of Nov 2019 it changed to salaried (operating)

As of March 19, 2020, three significant exhibitions and all their associated events were cancelled. The exhibition program did not resume until August 2020, which was after the end of this fiscal year.

The only permanent employee who was furloughed was the Program Manager, and this number reflects the June/July reduction in WOW salary expense.

Shuswap District Arts Council
Statement of Operations
(Unaudited - see Notice to Reader)
Year ended July 31

	2020	2019
Revenues		
City of Salmon Arm - Operating grant	$ 41,553	$ 39,054
Community Gaming grant	27,200	27,200
BC Arts Council operating assistance	21,177	13,677
Donations and fundraising	13,316	6,818
Wage subsidy	11,467	-
Exhibition revenues	9,052	14,301
Art sales	8,445	5,793
Arts Centre fees and rent	7,165	6,734
Grant - Canada Council	5,000	16,000
Exhibition sponsorships	5,000	6,000
BC Arts Council project grant	5,000	2,500
Memberships	4,290	3,470
WOW sponsorship and grants	3,900	11,500
WOW donations	3,516	6,722
Thompson Rivers University grant	2,000	-
Grant - Young Canada Works	1,744	3,340
Shuswap Community Foundation - Non-discretionary directed grant	100	3,568
Education program	15	75
Shuswap Community Foundation - Non-discretionary interest grant	-	20,200
City of Salmon Arm - Project grants	-	4,412
Shuswap Community Foundation - Project grant	-	3,400
Grant - Canada Summer Jobs	-	1,238
City of Salmon Arm - WOW grant	-	1,000
Community Development Sponsorships	-	200
	169,940	197,202
Expenditures (Schedule 1)	166,426	199,812
Excess (deficiency) of revenues over expenditures before other income	3,514	(2,610)
Other income		
Investment and sundry	26	8
Adjustment for grant receivable	-	44
	26	52
Excess (deficiency) of revenues over expenditures	$ 3,540	$ (2,558)

BC government increased the BCAC funding to community arts councils in 2019.

Being closed to the public meant door donations were down and no sponsor revenue. This dip in revenue qualified us for the wage subsidy for the three remaining staff.

WOW sponsorships were in place before the lockdown, so we refunded all those who requested a refund, and are holding the rest in hopes of resuming WOW someday.

This revenue normally comes to us after the end of our fiscal year, causing great financial stress as we struggle to pay expenses in the last days of our fiscal year. With the cancellation of WOW, we took the opportunity to move the revenue into the year that it actually arrives.

2020 - 2022 Strategic Plan

Focus: IDEAS
Inclusion, Diversity, Equity, Accessibility and Success

Amendment effective August 1, 2020 with Covid-19 considerations
Major programs and their changed approaches to align with pandemic protocols and safety guidelines:

Exhibition: Create new content by interviewing local artists and change-makers via Zoom.
Open the Art Gallery in Phase 3, with WorkSafeBC and ActSafe guidelines and new policy in place, lengthen exhibition time. Offer digital content consistent with regular programming, ie. Curatorial Tours, Artist Talks.

Family Saturdays: Create Family Saturdays @ Home, an online weekly episode of Family Saturdays created by families. Call out to families to produce, direct and star in their own video. Support technical needs and editing, release to our YouTube channel.

WOW Wednesday On the Wharf: Reinvent Random Acts of Music, engage young musicians to perform lawn concerts for care homes in Salmon Arm, keeping a safe distance while entertaining those who are isolated.

Education In partnership with Knowledge-Keeper Louis Thomas, develop an online version of the Slxlxaya Stories Box and make it available to teachers through a separate website.

Community Development: Establish a monthly zoom Shuswap Arts Roundtable to allow arts sector (private and public) groups and individuals to connect and co-promote safe activities.

Facility Management: New policy on movement of public through building. Fast track efforts to get accessibility door button installed at side door.

salmon arm
arts
centre

Thank you to
City of Salmon Arm
Council and Staff

Item 14.2

CITY OF SALMON ARM

Date: January 25, 2021

Presentation 3:45 p.m. (approximately)

NAME: Margaret McCormick

TOPIC: Visitor Services Strategy

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF SALMON ARM

Visitor Services Strategy

Presented to Council
January 25 2021

By Margaret McCormick,
Authentic Experience Consulting

Agenda

- Vision and Deliverables
- Discovery & Insights
- Plan
- Options for Delivery
- Decisions

Vision

The vision of the Salmon Arm Visitor Services Strategy is *"through innovative and collaborative initiatives, Salmon Arm visitor services delivers an outstanding visitor experience to visitors to the Shuswap, making return trips and great recommendations a regular occurrence."*

A Strategy that is Actionable

A Strategy that is Manageable

A Strategy that is Flexible

Goals

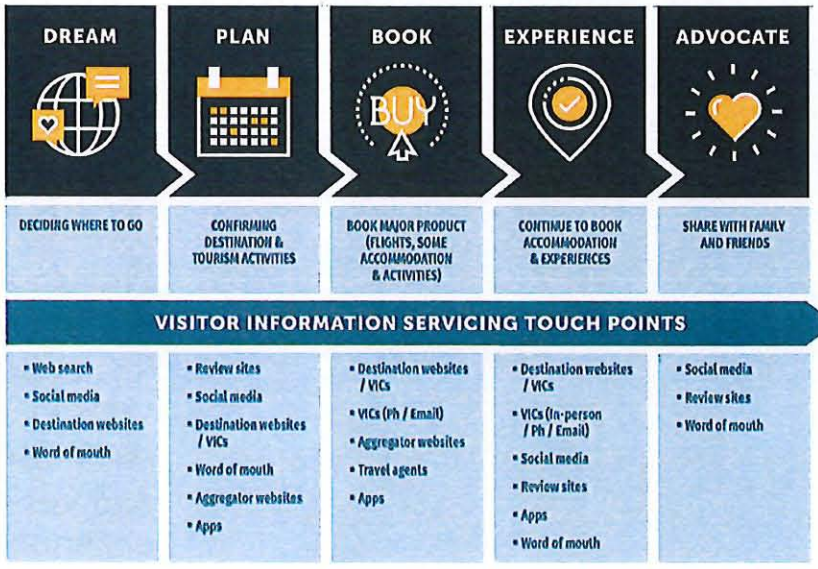
1. Improved strategic alignment to maximize spend value;
2. Successfully transition from a single to omni channel visitor services model;
3. Provide excellent visitor services experiences;
4. Increase spend, stay and repeat visits in Salmon Arm and the Shuswap; and
5. Support shoulder season experiences.

Discovery

Situation Analysis

- ✓ Understanding visitor needs
- ✓ Interview with key stakeholders
- ✓ Data collection
- ✓ Asset inventory
- ✓ Best practice examples
- ✓ SWOT

Visitor of Today and Role of Visitor Services

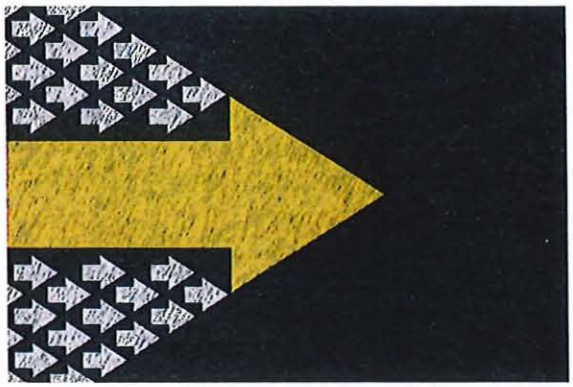


Key Insight

The Unique Landscape of Tourism in the Shuswap

- City needs to be at the Core
- Partners and Roles
  - SA Economic Development
  - Shuswap Tourism
  - Thompson Okanagan Tourism Association
  - Destination British Columbia

Plans are not aligned or driven from an overall Tourism Strategy



Additional Insights

- Decisions about the promotion of Salmon Arm are not within Salmon Arm's control and there is limited accountability for funding that City provides.
- Continuing to provide some type of Bricks and Mortar visitor services was the overwhelming response from the stakeholders
- The City does not own digital, social or print assets to promote Salmon Arm. **This could be considered a significant risk**
- Shuswap Trail Alliance digital assets are at end of life

Visitor Services in the Shuswap is at a Crossroads

What Role Does the City Wish to Play?

Strategic Plan

Three unique but integrated approaches for delivery of visitor services.

Year One: Line Up + Try, Test, Learn and Adapt

Bricks & Mortar	Mobile Outreach	Digital Outreach
The Fishing Hole	We Go Fishing	We Let Out the Line
Engaging fish from a single location. The "fish find us" at the fishing hole they return to year after year.	Moving throughout the community during peak times and events, we go fishing to attract and catch schools of fish we have the greatest ability to influence.	Supporting campaigns and digital platforms of our partner Tourism Shuswap, we send out content "bait" and offer our assistance to support fish wherever they are in their 'lifecycle".

Tactics

Seven tactics support the Strategy.

Three tactics have been developed to deliver visitor services via three distribution channels.

A further four to support all efforts.

.

1. Bricks & Mortar
2. Mobile Outreach
3. Digital Outreach
4. Business Communication
5. Tools
6. People, Programs & Partners
7. Monitor & Evaluate Success

Options for Delivery

Four operating model options for Salmon Arm Visitor Services Delivery:

1. Directly manage
2. Contract visitor services to Salmon Arm Economic Development
3. Contract services to Shuswap Tourism
4. Do nothing

Discussion & Decision

Item 19.1

CITY OF SALMON ARM

Date: January 25, 2021

Fall Fair Grounds Meeting Update

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

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Item 22.1

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit No. VP-523 be authorized for issuance for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 25597 Except Plan EPP68720 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the development of an accessory *building* as permitted under the M-1 – General Industrial Zoning regulations.

[Salmon Arm Ready Mix; 2851 13 Avenue SW; Servicing Requirements]

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF
SALMONARM

TO: His Worship Mayor Harrison and Members of Council

DATE: January 8, 2021

SUBJECT: Variance Permit Application No. VP-523 (Servicing)
Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 25597 Except Plan EPP68720
Civic Address: 2851 – 13 Avenue SW
Owner/Applicant: Salmon Arm Ready Mix Ltd. / LaTosky, M.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-523 be authorized for issuance for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 25597 Except Plan EPP68720 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the development of an accessory *building* as permitted under the M-1 – General Industrial Zoning regulations.

STAFF RECOMMENDATION

THAT: Council consider the following options with respect to the Motion:

1) Approve the Development Variance Permit as presented in the Motion for Consideration (i.e. what the applicant is requesting – to waive all requirements);

2) Approve the Development Variance Permit as presented in the Motion for Consideration, subject to registration of a Section 219 Land Title Act Covenant on the subject property stipulating no further development or subdivision covenant until fully serviced to City Bylaw standards;

3) Defeat the Motion for Consideration and support either all or some of the Engineering Department's Recommendation outlined in the Memorandum dated January 5, 2021 (attached as Appendix 7); or

4) Defeat the Motion for Consideration (i.e. deny the Development Variance Permit).

PROPOSAL

The owners submitted a Building Permit application on October 14, 2020 for an accessory building with a declared value of $150,000 to contain existing aggregate storage and weighing bins associated with concrete production. This proposal triggers service and frontage upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163. The applicant has requested (October 21, 2020) that Council vary all of these provisions. A letter of rationale has been provided (Appendix 3), including drawings of the proposed building.

BACKGROUND

The subject parcel is located at 2851 – 13 Avenue SW (Appendix 1 and 2), just southeast of the TCH and 30 Street SW intersection. The subject parcel is within a small industrial area along 13 Avenue SW, a

relatively small section of road (300 m) within the 1:200 year floodplain which currently terminates to the east at an Agricultural Land Reserve boundary. The subject parcel is approximately 3 acres in size, with an existing industrial / commercial development on the property. The parcel is designated "General Industrial" in the City's Official Community Plan (OCP), is just within the Urban Containment Boundary, and is zoned General Industrial (M-1) in the Zoning Bylaw (Appendix 4 & 5). The uses "concrete products and readi-mix concrete" are permitted within the M-1 zone. Site photos are attached as Appendix 6.

COMMENTS

Engineering Department
Detailed comments are attached as Appendix 7.

Building Department
No concerns.

Fire Department
No concerns.

Planning Department
The applicant is requesting variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate development permitted by the present M-1 zoning. Given the M-1 zoning, the parcel does not qualify for exemptions. Full frontage and servicing upgrades are triggered including road upgrades (to the RD-6B standard), water main upgrades, fire hydrant installation, sanitary sewer line installation, and storm sewer installation. As they are considered premature at this time, cash in lieu contributions would be accepted for the road upgrades, sanitary sewer and storm sewer upgrades. The City's Engineering Department suggests an estimated cost of $230,000 for these upgrades. Noting the need to avoid service gaps and to provide expected levels of service, Engineering staff have recommended against the Motion, with their comments noting support for a 50% variance for the sanitary sewer requirement.

The purpose behind these servicing requirements is to ensure that properties under development are connected to the municipal systems, and to ensure that each system (water, sanitary and storm sewers) is extended to the boundary of an adjacent property to mitigate gaps in the systems. The larger the gap, the more expectation there is that the City should either take on the works and services to facilitate development, or allow for a reduction in standards. The subject property is in an area with a history of service requests for road and drainage improvements.

However, Planning staff recognize the rationale behind the requested variances given the scale and cost of the proposed development relative to the improvements required, and the location of the parcel within a small and relatively isolated industrial area at the edge of the Urban/Rural area, and have thus provided Council with options to consider. Planning staff note the potential benefits related to aesthetic improvements, noise and dust abatement from the proposed accessory building which would serve to contain and to improve upon an existing use, rather than to enable some new use of the subject property. Should the owner choose to undertake additional future development, service upgrades will be required to the full standard of the SDS bylaw, with or without a Covenant.

Prepared by: Chris Larson, MCIP, RPP
Senior Planner

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

Appendix 1: Aerial View

13 AVE. S.W.
2851
2830
2840
2690
N
0 10 20 40 60 80
Meters
Subject Parcel

Appendix 3

Salmon Arm Ready Mix Ltd.
2851-13Ave SW
PO Box 1317
Salmon Arm, BC, V1E 4P4
Ph 250-832-7056 Fax 250-832-7176

Re: Variance Permit for 2851 – 13ave sw Oct. 20, 2020

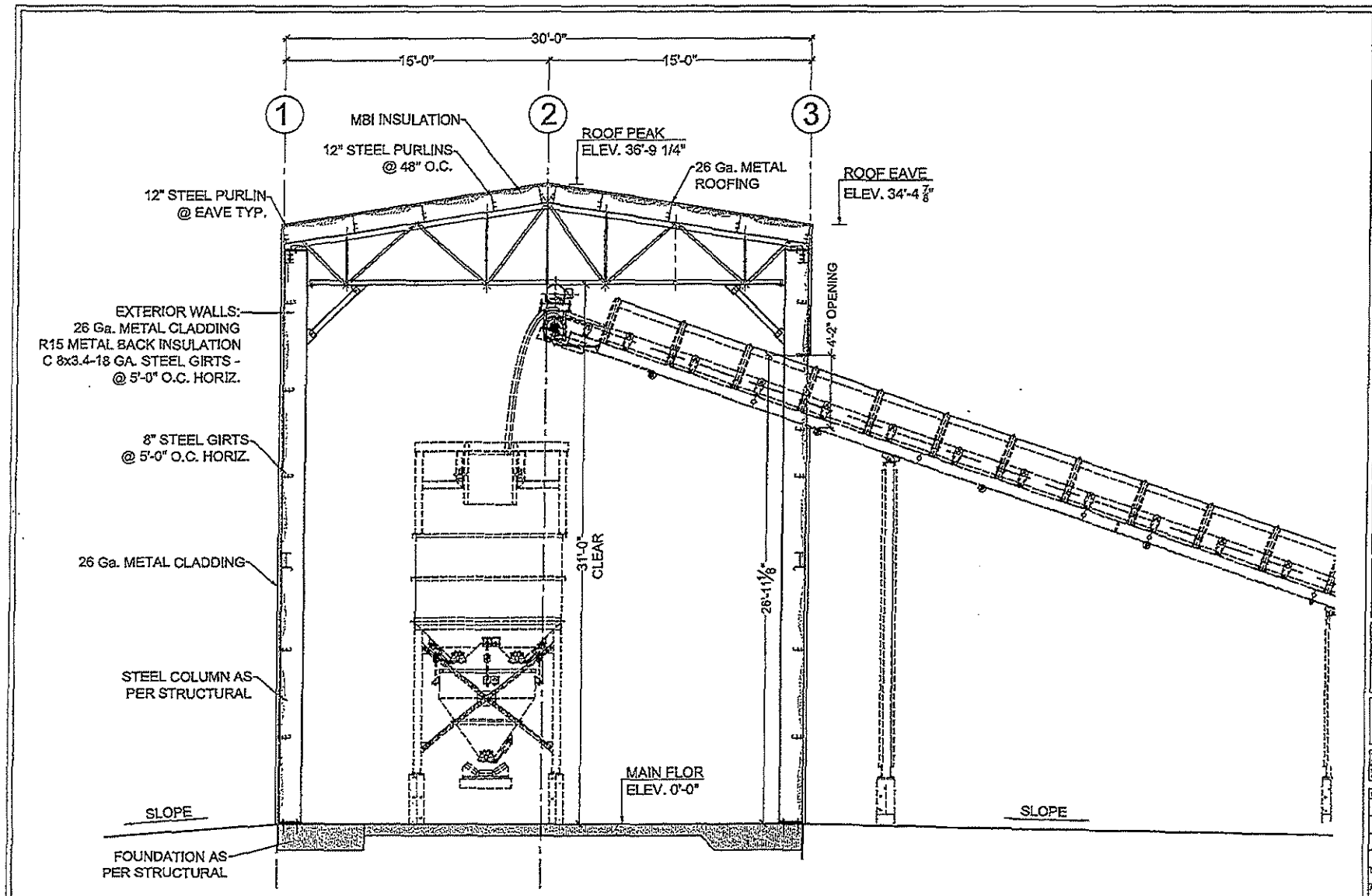
Dear Salmon Arm Council and Technical Planning Committee;

Salmon Arm Ready Mix simply wishes to erect a building to house equipment being added to our concrete batch plant. It is unfortunate that we must go to the expense and everyone's valuable time for this request, however we understand and are applying for variance to our building permit. The building is very simple and relatively small, 1800sq ft. The housed equipment is used to store and weigh sand and gravel for the production of ready mix concrete. All set backs are in compliance and structural drawings in place. No services are required from the city for this building and as it is a metal structure fire resistant.

For close to 50 years Salmon Arm Ready Mix Ltd. has operated out of the present location at 2851-13 ave. SW. During this time SARM has contributed to the building of Salmon Arm, offering employment to many, contributing to the community through support and donations. We took control SARM in 2002 and have had no complaints from our neighbors since this time. Of note during these many years SARM has contributed over $1,000,000.00 in property taxes related to this property and in doing so have seen no improvements to our location. As with any enterprise improvements are ongoing, however to impede progress on such a wide ranging bylaw is not fair to business, or those wishing to initiate growth.

Considering the inconsequential impact of this structure we feel variance should be granted with haste.

Regards; Murray LaTosky
Salmon Arm Ready Mix Ltd.



BUILDING SECTION A-A

Scale: 3/16" = 1'-0"

GENERAL NOTES:

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — K. D. KETCHEN — 2020-10-03

ECONOSPAN STRUCTURES

SHUSWAP DESIGN INC.

K D KETCHEN & ASSOCIATES LTD.

SALMON ARM READY MIX LTD. 60'-0" x 30'-0" SHOP

Rev.	Description	Date	By
A	ISSUED FOR REVIEW	20/09/0	DB
0	ISSUED FOR B.P.	20/10/0	DB

Drg. Title: BUILDING SECTION

Job: ES-20-1203

Drawn By: R. SHAKESPEARE

Designed By: D. NELSON

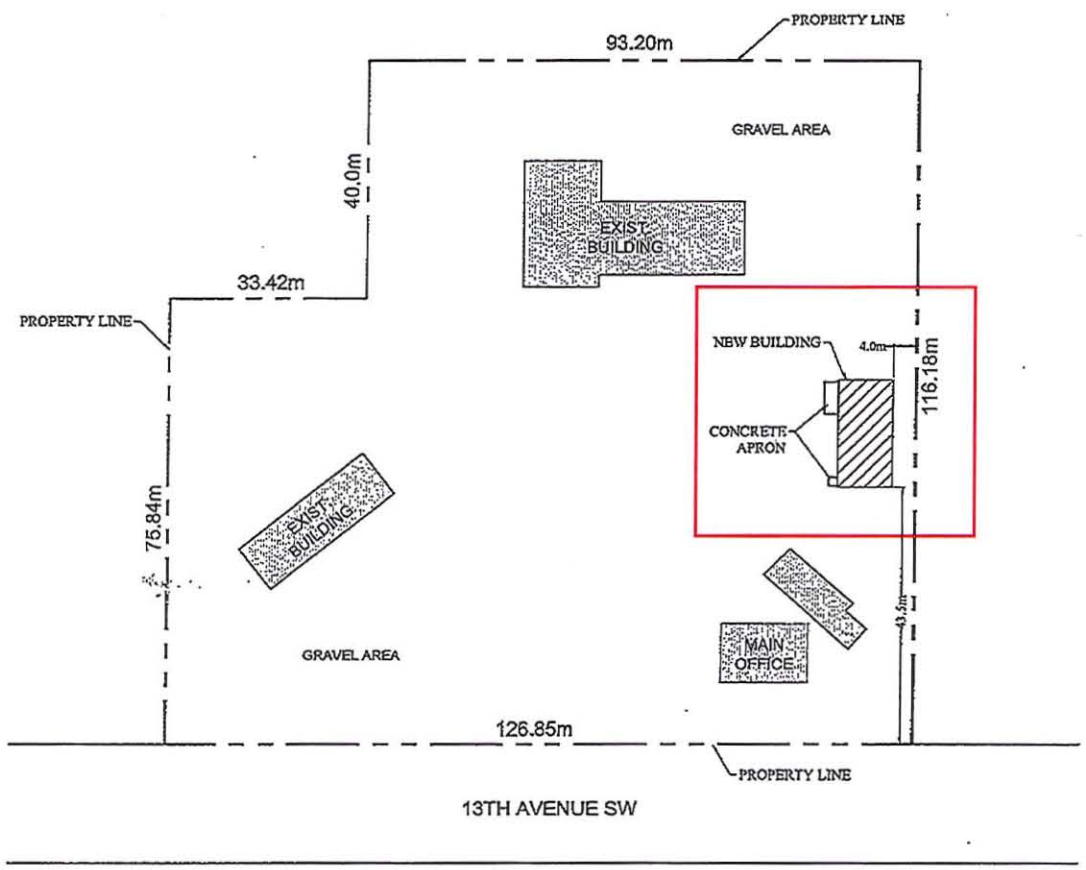
Checked By: K. KETCHEN

Date: Oct. 5, 2020

Drg. #: A4.1

Rev. 0

Appendix



SITE PLAN

Scale: 1/64" = 1'-0"

LEGAL DESCRIPTION

LOT 2, PLAN KAP25597, SECTION 10
TOWNSHIP 20 RANGE 10 MERIDIAN
DISTRICT 25

CIVIC ADDRESS

2851 13TH AVENUE SW, SALMON ARM V1E 3K1

GENERAL NOTES:

ECONOSPAN STRUCTURES

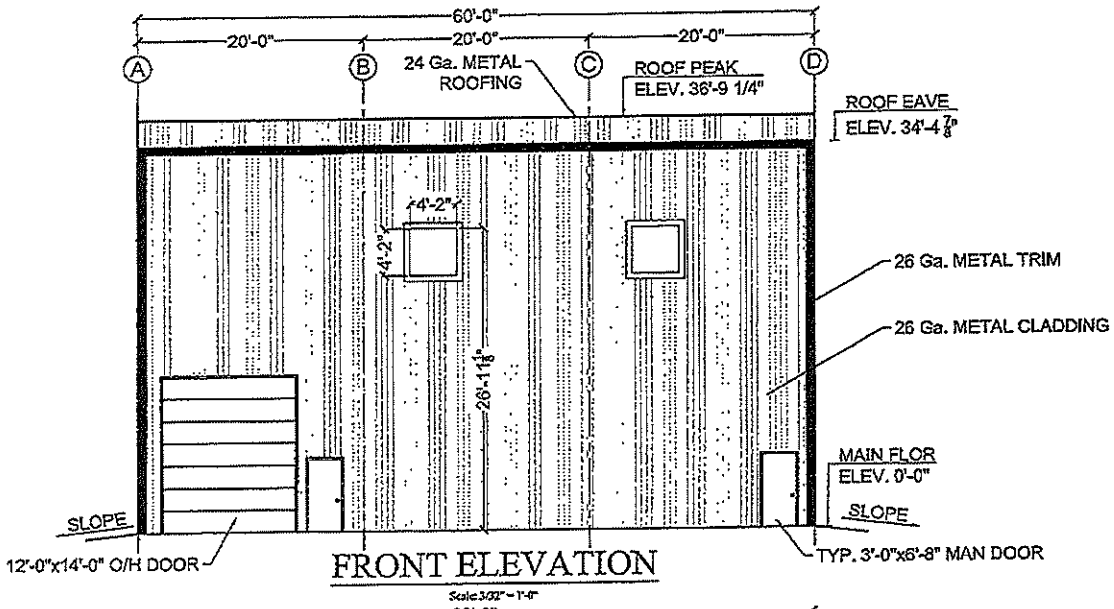
SHUSWAP DESIGN INC.

K D KETCHEN & ASSOCIATES LTD.

SALMON ARM
READY MIX LTD.
60'-0"x 30'-0" SHOP

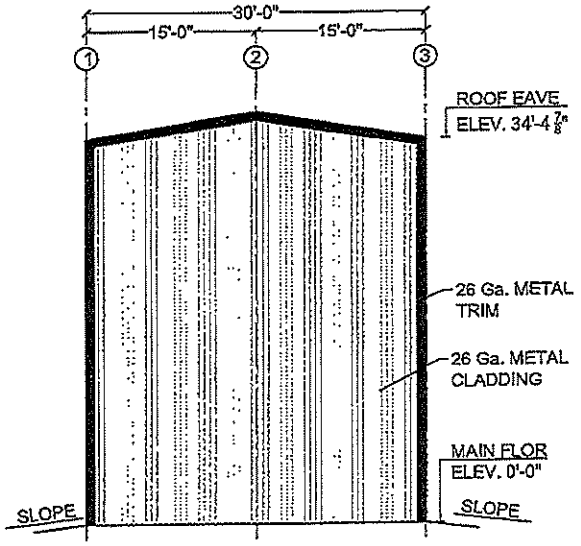
Rev.	Description	Date	By
A	ISSUED FOR REVIEW	09/09/01	DIS
G	ISSUED FOR B.P.	20/10/01	DIS

Dwg Title: SITE PLAN
Job: ES-20-1205
Drawn By: R. SHAKESPEARE
Designed By: D. NELSON
Checked By: K. KETCHEN
Date: Oct. 5, 2000
Dwg. No. A1.1
Rev. G



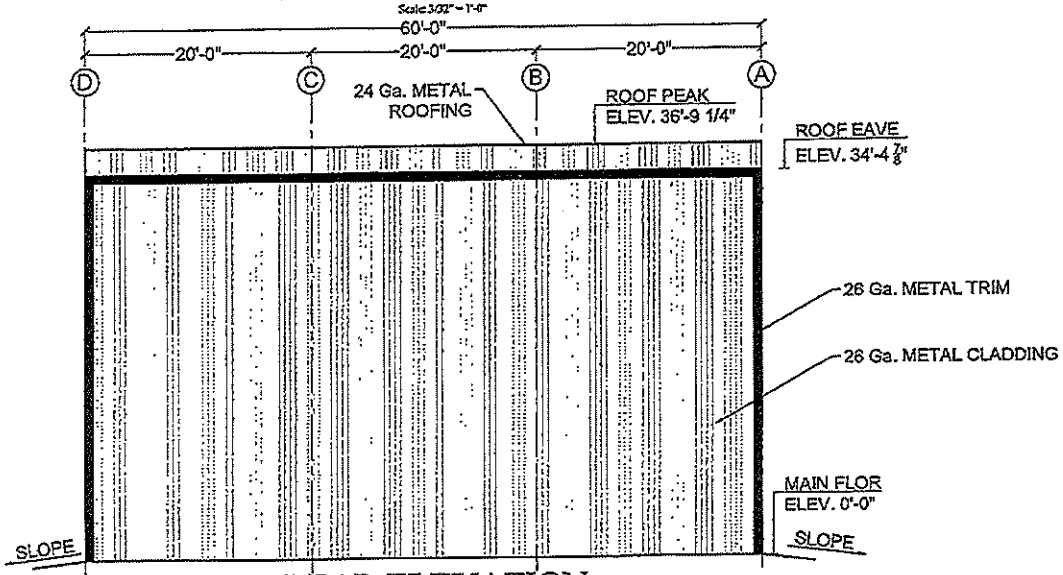
FRONT ELEVATION

Scale 3/32" = 1'-0"



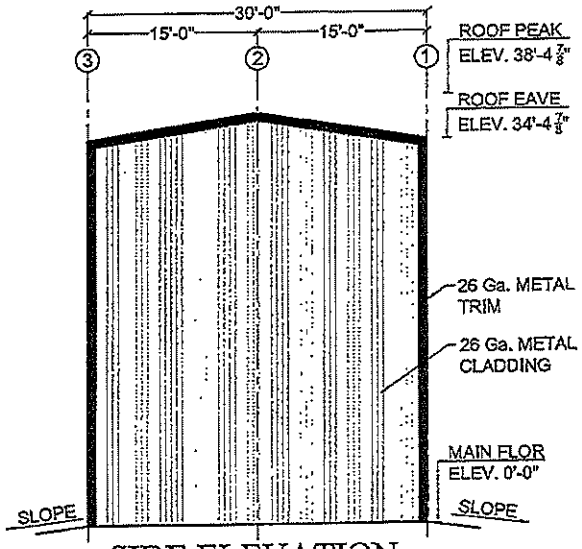
SIDE ELEVATION

Scale 3/32" = 1'-0"



REAR ELEVATION

Scale 3/32" = 1'-0"



SIDE ELEVATION

Scale 3/32" = 1'-0"

GENERAL NOTES:

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
K. KETCHEN
2020-10-08

Building By:
ECONOSPAN STRUCTURES

Designed By:
SHUSWAP DESIGN INC.

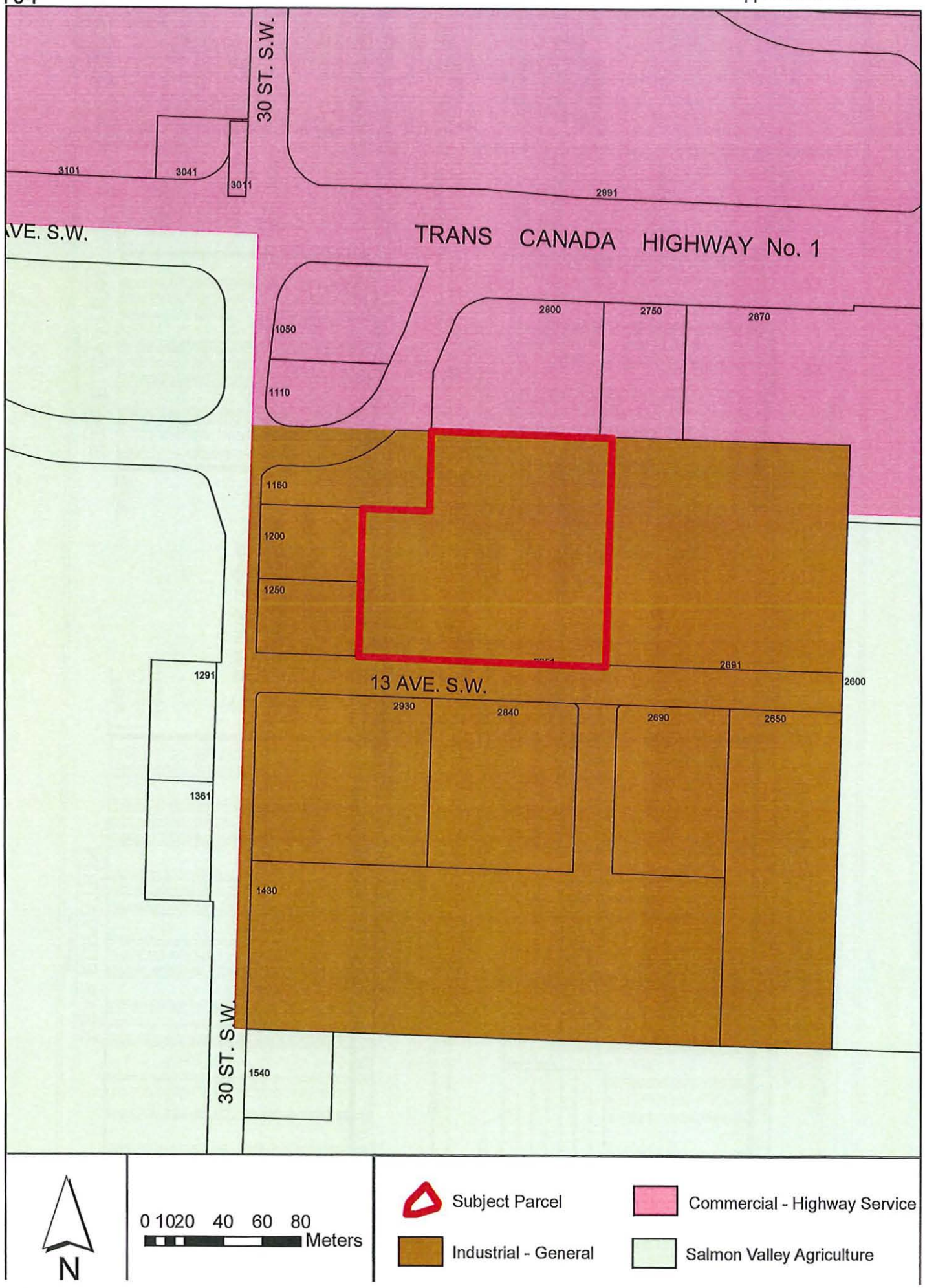
STRUCTURAL CONSULTANT
K D KETCHEN & ASSOCIATES LTD.

Project:
SALMON ARM READY MIX LTD.
60'-0"x 30'-0" SHOP

Rev.	Description	Date	By
A	ISSUED FOR REVIEW	20/10/08	DB
B	ISSUED FOR U.P.	20/10/08	DB

Dwg. Title: ELEVATIONS
Job: SS-20-1208
Drawn By: B. SHAKESPEARE
Designed By: D. NELSON
Checked By: K. KETCHEN
Date: Oct. 5, 2020
Dwg. No. A3.1
Rev. B

Appendix 3


30 ST. S.W.
3101
3041
3011
2991
VE. S.W.
TRANS CANADA HIGHWAY No. 1
1050
1110
2800
2750
2670
1160
1200
1250
2691
2600
13 AVE. S.W.
1291
1361
2930
2840
2690
2650
1430
30 ST. S.W.
1540
N
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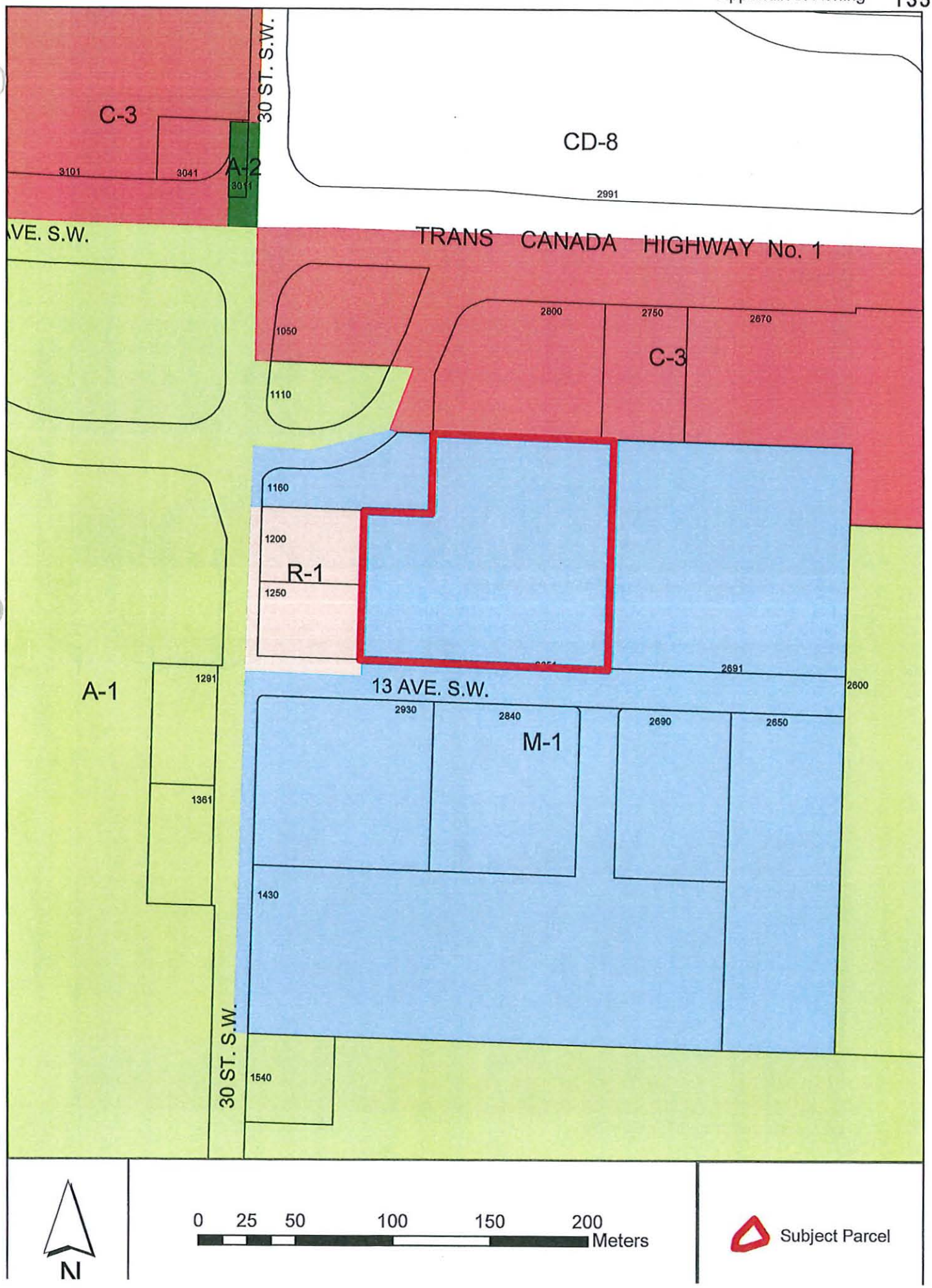
Meters
Subject Parcel
Industrial - General
Commercial - Highway Service
Salmon Valley Agriculture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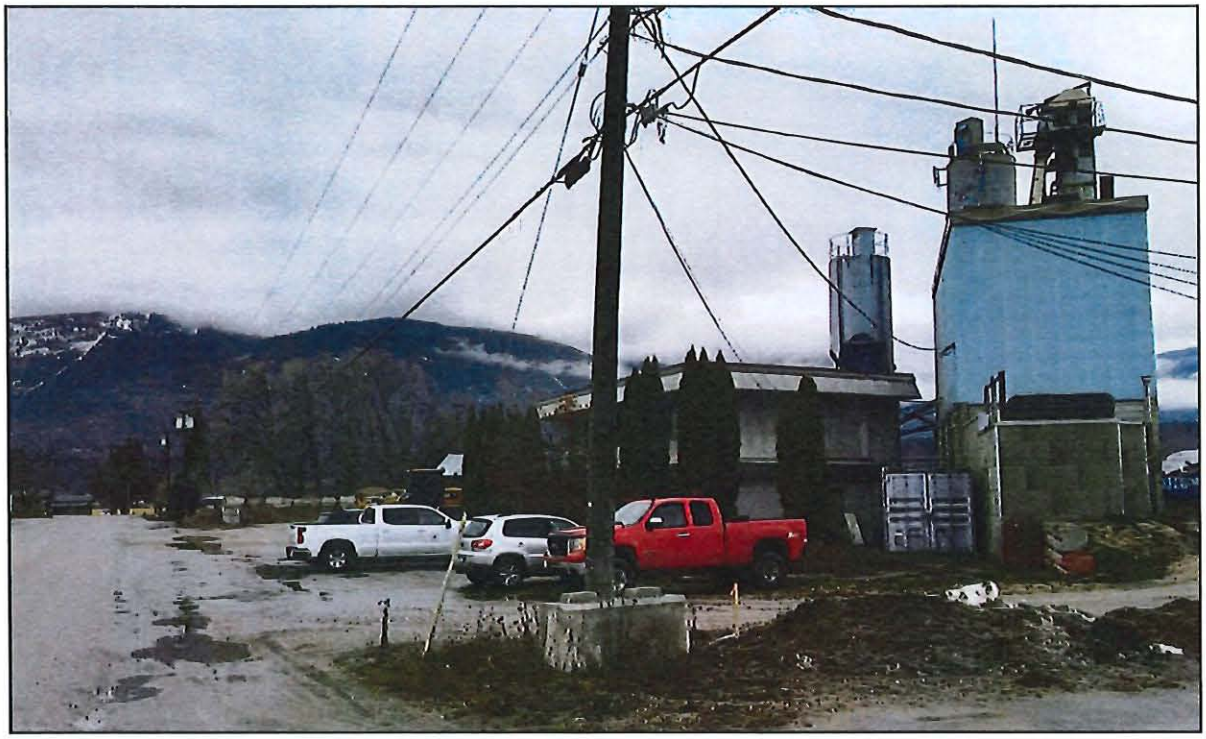
CD-8
3101
3041
A-2
3011
2991
AVE. S.W.
TRANS CANADA HIGHWAY No. 1
1050
2800
2750
2670
C-3
1110
1160
1200
R-1
1250
2691
2600
A-1
1291
13 AVE. S.W.
2930
2840
M-1
2690
2650
1361
1430
30 ST. S.W.
1540
0 25 50 100 150 200 Meters
N
Subject Parcel

View of subject parcel northeast from 13 Avenue SW.



View northwest from 13 Avenue SW.

CITY OF SALMON ARM

Memorandum from the Engineering and Public Works Department

TO:	Kevin Pearson, Director of Development Services
DATE:	5 January 2021
PREPARED BY:	Chris Moore, Engineering Assistant
OWNER:	**Salmon Arm Ready Mix Ltd.**, PO Box 1317, Salmon Arm, BC V1E 4P4
APPLICANT:	Owner
SUBJECT:	**DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523**
LEGAL:	LOT 1 SECTION 10 TOWNSHIP 20 RANGE 10 W6M KDYD PLAN 25597 EXCEPT PLAN EPP68720
CIVIC:	**2851 – 13 Avenue SW**

Further to the request for variance dated November 19 2020; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

The applicant applying to vary all upgrades that are required under the Subdivision and Development Servicing bylaw 4163 (SDSB). These upgrades are required through "development" as the applicant has applied for a building permit.

The works under the requested Building Permit do not meet any of the exemptions listed in Section 5 of the bylaw and the following servicing variances are therefore being requested by the applicant:

1. **Waive the requirement for Road Upgrades across the frontage of the subject property:**

13 Avenue SW is currently constructed to an Interim Industrial Road standard. Upgrading to the New Industrial Park standard is required, in accordance with Specification Drawing No. RD-6B. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction and street drainage. Owner / Developer is responsible for all associated costs. Since this upgrade is premature at this time, a 100% cash in lieu payment towards future upgrading would be accepted.

There has been a history of complaints and requests for upgrades to 13 Avenue SW, some of which relate to safety concerns over poor road drainage.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement for Road Upgrades be denied. Waiving this requirement of the SDSB would put the full cost of upgrading 13 Avenue on the City.

2. **Waive the requirement to Upgrade the Watermain across the frontage of the subject property:**

The subject property fronts a 150mm diameter Zone 1 watermain on 13 Avenue SW. Upgrading this watermain to 250mm diameter across the frontage of the property is required by the SDSB.

Likely due to undersized watermains, the subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). To ensure that adequate fire flow is achieved, the Owner's authorized engineer will be required to identify what upgrades are necessary to meet the required fire flows. This may include the requirement to make upgrades to the water distribution system beyond the frontage of the subject property.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to upgrade the Watermain be denied. Since the area is already identified as deficient in fire flow, waiving the requirement to make the necessary upgrades has potential safety and liability implications.

3. **Waive the requirement to install a Fire hydrant:**

One additional Fire Hydrant is required to meet the High Density spacing requirements of 90 meters as required by the SDSB. This is also in accordance with the recommendations of the Fire Underwriters Survey. The current spacing across the frontage of the subject property is 180m.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install a Fire Hydrant denied. The Engineering Department does not support waiving of safety related requirements, due to possible liability concerns.

4. **Waive the requirement to install a 200mm diameter Sanitary Sewer across the frontage of the property:**

The subject property does not front on a City sanitary sewer. Installation of a 200mm diameter sanitary sewer across the frontage of the property is required by the SDSB. Since this upgrade is premature at this time (a sanitary service is not required to service the proposed development), a 100% cash in lieu payment towards future upgrading would be required through the bylaw. In similar circumstances the City has often reduced the Cash-in-lieu contribution to 50% of the improvements to equally share the improvements with all fronting properties.

Although not a safety concern, there have been many requests over the years for the extension of sanitary sewer to 13 Avenue SW. The provision of sanitary service will provide greater flexibility for the use of the properties within this industrial area.**Recommendation:**

The Engineering Department recommends that the requested variance to waive the requirement to install sanitary sewer be denied. However, there has been a history of accepting 50% contributions in similar circumstances and the Engineering Department would support the 50% variance.

5. Waive the requirement to install a 250mm diameter storm sewer across the frontage of the property:

Installation of a 250mm diameter storm sewer across the frontage of the property is required by the SDSB. Since this upgrade is premature at this time (a storm service is not required to service the proposed development as the parcel is large enough to employ sheet drainage for stormwater management), a 100% cash in lieu payment towards future upgrading would be required through the bylaw.

As per item 1. there have been many requests over the years for the extension of storm sewer to 13 Avenue SW, due to poor road drainage and flooding issues. During certain times of the year there are safety concerns due to icing and the provision of storm sewer and road drainage would resolve these issues.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install storm sewer be denied. Although there has been a history of accepting 50% contributions in similar circumstances, this is complicated by the need for storm sewer to be installed to allow for road drainage, required in item 1.

For information only, the estimated cost for upgrades, based on existing cost estimates is:

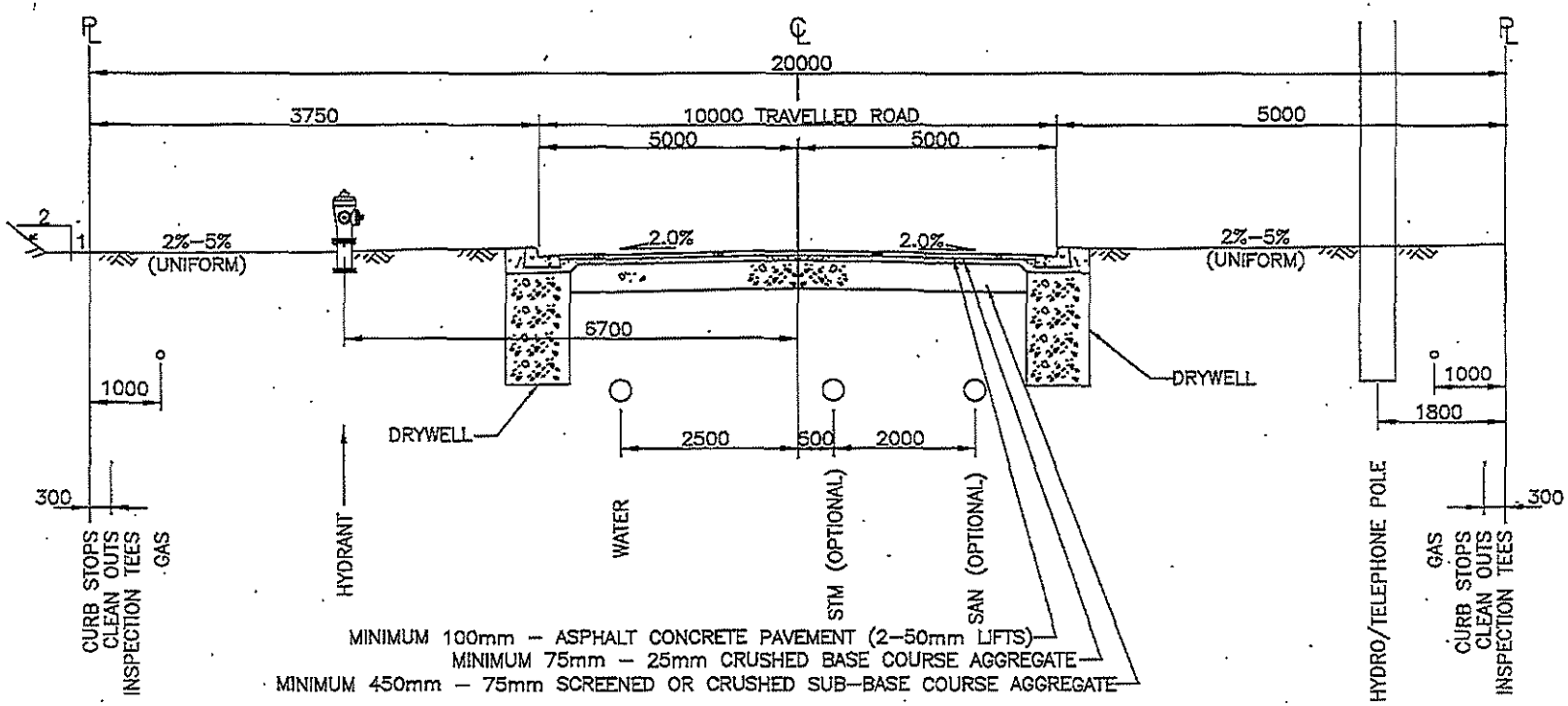
Roads (including reinstatement following main installation):	$90,000.00
Sanitary Sewer	$44,000.00
Storm Sewer	$47,000.00
Water main	$35,000.00
Fire Hydrant	$14,000.00
Total estimate cost:	$230,000.00

Note: These values are estimates; actual costs are to be confirmed by an Engineer and will be used for any cash in lieu payments. (Owner would be responsible for all associated costs.)

Community Economic Recovery Infrastructure Program (CERIP)
It should be noted that the City has applied for a Community Economic Recovery Infrastructure Program (CERIP) grant for the 13 Avenue SW Upgrades. This is a 100% funded grant and should the application be approved all of the above upgrades would be fully funded by the grant, with exception of the water system improvements which are not part of the grant application. Therefore, should the applicant be required to pay any cash in lieu payments covered by the grant funding, this money would be refunded on approval of the grant.

Chris Moore
Engineering Assistant

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



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			New Industrial Park Cross–Section		
No.	Revision	Date	Date	Approved	SPECIFICATION DRAWING No.
A	ISSUED FOR APPROVAL	07/14/16	10–11–2016	City Engineer	RD–6B

Adopted by Council October 11, 2016

142

Kevin Pearson

From: Brad Shirley
Sent: January 19, 2021 9:55 AM
To: Kevin Pearson
Cc: Rob Niewenhuizen; Carl Bannister
Subject: RE: DPSC Meeting - January 18, 2021 - 8:00 a.m.

Hi Kevin

I would recommend the installation of a fire hydrant.

From: Kevin Pearson <kpearson@salmonarm.ca>
Sent: January 18, 2021 5:18 PM
To: Brad Shirley <bshirley@salmonarm.ca>
Cc: Rob Niewenhuizen <rniewenhuizen@salmonarm.ca>; Carl Bannister <cbannister@salmonarm.ca>
Subject: FW: DPSC Meeting - January 18, 2021 - 8:00 a.m.

Hi Brad,

It was noted by Council that you had no concerns with this variance, which included not installing a fire hydrant or upgrading the water main to achieve fire flows. They were asking me if this is indeed you position.

https://www.salmonarm.ca/AgendaCenter/Development-Planning-Agenda-Packages-6/?#01182021-645

Kevin Pearson, RPP, MCIP
Director of Development Services | Approving Officer
P 250.803.4015 | **E** kpearson@salmonarm.ca | **W** www.salmonarm.ca

CITY OF SALMONARM

Item 22.2

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit No. VP-521 be authorized for issuance for Lot 3, Block 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 936 to vary the provisions of Zoning Bylaw No. 2303 as follows:

1) Section 10.9.3 – R-5 High Density Residential Zone – reduce the minimum setback from an interior side parcel line from 2.4 m (7.8 ft) to 2.0 m (6.6 ft) for the north parcel line; and

2) Section 10.9.3 – R-5 High Density Residential Zone – reduce the minimum setback from an interior side parcel line from 2.4 m (7.8 ft) to 2.0 m (6.6 ft) for the south parcel line.

[Brentwell Construction Ltd.; 31 – 4 Street SE; Setback Requirements]

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF
SALMONARM

TO: His Worship Mayor Harrison and Members of Council

DATE: November 27, 2020

SUBJECT: **Zoning Bylaw Amendment Application No. 1191**
Development Variance Permit Application No. 521

Legal: Lot 3, Block 1, Section 14, Township 20, Range 10, W6M KDYD, Plan 936
Civic: 31 – 4 street SE
Owner/Applicant: Brentwell Construction Ltd, Crevier, L. A. & S. P.

MOTION FOR CONSIDERATION

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

1) rezoning Lot 3, Block 1, Section 14, Township 20, Range 10, W6M KDYD, Plan 936 from R-1 (Single-Family Residential) to R-5 (High Density Residential); and

2) adding "Duplex" as a permitted use under Section 10.3 of the R-5 (High Density Residential) zone.

AND THAT: Final Reading of the Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

AND THAT: Development Variance Permit No. 521 be authorized for issuance for Lot 3, Block 1, Section 14, Township 20, Range 10, W6M KDYD, Plan 936 to vary the provisions of Zoning Bylaw No. 2303 as follows:

1) Section 10.9.3 – R-5 High Density Residential Zone – reduce the minimum setback from an interior side parcel line from 2.4 m (7.8 ft) to 2.0 m (6.6 ft) for the north parcel line; and

2) Section 10.9.3 – R-5 High Density Residential Zone – reduce the minimum setback from an interior side parcel line from 2.4 m (7.8 ft) to 2.0 m (6.6 ft) for the south parcel line.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 31 – 4 Street SE, just south of Fletcher Park (Appendices 1 and 2). It is designated High Density Residential (HR) in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 and 4). The parcel dates back to 1911, is approximately 460 square metres in area, and is currently vacant (site photos attached as Appendix 5).

The purpose of this application is to rezone the subject parcel to accommodate the development of a duplex.

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-1, R-5 and R-8), with nearby Institutional and Commercial zones further to the north, west and east. Land uses adjacent to the subject parcel include the following:

North: Residential land (R-1 Single Family Residential)
South: Residential land (R-5 Multi Family Residential)
East: Road (4 Street SE) and P-3 (Institutional) land beyond
West: Residential land (R-1 Single Family Residential)

A detailed preliminary site plan and building designs (Appendix 6) have been submitted to illustrate the development proposal. Staff note that under Section 8.4.46 of the OCP, *duplex* development that is not part of a multiple family development is exempt from a form and character residential development permit application.

OCP POLICY

Within the OCP, the subject parcel is designated High Density Residential (HR) and is in Residential Development Area A, considered the highest priority for development. The proposed zoning amendment would align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

COMMENTS

Ministry of Transportation & Infrastructure

MOTI has granted preliminary approval (Appendix 7).

Engineering Department

No Concerns. Servicing information provided to applicant in advance of development (Appendix 8).

Planning Department

The surrounding neighbourhood has been undergoing slow redevelopment with a mix of old and new single family housing, newer multi-family development, as well as institutional and commercial development. The subject parcel is located in an area well-suited for higher density residential development featuring sidewalks and transit routes, within close walking distance of the City Centre.

At present, the subject parcel presents some challenges for a high density development, considering the relative small size of the parcel. As noted, the Residential – High Density (HD) designation in the City's Official Community Plan (OCP) supports the proposed development scenario, which in the opinion of staff aligns with broad OCP policies.

The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. As the subject property is 0.046 hectares in area, the maximum permitted density would be 4 dwelling units assuming: 1) the present gross areas of the subject parcel; and 2) no density bonus. With a density bonus under R-5 zoning, the maximum density is 130 units per hectare, or 5 units on 0.046 hectares, with a height increase to 15 m. All that being said, the constraints presented by the small parcel area of the subject parcel limits the development potential to less than 5 units.

Table 1 – R-5 Zoning Analysis (0.046 hectare area)

	R-5 Permitted/Required	R-5 with Bonus	Proposed
Density	4 units	5 units	2 units
Height	12 m	15 m	8.8 m
Parcel Coverage	55 %	70 %	35%
Setback – front	5 m	5 m	8.8 m
Setback – interior side	2.4 m	2.4 m	2.0 m
Setback – rear	5 m	5 m	5.6 m
Parking	5	5/6	4
Small Car Spaces	20 % (1)	20 % (1)	n/a

The minimum residential density currently permitted under R-5 zoning is 3 units in the form of a triplex. The applicant is currently proposing a 2-unit duplex development, and has requested the addition of "Duplex" as a permitted use in the R-5 Zone. Duplex is defined in the Zoning Bylaw as "any *building* divided into two *dwelling units*." Staff consider the addition of *Duplex* use to the R-5 Zone to be a positive option, allowing an additional housing option and increased density on smaller high density residential designated parcels, which would otherwise require some form of consolidation with adjacent parcels in order to achieve a developable minimum parcel area.

Duplex development is permitted in the R-2 and R-4 zones. Historically, duplexes and single family dwellings have not been permitted in the R-5 zone, in order to mandate and encourage higher density built forms in that zone. Given trends over the past 20 years and the small lot sizes in the High Density Residential designated city centre area, staff believe it is reasonable to allow duplex developments on smaller lots, which may not have realistic or timely potential for consolidation to larger parcel sizes.

Considering the proposed development concept, a 2-unit development within the R-5 Zone would be required to provide 3 parking stalls. 4 parking spaces are proposed. The provision of on-site parking is practical and necessary, as the opportunity for on-street parking at this site is very limited. Any future redevelopment to add additional dwelling units may be limited by parking requirements. 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.

Considering the requested interior side parcel line variances from 2.4 m to 2m, staff are not concerned as this request aligns with the typical 2 m setback required for a Duplex in the R-2 Duplex zone.

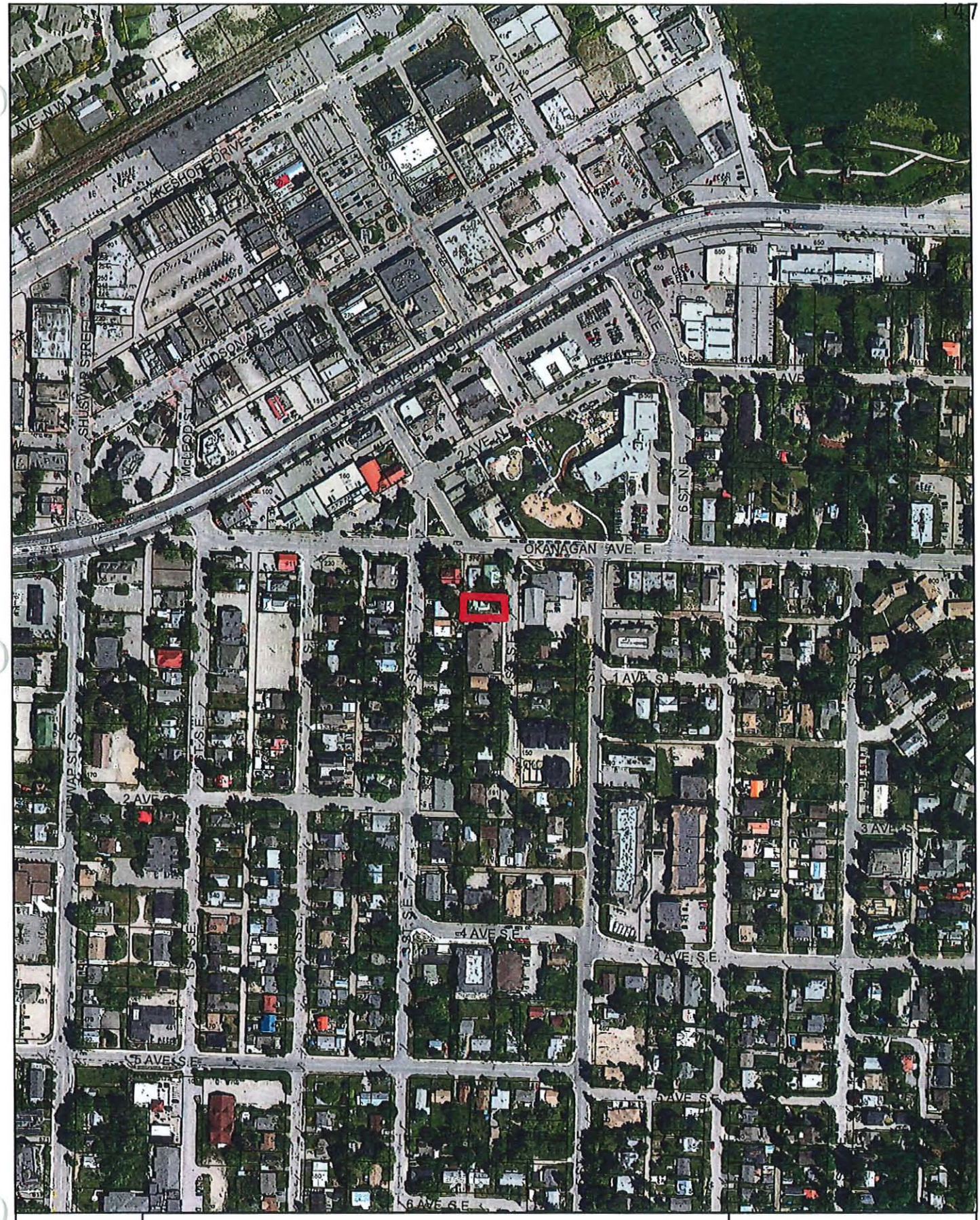
Staff are of the opinion that the proposed development should align well with the residential development to the north, south, and west. Staff have discussed the proposal with the applicant and given the detailed information the applicant has provided to date and their diligent approach. Staff are comfortable with the concept as proposed at this stage.

CONCLUSION

The proposed R-5 zoning of the subject properties is consistent with OCP residential policy and is therefore supported by staff.

Prepared by: Chris Larson, MCIP, RPP
Senior Planner

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

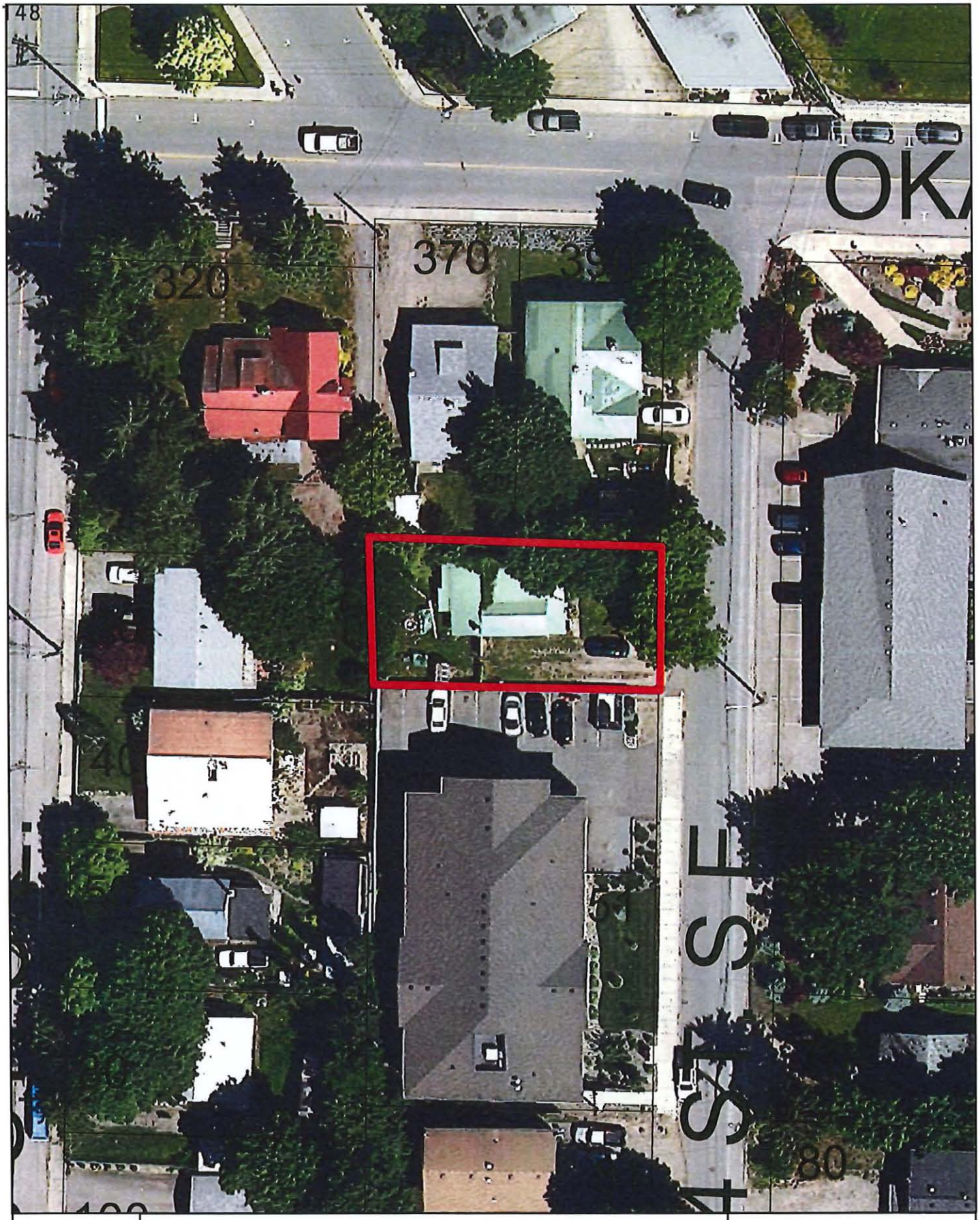


N

0 30 60 120 180 240 Meters

Subject Parcel

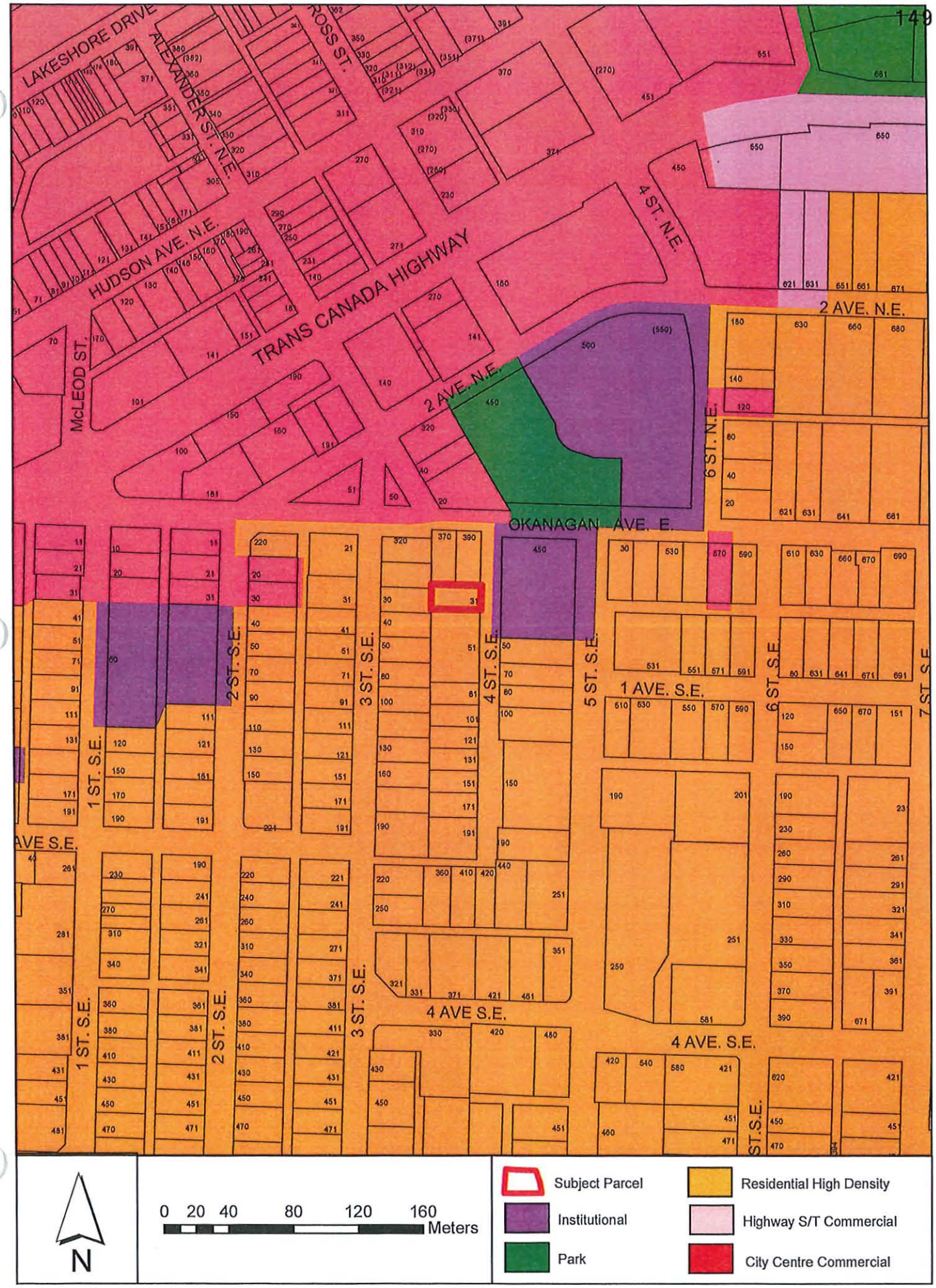
Appendix 2: Parcel View

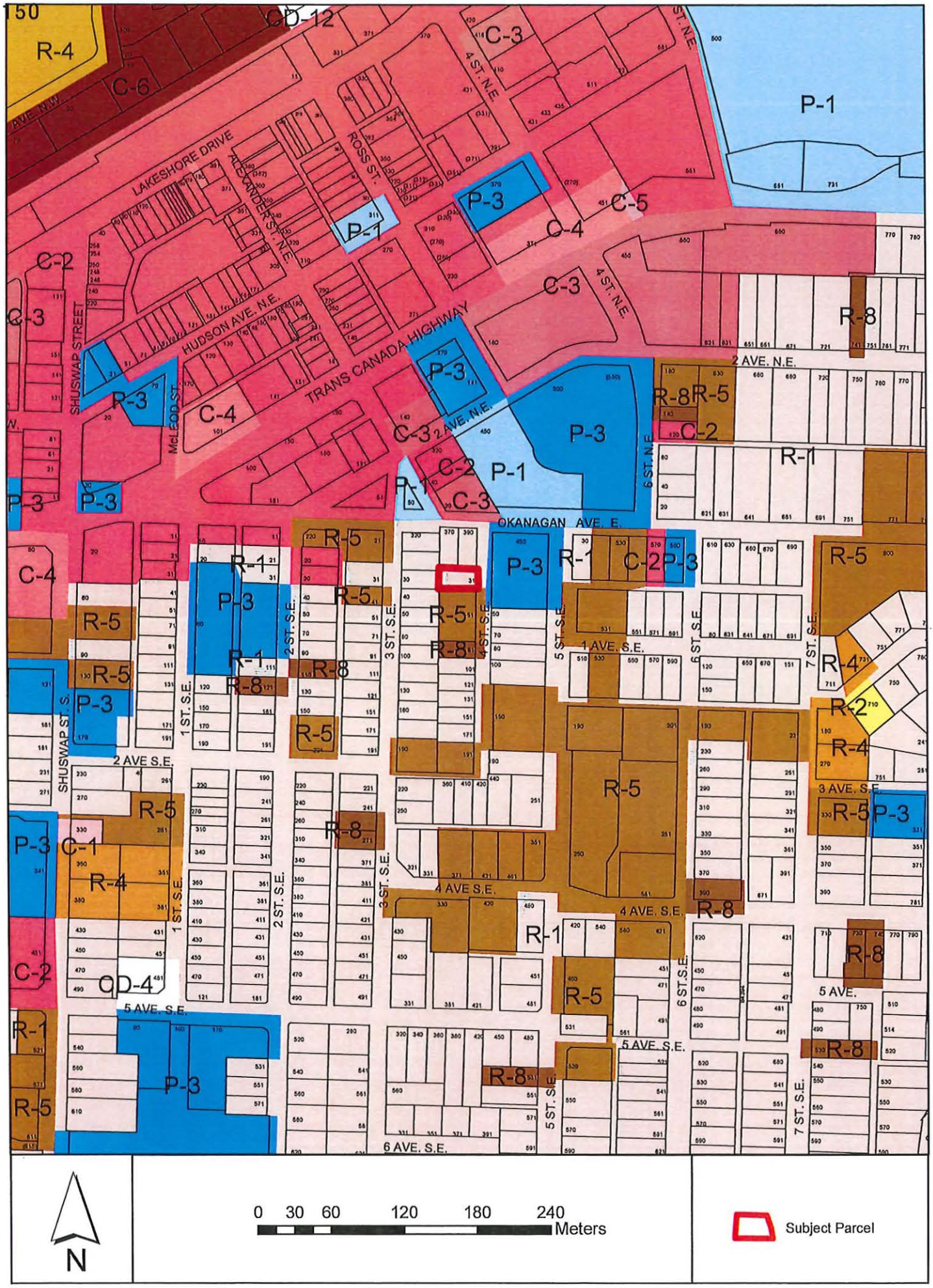


N

0 4.5 9 18 27 36 Meters

Subject Parcel


LAKESHORE DRIVE
ALEXANDER ST. N.E.
ROSS ST.
HUDSON AVE. N.E.
TRANS CANADA HIGHWAY
McLEOD ST.
4 ST. N.E.
2 AVE. N.E.
6 ST. N.E.
OKANAGAN AVE. E.
1 ST. S.E.
2 ST. S.E.
3 ST. S.E.
4 ST. S.E.
5 ST. S.E.
6 ST. S.E.
7 ST. S.E.
1 AVE. S.E.
4 AVE S.E.
4 AVE. S.E.
N
0 20 40 80 120 160
Meters
Subject Parcel
Institutional
Park
Residential High Density
Highway S/T Commercial
City Centre Commercial


LAKESHORE DRIVE
ALEXANDER ST. N.E.
ROSS ST.
4 ST. N.E.
HUDSON AVE. N.E.
TRANS CANADA HIGHWAY
SHUSWAP STREET
McLEOD ST.
2 AVE. N.E.
OKANAGAN AVE. E.
6 ST. N.E.
1 AVE. S.E.
2 AVE S.E.
3 AVE. S.E.
4 AVE S.E.
4 AVE. S.E.
5 AVE. S.E.
5 AVE.
6 AVE. S.E.
1 ST. S.E.
2 ST. S.E.
3 ST. S.E.
4 ST. S.E.
5 ST. S.E.
6 ST. S.E.
7 ST. S.E.
SHUSWAP ST. S.
N
0 30 60 120 180 240
Meters
Subject Parcel

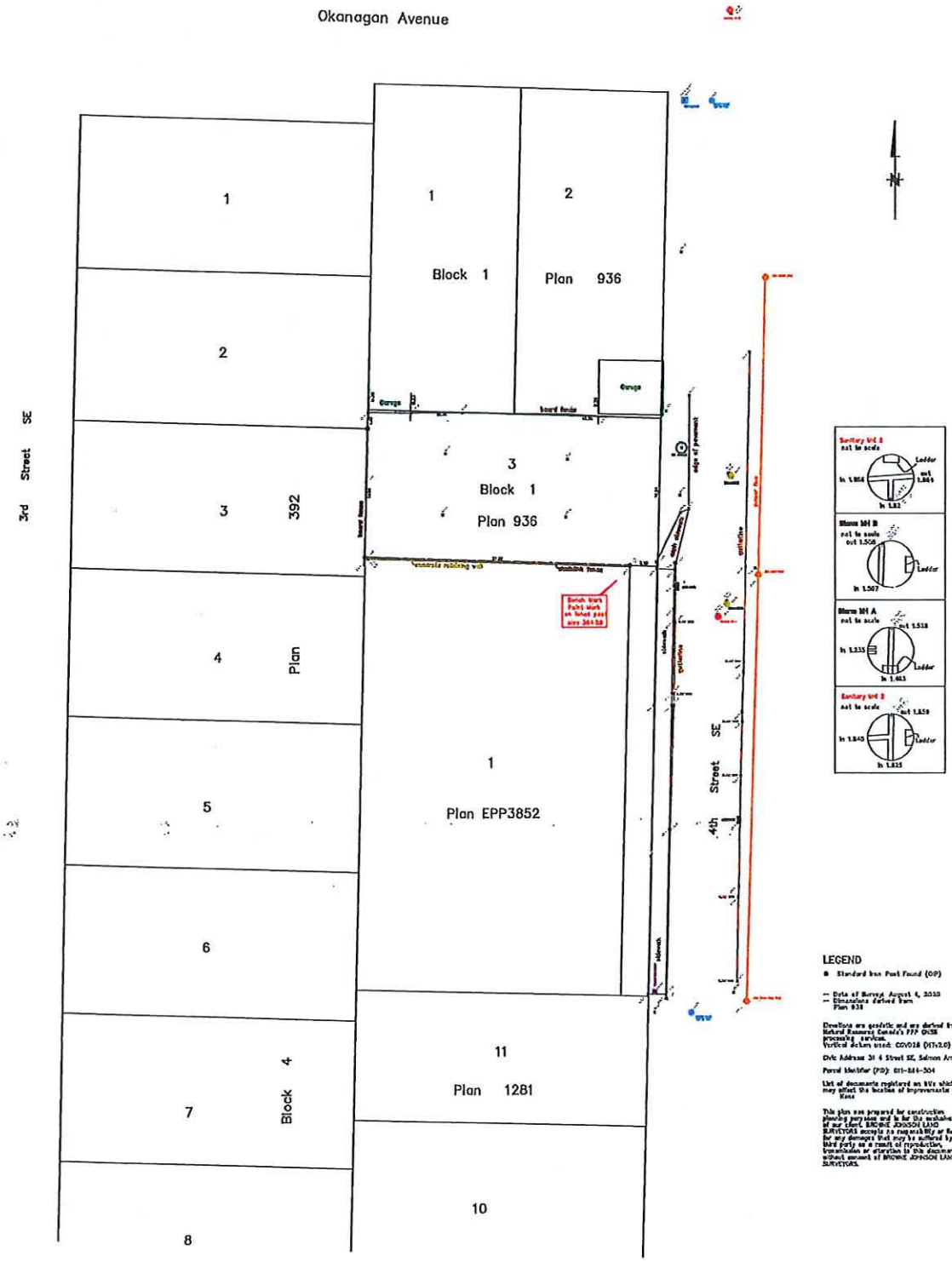
View of subject parcel southwest from 4 Street SE.

View of subject parcel northwest from 4 Street SE.

Site Plan of Lot 3, Block 1
Sec 14, Tp 20, Rge 10, W6M
KDYD, Plan 936

Scale 1:200 BCGS B2L.064

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 1:200



LEGEND

● Standard Iron Post Found (OIP)

— Date of Survey: August 4, 2020
— Dimensions derived from Plan 936

Elevations are geodetic and are derived from Natural Resources Canada's PPP GNSS processing service.
Vertical datum used: CGVD28 (HTv2.0)

Civic Address: 31 4 Street SE, Salmon Arm

Parcel Identifier (PID): 011-844-504

List of documents registered on title which may affect the location of improvements:
None

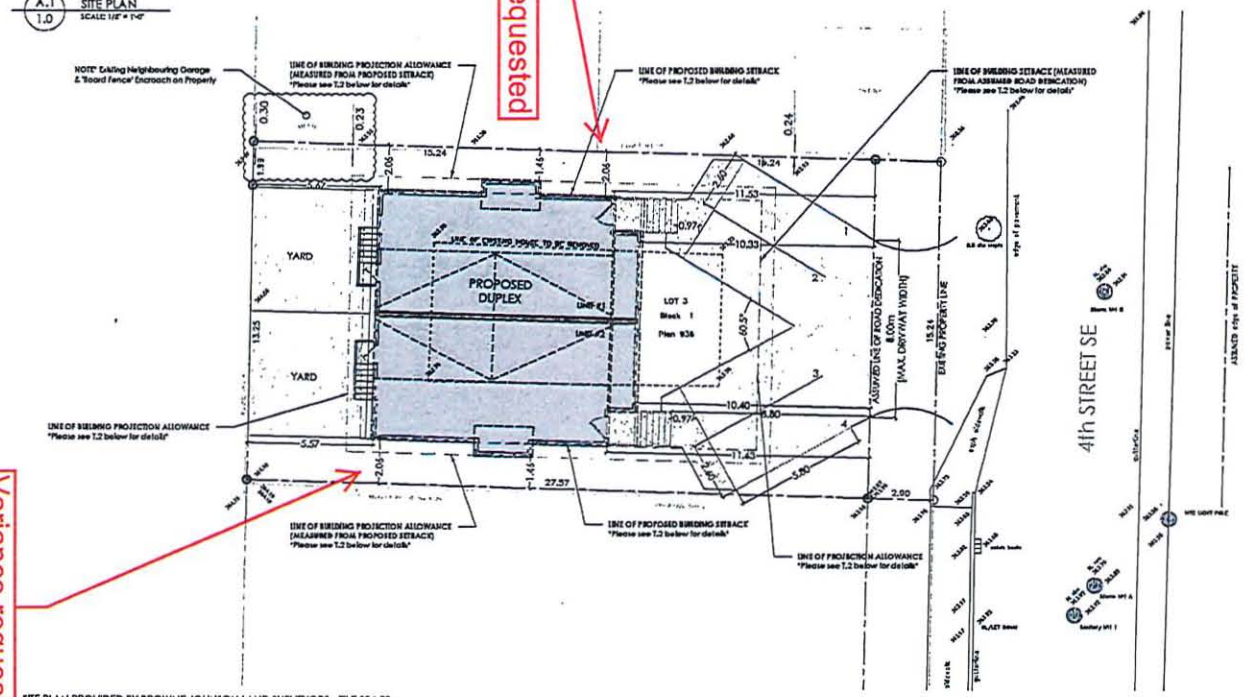
This plan was prepared for construction planning purposes and is for the exclusive use of our client. BROWNE JOHNSON LAND SURVEYORS accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of BROWNE JOHNSON LAND SURVEYORS.

August 19, 2020

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 284-20 Fb. 8134 p.155
284-20.rew

Variance requested

A.1 / 1.0 SITE PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN PROVIDED BY BROWNE JOHNSON LAND SURVEYORS - FILE 284-20

Variance requested

SHEET LIST

SHEET 1.0:
A.1 - Proposed Site Plan
T.1-T.4 - General Notes & Information
SHEET 2.0:
A.2 - Basement Floor Plan
SHEET 3.0:
A.3 - Main Floor Plan
SHEET 4.0:
A.4 - Upper Floor Plan
SHEET 5.0:
E.1-E.2 - Elevations
SHEET 6.0:
E.3-E.4 - Elevations

T.4 - AREAS OF BUILDING

ALL AREAS LISTED IN SQUARE FEET

	TOTAL PER FLOOR
BASEMENT LEVEL	
UNIT 1	689.50
UNIT 2	689.50
TOTAL FLOOR	1,379.0
MAIN FLOOR	
UNIT 1	689.50
UNIT 2	689.50
TOTAL FLOOR	1,379.0
UPPER FLOOR	
UNIT 1	611.58
UNIT 2	611.58
TOTAL FLOOR	1,223.16
UNIT 1 TOTAL FINISHED LIVING AREA	1,990.58
UNIT 2 TOTAL FINISHED LIVING AREA	1,990.58
TOTAL FINISHED LIVING AREA	3,981.16

T.1 - PROPERTY AND BUILDING INFORMATION

31 4TH STREET SE- ZONING R5
LEGAL DESCRIPTION: LOT 3, BLK 1, PLAN 936, RANGE 10, TOWNSHIP 20, MERIDIAN 6
PID 011-894-504

SITE DENSITY:
ALLOWED: 4.21 UNITS (40.5 UNITS PER ACRE)
PROPOSED: 2 UNITS

SITE COVERAGE: (420.25m²)
BUILDINGS: 129.99m² = 30.93%
ENTRY STEPS & SIDEWALKS: 20.20m² = 4.81%
DRIVEWAY & PARKING: 79.02m² = 18.80%
TOTAL COVERAGE: 217.57m² = 54.54% (MAX 55%)

PARKING REQUIREMENTS:
DUPLEX @ 2.00 SPACES PER UNIT = 4.0
PARKING REQUIRED = 4.0
PARKING PROVIDED = 4.0

T.2 - BUILDING SETBACKS / PROJECTIONS INTO YARDS / BUILDING HEIGHT (BYLAW 2303):

R5 - HIGH DENSITY RESIDENTIAL SETBACKS	ALLOWED	PROPOSED	VARIANCE REQUESTED
FRONT YARD	5.00	8.80	NO
REAR YARD	5.00	5.57	NO
SIDE YARDS	2.40	2.00	YES
R5 - HIGH DENSITY RESIDENTIAL PROJECTIONS:	**ALLOWED**	**PROPOSED**	**VARIANCE REQUESTED**
FRONT YARD	0.60	N/A	NO
REAR YARD	0.60	0.60	NO
SIDE YARDS	0.60	0.60	NO
MAXIMUM AREA OF PROJECTIONS (EACH YARD)	1.60M²	<1.60M²	NO
MAXIMUM BUILDING HEIGHT	12.00	8.846	NO

FIRE DEPARTMENT RESPONSE (9.10.15.5 BCBC):
*NOTE: THE BELOW CALCULATIONS HAVE BEEN COMPLETED UNDER THE ASSUMPTION THAT THE PROPERTY IS LOCATED WITHIN A 10 MINUTE FIRE RESPONSE TIME AREA ; THE BELOW CALCULATIONS HAVE BEEN COMPLETED ACCORDINGLY

T.3 - BCBC BUILDING REQUIREMENTS

GLAZED OPENINGS Table 9.10.15.4.						CONSTRUCTION REQUIREMENTS 9.10.15.5.		
EXPOSING FACE	LIMITING DISTANCE ACTUAL (m)	LIMITING DISTANCE FOR CALC (m)	AREA OF FACE (m²)	MAX ALLOW. GLAZING %	PROPOSED GLAZING %	MIN. REQ'D FIRE RESISTANCE RATING	TYPE OF CONSTRUCTION REQUIRED	TYPE OF CLADDING REQUIRED
EAST FACING	19.62	19.62	72.56	100	>100	N/A	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
SOUTH FACING	1.46	1.46	71.92	7	6.27	N/A	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
WEST FACING	5.57	5.57	77.22	28	14.92	N/A	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE
NORTH FACING	1.46	1.46	71.92	7	6.27	N/A	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE

BUILD BY: BRENTWELL
DESIGN BY: JB | JADE BAY Design, Construct.
41026 Evans Street
Oyama, B.C. V4V 2E9
t. 250.548.3262
e. design@jadebaycondoburton.ca

project: BRENTWELL CONSTRUCTION
DUPLEX
31 4th STREET SE
SALMON ARM, BC

revision:
1: 08.27.2020 - FOR PARKING REVIEW
2: 09.21.2020 - REVISED LAYOUT
3: 10.02.2020 - FOR REZONING

note: *ALL MEASUREMENTS ARE SHOWN IN METERS UNLESS OTHERWISE INDICATED

date drawn: AUGUST 25TH, 2020
date issued: OCTOBER 2nd, 2020
scale: 1/8" = 1'-0"
drawing: A.1 - SITE PLAN; T.1 - PRPRTY & BLDG INFO; T.2 - BLDG SETBACKS/PROJ; T.3 - BCBC REQUIREMENTS
sheet: 1.0 OF 6.0

© COPYRIGHT 2020 JADE BAY CONSTRUCTION LTD.

D.2 / 3.0 WALL CONSTRUCTION DETAILS

TYPICAL EXTERIOR WALL CONSTRUCTION
-½" Gypsum board;
-6 mil Vapour Barrier (Warm Side);
-2x4 Studs @ 24" O.C.;
-R6 Batts nailed to floor system below;
-R-22 F.G. Batt Insulation;
-½" Exterior Sheathing;
-Building Wrap;
-Exterior Cladding (Stucco);
-RSI Value (Stucco): 4.27

BW1 TYPICAL EXTERIOR WALL

TYPICAL PARTY WALL CONSTRUCTION
"1 HOUR FIRE SEPARATION"
STC = 67
- ½" Type X Gypsum Board ;
-2x4 Studs @ 16" O.C.;
-3.5" F.G. Batt Insulation;
-1" Air Space;
-3.5" F.G. Batt Insulation;
-2x4 Studs @ 16" O.C.;
- ½" Type X Gypsum Board
SEE DETAIL D.2-A; SHEET 6.0

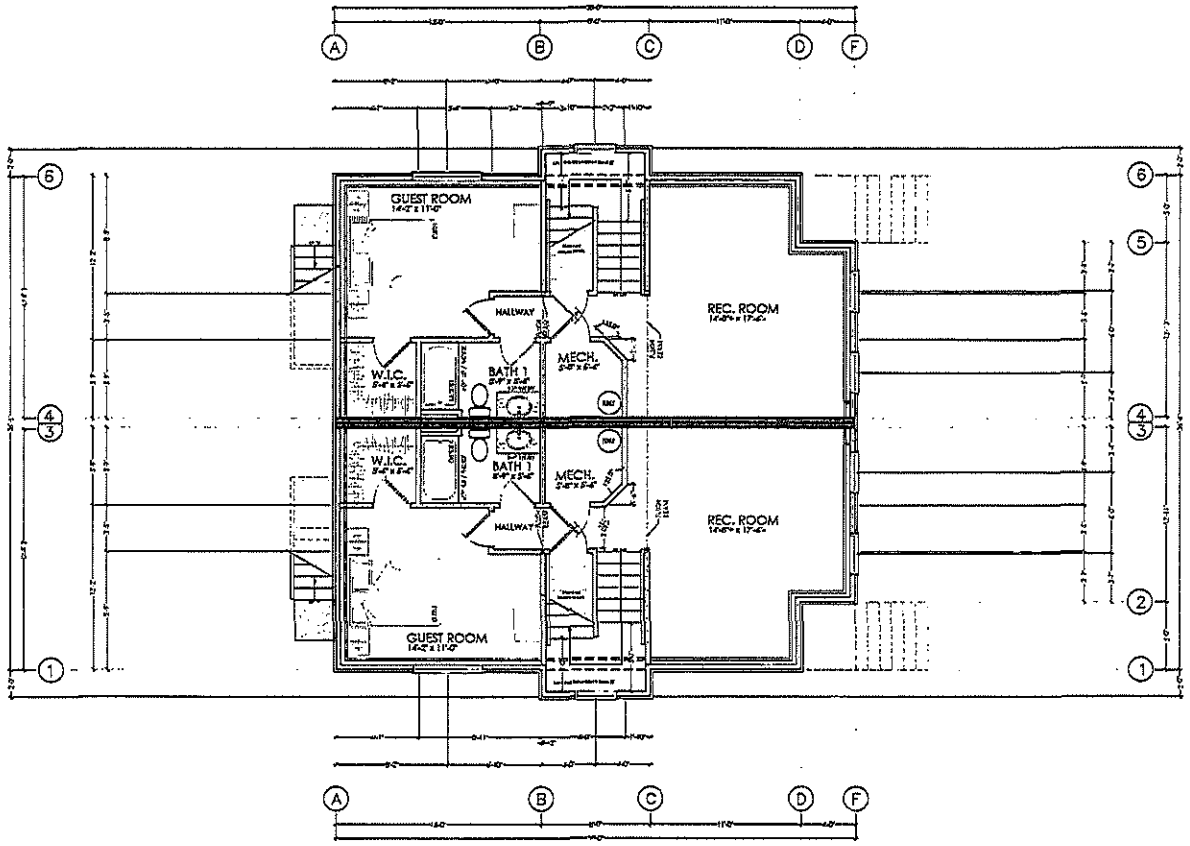
W1HR TYPICAL PARTY WALL

TYPICAL INTERIOR WALL CONSTRUCTION
-½" Gypsum board both Sides;
-2x4 Studs @ 16" O.C.;
-R6 Batts @ 16" O.C. as required for plumbing / wiring

W1 TYPICAL INT. PARTITION

TYPICAL INTERIOR BEARING WALL CONSTRUCTION
-½" Gypsum board both Sides;
-2x4 or 2x6 Studs @ 16" O.C.;
-Doubled 2X Plate Anchored to Strip Flooring
W1 shown top plate @ 24" O.C.

W1 TYPICAL BEARING WALL



BASEMENT FLOOR PLAN A.2 / 2.0
SCALE: 1/4" = 1'-0"

BUILD BY:
BRENTWELL CONSTRUCTION

DESIGN BY:
JB | JADE BAY Design Centre
#1088 Evans Road
Cowichan, B.C. V4V 2E9
T. 250.549.3242
e. design@jadebaydesigncentre.ca

project:
BRENTWELL CONSTRUCTION
DUPLEX
31
4th STREET SE
SALMON ARM, BC

revision:
1: 08.27.2020 - FOR PARKING REVIEW
2: 09.21.2020 - REVISED LAYOUT
3: 10.02.2020 - FOR REZONING

note:
-ALL CEILINGS 8'-0"
-AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURES LOCATIONS WITH SUPPLIER
*SEE FLOOR JOIST PLANS FOR JOIST DIRECTION

date drawn:
SEPTEMBER 22nd, 2020

date issued:
OCTOBER 2nd, 2020

scale:
1/4" = 1'-0"

drawing:
A.2 - BASEMENT FLOOR PLAN

sheet:
2.0 OF 6.0

D.2 / 3.0 WALL CONSTRUCTION DETAILS

TYPICAL EXTERIOR WALL CONSTRUCTION
-½" Gypsum board;
-4 mil Vapour barrier (warm side);
-2x6 Studs @ 24" O.C.;
-RB Plate nailed to floor system below;
-R-22 F.O. Batt insulation;
-½" Exterior Sheathing;
-Building wrap;
-Exterior Cladding (Stucco);
-R24 Value (Stucco): 4.07

DW1 TYPICAL EXTERIOR WALL

TYPICAL PARTY WALL CONSTRUCTION
-1 HOUR FIRE SEPARATION*
STC = 57
-½" Type X Gypsum board;
-2x4 Studs @ 16" O.C.;
-3.5" F.O. batt insulation;
-1" AIR Space;
-3.5" F.O. batt insulation;
-2x4 Studs @ 16" O.C.;
-½" Type X Gypsum board
SEE DETAIL D.1/A2 SHEET 4.0

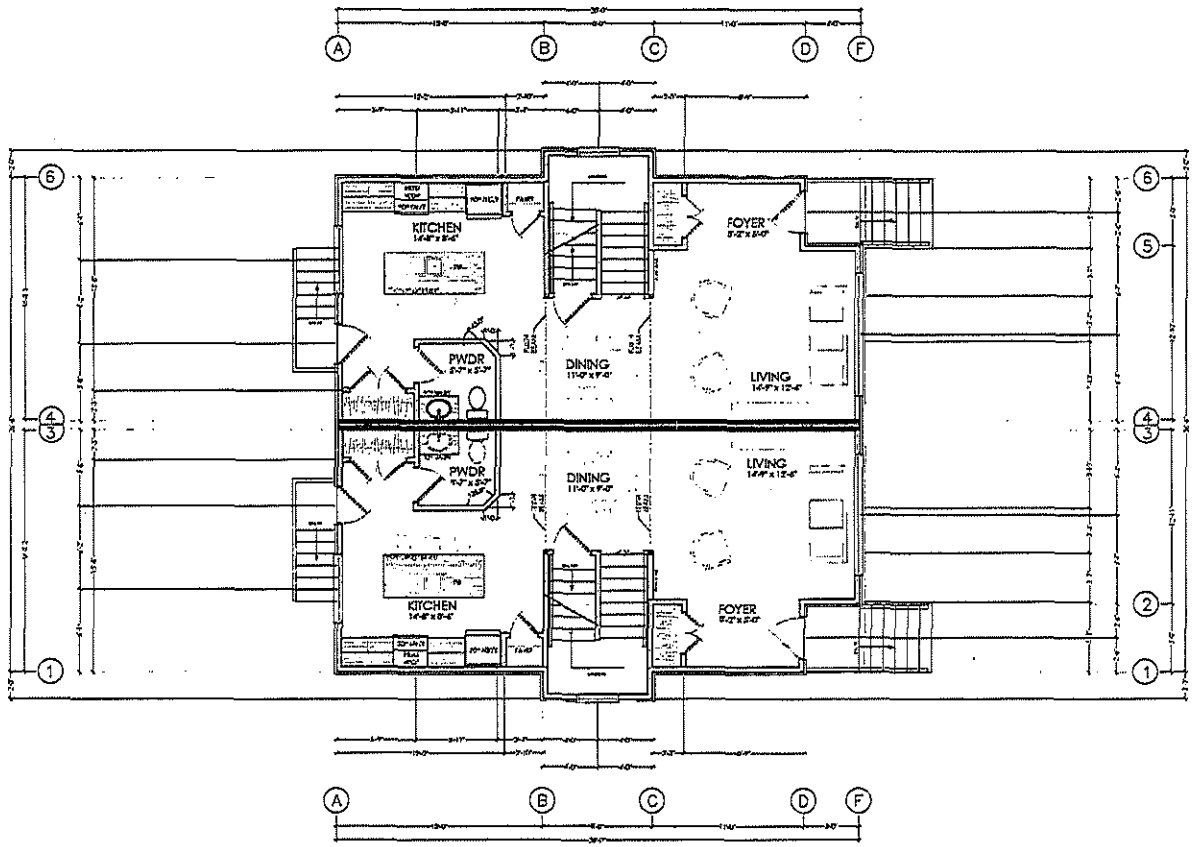
W1Ha TYPICAL PARTY WALL

TYPICAL INTERIOR WALL CONSTRUCTION
-½" Gypsum board both sides;
-2x4 Studs @ 16" O.C.;
-2x4 Studs @ 16" O.C. as required for plumbing / venting

W1 TYPICAL INT. PARTITION

TYPICAL INTERIOR BEARING WALL CONSTRUCTION
-½" Gypsum board both sides;
-2x4 or 2x6 Studs @ 16" O.C.;
-Treated SB Plate Anchored to Strip Footing W/ 47mm Hilti pins @ 24" O.C

W1 TYPICAL BEARING WALL



MAIN FLOOR PLAN A.3 / 3.0
SCALE: 1/4" = 1'-0"

BUILD BY:
BRENTWELL CONSTRUCTION

DESIGN BY:
JB | JADE BAY Design Consult.
41080 Dyke Road
Oceana, B.C. V4V 2C9
t. 250.341.3749
e. design@jadebayconstruction.com

project:
BRENTWELL CONSTRUCTION
DUPLEX
31
4th STREET S.E.
SALMON ARM, BC

revision:
1: 08.27.2020 - FOR PARKING REVIEW
2: 09.21.2020 - REVISED LAYOUT
3: 10.02.2020 - FOR REZONING

note:
-ALL CEILINGS 9'-0" EXCEPT WHERE DROPPED AS REQUIRED FOR HVAC
-AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURE LOCATIONS WITH SUPPLIER
*SEE ROOF PLAN FOR TRUSS DIRECTION

date drawn:
SEPTEMBER 18th, 2020

date issued:
OCTOBER 2nd, 2020

scale:
1/4" = 1'-0"

drawing:
A.3 - MAIN FLOOR PLAN

sheet:
3.0 OF 4.0

D.2 / 3.0 WALL CONSTRUCTION DETAILS

TYPICAL EXTERIOR WALL CONSTRUCTION
- 5/8" Gypsum Board;
- 6 mil Vapour Barrier (Warm Side);
- 2x6 Studs @ 24" O.C.;
- 2x8 Plate nailed to floor system below;
- R-23 F.G. Batt Insulation;
- 7/16" Exterior Sheathing;
- Building Wrap;
- Exterior Cladding (Stucco);
- ESI Valve (Stucco); 4.37

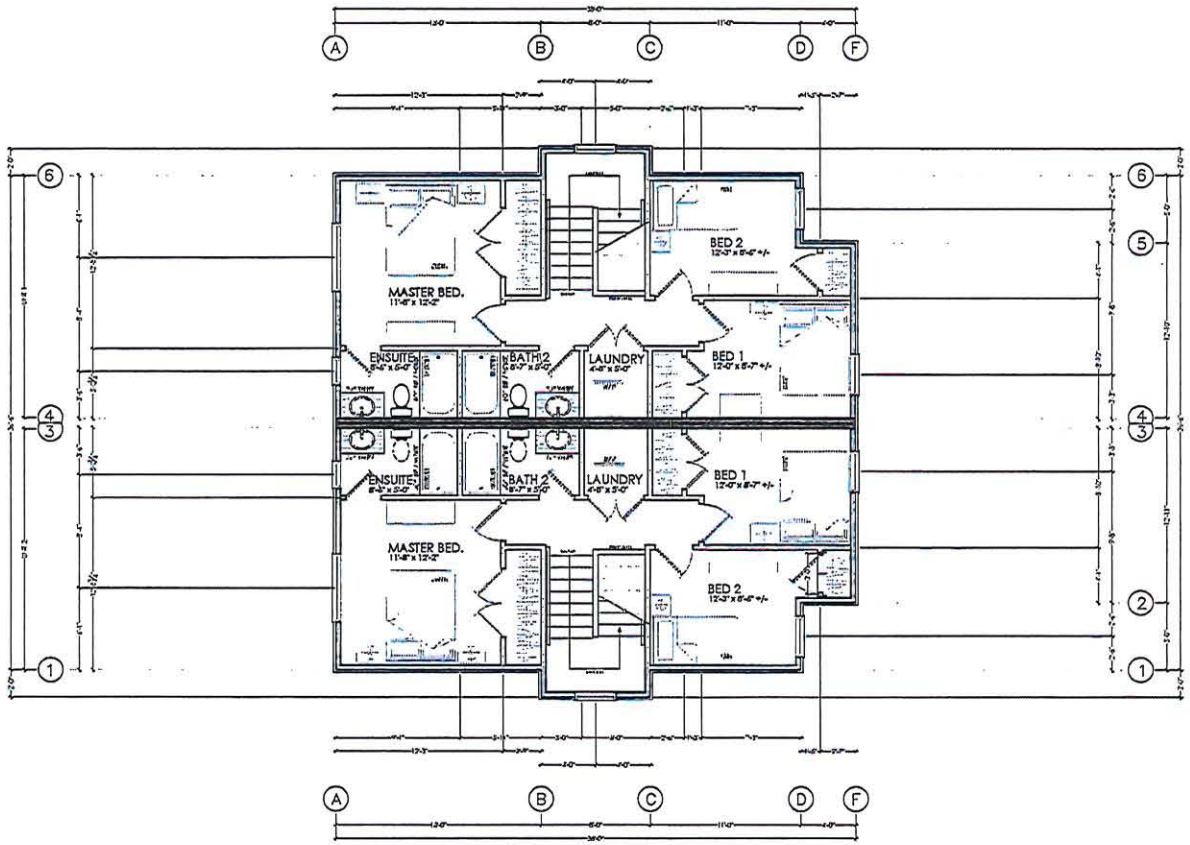
EW1 TYPICAL EXTERIOR WALL

TYPICAL PARTY WALL CONSTRUCTION
"1 HOUR FIRE SEPARATION"
STC = 57
- 5/8" Type X Gypsum Board ;
- 2x4 Studs @ 16" O.C. ;
- 3.5" F.G. Batt Insulation;
- 1" AIR SPACE;
- 3.5" F.G. Batt Insulation;
- 2x4 Studs @ 16" O.C. ;
- 5/8" Type X Gypsum Board
SEE DETAIL D.6-A2 SHEET 8.0

W13a TYPICAL PARTY WALL

TYPICAL INTERIOR WALL CONSTRUCTION
- 5/8" Gypsum Board Both Sides;
- 2x4 Studs @ 16" O.C.;
- 2x4 Studs @ 16" O.C. as required for plumbing / venting

W1 TYPICAL INT. PARTITION



UPPER FLOOR PLAN A.4 / 4.0
SCALE: 1/4" = 1'-0"

BUILD BY:
BRENTWELL CONSTRUCTION

DESIGN BY:
JB | JADE BAY Design Consultant

41033 Evans Road
Oyama, B.C. V4V 2C9
t. 250.548.3267
e. jbdesign@jadebaycontruction.ca

project:
BRENTWELL CONSTRUCTION
DUPLEX
31
4th STREET SE
SALMON ARM, BC

revision:
1: 08.27.2020 - FOR PARKING REVIEW
2: 09.21.2020 - REVISED LAYOUT
3: 10.02.2020 - FOR REZONING

note:
- ALL CEILINGS 8'-0"
- AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURES LOCATIONS WITH SUPPLIER
*SEE ROOF PLAN FOR TRUSS DIRECTION

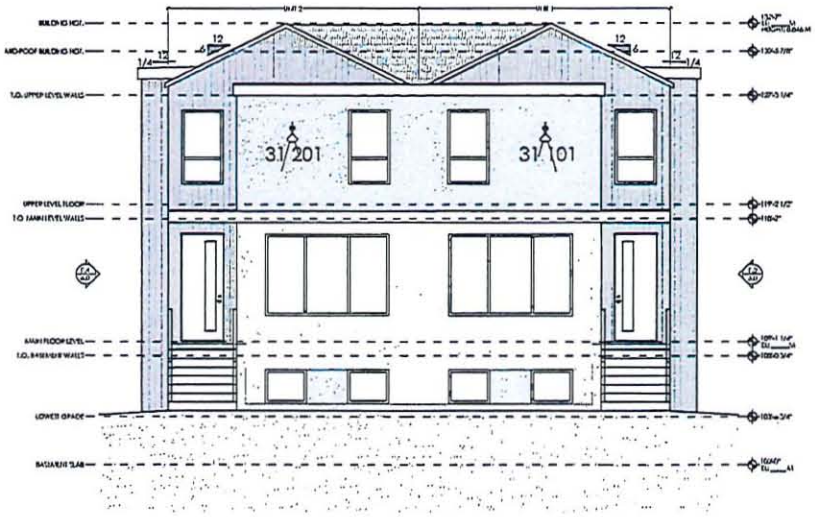
date drawn: SEPTEMBER 22nd, 2020

date issued: OCTOBER 2nd, 2020

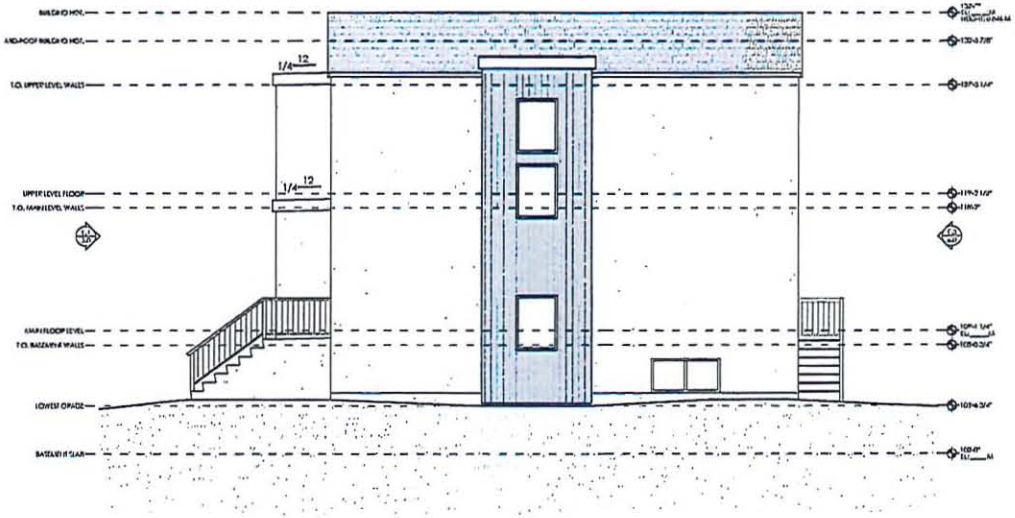
scale: 1/4" = 1'-0"

drawing: A.4 - UPPER FLOOR PLAN

sheet: 4.0 OF 6.0



E.1 / 5.0 ELEVATION 1 - EAST
SCALE: 1/4" = 1'-0"



ELEVATION 2 - NORTH E.2 / 5.0
SCALE: 1/4" = 1'-0"

BUILD BY:
BRENTWELL CONSTRUCTION

DESIGN BY:
JB | JADE BAY Design Centre
41088 Evans Road
Oyama, B.C. V4V 2E9
t. 250.548.3298
e. design@jadebaycomfuction.ca

project:
BRENTWELL CONSTRUCTION
DUPLEX
31
4th STREET SE
SALMON ARM, BC

revision:
1: 08.27.2020 - FOR PARKING REVIEW
2: 09.21.2020 - REVISED LAYOUT
3: 10.02.2020 - FOR REZONING

note:
ALL NECESSARY FLASHINGS APPLIED TO CURRENT BCBC STANDARDS; COLOURS MATCH NEAREST CLADDING MATERIAL

date drawn:
SEPTEMBER 22nd, 2020

date issued:
OCTOBER 2nd, 2020

scale:
1/4" = 1'-0"

drawing:
E.1 - E.2 - ELEVATIONS

sheet:
5.0 OF 6.0

BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

DEVELOPMENT SERVICES PRELIMINARY BYLAW COMMUNICATION

Your File #: ZON-1191
eDAS File #: 2020-05044
Date: Oct/19/2020

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 4421 for:
LOT 3 BLOCK 2 14-20-10 W6M KDYD PLAN 936

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

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

Knight

Tara Knight
Development Officer

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3380

CITY OF SALMON ARM

Memorandum from the Engineering and Public Works Department

TO:	Kevin Pearson, Director of Development Services
DATE:	November 26, 2020
PREPARED BY:	Matt Gienger, Engineering Assistant
APPLICANT:	**Brentwell Construction Ltd., 1009 Kalamalka Lake Road,** Vernon, B.C., V1T 6V4
SUBJECT:	**ZONING AMENDMENT NO. ZON-1191** **VARIANCE APPLICATION FILE VP-521**
LEGAL:	Lot 3, Block 1, Section 14, Township 20, Range 10, W6M KDYD, Plan 936
CIVIC:	**31 – 4 Street SE**

Further to your referral dated October 15, 2020, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning or Variance application; 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 or Variance application and recommends that they be approved.

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 prior to the commencement 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 and 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 building permit 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.

9. For the 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 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. 4 Street SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 18.0m road dedication (9.0m on either side of road centerline). Available records indicate that 2.902m of additional road dedication is required (to be confirmed by a BCLS). Low traffic volume and historic requirements of development on this area of 4 Street SE indicates that a 20.0m ROW is not required (RD-2) and 18.0m is suitable for demand.

2. 4 Street SE is currently constructed to an Interim Local Paved Road standard. Upgrading to an Urban Paved Local Road standard is required, in accordance with Specification Drawing No. RD-1. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.

3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

4. Accesses shall be designed by keeping to a minimum number. Only one (1), 8.0m wide curb letdown and driveway access will be permitted onto 4 Street SE. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 4 Street SE. No upgrades will be required at this time.

2. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 4 Street SE. Due to the size of the existing service, upgrading to a new metered service (minimum 25mm) will be required. Owner / Developer is responsible for all associated costs.

3. The subject property is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. 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).

5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 4 Street SE. No upgrades will be required at this time.

2. The subject parcel is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.

3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 4 Street SE. No upgrades are required at this time, provided the existing service is adequately size for the proposed development.

4. Owner/Developer's engineer may need to confirm the downstream sanitary main can accommodate additional capacity of the proposed development, subject to the approval of the City Engineer. Owner/Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 250mm diameter storm sewer on 4 Street SE. No upgrades will be required at this time.

2. Records indicate that the existing property is not currently connected to City storm sewer.

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 parcel shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of 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 for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.

Matt Gienger
Engineering Assistant

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

Item 23.1

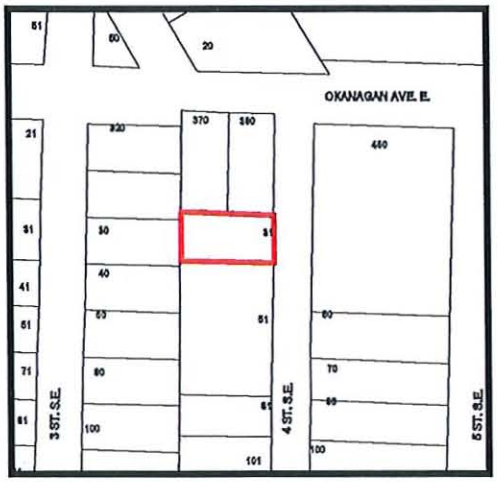
CITY OF SALMON ARM

Date: January 25, 2021

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on **Monday, January 25, 2021 at 7:00 p.m.**

1) Proposed Amendment to Zoning Bylaw No 2303:



Rezone Lot 3, Block 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 936 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone).

Civic Address: 31 – 4 Street SE
Location: South of Okanagan Avenue NE on West side of 4 Street SE
Present Use: Vacant land
Proposed Use: Duplex Development
Owner/Applicant: Brentwell Construction Ltd. /S. & L. Crevier

Proposed Text Amendment to Zoning Bylaw No 2303:
The addition of the defined "Duplex" use to the R-5 (High Density Residential) zone.

Reference: ZON-1191/ Bylaw No. 4421

The staff reports for the proposals are available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices January 12 - 25, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the *Emergency Program Act*, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Erin Jackson, Director of Corporate Services

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

-----Original Message-----
From: Patricia ponich
Sent: January-13-21 11:31 AM
To: Caylee Simmons
Subject: Proposed Amendment to Zoning Bylaw No. 2303

To Whom It May Concern,

I am writing in regards to the rezoning proposal at 31- 4th St. SE. As the owner of the neighbouring apartment building (Patricia Manor) located at 51- 4th St. SE, I am concerned about the provisions for parking in the proposal. It appears that only 4 parking stalls are in the provisions and that will be insufficient. After the development of Maplelane Townhomes located at 150 4th St. SE, it lead to a huge increase in street parking to the south end of 4th St. This was due to the lack of sufficient parking that should have been in the provisions for that particular development. Our concern is that the lack of sufficient parking for the proposal at 31- 4th St. SE will lead to the same increase to street parking to the north end of 4th St. As you are already well aware, 4th St. SE was not built to accommodate the volume of street parking we already have and certainly not built to accommodate more.

Now that you know my concern, my question is: what is the city's plan for off site/street parking on 4th St. SE with the proposal of another R-5 (high density residential) lot knowing that there is already high volume street parking issues that exist?

Thank you for taking my concerns and question. I look forward to hearing your response.

Murray Ponich

Sent from my iPad

Item 23.2

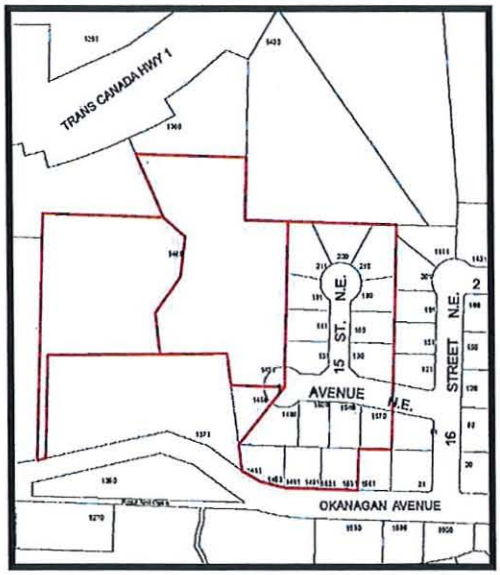
CITY OF SALMON ARM

Date: January 25, 2021

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on **Monday, January 25, 2021 at 7:00 p.m.**

2) a) Proposed termination of Land Use Contract LUC N54304



LUC N54304 between the City and Abacus Cities Ltd. permitted residential and multi-family residential development for the subject properties. In 2007, the developer completed the development to the specifications of the LUC.

Civic Addresses: Units 101 – 506, 1449 – 1 Avenue NE; Units 302 - 806, 1451 – 1 Avenue NE; 130 – 230 – 15 Street NE; 1480 – 1570 – 1 Avenue NE; 1451 – 1531 Okanagan Avenue NE

Location: North of Okanagan Avenue and West of 16 Street NE

Reference: LUC N54304/Bylaw 4430

The staff reports for the proposals are available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices January 12 - 25, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the *Emergency Program Act*, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Erin Jackson, Director of Corporate Services

Vote Record

- ❑ Carried Unanimously
- ❑ Carried
- ❑ Defeated
- ❑ Defeated Unanimously

Opposed:

- ❑ Harrison
- ❑ Cannon
- ❑ Eliason
- ❑ Flynn
- ❑ Lavery
- ❑ Lindgren
- ❑ Wallace Richmond

CITY OF
SALMONARM

To: His Worship Mayor Harrison and Members of Council

Date: November 23, 2020

Subject: Land Use Contract Termination and Zoning Bylaw Amendment – Abacus Cities Ltd.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would terminate the following Land Use Contract N54304 for the parcels legally described as:

028-875-656	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	201, 1449 1 Avenue NE
028-875-664	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	202, 1449 1 Avenue NE
028-875-672	Strata Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	203, 1449 1 Avenue NE
028-875-681	Strata Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	204, 1449 1 Avenue NE
028-875-699	Strata Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	205, 1449 1 Avenue NE
028-875-702	Strata Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	206, 1449 1 Avenue NE
029-092-736	Strata Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	101, 1449 1 Avenue NE
029-092-744	Strata Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	102, 1449 1 Avenue NE
029-092-752	Strata Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	103, 1449 1 Avenue NE
029-092-761	Strata Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	104, 1449 1 Avenue NE
029-092-779	Strata Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	105, 1449 1 Avenue NE
029-092-787	Strata Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	106, 1449 1 Avenue NE
029-501-237	Strata Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	301, 1449 1 Avenue NE
029-501-245	Strata Lot 14, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	302, 1449 1 Avenue NE
029-501-253	Strata Lot 15, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	303, 1449 1 Avenue NE
029-501-261	Strata Lot 16, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	304, 1449 1 Avenue NE
029-501-270	Strata Lot 17, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	305, 1449 1 Avenue NE
029-501-288	Strata Lot 18, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	306, 1449 1 Avenue NE
029-686-121	Strata Lot 19, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	401, 1449 1 Avenue NE
029-686-130	Strata Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	402, 1449 1 Avenue NE
029-686-148	Strata Lot 21, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	403, 1449 1 Avenue NE
029-686-156	Strata Lot 22, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	404, 1449 1 Avenue NE

029-686-164	Strata Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	405 1449 1 Avenue NE
029-686-172	Strata Lot 24, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	406, 1449 1 Avenue NE
029-775-698	Strata Lot 25, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	501, 1449 1 Avenue NE
029-775-701	Strata Lot 26, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	502, 1449 1 Avenue NE
029-775-710	Strata Lot 27, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	503, 1449 1 Avenue NE
029-775-728	Strata Lot 28, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	504, 1449 1 Avenue NE
029-775-736	Strata Lot 29, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	505, 1449 1 Avenue NE
029-775-744	Strata Lot 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	506, 1449 1 Avenue NE
002-206-854	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	603, 1451 1 Avenue NE
002-206-862	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	601, 1451 1 Avenue NE
002-206-871	Strata Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	604, 1451 1 Avenue NE
002-206-897	Strata Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	602, 1451 1 Avenue NE
002-206-901	Strata Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	503, 1451 1 Avenue NE
002-206-919	Strata Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	501, 1451 1 Avenue NE
002-206-927	Strata Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	504, 1451 1 Avenue NE
002-206-935	Strata Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	502, 1451 1 Avenue NE
002-206-943	Strata Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	703, 1451 1 Avenue NE
002-206-951	Strata Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	701, 1451 1 Avenue NE
002-206-960	Strata Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	704, 1451 1 Avenue NE
002-206-978	Strata Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	702, 1451 1 Avenue NE
002-206-986	Strata Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	405, 1451 1 Avenue NE
002-206-994	Strata Lot 14, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	403, 1451 1 Avenue NE
002-207-001	Strata Lot 15, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	401, 1451 1 Avenue NE
002-207-010	Strata Lot 16, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	406, 1451 1 Avenue NE
002-207-028	Strata Lot 17, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	404, 1451 1 Avenue NE
002-207-036	Strata Lot 18, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	402, 1451 1 Avenue NE
002-207-044	Strata Lot 19, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	805, 1451 1 Avenue NE
002-207-052	Strata Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	803, 1451 1 Avenue NE
002-207-061	Strata Lot 21, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	801, 1451 1 Avenue NE
002-207-079	Strata Lot 22, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	806, 1451 1 Avenue NE
002-207-087	Strata Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	804, 1451 1 Avenue NE

002-207-095	Strata Lot 24, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	802, 1451 1 Avenue NE
002-207-109	Strata Lot 25, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	305, 1451 1 Avenue NE
002-207-117	Strata Lot 26, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	303, 1451 1 Avenue NE
002-207-125	Strata Lot 27, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	301, 1451 1 Avenue NE
002-207-133	Strata Lot 28, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	306, 1451 1 Avenue NE
002-207-141	Strata Lot 29, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	304, 1451 1 Avenue NE
002-207-150	Strata Lot 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	302, 1451 1 Avenue NE
003-248-429	Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	131 15 Street NE
003-248-437	Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	161 15 Street NE
003-248-453	Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	191 15 Street NE
003-248-461	Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	211 15 Street NE
003-248-470	Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	230 15 Street NE
003-248-488	Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	210 15 Street NE
003-248-496	Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	190 15 Street NE
003-248-500	Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	160 15 Street NE
003-248-518	Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	130 15 Street NE
003-248-526	Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	1570 1 Avenue NE
003-248-551	Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1540 1 Avenue NE
003-248-569	Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1500 1 Avenue NE
003-248-577	Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1480 1 Avenue NE
025-681-401	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541	1451 Okanagan Avenue NE
025-681-419	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541	1453 Okanagan Avenue NE
018-189-661	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227	1481 Okanagan Avenue NE
018-189-679	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227	1491 Okanagan Avenue NE
017-800-943	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054	1521 Okanagan Avenue
017-800-951	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054	1531 Okanagan Avenue

AND THAT: **a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 rezoning Strata Lots 1 to 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507 and Strata Lots 1 to 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740 and Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541 and Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227 and Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054 from R1 – Single Family Residential to R4 – Medium Density Residential, as shown on 'Schedule A';**

AND FURTHER THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PURPOSE

To provide background in the early termination of Land Use Contract (LUC) N54304 for the area governing the Orchard Terrace multifamily development and surrounding single family and duplex units on Okanagan Avenue, 1st Avenue NE and 15th St NE. To rezone those multi-family properties of the LUC area that are currently zoned R1 (Single-Family Residential) to R4 (Medium Density Residential) to reflect the existing development(s).

BACKGROUND

LUC N54304 between the City and Abacus Cities Ltd. permitted an eighteen (18) lot subdivision, including seventeen (17) R1 – Single Family Residential lots, one (1) R-4 Multi Family Residential lot of eleven (11) multiple family residential buildings containing a maximum of sixty (60) units, to be developed as per Zoning Bylaw 1180, 1976. In 1988, the contract was amended to permit the development of three (3) duplex units along Okanagan Avenue. In 2015, the City discharged LUC N54304 from the title of Lot 14, in conjunction with a R8 rezoning application, to permit the development of a secondary suite on the property. Appendix 1 illustrates the boundary of the LUC area.

The subject property includes sixty (60) multifamily dwellings (KAS507 and EPS740), three (3) duplexes along Okanagan Avenue (KAS2541, KAS1227 and KAS1054) and seventeen (17) single-family dwellings (Plan 33113). With regard to the multi-family development, the first phase of the development with six buildings (Phase 1, KAS507). In 2007 a developer completed the development to the specifications of the LUC, adding five (5) multifamily buildings (EPS740), completing Phase 2 of Orchard Terrace. The site servicing for water, sewer, roads and lighting at the conclusion of the last phase of the multifamily development met the standards set out in the LUC.

The Official Community Plan (OCP) designates the subject property as Medium Density Residential (MDR) and High Density Residential (HDR) (Appendix 2). The area governed by the LUC is currently zoned R1 – Single Family Residential in Zoning Bylaw 2303, 1995 (Appendix 3). While the R1 zoning appropriately captures the existing single family dwellings constructed on 1 Avenue NE and 15 Street NE, the zoning does not accurately reflect the duplex unit developments on Okanagan Avenue or the multi-family strata development of the Orchard Terrace. In conjunction with the LUC Termination Bylaw staff are recommending to rezone those portions of the multifamily developments to accurately reflect the existing land uses. Appendix 4 shows the proposed areas to be rezoned.

COMMENTS

Engineering Department

The Engineering Department is unaffected by the proposed LUC termination and rezoning.

Under the current Subdivision and Servicing Bylaw No. 4163 a future development proposal of similar scale would, likely, be required to meet different standards with regard to street lighting, sidewalks and other off-site works. However, the existing condition of the services and associated rights-of way are consistent with other developments of a similar age and the proposed change in zoning does not trigger the modernizing of off-site works in the area.

Building Department

No comments.

Fire Department

No comments.

BC Assessment

The referral package sent to BC Assessment included the proposed LUC Termination and proposed rezoning. After a review from available information, BC Assessment concluded that the current property assessments would remain relatively unchanged.

Planning Department

Rezoning From R1 to R4: 1449 and 1451 1 Avenue NE (Orchard Terrace Strata – Phases 1 and 2)

Staff are recommending that the Orchard Terrace development be rezoned from R1 (Single Family Residential) to R4 (Medium Density Residential). The R4 zone allows for 'multiple family dwellings', consistent with the existing buildings. Given parking requirements, setbacks and legal implications of amending an existing strata plan it is unlikely the amendment and rezoning would result in additional units.

Rezoning from R1 to R4: 1451-1531 Okanagan Avenue NE (Duplex Units)

The duplex units along Okanagan Avenue developed in the early 1990's and were the result of approvals for an amendment to the LUC in order to permit duplexes. The existing R1 zone does not permit duplexes; therefore, the zoning for those three properties along Okanagan Avenue would become non-conforming by the reverting to the R1 zone at the termination of the LUC. Staff are recommending that the duplex properties be rezoned to R4 to reflect the existing development (see Appendix 4). There are no known setback issues with the rezoning of these properties to R4. An OCP Amendment would not be required because the R4 zone is consistent with Medium Density Residential (MDR) OCP designation.

The R4 zone would support the conversion of the duplexes to four-plexes. Should an owner request to convert a duplex to add additional units, the site would have to meet additional parking and BC Building Code requirements. In addition, the owner would have to pay Development Cost Charges (DCC) for new units at the DCC rate applicable at the time of the conversion.

No Rezoning Needed: 1480 – 1570 1 Avenue NE & 130 – 230 15 St NE (Single Family Dwellings)

The MDR designation in the OCP and the R1 zone is appropriate for those single family units in the LUC area. The termination of the LUC for these properties would not result in a non-conforming status; therefore, staff are not recommending any changes to the zoning for these properties.

Notification

As part of the LUC Early Termination project, owners of land affected by a LUC received information letters in advance of the process beginning. Letters sent on October 9, 2020 advised all property owners that the LUC Early Termination process was to begin and they would receive further information as staff progressed through a list of outstanding LUC areas. In addition to letters, staff have created a "Land Use Contract – Early Termination" page on the City's website that provides more information to property owners.

On November 27, 2020, the City sent a second information letter to owners specific to this LUC Termination and rezoning proposal. A third letter, pursuant to Section 466 (5) of the *Local Government Act*, are to be mailed to all property owners and tenants within the LUC area and ads placed in the newspaper advising of the LUC termination. Given that there are more than 10 properties affected by the rezoning of the lands, notices are not required to be mailed to adjacent property owners for the rezoning component; however, newspaper ads are required advising of the proposed rezoning.

Conclusion

In 2014 amendments were enacted to the *Local Government Act* that established June 30, 2024 as the expiry date for all LUCs in the province. After that date, the LUCs no longer have force or effect. The same amendments included the establishment of an 'early termination' process for Local Governments to address the discharge of the LUCs and consider how or if the other development tools need to be utilized to ensure properties governed by LUCs are conforming to existing bylaws in the absence of the LUC. The benefits of the early termination process is that, rather than relying on existing rules which may not adequately capture the provisions of the LUC, the City and landowners have an opportunity to consider the introduction of zoning or variances that might better reflect currently permitted uses and density. The zoning presently overlaid, in this situation, does not capture the existing uses for some properties and termination of the LUC without rezoning renders the uses on those properties lawfully non-conforming.

Typically, with the completion of the last phase of the development to the satisfaction of the terms within the LUC, the City and developer would have initiated the termination or discharge of the LUC. The six outstanding

LUCs did not go through the discharge process. Given the changes in legislation setting an expiry date for LUCs, consistency with OCP designation and appropriate zoning, staff are supportive of the termination of LUC N54304. For reference LUC No. N54304 is included as Attachment 5.

Melinda Smyrl, MCIP, RPP
Planner

Kevin Pearson, MCIP, RPP
Director of Development Services

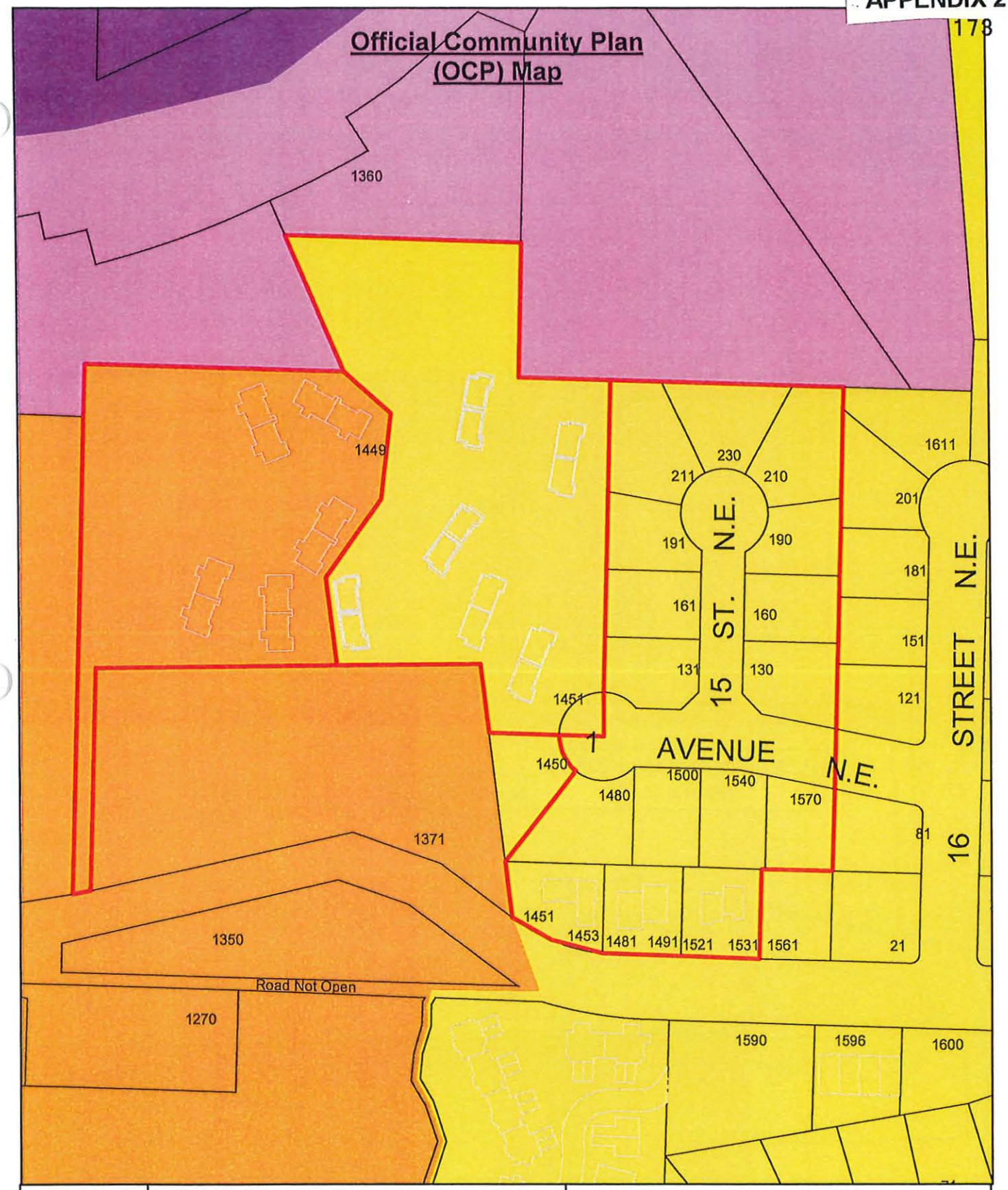
APPENDIX 1

N

0 10 20 40 60 80 Meters

Subject Property (LUCs)

Official Community Plan (OCP) Map



N

0 12.5 25 50 75 100 Meters

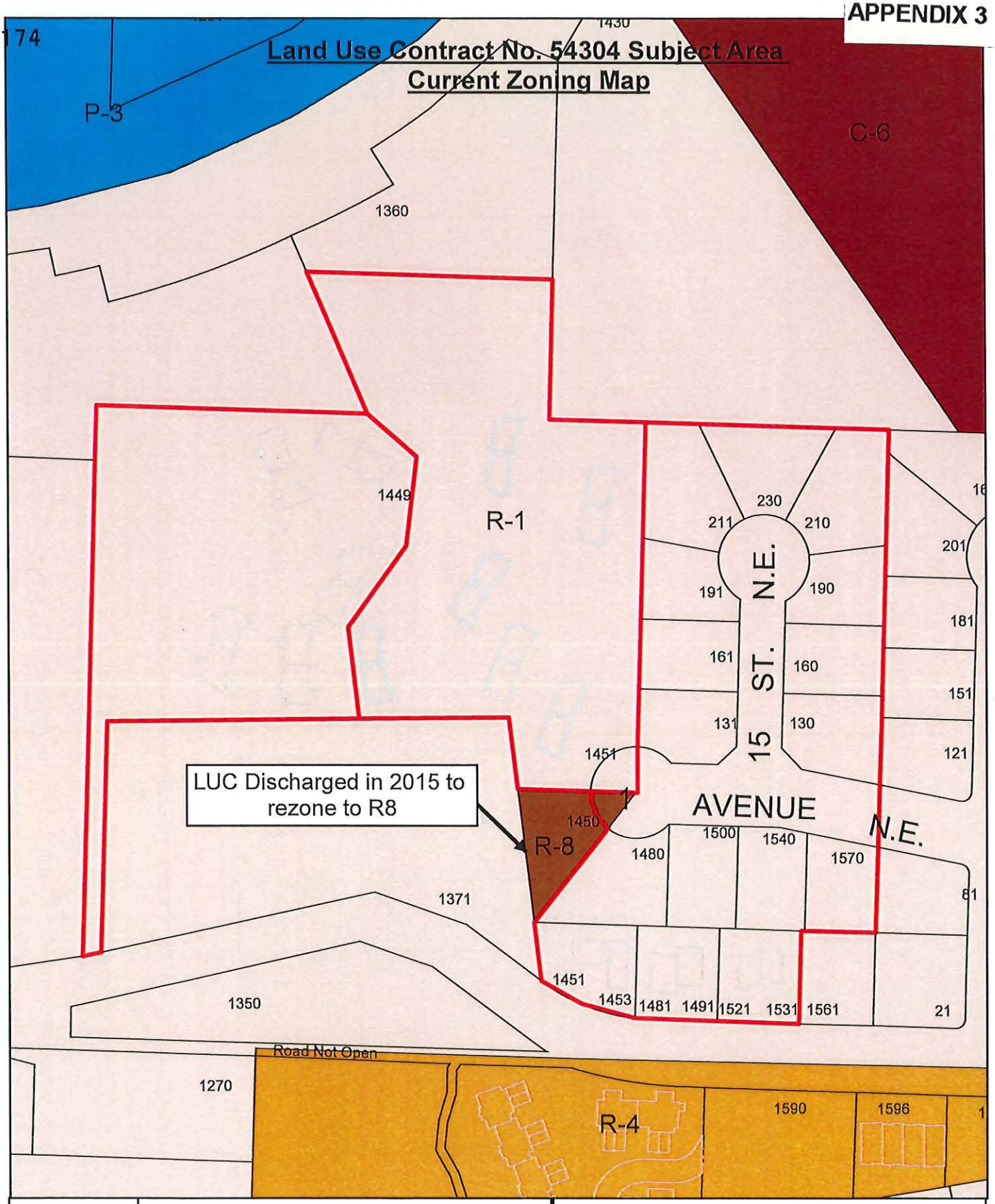
- Subject Property (LUC)

Official Community Plan (2010)

- Institutional
- Residential - Medium Density
- Residential - High Density
- Commercial - Highway Service / Tourist

APPENDIX 3

Land Use Contract No. 54304 Subject Area
Current Zoning Map



N

0 12.5 25 50 75 100 Meters

Subject Property

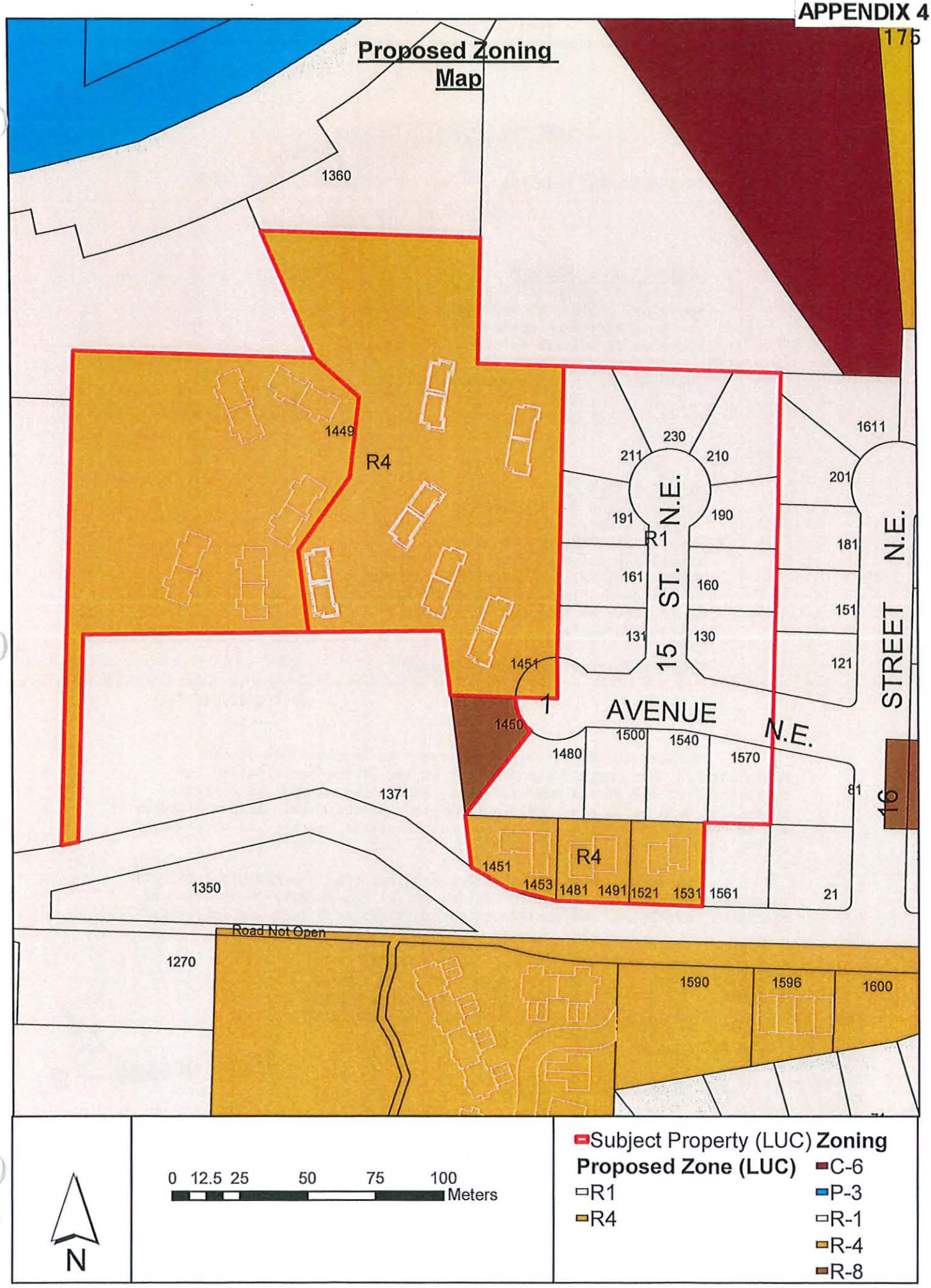
LUC Area

Zoning

C-6 R-4

P-3 R-8

R-1


Proposed Zoning Map
1360
1449
R4
1611
230
211
210
201
191
190
R1
181
161
160
151
131
130
121
1451
1450
1500
1540
1480
1570
81
1371
R4
1451
1453
1481
1491
1521
1531
1561
21
1350
Road Not Open
1270
1590
1596
1600
15 ST. N.E.
STREET N.E.
AVENUE N.E.
16
N
0 12.5 25 50 75 100 Meters
Subject Property (LUC)
Proposed Zone (LUC)
R1
R4
Zoning
C-6
P-3
R-1
R-4
R-8

N 54304

LAND USE CONTRACT

RECEIVED
LAND REGISTRY OFFICE
KAMLOOPS B C
'78 SEP 22 12:08

THIS AGREEMENT made the 11th day of September, A.D., 1978.

BETWEEN:

DISTRICT OF SALMON ARM
a municipal corporation having its
municipal offices at 8640 Harris Street,
in the District of Salmon Arm,
Province of British Columbia

(hereinafter called the "Municipality")

OF THE FIRST PART

AND:

ABACUS CITIES LTD.
(Registration No. 10491-A)
a company duly incorporated under the
laws of the Province of Alberta and
registered extra provincially in the
Province of British Columbia and having
an office at 510 - 175 Second Avenue,
in the City of Kamloops, Province of
British Columbia

(hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS the Municipality, pursuant to Section 702A of the Municipal Act, may, notwithstanding any by-law of the Municipality, or Section 712 or 713 of the Municipal Act, enter into a land use contract containing such terms and conditions for the use and development of land as may be agreed upon with a developer, and thereafter the use and development of the land shall be in accordance with the land use contract;

AND WHEREAS the Municipal Act requires that the Municipal Council consider the criteria set out in Section 702(2) and 702A(1) in arriving at the terms, conditions and consideration contained in a land use contract;

Substitute - Forms 'A' 'C' 'D' & 'E'
Particulars
Applicant: Rogers, Hunter & Co
Address: 530 Seymour St.
Phone No: 372-5542
Solicitor/Agent for: Abacus Cities Ltd
Declared Value: Nominal
Nature of Document/Charge: Land Use Contract
Forward duplicate C/T to applicant (Yes or No)
Barbara Hunter
Signature of Applicant/Solicitor/Agent

SEP 25 1978
Registered the Day of
19 On Application Received
at the time Written or Stamped
On the Application.

5614 0085.00 3

77 SEP 79

AND WHEREAS the Developer has presented to the Municipality a scheme of use and development of the within described lands and premises that would be in contravention of a by-law of the Municipality, of Section 712 or 713 of the Municipal Act, or both, and has requested that the Council of the Municipality enter into this contract under the terms, conditions and for the consideration hereinafter set forth;

AND WHEREAS the Council of the Municipality, having given due consideration to the criteria set forth in Sections 702(2) and 702A(1) of the Municipal Act, have agreed to the terms, conditions and consideration herein contained;

AND WHEREAS if the land is within a radius of one-half mile of the intersection of a controlled access highway and another highway, the approval of the Minister of Highways to the terms hereof must be obtained;

AND WHEREAS the land is within a development area of the Municipality;

AND WHEREAS the Municipality and the Developer both acknowledge that the Council of the Municipality could not enter into this Agreement, until the Council held a public hearing in relation to this Agreement, and considered any opinions expressed at such hearing, and unless a majority of all of the members of the Council present at the meeting at which the vote is taken and entitled to vote on the by-law, voted in favour of the by-law authorizing the Municipality to enter into this Contract;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the Municipality and the Developer covenant and agree as follows:

OWNER

1. The Developer is the registered owner of an estate in fee simple of ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the District of Salmon Arm, in the Province of British Columbia and being more particularly known and described as:

Lot "A"
Section 13
Township 20
Range 10
West of the 6th Meridian
Kamloops Division Yale District
Plan 28106

(hereinafter called the "Land")

CONSENTS

2. The Developer has obtained the consent of all persons having a registered interest in the Land to the use and development set forth herein which consents are attached hereto as Schedule "G".

SUBDIVISION

3. The Land may be subdivided by a plan of subdivision registered in the Land Registry Office at Kamloops creating thereby eighteen (18) lots each having a configuration and a size and in a location in accordance with the sketch plan attached hereto as Schedule "A" hereof (hereinafter called the "Subdivision").

USE

4. The use and development of Lots 1 to 17 inclusive of the Subdivision shall be regulated by and the Developer in respect thereof shall comply with the provisions of the R-1 Zone of "The Salmon Arm Zoning By-law 1976 No. 1180" as amended from time to time.

5. Lot 18 of the Subdivision and any and all buildings and structures erected thereon, thereover or therein may be used for the purposes of comprehensive residential use and for no other purposes and in developing Lot 18 for the permitted use thereof the Developer, subject to paragraph 6 hereof, shall comply with the provisions of the R-4 Zone of "The Salmon Arm Zoning By-law 1976 No. 1180" as amended from time to time.

DEVELOPMENT OF LOT 18

6. Subject always to the terms and conditions hereinafter appearing:

(a) Lot 18 of the Subdivision may be developed to accommodate eleven (11) multiple family residential buildings containing therein a maximum of sixty (60) single family residential dwelling units sited on Lot 18 in essentially the locations specified in Schedule "B" hereof and in any event sited in compliance with the provisions of the R-4 Zone of Zoning By-law No. 1180;

(b) Lot 18 of the Subdivision may be subdivided by way of a two phased strata plan in accordance with the provisions of Part II of the Strata Titles Act.

7. The development and subdivision of Lot 18 of the Subdivision may be phased in accordance with the development plan attached hereto as Schedule "B" hereof and references to Phase 1 and Phase 2 hereinafter appearing shall be references to those phases as more particularly shown on Schedule "B" hereof.

JCD

COMPLETION

8. The parties acknowledge that it is the Developer's intent to complete Lots 1 to 17 inclusive of the Subdivision and Phase 1 of the Strata Plan Development in accordance with the terms of this Agreement by the 31st day of October, A.D., 1979 and to complete Phase 2 of the Strata Plan Development in accordance with the terms of this Agreement by the 31st day of October, A.D., 1981.

SUBDIVISION SERVICING

9. The Developer shall, at its sole cost, prior to obtaining the Approving Officer's approval of the plan of the Subdivision:

(a) Construct, provide and install the services required within the Subdivision pursuant to and in strict compliance with the provisions of "District of Salmon Arm Subdivision Control By-law 1973 No. 1087" as amended from time to time and as specifically supplemented by the plans and specifications set out in Schedule "C" hereof;

(b) Construct, provide and install the sanitary and storm sewer works and services outside of the boundaries of the Subdivision and within the boundaries of Lot 18 of the Subdivision more particularly described in and in strict compliance with the plans and specifications set out in Drawing Nos. 1090-8-1-7, 1090-8-1-8 and 1090-8-1-9 of Schedule "D" hereof;

(c) Cause to be prepared by a British Columbia Land Surveyor a plan or plans of right-of-way in respect of any rights-of-way required over any lands for the construction, maintenance or repair of the works and services required to be installed by the Developer pursuant to paragraph 9(a) and (b) hereof, and:

(i) register such plans in the Land Registry Office at Kamloops;

(ii) acquire from the owners of the lands contained within such plans a registerable right-of-way agreement in favour of the Municipality in the form set out in Schedule "E" hereof together with such consents and priority agreements from the owners of any registered charges against such lands as the circumstances may in any particular case require;

(iii) deliver to the Municipality such agreements for registration, at the Developer's expense, in the Land Registry Office at Kamloops concurrently with the said plan of subdivision;

JCD

(d) Deposit with the Municipality as security for the Developer's covenant set out in paragraph 13 hereof, an unconditional irrevocable Letter of Credit drawn on a Canadian Chartered Bank in an amount equal to fifteen percent (15%) of the total cost, as certified by the Municipality, of the works and services required to be installed by the Developer pursuant to paragraphs 9(a) and (b) hereof for a term of not less than one (1) year and in the form set out in Schedule "F" hereof.

PAVING

10. Notwithstanding the provisions of paragraph 9(a) hereof the Developer may obtain approval of the plan of the Subdivision prior to paving the roads therein PROVIDED ALWAYS that in such event the Developer shall:

(a) Deposit with the Municipality as security for the Developer's covenant set out in paragraph 10(b) hereof, an unconditional irrevocable Letter of Credit drawn on a Canadian Chartered Bank in an amount equal to one hundred and ten percent (110%) of the Municipality's estimate of the cost of providing such paving for a term of not less than one (1) year from the date of approval of the said plan and in the form set out in Schedule "F" hereof;

(b) Complete the said paving in accordance with the provisions of this Agreement within eleven (11) months of the date of approval of the said plan.

INTERNAL SERVICING OF LOT 18

11. The Developer shall, at its sole cost, construct, provide and install the road works, water distribution works, sanitary sewer works, storm sewer works, street lighting, underground wiring and walkways more particularly described in and in accordance with the plans and specifications set out in Drawing Nos. 1090-8-1-4, 1090-8-1-5, 1090-8-1-6 of Schedule "D" hereof:

(a) Within Phase 1 prior to:

(i) obtaining the Approving Officer's approval of any strata plan within Phase 1 or Phase 2; or

(ii) obtaining an occupancy permit in respect of any residential dwelling unit within any building in Phase 1 or Phase 2;

whichever application shall sooner be made by the Developer;

(b) Within Phase 2 prior to:

(i) obtaining the Approving Officer's approval of any strata plan within Phase 2; or

(ii) obtaining an occupancy permit in respect of any residential dwelling unit within any building in Phase 2

whichever application shall sooner be made by the Developer.

HCD

WATER MAIN WITHIN LOT 18

11A. The Developer shall, prior to obtaining the approvals or permits in respect of Phase 1 and Phase 2 set out in paragraph 11 hereof:

(a) Cause to be prepared by a British Columbia Land Surveyor the plan of right-of-way over and through Lot 18 of the Subdivision required for the construction, maintenance or repair of the water main works within Phase 1 or Phase 2, as the case may be, more particularly described in Drawing Nos. 1090-8-1-7, 1090-8-1-8, and 1090-8-1-9 of Schedule "D" hereof;

(b) Deliver to the Municipality in registrable form a right-of-way agreement in the form set out in Schedule "E" hereof together with such consents and priority agreements from the owners of any registered charges against Lot 18 as the circumstances may require;

(c) Deposit with the Municipality, as security for the Developer's covenants set out in paragraph 13 hereof, an unconditional irrevocable Letter of Credit drawn on a Canadian Chartered Bank in an amount equal to fifteen percent (15%) of the total cost as certified by the Municipality of the water main works and services contained within the said right-of-way for a term of not less than one (1) year and in the form set out in Schedule "F" hereof.

12. No person shall occupy any of the residential dwelling units constructed upon Lot 18 of the Subdivision unless and until the said works and services have been installed by the Developer as provided in paragraph 11 hereof.

MAINTENANCE OF SERVICES

13. The Developer shall:

(a) Maintain the works and services installed by the Developer pursuant to paragraphs 9(a) and (b) and those referred to in paragraph 11A hereof in complete repair for a period of one (1) year from the completion thereof to the satisfaction of the Municipal Engineer;

(b) Remedy any defects appearing in the said works and services and pay for any damage to other property or works resulting therefrom for a period of one (1) year from completion of the said works and services save and except for defects caused by reasonable wear and tear, negligence of the Municipality, its servants or agents or acts of God.

JUD

USE OF SECURITY

14. In the event that the Developer fails to perform any of the covenants on its part to be performed pursuant to paragraphs 10 or 13 hereof within the time limited therein for performance the Municipality may call for and receive all funds secured by the Letter of Credit deposited by the Developer in respect of such covenants and may complete the work at the cost of the Developer and deduct from any such funds the costs of such completion and the balance of such funds, if any, without interest thereon shall be returned to the Developer. ~~less any administration fees required by the Municipality.~~ If there is insufficient money on deposit with the Municipality then the Developer shall pay such deficiency to the Municipality upon receipt of the Municipality's bill for completion. It is understood that the Municipality may do such work either by itself or by contractors employed by the Municipality. If the Developer performs the said covenants within the time limited for such performance by this Agreement the Municipality shall deliver up the Letters of Credit to the Developer for cancellation. JCD

OWNERSHIP OF SERVICES

15. All works and services installed by the Developer pursuant to the provisions of paragraphs 9(a) and (b) and those referred to in paragraph 11A hereof, constructed, placed or carried out upon property that is now vested in the Municipality or located on highways presently dedicated or by this Agreement required to be dedicated as highways or within any rights-of-way in favour of the Municipality shall, upon their acceptance by the Municipality as hereinafter provided, become the property of the Municipality free and clear of any claim by the Developer or any person claiming through the Developer and the Developer shall save harmless the Municipality from any such claim.

AS-BUILT DRAWINGS and those referred to in Para 11A JCD

16. The Developer shall, at its cost, prior to the acceptance of the works and services installed by the Developer pursuant to paragraph 9(a) and (b) and those referred to in Para 11A hereof by the Municipality submit to the Municipality two (2) sets of reproducible as-built engineering drawings of such works and services as constructed.

ACCEPTANCE

17. The Municipality shall, upon the expiration of the one (1) year period referred to in paragraph 13 hereof and provided such works and services have been constructed and maintained in accordance with the provisions of this Agreement and are functioning property, accept the works and services referred to in paragraph 15 hereof and thereafter the Municipality shall be solely responsible for the operation, upkeep and maintenance thereof.

JCD

EXTRA OFF-SITE COSTS

18. It is acknowledged by the parties hereto that as a result of the Developer paying the funds hereinafter specified, the development proposed will not create an excessive cost to be borne by the Municipality. It is further acknowledged by the parties hereto that the impact of the proposed development on present and future public costs have been partially eliminated as a result of the Developer providing the funds hereinafter specified and carrying out the works provided for in this Agreement.

The Developer shall pay to the Municipality in cash at the time of final approval by the Approving Officer of the plan of the Subdivision, the sum of One Thousand One Hundred and Seventy-Five Dollars ($1,175.00) for each of the seventeen (17) single family residential lots to be created thereby making together tht total sum of Nineteen Thousand Nine Hundred and Seventy-Five Dollars ($19,975.00).

The Developer shall pay to the Municipality in cash at the time of obtaining any building permit in respect of Lot 18 of the Subdivision, a sum equal to One Thousand One Hundred and Seventy-Five Dollars ($1,175.00) (or such lower amount as may then be charged by the Municipality in respect of similar developments in the Municipality) multiplied by the number of single family residential dwelling units contained within any such building.

It is understood and agreed that the said sum of One Thousand One Hundred and Seventy-Five Dollars ($1,175.00) is made up of Three Hundred and Seventy-Five Dollars ($375.00) being the estimated additional cost to the Municipality of providing waterworks; Five Hundred Dollars ($500.00) as the additional sum required by the Municipality for the provision of drainage work and Three Hundred Dollars ($300.00) as the additional sum required by the Municipality for providing the park space required to properly service the subdivision.

FEES

19. The Developer shall pay to the Municipality:

(a) At the time of application for approval of the plan of the Subdivision or any strata plan in respect of any building on Lot 18, an inspection fee of Twenty Dollars ($20.00) for each lot created thereby;

(b) Upon demand, any legal costs incurred by the Municipality in the preparation and registration of this Agreement.

The developer, without payment of any further monies to the Municipality shall be entitled to connect with, or hookup to, all off-site utilities and services owned by the Municipality.

JCD

JCD

COMPLIANCE

20. Except as herein specifically provided the Developer shall in its use and development of the Land comply with all of the by-laws of the Municipality.

INCORPORATION

21. Schedules "A" to "G" hereof are hereby incorporated into and made part of this Agreement.

REPRESENTATION

22. It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Developer and the Developer has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Municipality in either case other than those in this Agreement.

REGISTRATION

23. This Agreement shall be construed as running with the Land and shall be registered in the Land Registry Office, Kamloops, British Columbia by the Municipality pursuant to the provisions of Section 702A(4) of the Municipal Act.

INTERPRETATION

24. Whenever the singular or masculine is used herein the same shall be construed as meaning the plural, feminine, or body corporate or politic where the context or the parties so require.

25. Words, phrases and expressions not defined herein shall have the meaning and be construed and be read in light of the definitions of similar words, phrases and expressions set out in "The Salmon Arm Zoning By-law 1976 No. 1180" as amended from time to time.

BINDING

26. Except as hereinafter provided this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors and assigns.

DISCHARGE

27. It is further understood and agreed by the parties hereto that upon acceptance by the Municipality of the on-site and off-site services described in paragraphs 9 and 11A hereof, following the one (1) year maintenance period therefor, this Agreement shall be discharged by the Municipality at the Developer's cost by the registration in the Land Registry Office at Kamloops of a Quit Claim Deed referring to the registration of this Agreement; PROVIDED, HOWEVER, this Agreement may not be discharged by the Municipality if the discharge thereof will render any of the lands or improvements thereon non-conforming with the by-laws of the Municipality.

JCD

A Public Hearing on this Agreement was held on the 17th day of August, A.D., 1978.

This Agreement was approved on the 11th day of SEPTEMBER A.D., 1978 by a majority vote of all the members of the Council present at the meeting at which the vote was taken and entitled to vote on the authorizing by-law.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

THE CORPORATE SEAL OF THE DISTRICT OF SALMON ARM was hereunto affixed in the presence of:

Margaret Lund
Mayor

Clerk

THE CORPORATE SEAL OF ABACUS CITIES LTD. was hereunto affixed in the presence of its proper officers in that behalf:

John L Donaldson
DIVISION GENERAL MANAGER

DISTRICT OF SALMON ARM

BY-LAW NO. 1260

Being a by-law to authorize the District of Salmon Arm to enter into a Land Use Contract.

WHEREAS it is considered desirous to enter into a Land Use Contract with Marraw Holdings Ltd., The Garden of Eatin Ltd. pertaining to the development of Lot A, Plan 28106, NW¼ Section 13, Township 20, Range 10; AREA.

AND WHEREAS pursuant to Section 702A(3) of the Municipal Act the Council may, upon the application of an owner of land within the development area, or his agent, enter into a land use contract;

AND ~~WHEREAS~~ the public hearing required by Section 702A(6) of the Municipal Act was held on the 17th day of August, 1978;

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

1. The Mayor and Clerk are hereby authorized to execute the Land Use Contract with Marraw Holdings Ltd. et al attached hereto and marked Schedule "A".

2. The Clerk is hereby authorized to register the said Land Use Contract as a charge against the aforementioned property of Marraw Holdings Ltd. et al which shall have the force and effect of a restrictive covenant running with the land, and is further authorized to do all things necessary to complete registration in the Land Registry Office in Kamloops.

3. This by-law may be cited as "District of Salmon Arm Land Use Contract By-law No. 4, 1978".

READ A FIRST TIME this 14th day of August, 1978.
READ A SECOND TIME this 21st day of August, 1978.
READ A THIRD TIME this 21st day of August, 1978.

RECONSIDERED, FINALLY PASSED AND ADOPTED by the District Council on the 11th day of September, 1978.

I HEREBY CERTIFY the foregoing to be a true and correct copy of By-law No. 1260 cited as "District of Salmon Arm Land Use Contract By-law No. 4, 1978" as adopted by Council on the 11th day of September, 1978.

Dated at Salmon Arm, B.C. this 12th day of September, 1978.

Clerk

"L.M. Lund"
Mayor

"F.W. Spance"
Clerk

SCHEDULE "A"

PLAN OF THE 18 LOT SUBDIVISION

JCD

SCHEDULE "B"

DEVELOPMENT PLAN PREPARED BY ABACUS CITIES LTD.
SHOWING THE TWO PHASES OF THE STRATA PLAN DEVELOPMENT

JWD

SCHEDULE "C"

SUPPLEMENTARY DESIGN DRAWINGS FOR THE SUBDIVISION SERVICES

JCD

SCHEDULE "D"

ENGINEERING DRAWINGS PREPARED BY STANLEY & ASSOCIATES

JOD

SCHEDULE "E"

FORM OF RIGHT-OF-WAY DOCUMENT

210

SCHEDULE "F"

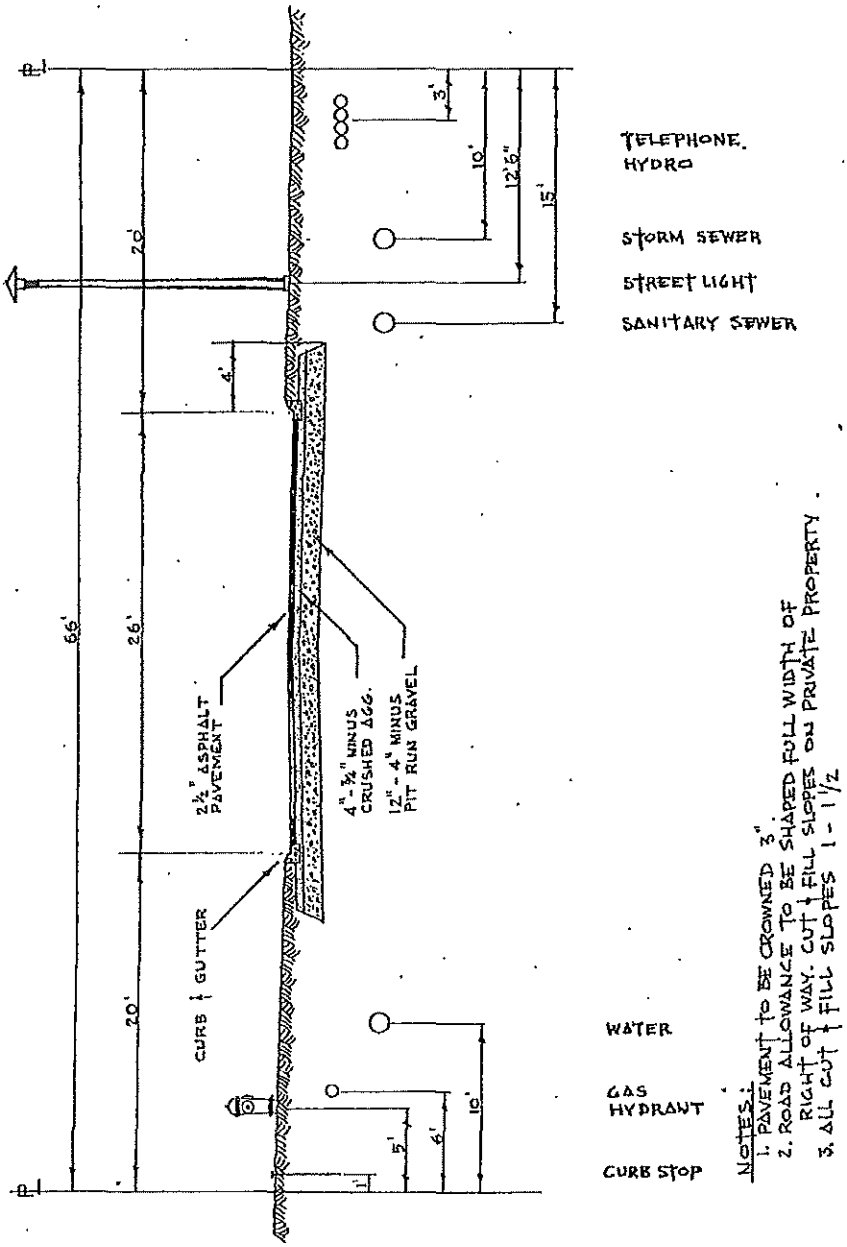
LETTER OF CREDIT

200

SCHEDULE "G"

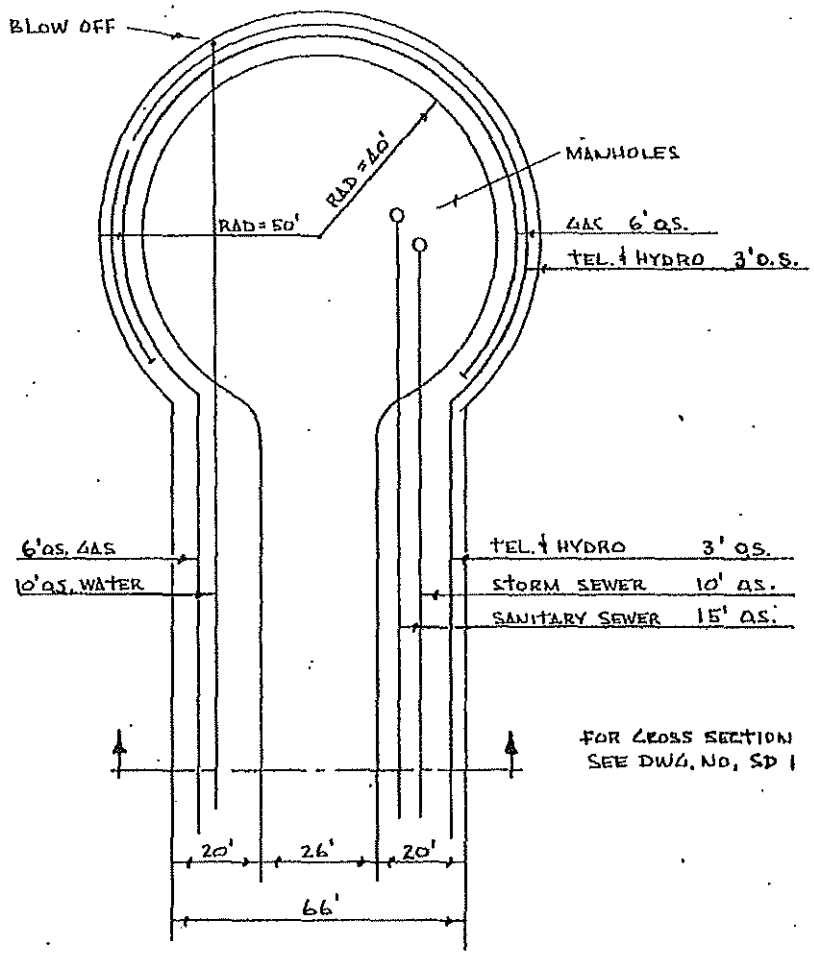
CONSENTS

SCHEDULE "C"

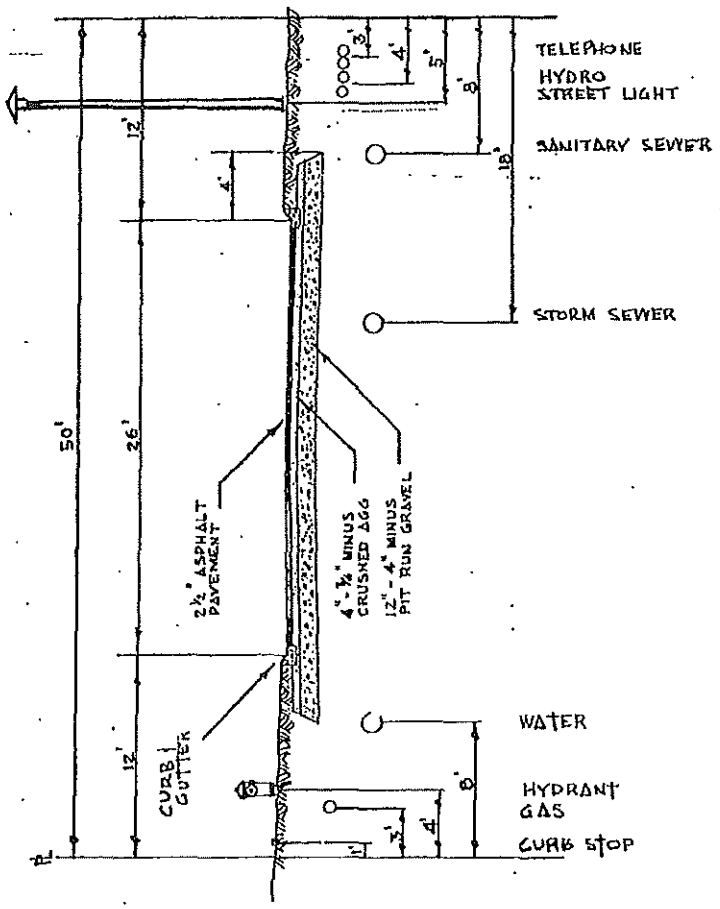


NOTES:
1. PAVEMENT TO BE CROWNED 3".
2. ROAD ALLOWANCE TO BE SHAPED FULL WIDTH OF RIGHT OF WAY. CUT & FILL SLOPES ON PRIVATE PROPERTY.
3. ALL CUT & FILL SLOPES 1 - 1½

DISTRICT OF SALMON ARM						
			66' ROAD - SUBDIVISION AREA			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD - 1

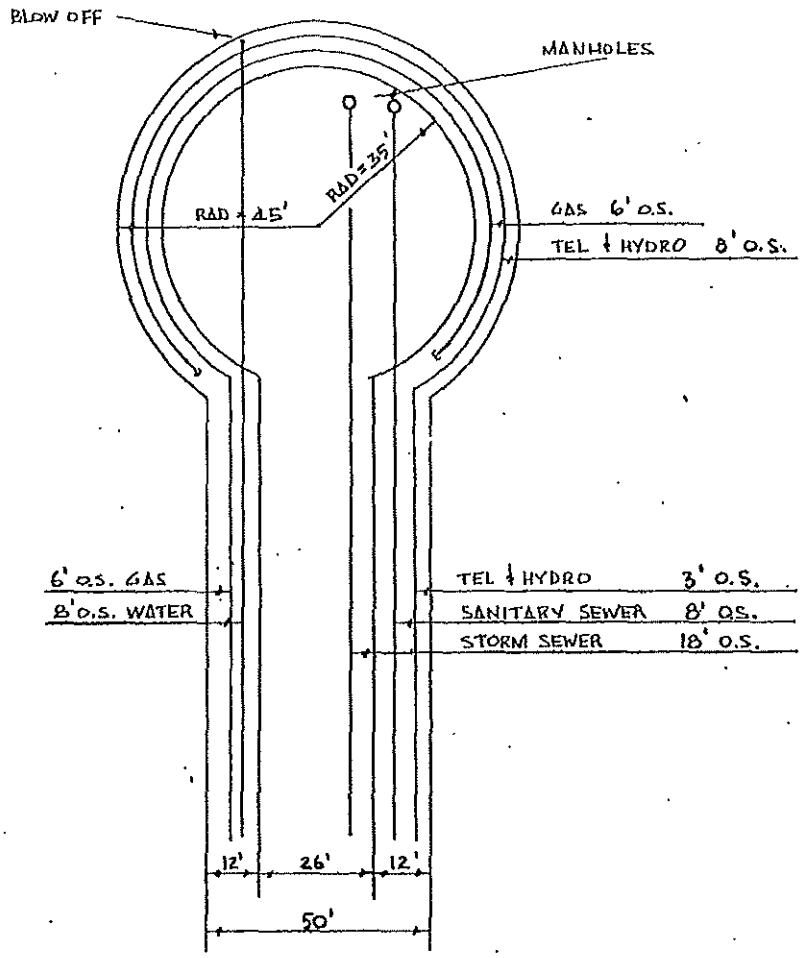


DISTRICT OF SALMON ARM						
			SERVICING ARRANGEMENT - 66' ROAD & CUL DE SAC			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD 2

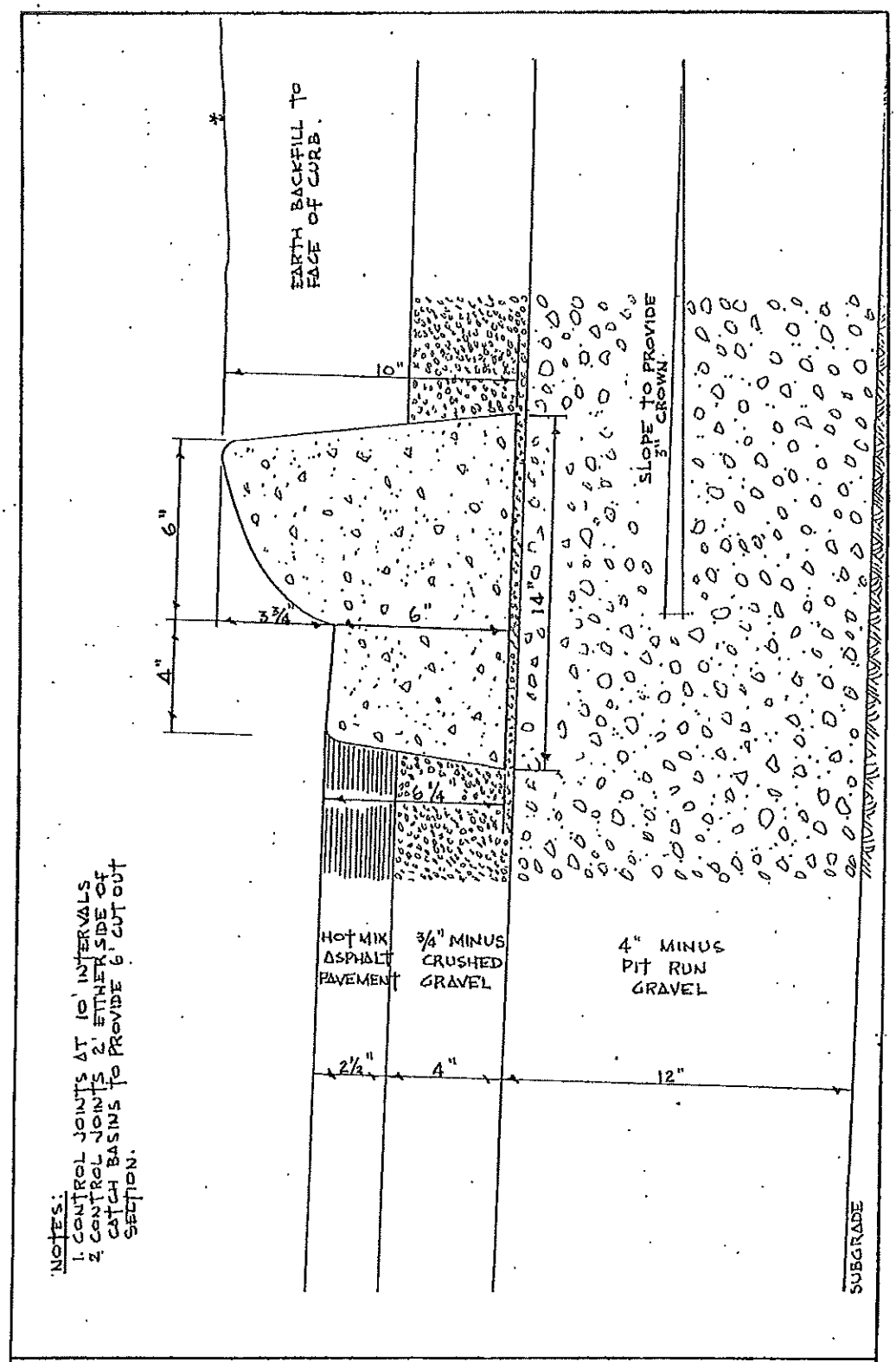


NOTES:
1. PAVEMENT TO BE CROWNED 3".
2. ROAD ALLOWANCE TO BE SHAPED FULL WIDTH OF RIGHT OF WAY. CUT & FILL SLOPES ON PRIVATE PROPERTY.
3. ALL CUT & FILL SLOPES 1 - 1½

DISTRICT OF SALMON ARM					
			50' ROAD - SUBDIVISION AREA		
REVISION		DATE		DATE:	SCALE:	DWG. No: SD 3

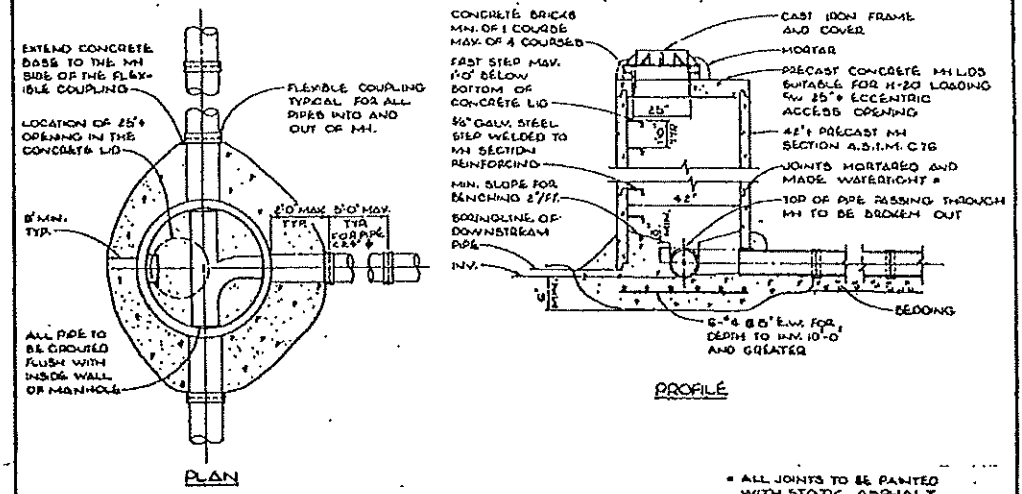


DISTRICT OF SALMON ARM						
			SERVICING ARRANGEMENT 50' ROAD + CUL DE SAC			
REVISION		DATE		DATE:	SCALE:	DWG. No: SD 4



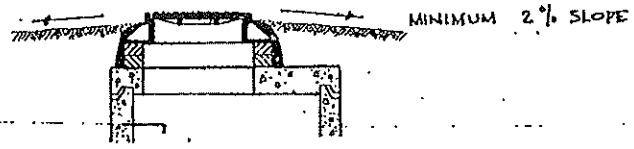
NOTES:
1. CONTROL JOINTS AT 10' INTERVALS
2. CONTROL JOINTS 2' EITHER SIDE OF CATCH BASINS TO PROVIDE 6' CUT OUT SECTION.

DISTRICT OF SALMON ARM					
			MONOLITHIC CURB + GUTTER		
REVISION		DATE		DATE: MAR 77.	SCALE:	DWG. No: SD-6

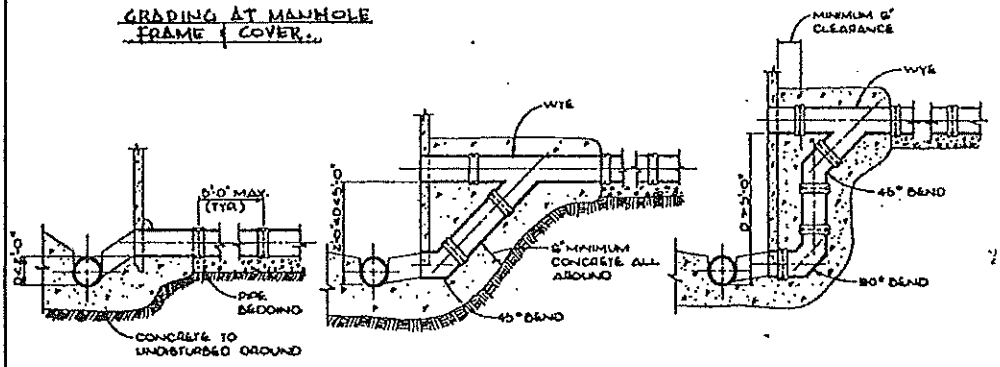


* ALL JOINTS TO BE PAINTED WITH STATIC ASPHALT PROTECTIVE COATING TYPE I AS MANUFACTURED BY FLINT COTE OF CANADA LTD.

TYPICAL MANHOLE DETAIL



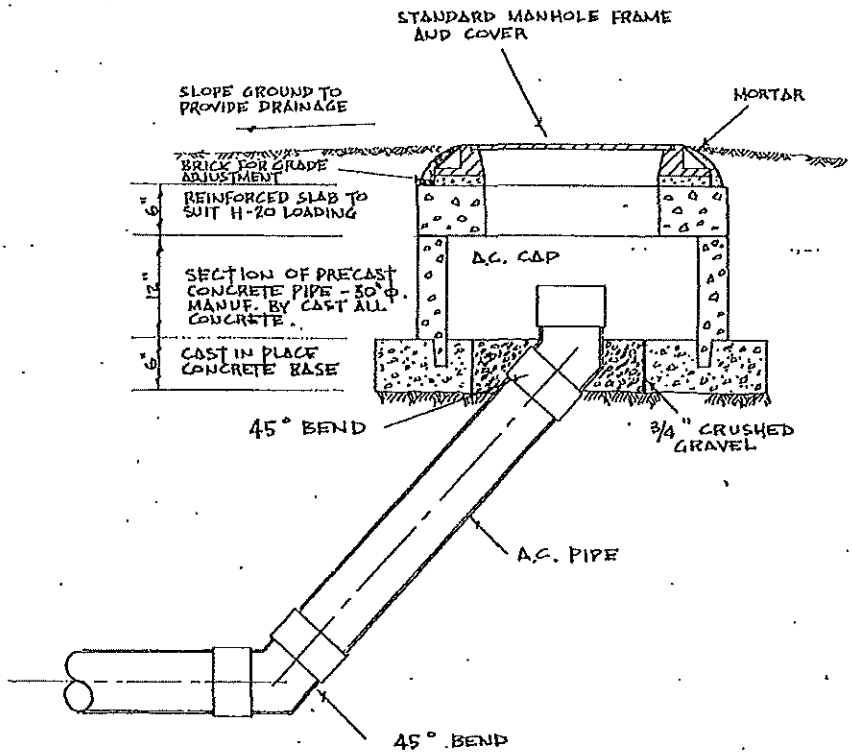
GRADING AT MANHOLE FRAME & COVER



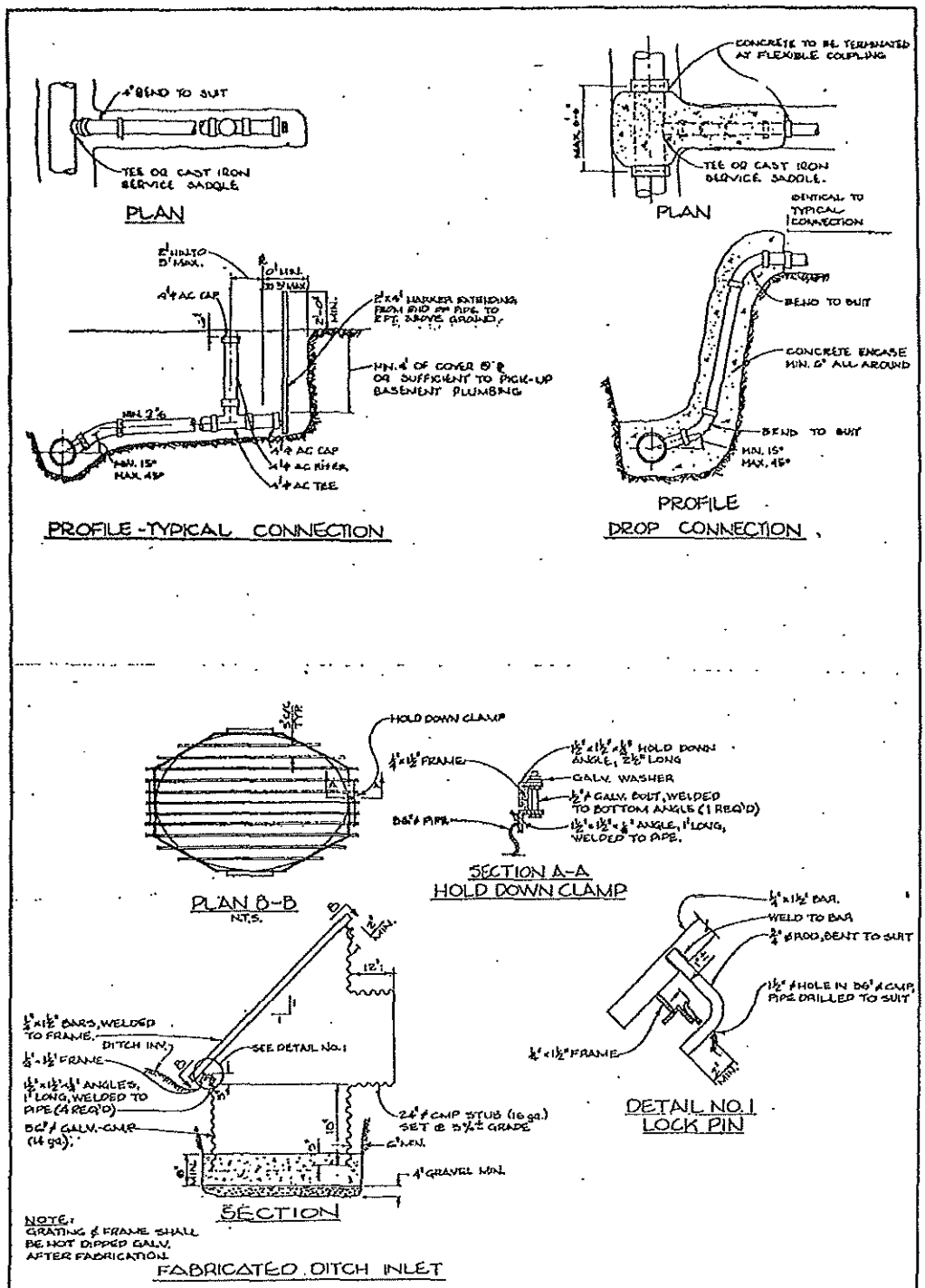
FOR DROPS LESS THAN 2'-0" FOR DROPS BETWEEN 2'-0" & 5'-0" FOR DROPS GREATER THAN 5'-0"

TYPICAL DROP MANHOLE DETAIL

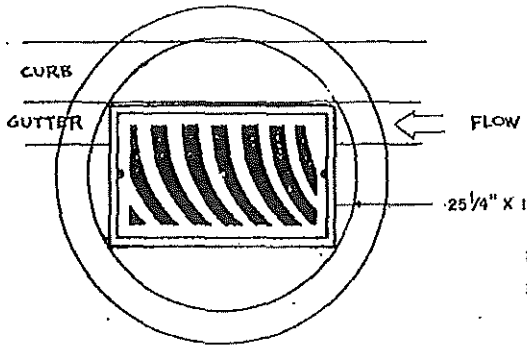
DISTRICT OF SALMON ARM						
			TYPICAL MANHOLE DETAILS			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD 31



DISTRICT OF SALMON ARM						
			TYPICAL CLEANOUT DETAIL			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD 32



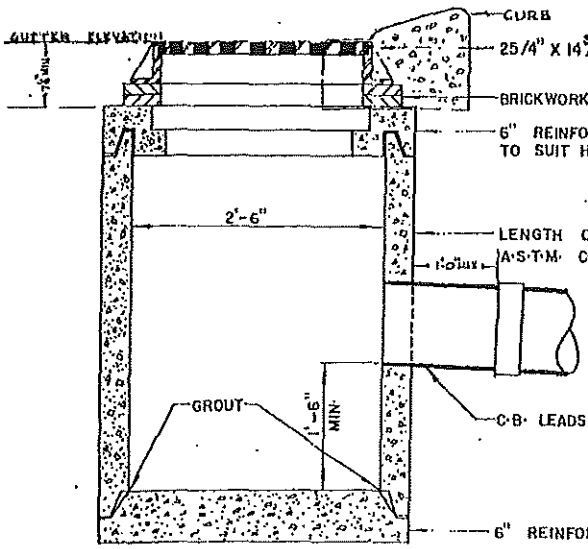
DISTRICT OF SALMON ARM						
			· SEWER SERVICE CONNECTION DETAILS · DITCH INLET STRUCTURE DETAILS			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD-33



25 1/4" X 14 3/4" CATCH BASIN FRAME AND GRATE
APPROVED PATTERNS
1. PEACH CITY FOUNDRY. PENTICTON, B.C.
2. MAINLAND FOUNDRY AND ENGINEERING LTD. VANCOUVER B.C.
3. DOBNEY FOUNDRY CO. LTD. NEW WESTMINSTER, B.C.

NOTES:
1. APPROX. WT. - GRATE 150 LBS.
FRAME 190 LBS.
2. GRATES AVAILABLE IN BOTH LEFT AND RIGHT HAND

—PLAN—



25/4" X 14 3/4" CATCH BASIN FRAME AND GRATE

BRICKWORK VARIABLE FOR ADJUSTMENT

6" REINFORCED SLAB - TO SUIT H-20 LOADING

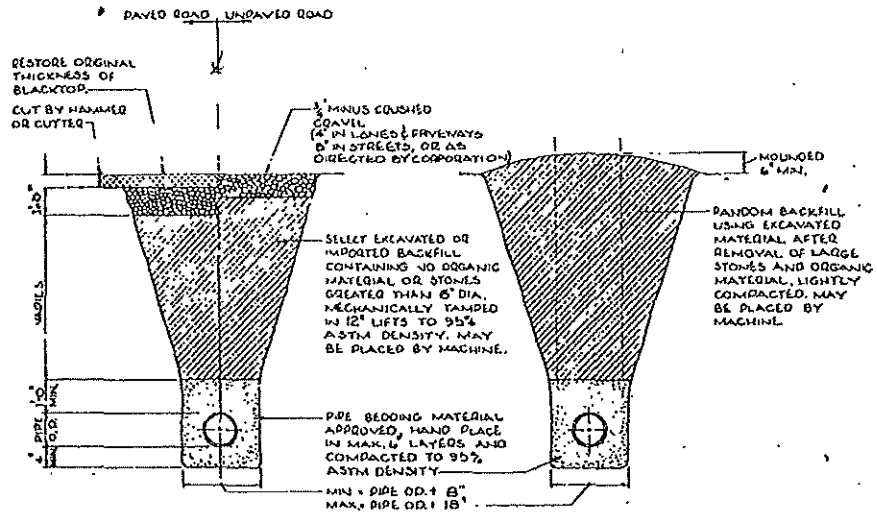
LENGTH OF 30" PRECAST CONCRETE CLASS III A.S.T.M. C-76 PIPE

C.B. LEADS TO BE 8" Ø A.C. PIPE

6" REINFORCED PRECAST SLAB

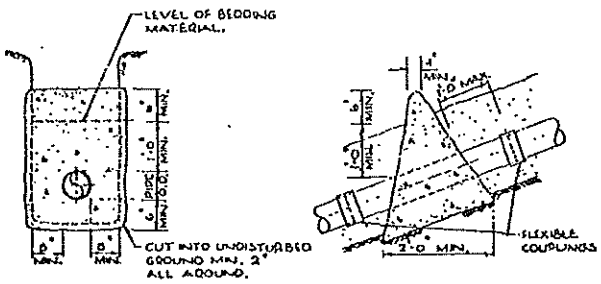
—SECTION—

DISTRICT OF SALMON ARM					
			TYPICAL CATCH BASIN DETAIL		
REVISION		DATE	DATE: MAR 77	SCALE:	DWG. No: SD 34



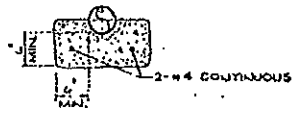
TYPICAL TRENCH DETAILS

NOTE: ALL CONCRETE CLASS B. ALL CRADLES, ARCHES AND ENCASEMENTS SHALL BE TERMINATED AT A FLEXIBLE COUPLING

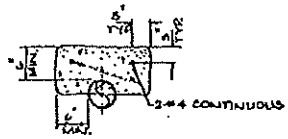


TRENCH DAM

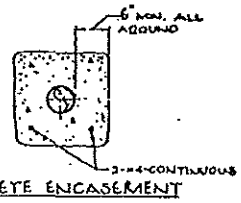
CONSTRUCT TRENCH DAMS:
ON LATERALS HAVING 10% TO 14.9% SLOPE NOT MORE THAN 100' APART.
ON LATERALS HAVING OVER 15% SLOPE NOT MORE THAN 50' APART OR AS ESTABLISHED IN THE FIELD BY THE CORPORATION



CONCRETE CRADLE

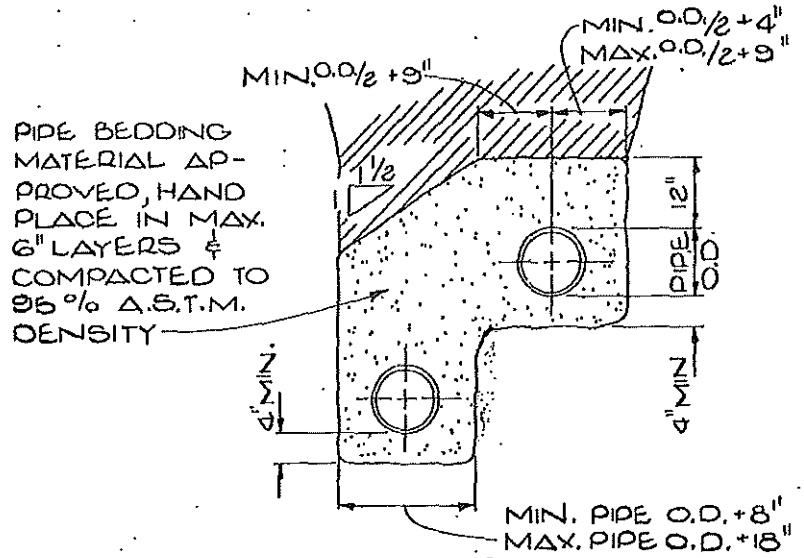


CONCRETE CAP

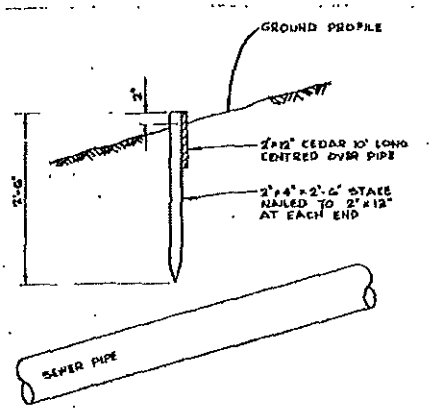


CONCRETE ENCASEMENT

DISTRICT OF SALMON ARM						
			TYPICAL TRENCH DETAILS			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD-35



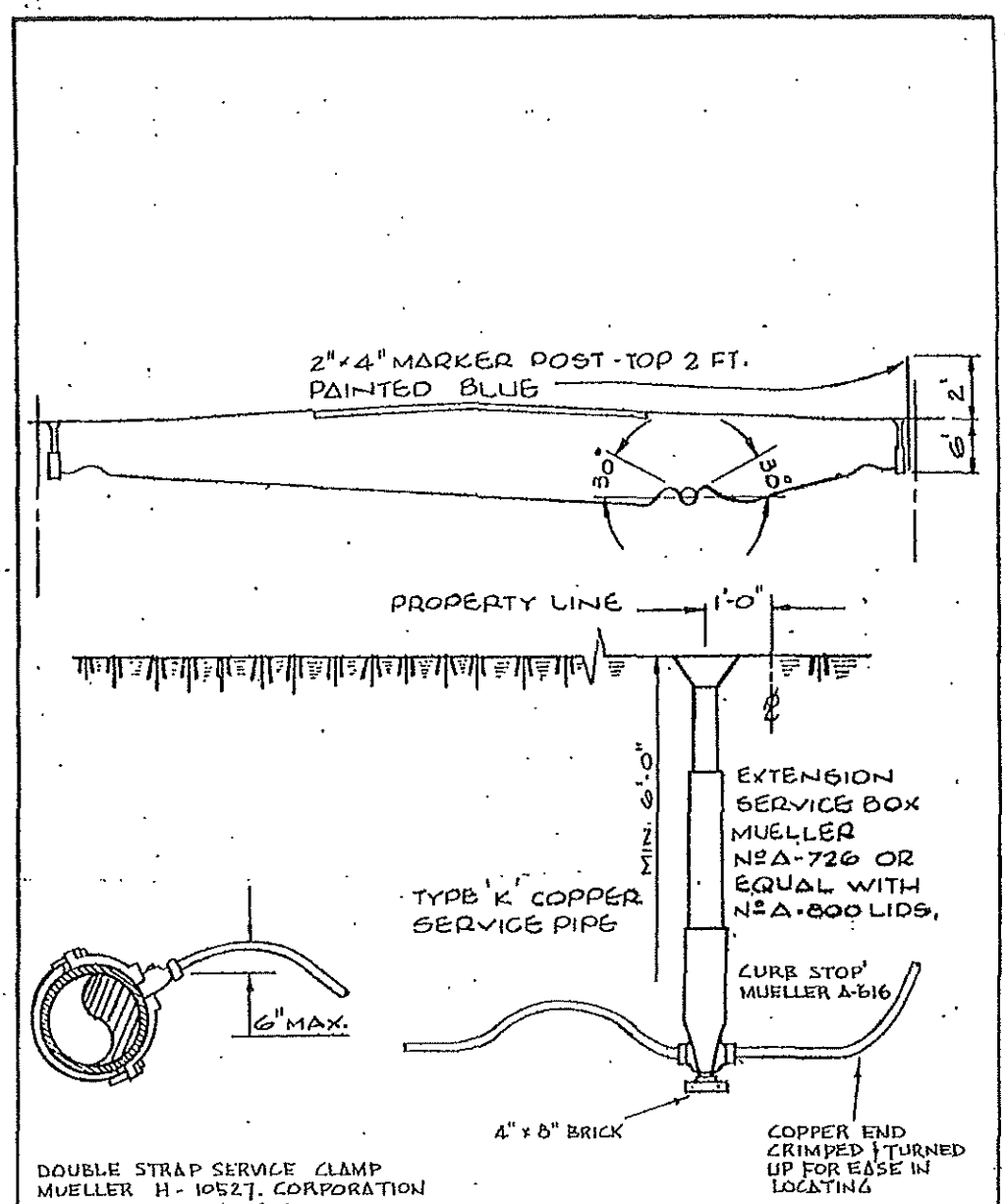
COMMON TRENCH BEDDING AND PIPE COVER DETAIL



BATTER BOARD DETAIL

FOR PREVENTION OF SLOPE SURFACE SCOUR.

DISTRICT OF SALMON ARM						
			· COMMON TRENCH BEDDING DETAIL. · BATTER BOARD DETAIL.			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD 36

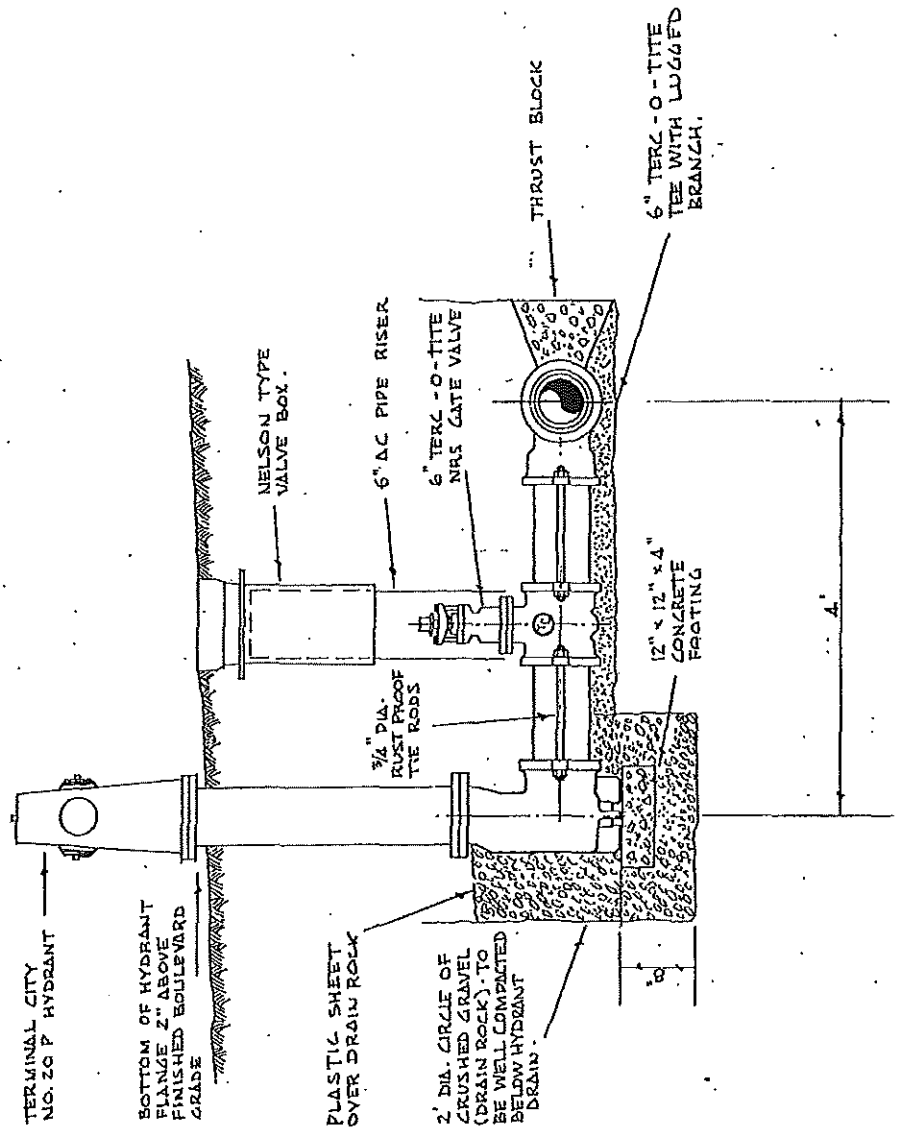


DOUBLE STRAP SERVICE CLAMP
MUELLER H - 10527. CORPORATION
STOP MUELLER A - 220.

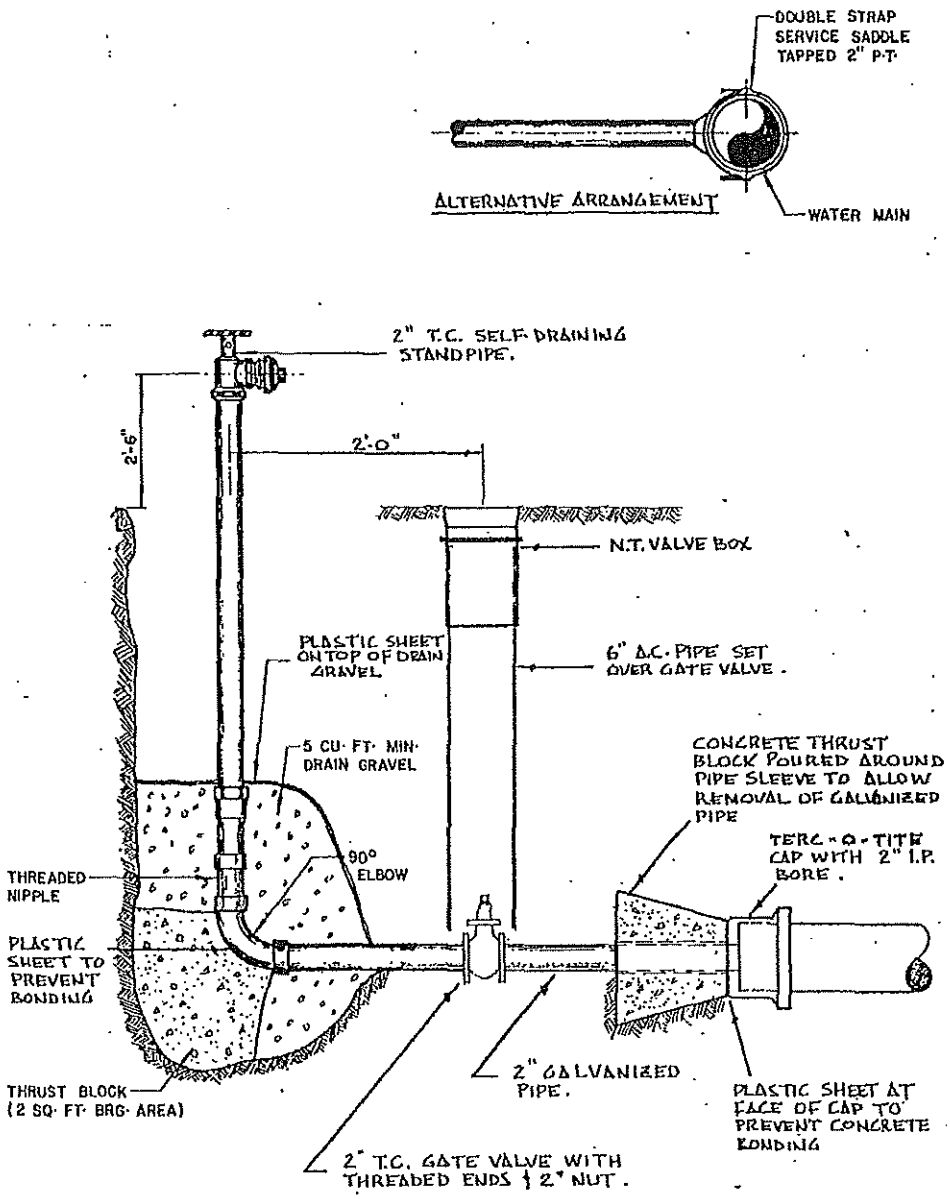
NOTE:

1. SERVICE CONNECTIONS AT MAIN TO BE MINIMUM 3' APART.
2. SERVICES TO RUN PERPENDICULAR FROM MAIN TO CENTRE OF LOT.
3. EXCAVATIONS IN ROADWAY TO BE COMPACTED TO ROAD SURFACE.
4. COPPER PIPE TO BE INSTALLED IN GOOSENECK SHAPE AT CORPORATION STOP & AT CURB STOP.
5. COPPER PIPE BEDDING TO BE WELL COMPACTED AT ALL FITTINGS AND AT ALL GOOSENECKS. BEDDING TO BE SAND UNLESS OTHERWISE APPROVED BY DISTRICT.

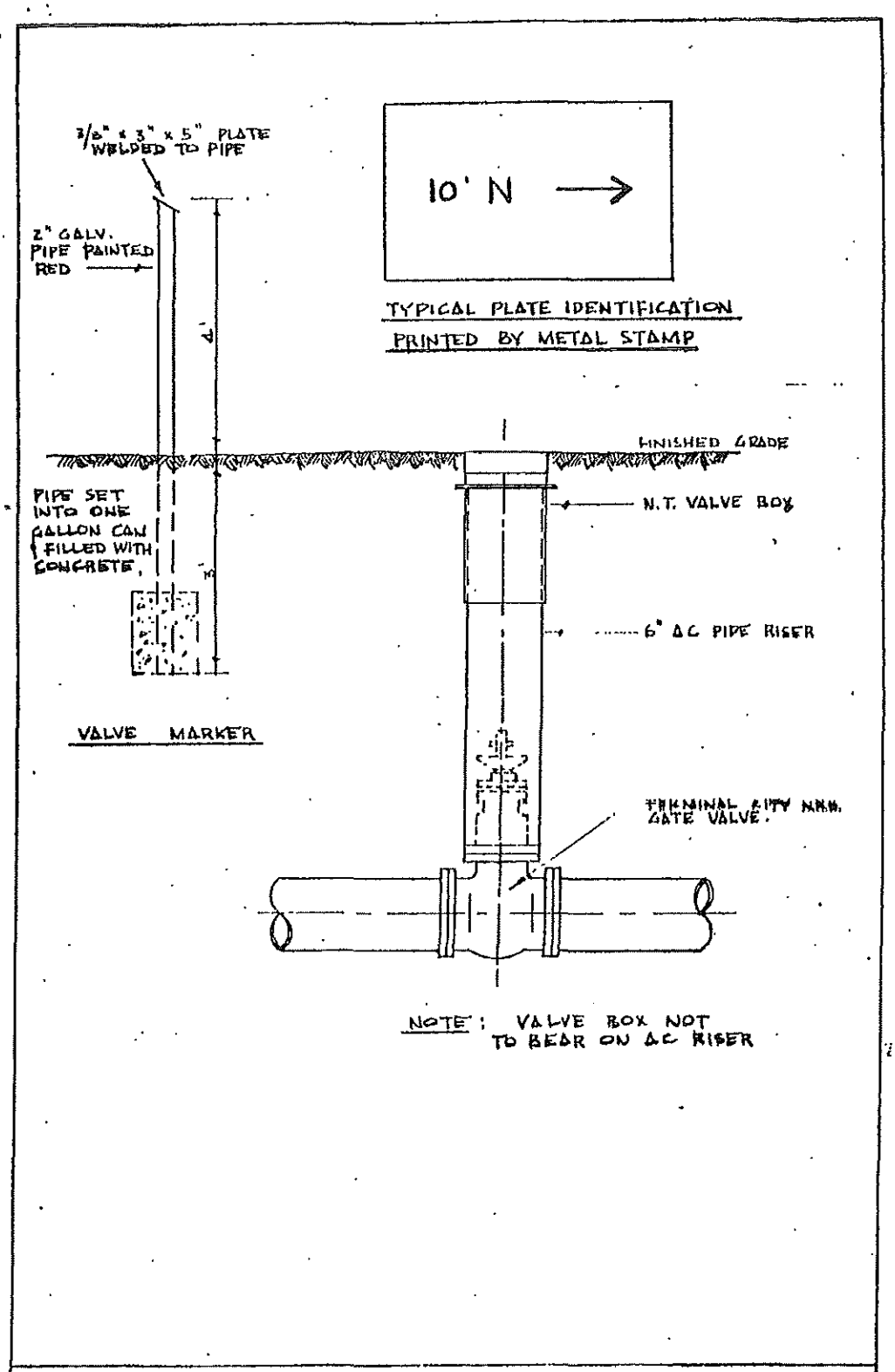
DISTRICT OF SALMON ARM						
			WATER SERVICE CONNECTION			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD-21



DISTRICT OF SALMON ARM					
			TYPICAL FIRE HYDRANT DETAIL		
REVISION		DATE		DATE: MAR 71	SCALE:	DWG. No: SD-22

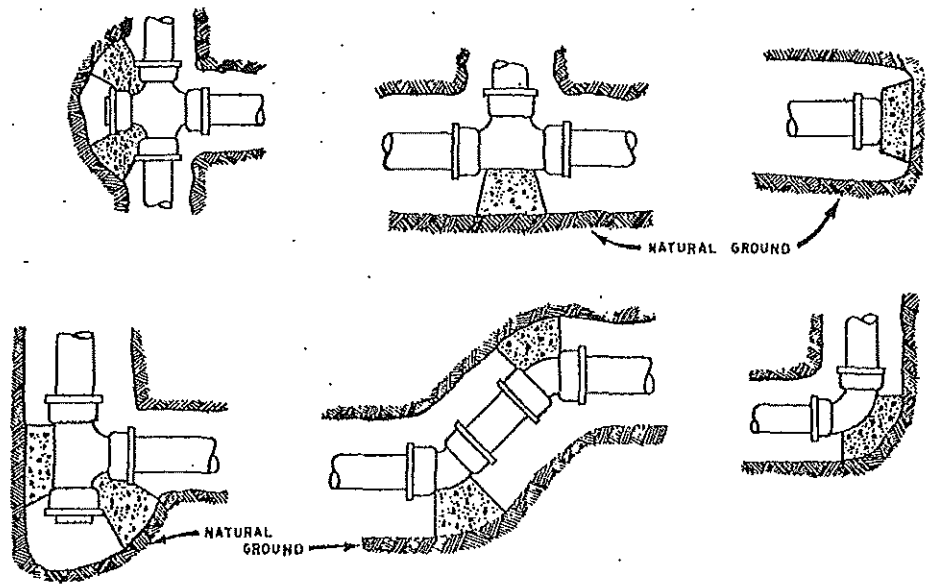


DISTRICT OF SALMON ARM					
			TYPICAL BLOW OFF ARRANGEMENT		
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD-23



DISTRICT OF SALMON ARM						
			STANDARD VALVE BOX AND MARKER INSTALLATION			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD 24

BLOCKING REQUIRED AT 150 PSI WATER PRESSURE								
	CAPS, PLUGS, TEES		90° ELBOWS		45° ELBOWS		22½° ELBOWS	
FITTING SIZE	THRUST LBS.	MINIMUM BLOCK BASE AREA SQ. FT.	THRUST LBS.	MINIMUM BLOCK BASE AREA SQ. FT.	THRUST LBS.	MINIMUM BLOCK BASE AREA SQ. FT.	THRUST LBS.	MINIMUM BLOCK BASE AREA SQ. FT.
4"	2,775	1.1	3,915	1.6	2,130	1.0	1,080	0.5
6"	5,700	2.3	8,055	3.3	4,365	1.8	2,205	1.0
8"	9,870	4.0	13,950	5.6	7,560	3.0	3,825	1.5
10"	16,125	6.5	22,800	9.1	12,360	5.0	6,255	2.5
12"	22,965	9.2	32,460	13.0	17,580	7.0	8,910	3.5



NOTE:

1. THRUST BLOCK AREAS BASED ON SAFE BEARING LOAD OF SOIL OF 2500 PSF. ie FIRM CLAY, SAND & GRAVEL. FOR SOILS OTHER THAN THESE DESIGN AREA TO BE CONFIRMED WITH DISTRICT OF SALMON ARM.
2. THRUST BLOCKS TO EXTEND INTO UNDISTURBED SOIL. UNSTABLE SOILS ARE TO BE REMOVED AND REPLACED WITH STABLE COMPACTED FILL OR A SPECIAL ANCHOR BLOCK AS DIRECTED BY THE DISTRICT.
3. CONCRETE STRENGTH TO BE 3000 PSI.
4. PLASTIC SHEETING TO BE PLACED OVER ALL FITTINGS TO PREVENT BONDING TO CONCRETE.

DISTRICT OF SALMON ARM					
			TYPICAL THRUST BLOCK REQUIREMENTS		
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD-25

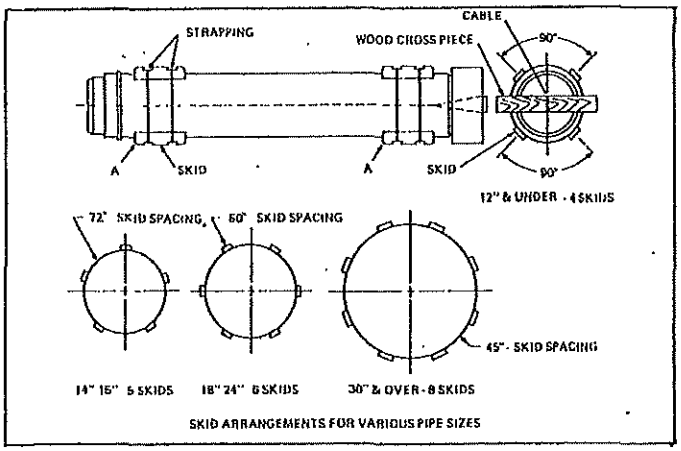


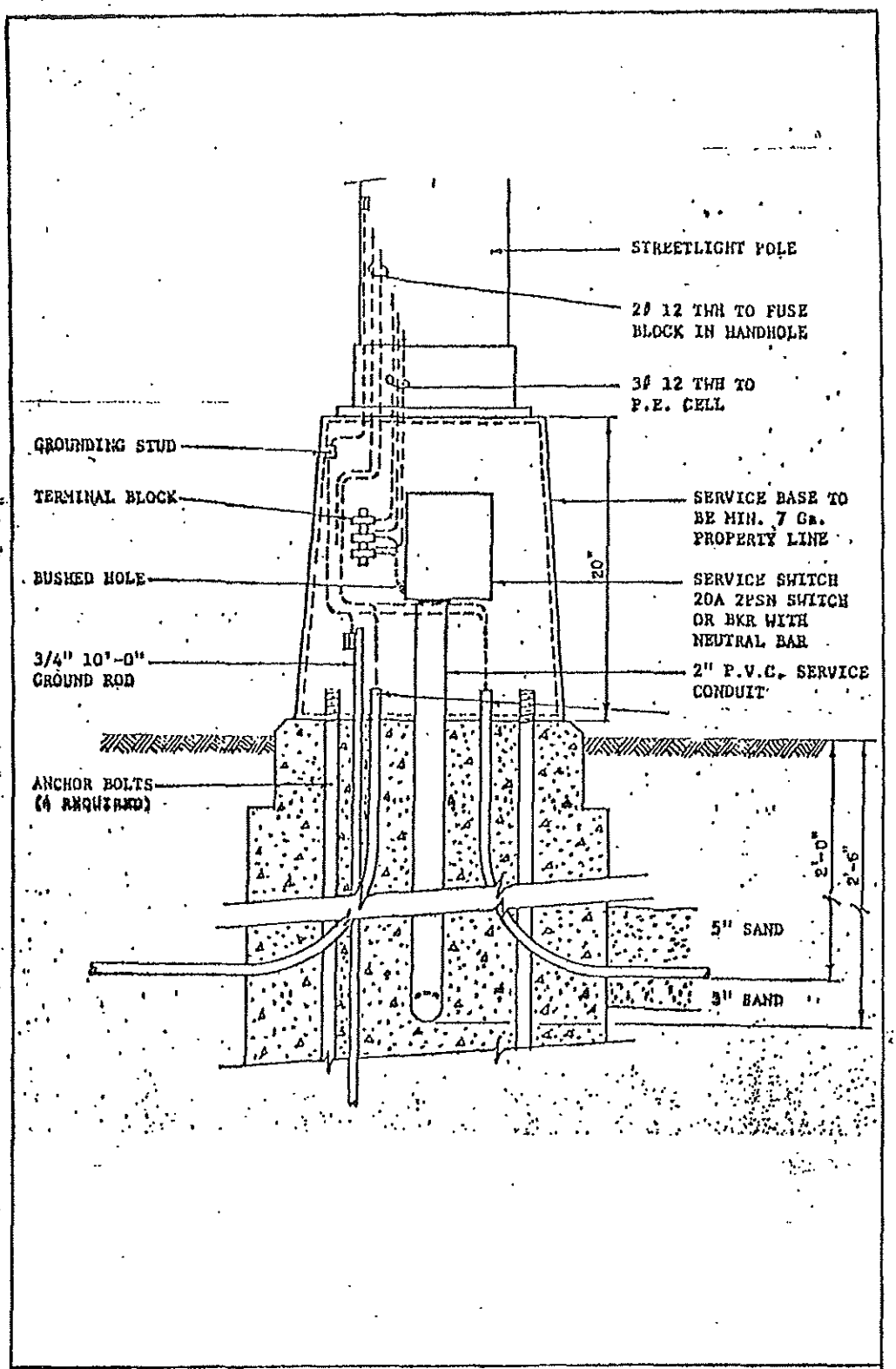
Table of Casing Sizes

Pipe Size (Diameter in Inches)	Casing Size (Diameter in Inches)
3	9
4	10
6	12
8	16
10	18
12	20
14	22
16	24
18	26
20	28
24	34

NOTE:

1. SKIDS TO BE TREATED WITH WOOD PRESERVATIVE.
2. INSTALLATION LURRICANT TO BE "FLAXSOAP" OR EQUIVALENT. PETROLEUM PRODUCTS NOT TO BE USED.
3. SKIDS TO BE 24" - 30" LONG AND HIGH ENOUGH TO ALLOW FOR CLEARANCE BETWEEN COUPLINGS AND BOTTOM OF CASING.
4. SKIDS TO BE FASTENED SECURELY WITH HEAVY STEEL STRAPPING OR WIRE AND TO BE LOCATED AT POINTS 1/5TH PIPE LENGTH FROM EACH END.

DISTRICT OF SALMON ARM						
			TYPICAL PIPE CASING DETAIL			
REVISION		DATE		DATE: MAR 77	SCALE:	DWG. No: SD-26



DISTRICT OF SALMON ARM					
			POLE BASE SERVICE		
REVISION		DATE		DATE: MAY 78	SCALE: N.T.S.	DWG. No: SD40

RCVD: 1978-09-22 RQST: 2020-10-14 08.47.19

DISTRICT OF SALMON ARM

UTILITY RECORD

ADDRESS _____ SUBDIVISION _____

LOT _____ PLAN _____ SECTION _____

WATER	STORM SEWER	LOCATION PLAN
Date Installed: _____	Date Installed: _____	Scale: _____
Installed By: _____	Installed By: _____	
_____	_____	
Size: _____	Size: _____	
Material: _____	Material: _____	
Service Turn Off _____ Ft.	Depth at P.L. _____	
From N E S W P.L. and _____	Tee Location _____ Ft.	
ft. from Lot Line.	From N E S W P.L. and _____	
	ft. from Lot Line.	

SANITARY SEWER	NOTES
Date Installed: _____	_____
Installed By: _____	_____
_____	_____
Size: _____	_____
Material: _____	_____
Depth at P.L. _____	_____
Tee Location _____ ft	_____
From N E S W P.L. and _____	_____

Doc #: N54304

Status: Registered

SCHEDULE "E"

THIS INDENTURE made the day of , 197

BETWEEN:

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

OF THE SECOND PART

WHEREAS the Grantor is the registered owner or is entitled to become the registered owner of an estate in fee simple of ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the in the Province of British Columbia and being more particularly known and described as:

(hereinafter called the "Lands of the Grantor")

AND WHEREAS to facilitate the installation of a system of sewerage works, and/or water works, and/or drainage works, and/or gas works including all pipes, valves, fittings and facilities in connection therewith and/or hydro electric works including all wires, poles, conduits and other facilities in connection therewith;

(hereinafter called the "Works")

The Grantor has agreed to permit the construction by the Grantee of the aforementioned works on a portion of the said Land and to grant for that purpose the right-of-way hereinafter described;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of Dollars ($) of lawful money of Canada, now paid by the Grantee to the Grantor (the receipt and sufficiency of which is hereby acknowledged by the Grantor), and in consideration of the covenants and conditions hereinafter contained to be observed and performed by the Grantee and for other valuable consideration:

1.0 THE GRANTOR DOTH HEREBY:

1.1 Grant, convey, confirm and transfer, in perpetuity, unto the Grantee the full, free and uninterrupted right, license, liberty, privilege, permission and right-of-way to lay down, install, construct, entrench, operate, maintain, inspect, alter, remove, replace, bury, cleanse, string, and otherwise establish one or more systems of Works upon, over, under and across that part of the Land of the Grantor as shown outlined in red on Right-of-Way Plan number

(hereinafter called the "Perpetual Right-of-Way")

1.2 Covenant and agree to and with the Grantee that for the purposes aforesaid and upon, over, under and across the Perpetual Right-of-Way the Grantee shall for itself and its servants, agents, workmen, contractors and all other licensees of the Grantee together with machinery, vehicles, equipment, and materials be entitled at all times to enter, use, pass and repass, labour, construct, erect, install, dig, carry away soil or other surface or subsurface materials, clear of all trees, growth, buildings or obstruction now or hereafter in existence, as may be necessary, useful, or convenient in connection with the operations of the Grantee in relation to the Works;

1.3 Grant, convey, confirm and transfer unto the Grantee for itself, and its servants, agents, workmen, contractors and all other licensees of the Grantee together with machinery, vehicles, equipment and materials the right at all reasonable times to enter upon and to pass and repass over such of the Lands of the Grantor as may reasonably be required for the purpose of ingress to and egress from the Perpetual Right-of-Way;

1.4 Grant, convey, confirm and transfer unto the Grantee for itself, and its servants, agents, workmen, contractors and all other licensees of the Grantee together with machinery, vehicles, equipment and materials for a period of days only from the date of this Agreement, the full, free and uninterrupted right, license, liberty, privilege, permission and right-of-way to enter upon, pass and repass, clear, labour, and use for the purpose of ingress and egress to and from the Perpetual Right-of-Way and for the purpose of storing machinery,

vehicles, equipment, material or supplies used or to be used in connection with the construction of the Works herein described, and for the purpose of placing or storing the surface or subsurface material to be excavated from the Perpetual Right-of-Way upon and over, but not under that part or parts of the Lands of the Grantor, shown outlined in green on Right-of-Way Plan number

(hereinafter called the "Working Right-of-Way")

Provided always, and it is hereby agreed that nothing herein contained shall permit the Grantee to dig, trench or otherwise disturb the subsurface of the Working Right-of-Way and the Grantee shall only clear such trees and growth and interfere and disturb the surface of the Working Right-of-Way in a manner that is reasonably necessary in the conduct of its operations thereon;

2.0 THE GRANTOR HEREBY COVENANTS TO AND AGREES WITH THE GRANTEE, as follows:

2.1 That the Grantor will not, nor permit any other person to erect, place, install or maintain any building, structure, mobile home, concrete driveway or patio, pipe, wire or other conduit on, over or under any portion of the Perpetual Right-of-Way so that it in any way interferes with or damages or prevents access to, or is likely to cause harm to Works authorized hereby to be installed in or upon the Perpetual Right-of-Way;

2.2 That the Grantor will not do nor knowingly permit to be done any act or thing which will interfere with or injure the said Works and in particular will not carry out any blasting on or adjacent to the Perpetual Right-of-Way without the consent in writing of the Grantee, provided that such consent shall not be unreasonably withheld;

2.3 That the Grantor will not substantially diminish the soil cover over any of the Works installed in the Perpetual Right-of-Way and in particular, without in any way limiting the generality of the foregoing, will not construct open drains or ditches along or across any of the Works installed in the Perpetual Right-of-Way;

2.4 That the Grantor will from time to time and at all times upon every reasonable request and at the cost of the Grantee do and execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices, conveyances and assurances in law whatsoever for the better assuring unto the Grantee of the rights hereby granted.

3.0 THE GRANTEE HEREBY COVENANTS TO AND AGREES WITH THE GRANTOR, as follows:

3.1 That the Grantee will not bury any debris or rubbish of any kind in excavations or backfill, and will remove shoring and like temporary structures as backfilling proceeds;

3.2 That the Grantee will thoroughly clean all lands to which it has had access hereunder of all rubbish and construction debris created or placed thereon by the Grantee and will leave such lands in a neat and clean condition;

3.3 That the Grantee will, as soon as weather and soil conditions permit, and so often as it may exercise its right of entry hereunder to any of the Lands of the Grantor, replace the surface soil as nearly as may be reasonably possible to the same condition as it was prior to such entry, in order to restore the natural drainage to such lands. PROVIDED HOWEVER that nothing herein contained shall require the Grantee to restore any trees or other surface growth but the Grantee shall leave such lands in a condition which will not inhibit natural regeneration of such growth;

3.4 That the Grantee will, as far as reasonably possible, carry out all work in a proper and workmanlike manner so as to do as little injury to the Lands of the Grantor as possible;

3.5 That the Grantee will make good at its own expense all damage or disturbance which may be caused to the surface soil of the Lands of the Grantor in the exercise of its rights hereunder;

3.6 The Grantee will, as far as reasonably possible, restore any fences, lawns, flower beds, at its cost as nearly as may be reasonably possible to the same condition that they were in prior to any entry by the Grantee upon the Lands.

4.0 THE PARTIES HERETO EACH HEREBY COVENANT TO AND AGREE WITH THE OTHER, as follows:

4.1 The said Works referred to above, together with all pipes, valves, conduits, wires, casings, fittings, lines, meters, appliances, facilities, attachments or devices used in connection therewith shall constitute the Works;

4.2 Notwithstanding any rule of law or equity to the contrary, the Works brought on to, set, constructed, laid, erected in, upon or under the Perpetual Right-of-Way by the Grantee shall at all times remain the property of the Grantee notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee;

4.3 In the event that the Grantee abandons the Works or any part thereof the Grantee may, if it so elects, leave the whole or any part thereof in place;

4.4 That no part of the title in fee simple to the soil shall pass to or be vested in the Grantee under or by virtue of these presents and the Grantor may fully use and enjoy all of the Lands of the Grantor subject only to the rights and restrictions herein contained;

4.5 That the covenants herein contained shall be covenants running with the land and that none of the covenants herein contained shall be personal or binding upon the parties hereto, save and except during the Grantor's seisin or ownership of any interest in the Lands of the Grantor, and with respect only to that portion of the Lands of the Grantor of which the Grantor shall be seised or in which he shall have an interest, but that the Lands of the Grantor, nevertheless, be and remain at all times charged therewith;

4.6 If at the date hereof the Grantor is not the sole registered owner of the Lands of the Grantor, this Agreement shall nevertheless bind the Grantor to the full extent of his interest therein, and if he shall acquire a greater or the entire interest in fee simple, this Agreement shall likewise extend to such after-acquired interests;

4.7 Where the expression "Grantor" includes more than one person, all covenants herein on the part of the Grantor shall be construed as being several as well as joint;

4.8 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors and assigns as the case may be and wherever the singular or masculine is used, it shall be construed as if the plural or the feminine or neuter, as the case may be, had been used, where the parties or the context hereto so require and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the date hereinafter appearing.

SIGNED, SEALED AND DELIVERED)
by the Grantor this)
day of 197)
in the presence of:) (Sea

_____)
Signature of Witness)

_____)
Address)

_____)

_____)
Occupation)
(as to all signatures of)
Grantor))

The Corporate Seal of the)
Grantor was hereunto affixed)
this day of)
197 in the presence of:) (Sea

_____)

_____)

The Corporate Seal of the)
was hereunto)
affixed this day of)
197) (Se
in the presence of:)

_____)
Mayor)

_____)
Clerk)

SCHEDULE "F"

The Corporation of the District of Salmon Arm
Salmon Arm, B.C.

Dear Sirs:

IRREVOCABLE COMMERCIAL LETTER OF CREDIT NO.

We hereby authorize you to draw on
, for account of
up to an aggregate amount of
available by drafts at sight for 100% of value.

COVERING SERVICES TO PART OF LOT , PLAN , SECTION
TOWNSHIP , RANGE , W6M, K.D.Y.D.

1. Drawings are to be made in writing to
2. Partial drawings may be made.
3. The bank will not inquire as to whether or not the Corporation has a right to make demand on the Letter of Credit.
4. This Letter of Credit is irrevocable up to the expiry date.

DRAFTS MUST BE DRAWN AND NEGOTIATED NOT LATER THAN

The drafts drawn under this credit are to be endorsed hereon and shall state on their face that they are drawn under
Letter of Credit No.

Countersigned, Yours truly,

SCHEDULE "C"

CONSENT

KNOW ALL MEN by these presents that:

_____ of

_____ being

the holder of a charge by way of _____ registered in the Land Registry Office at _____ under Number _____ against all and singular that certain parcel or tract of land and premises being in the _____ in the Province of British Columbia and known and described as:

in consideration of the sum of One Dollar ($1.00) hereby agrees and consents to the registration of a Land Use Contract, made between the registered owner of the said Lands and the_____ dated the day of 1976, against the aforementioned Lands in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charges.

CONSENT TO GRANT OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS that is the registered holder of a charge by way of against the within described property which said charge is registered in the Land Registry Office, City of Kamloops, under number , for and in consideration of the sum of One Dollar ($1.00) paid by the to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the its successors and assigns, that the within Right-of-Way shall be an encumbrance upon the within described property in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.

IN WITNESS WHEREOF the parties hereto have caused these presents to be signed, sealed and delivered in the presence of or in the presence of its duly authorized officers this day of , 197

SIGNED, SEALED AND DELIVERED by the Grantor this day of 197 in the presence of: (Seal)

_____
Signature of Witness

_____
Address

_____

_____
Occupation
(as to all signatures of Grantor)

The Corporate Seal of the Grantor was hereunto affixed this day of 197 in the presence of: (Seal)

_____

_____

MACK PRINTERS AND STATIONERS LTD., VANCOUVER, B.C. ©
LAW AND COMMERCIAL STATIONERS FORM No. 92

Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the day of , 1978 ,
at Salmon Arm , in the Province of British Columbia,
(whose identity has been proved by the evidence on
oath of , who is) personally known to me,
appeared before me and acknowledged to me that he is the of
DISTRICT OF SALMON ARM , and that he is the person
who subscribed his name to the annexed instrument as of the said
DISTRICT OF SALMON ARM and affixed the seal of the
DISTRICT OF SALMON ARM
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at Salmon Arm in the Province of
British Columbia, this day of
one thousand nine hundred and seventy-eight.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits for British Columbia.

MACK PRINTERS AND STATIONERS LTD., VANCOUVER, B.C. ©
LAW AND COMMERCIAL STATIONERS FORM No. 92

Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the 13th day of September, 1978, at Kamloops, in the Province of British Columbia, ~~oath of~~ appeared before me and acknowledged to me that he is the JOHN DONALDSON (~~whose identity has been proved by the evidence on~~ ABACUS CITIES LTD. who subscribed his name to the annexed instrument as REGIONAL GENERAL MANAGER, who is) personally known to me, ABACUS CITIES LTD. REGIONAL GENERAL MANAGER, and that he is the person ABACUS CITIES LTD. of ABACUS CITIES LTD. to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Kamloops, in the Province of British Columbia, this 13th day of September one thousand nine hundred and seventy-eight.

~~A Notary Public in and for the Prov~~
A Commissioner for taking ...

RCVD: 1978-09-22 RQST: 2020-10-14 08.47.19

Doc #: N54304

Status: Registered

DATED

BETWEEN:

DISTRICT OF SALMON ARM

AND:

ABACUS CITIES LTD.

LAND USE CONTRACT

WILSON, BAUMAN
Barristers & Solicitors

202 - 215 Lawrence Avenue
Kelowna, B.C. V1Y 6L2

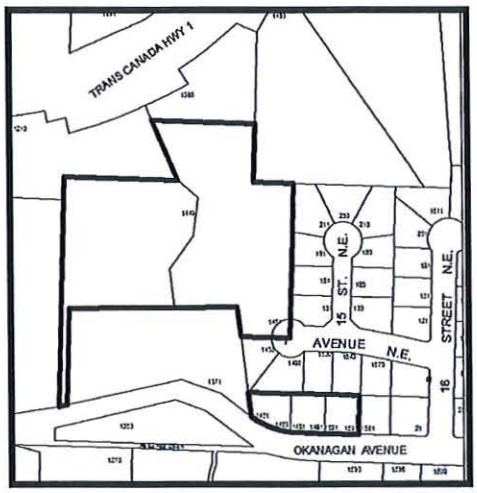
Item 23.3

CITY OF SALMON ARM

Date: January 25, 2021

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on **Monday, January 25, 2021 at 7:00 p.m.**



2) b) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Strata Lots 1-30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS370; Strata Lots 1-30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507; Strata Lots 1-2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS254; Strata Lots 1-2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227; Strata Lots 1-2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054 from R-1 Single Family Residential Zone to R-4 Medium Density Residential Zone.
Civic Addresses: Units 101 – 506, 1449 – 1 Avenue NE; Units 302 - 806, 1451 – 1 Avenue NE; 1451 – 1531 Okanagan Avenue NE
Location: North of Okanagan Avenue and West of 16 Street NE
Present Use: Multi-Family Townhouse Complex, Duplexes and Single Family Dwellings
Proposed Use: No Change
Reference: ZON-1196/ Bylaw No. 4431

The staff reports for the proposals are available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices January 12 - 25, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the *Emergency Program Act*, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Erin Jackson, Director of Corporate Services

Vote Record

- ❑ Carried Unanimously
- ❑ Carried
- ❑ Defeated
- ❑ Defeated Unanimously

Opposed:

- ❑ Harrison
- ❑ Cannon
- ❑ Eliason
- ❑ Flynn
- ❑ Lavery
- ❑ Lindgren
- ❑ Wallace Richmond

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Item 23.4

CITY OF SALMON ARM

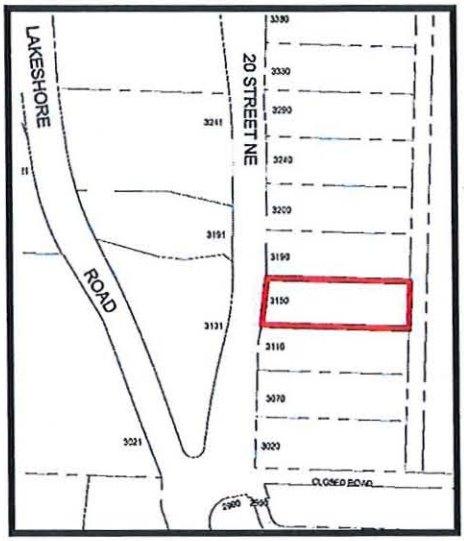
Date: January 25, 2021

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on **Monday, January 25, 2021 at 7:00 p.m.**

3) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 13, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).



Civic Address:	3150 - 20 Street NE
Location:	North of intersection Lakeshore Road NE and 20 Street NE on the East side of 20 Street NE
Present Use:	Single Family Dwelling
Proposed Use:	Single Family Dwelling with Secondary Suite
Owner/Applicant:	K. Schmidt & A. Ewanyshyn
Reference:	ZON-1194/ Bylaw No. 4426

The staff reports for the proposals are available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices January 12 - 25, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the *Emergency Program Act*, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Erin Jackson, Director of Corporate Services

Vote Record

- ❑ Carried Unanimously
- ❑ Carried
- ❑ Defeated
- ❑ Defeated Unanimously

Opposed:

- ❑ Harrison
- ❑ Cannon
- ❑ Eliason
- ❑ Flynn
- ❑ Lavery
- ❑ Lindgren
- ❑ Wallace Richmond

CITY OF
SALMONARM

To: His Worship Mayor Harrison and Members of Council

Date: December 14, 2020

Subject: Zoning Bylaw Amendment Application No. 1194

Legal: Lot 13, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746
Civic Address: 3150 – 20 Street NE
Owner/Applicant: Ewanyshyn, A. & Schmidt, K.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 13, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 3150 – 20 Street NE (Appendix 1 and 2). The proposal is to rezone the parcel from R-7 (Large Lot Single Family Residential) to R-8 (Residential Suite).

BACKGROUND – SECONDARY SUITES

The parcel is designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Large Lot Single Family Residential (R-7) in the Zoning Bylaw (Appendix 3 & 4).

The subject parcel is located in the Upper Lakeshore residential neighbourhood, largely comprised of R-1, R-7 and R-8 zoned parcels. There are currently ten R-8 zoned parcels within the proximity of the subject parcel, including the parcel directly to the south.

The property is approximately 0.24 hectares (2,400 square metres) in size, and contains an existing single family dwelling. The parcel is large enough to either permit a *secondary suite* within the existing house, or for a new *detached suite*. With the existing single family dwelling positioned towards the rear of the parcel, which is restricted by covenants on title from residential development, the front yard is the most likely location for a potential future *detached suite*. Site photos are attached as Appendix 5.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the large subject property has potential to meet the conditions for the development of a *secondary suite*, including sufficient space to meet the parking requirement.

COMMENTS

Engineering Department

No concerns with rezoning.

Building Department

No concerns. BC Building Code requirements must be met to construct a *secondary suite*.

Fire Department

No concerns.

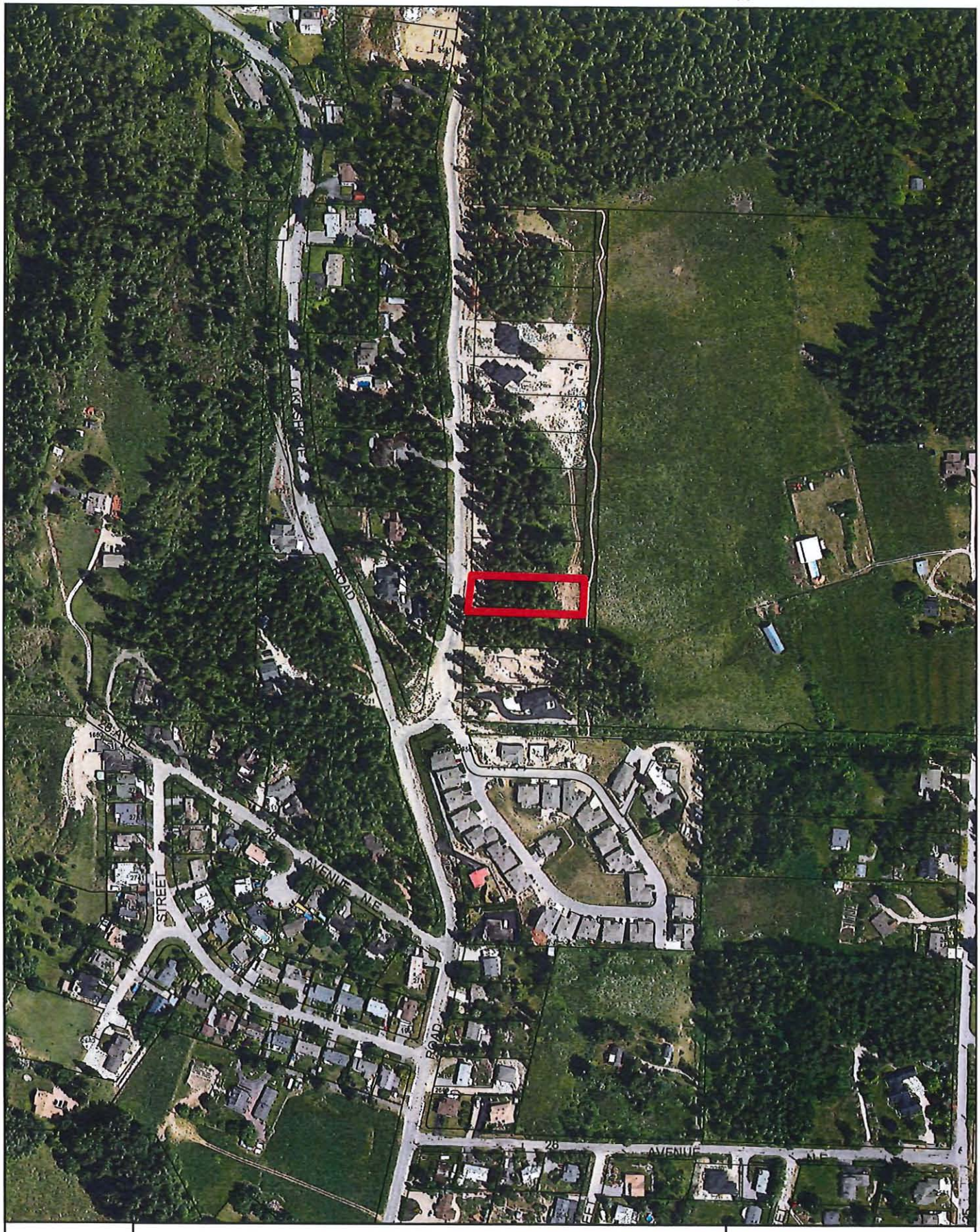
Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.

Prepared by: Chris Larson, MCIP, RPP
Senior Planner

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

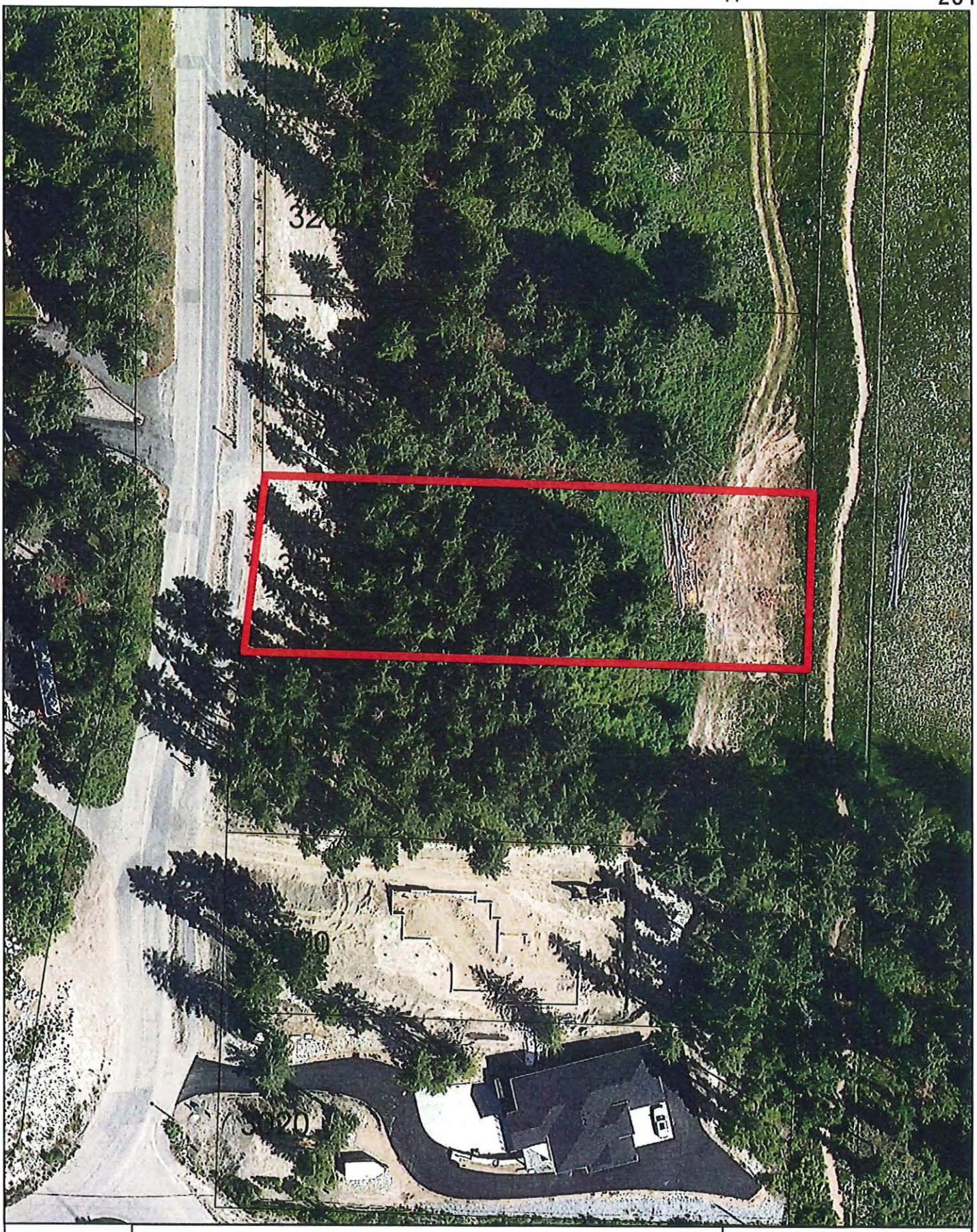
Appendix 1: Aerial View



N

0 30 60 120 180 240 Meters

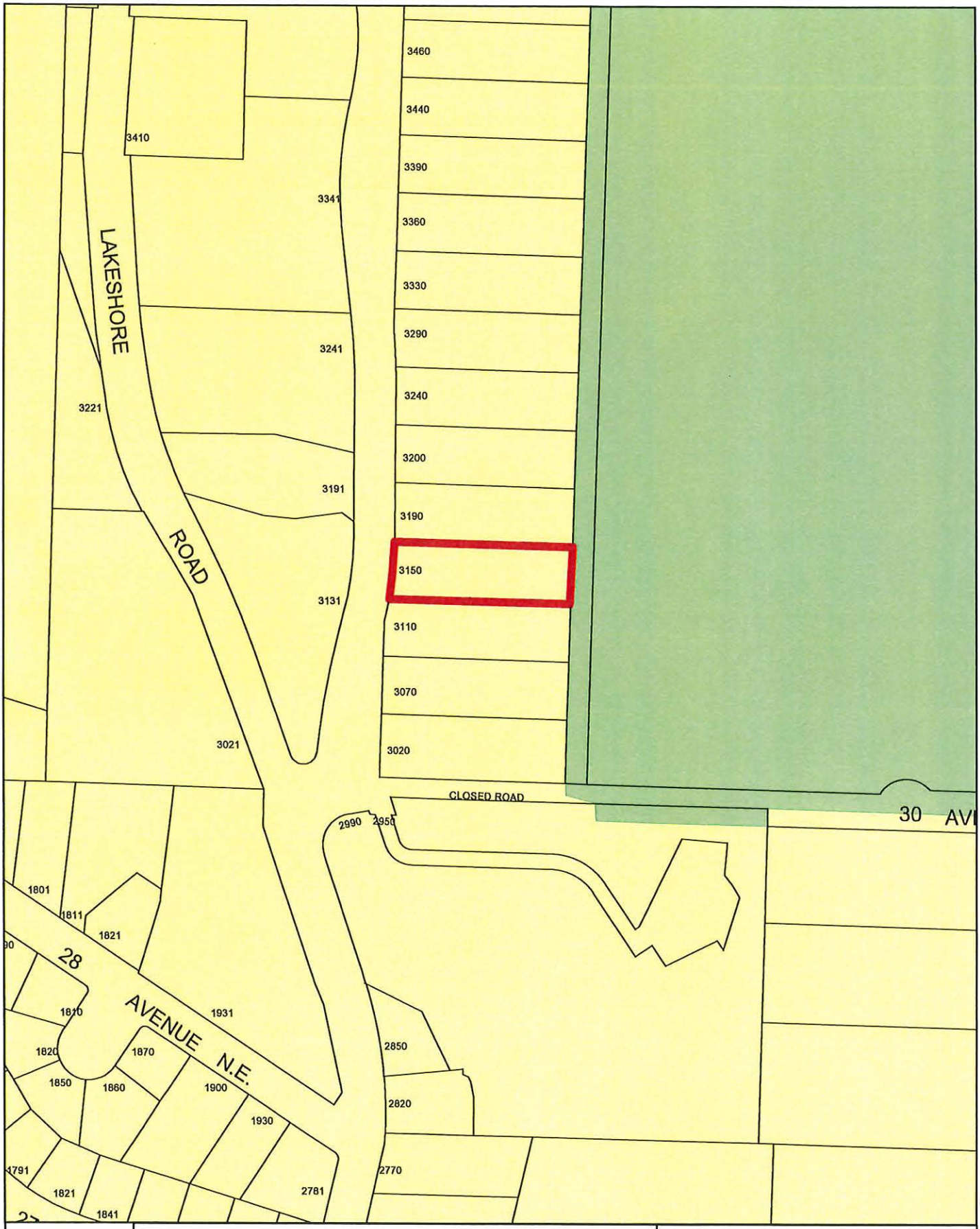
Subject Parcel



N

0 5 10 20 30 40 Meters

Subject Parcel



N

0 20 40 80 120 160 Meters

Residential Low Density

Acreage Reserve

Subject Parcel

A-3
P-1
R-7
R-8
R-7
A-2
R-7
R-8
R-7
R-8
R-7
R-8
20 ST. N.E.
LAKESHORE
ROAD
30 AVENUE
28 AVE.
R-1
28
AVENUE N.E.
STREET
17
R-8
27
AVENUE
ROAD
R-8
26
AVENUE
N.E.
R-8
STREET
N
0 30 60 120 180 240
Meters
Subject Parcel

View northeast from 20 Street NE.

View southeast from 20 Street NE.

Item 23.5

CITY OF SALMON ARM

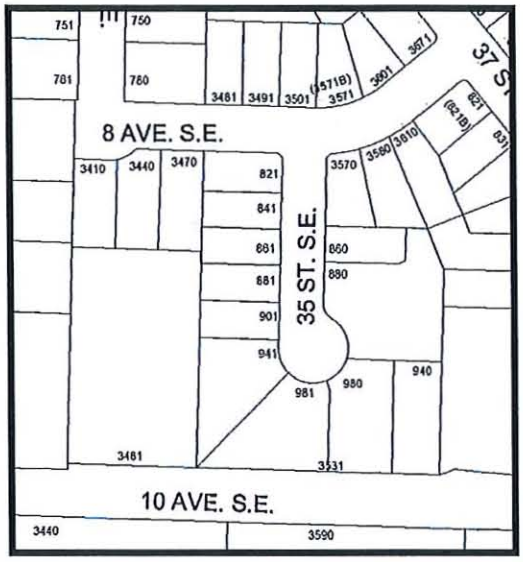
Date: January 25, 2021

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on **Monday, January 25, 2021 at 7:00 p.m.**

4) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 11, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP73719 from R1 (Single Family Residential to R8 (Residential Suite Zone).



Civic Address:	861 – 35 Street SE
Location:	West of the intersection of 4 Street SE and 8 Avenue SE, east of 37 Street SE, north of 10 Avenue SE on the west side of 35 Street SE
Present Use:	Single Family Dwelling
Proposed Use:	Single Family Dwelling with Suite
Owner/Applicant:	G. Ginn
Reference:	ZON-1195/ Bylaw No.4432

The staff reports for the proposals are available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices January 12 - 25, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the *Emergency Program Act*, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Erin Jackson, Director of Corporate Services

Vote Record

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

  Opposed:

  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

CITY OF
SALMONARM

To: His Worship Mayor Harrison and Members of Council

Date: December 10, 2020

Subject: Zoning Bylaw Amendment Application No. 1195

Legal: Lot 11, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP73719
Civic Address: 861 35 St SE
Owner/Applicant: Gena Ginn

MOTION FOR CONSIDERATION

THAT: **a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 11, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP73719 from R1 (Single Family Residential) to R8 (Residential Suite Zone);**

AND THAT: **Final reading of the zoning amendment bylaw be withheld subject to confirmation that the proposed *secondary suite* meets Zoning Bylaw and BC Building Code requirements.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

To rezone a single family dwelling R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite within the existing single family dwelling.

BACKGROUND

The subject property is located in the Little Mountain Subdivision (Appendix 1 & 2). The parcel is designated Residential Low Density in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North: R8/Single Family Residence and Suite
South: R1/Single Family Residence
East: R1/Single Family Residence
West: R1/Single Family Residence and P3/Church

The subject property is 527m^2 (5672.5ft^2) in area and contains a single family dwelling with two car garage that was constructed in 2003. The single family residence is approximately 120m^2 (1300 ft^2) above a basement of approximately 118.9m^2 (1280ft^2) in area. The site plan for the basement, as per the 2003 Building Permit, is included as Appendix 5.

The proposed suite is approximately 68m^2 (736ft^2) in area within a portion of the basement. At the time that the house was constructed the builder included features such as an interconnected smoke alarm system and plumbing that allows for an easier conversion of the basement area into a suite. Drawings submitted in support of the application are enclosed as Appendix 6.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement.

COMMENTS

Engineering Department

No concerns with rezoning. Off-street parking must be provided for both the single family residence and the suite.

Building Department

The applicant has submitted a Building Permit Application for the conversion of a portion of the basement to a secondary suite. The Building Department has no issues with the proposed suite provided that the applicant upgrade the existing ¾" water service to a 1" water service and that the construction of the unit meets the BC Building Code requirements.

Fire Department

No concerns.

Planning Department

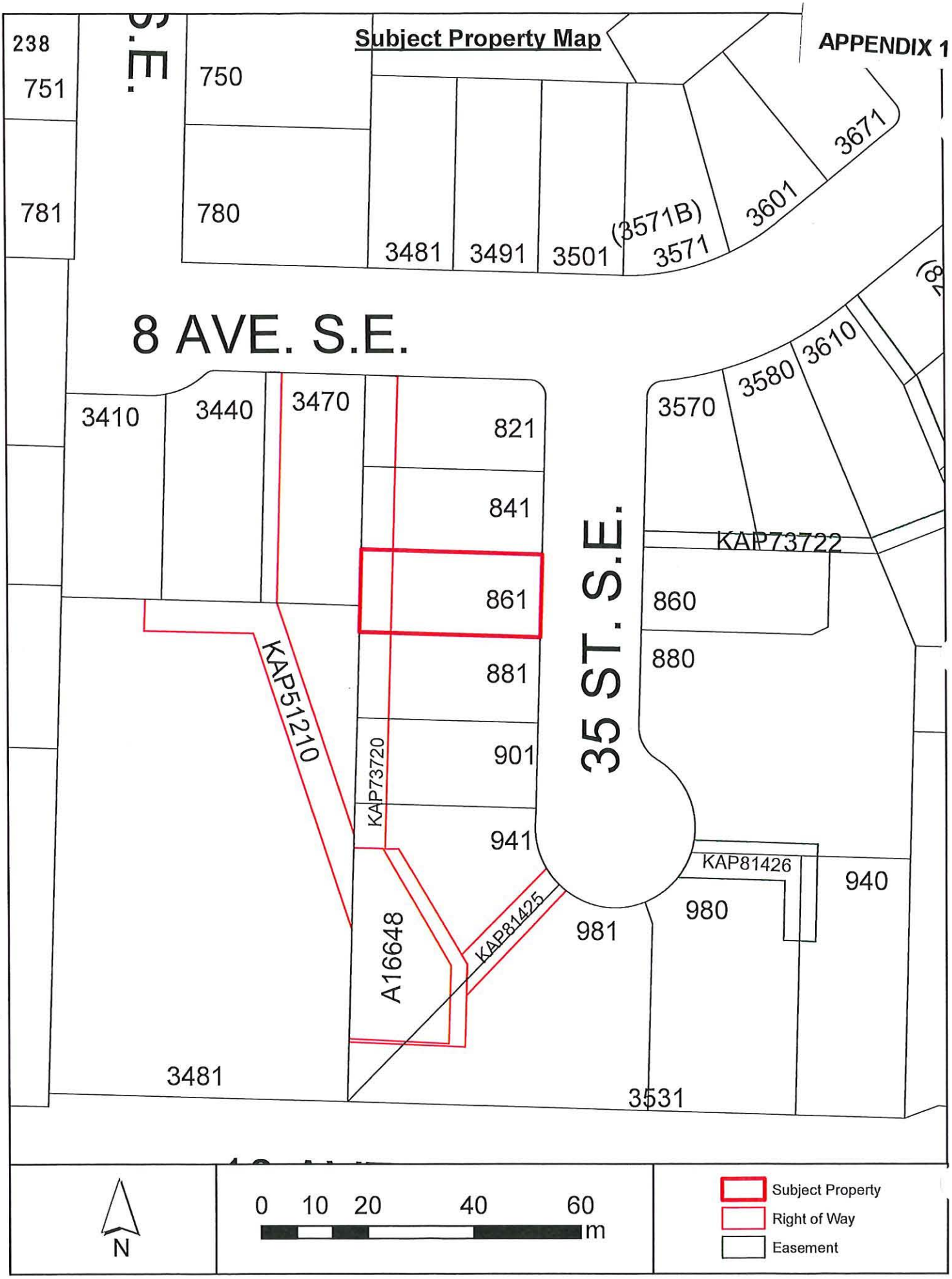
The conversion of a portion of the basement into a secondary suite is supported by the previously mentioned OCP policy and the proposed layout of the unit is compliant with zoning requirements, including an additional off-street parking space for the suite. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

Prepared by: Melinda Smyrl, MCIP, RPP
Planner

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

Subject Property Map

APPENDIX 1

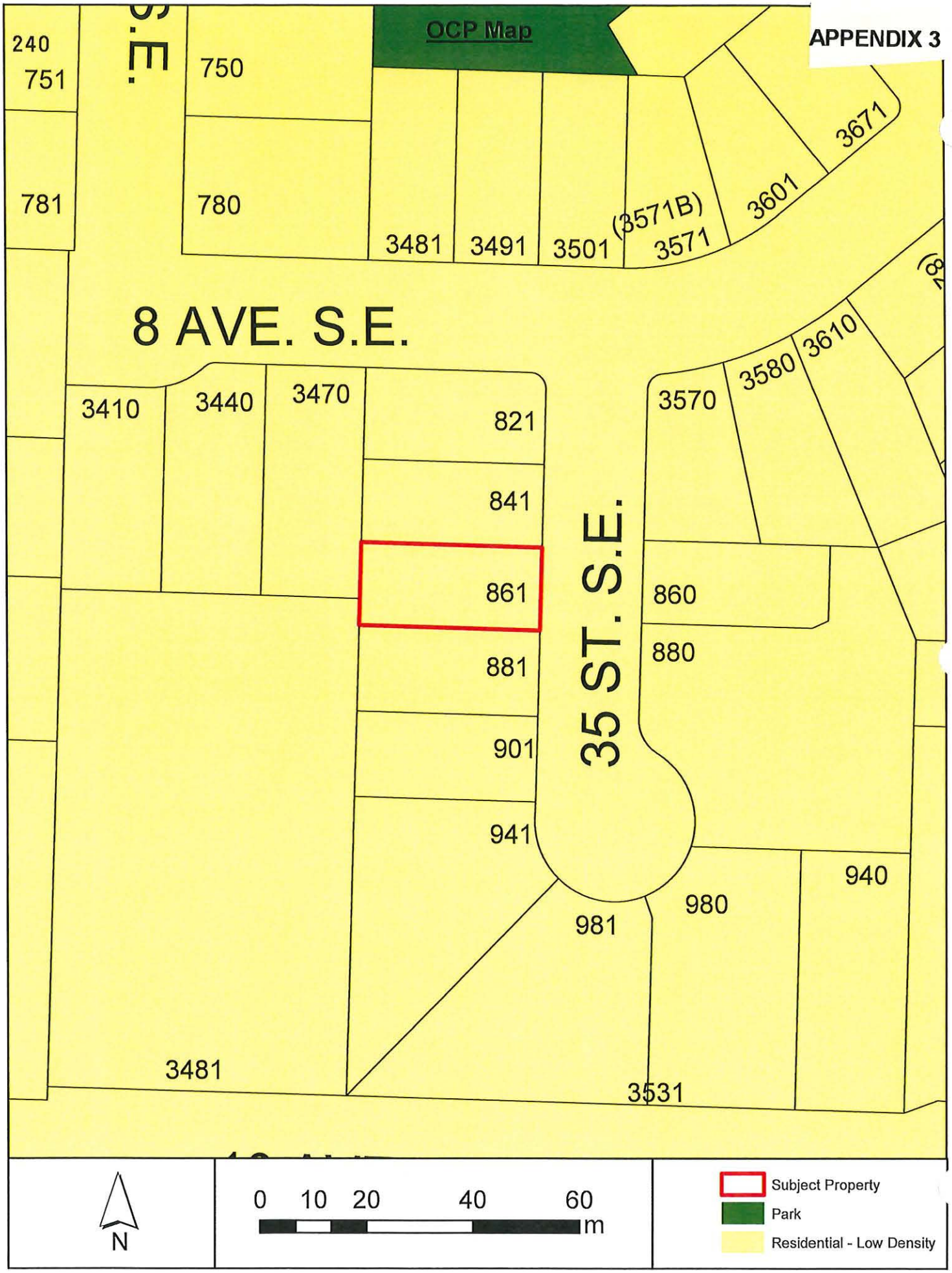


N

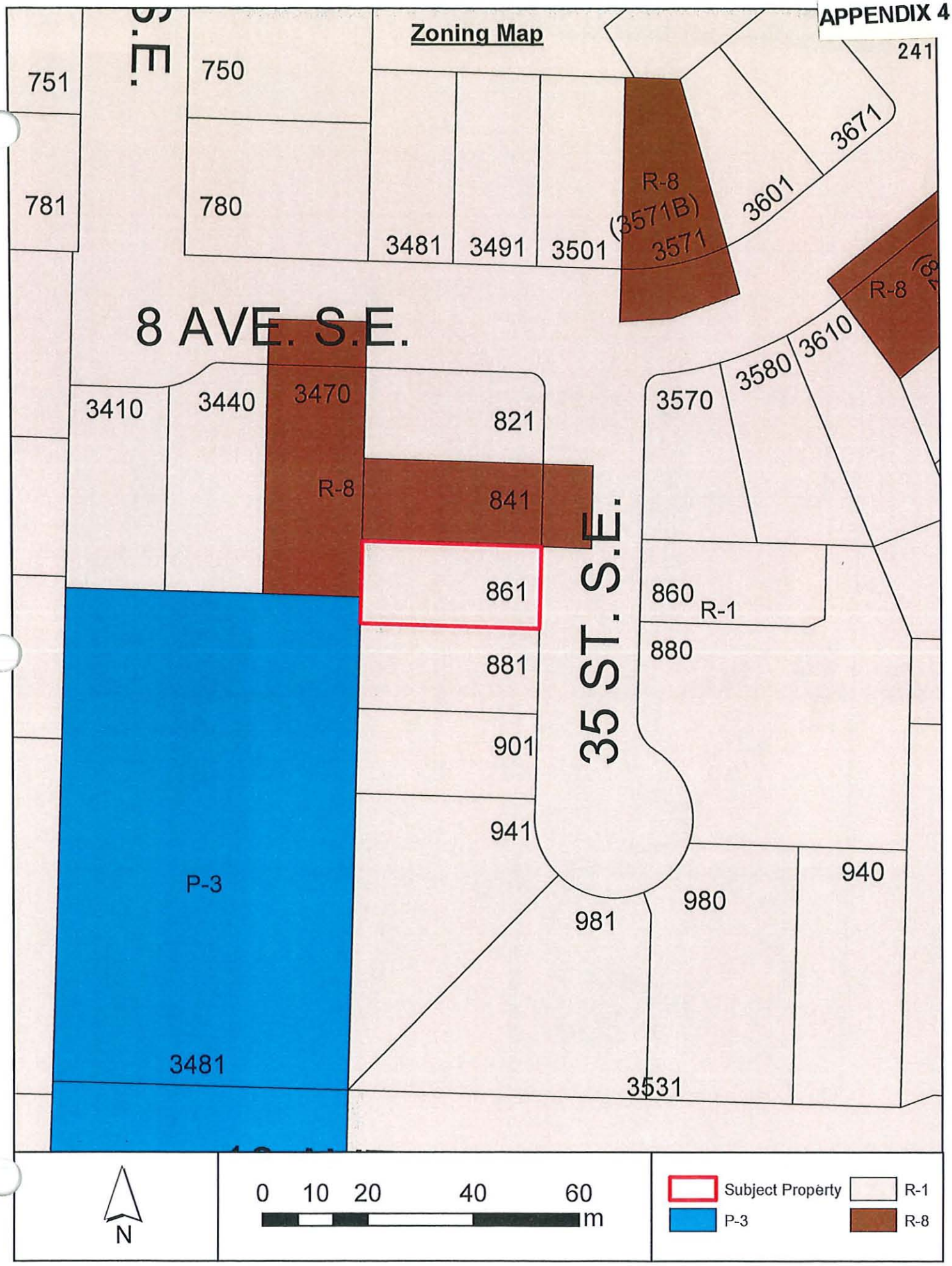
0 10 20 40 60 m

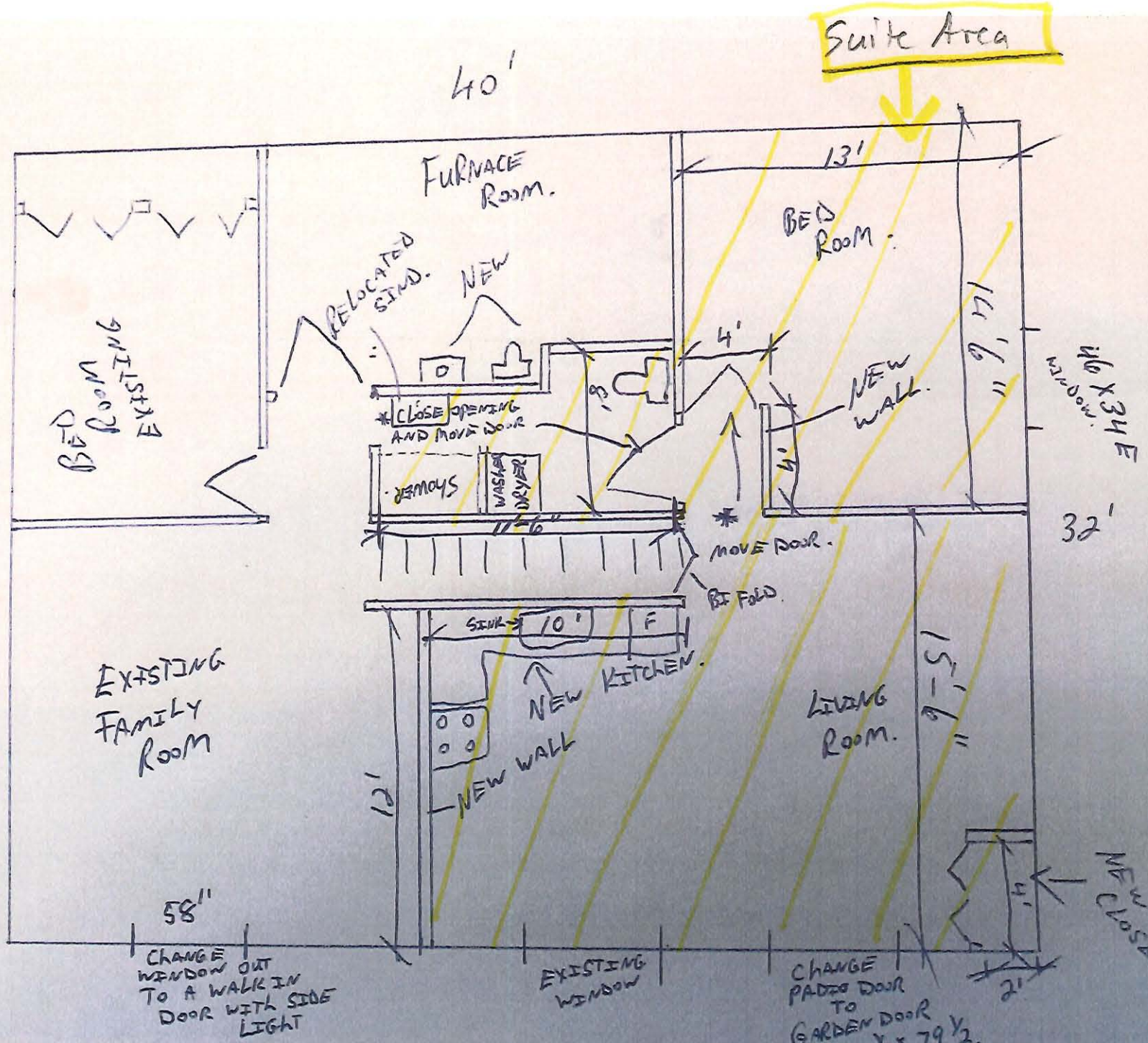
Subject Property

APPENDIX 3

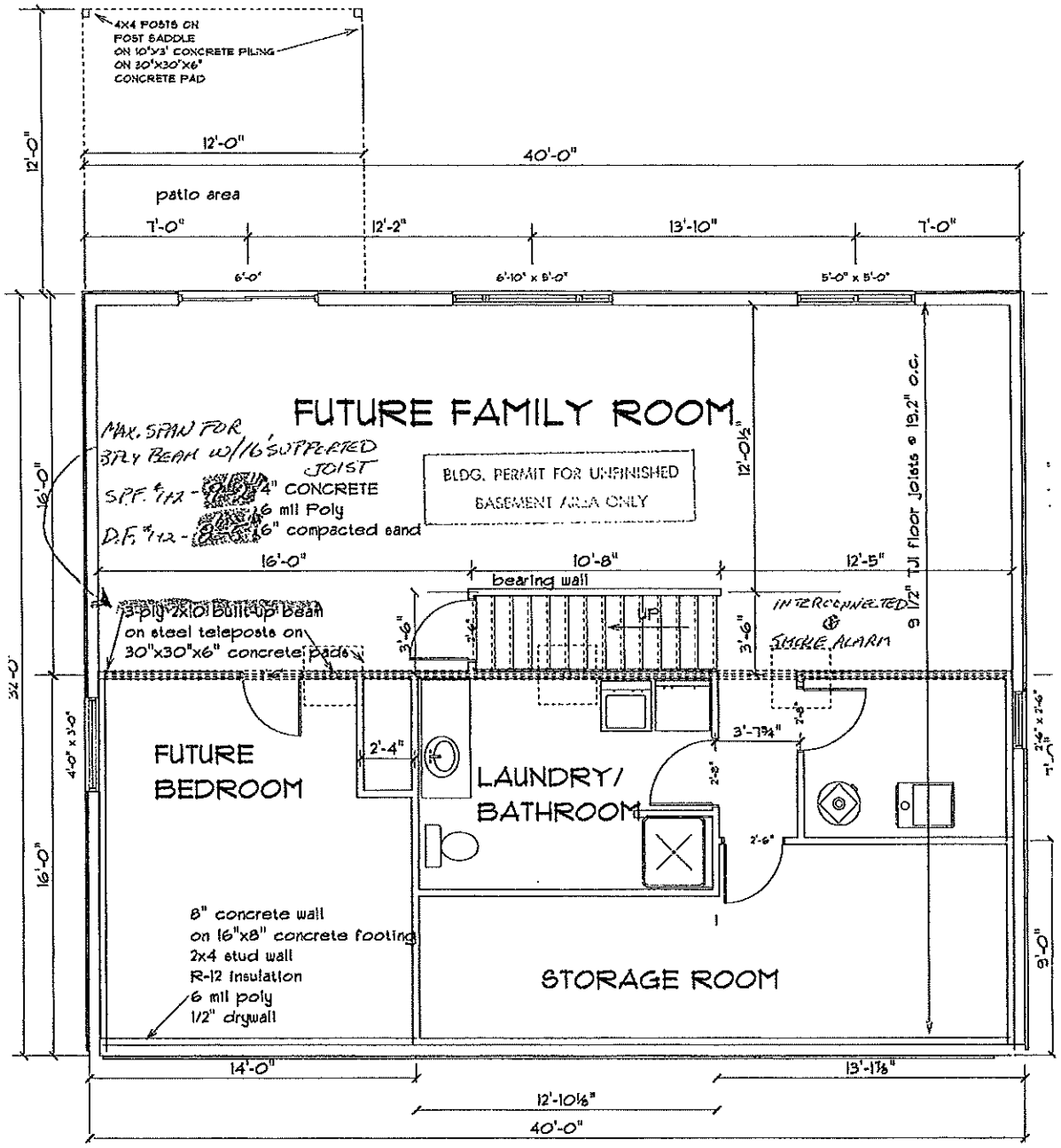

OCP Map
240
751
750
781
780
3481
3491
3501
(3571B)
3571
3601
3671
8 AVE. S.E.
3410
3440
3470
821
841
861
881
901
941
35 ST. S.E.
3570
3580
3610
860
880
940
980
981
3481
3531
N
0 10 20 40 60
m
Subject Property
Park
Residential - Low Density

APPENDIX 4


Zoning Map
751
750
781
780
3481
3491
3501
R-8
(3571B)
3571
3601
3671
241
R-8
8 AVE. S.E.
3410
3440
3470
R-8
821
841
861
881
901
941
3570
3580
3610
860
R-1
880
35 ST. S.E.
P-3
980
981
940
3481
3531
N
0 10 20 40 60 m
Subject Property
R-1
P-3
R-8


Suite Area
40'
FURNACE ROOM.
13'
BED ROOM.
RELOCATED SINK.
NEW
4'
NEW WALL.
9'
14'-6"
16 X 34 E WINDOW.
BED ROOM
EXISTING WOOD
CLOSE OPENING AND MOVE DOOR
DEMOLYS
WASHER DRYER
11'-6"
MOVE DOOR.
BI FOLD
32'
SINK
10'
F
NEW KITCHEN.
EXISTING FAMILY ROOM
NEW WALL
12'
LIVING ROOM.
9'-5"
NEW CLOSET
58"
CHANGE WINDOW OUT TO A WALK IN DOOR WITH SIDE LIGHT
EXISTING WINDOW
CHANGE PADIO DOOR TO GARDEN DOOR 70 1/3 x 79 1/2.
2'

APPENDIX 5



BASEMENT LAYOUT
SCALE: 1/4" = 1'-0"

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Item 24.1

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4421 be read a third time.

[ZON-1191 Brentwell Construction Ltd.; 31 – 4 Street SE; R-1 to R-5]

Vote Record

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

  Opposed:

  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4421

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in the and , 2020 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) Rezone Lot 3, Block 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 936 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone), shown on Schedule "A" attached hereto and forming part of this bylaw; and

   2) Addition of the defined "Duplex" use to the R-5 (High Density Residential) zone.

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 Zoning Amendment Bylaw No. 4421"**

READ A FIRST TIME THIS	14	DAY OF	December	2020
READ A SECOND TIME THIS	14	DAY OF	December	2020
READ A THIRD TIME THIS		DAY OF		2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2021

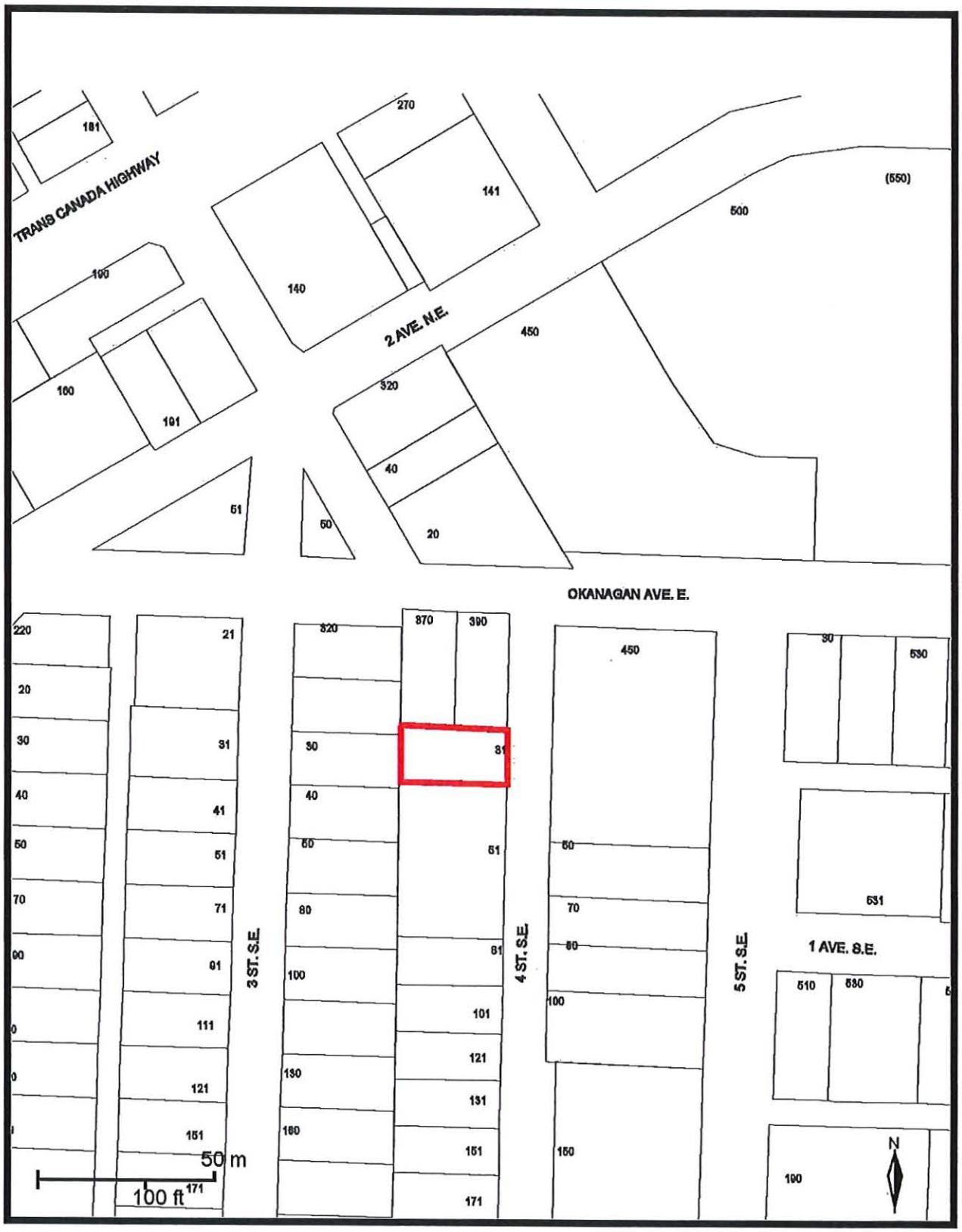
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"


TRANS CANADA HIGHWAY
2 AVE. N.E.
OKANAGAN AVE. E.
3 ST. S.E.
4 ST. S.E.
5 ST. S.E.
1 AVE. S.E.
50 m
100 ft
N

Item 24.2

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Bylaw No. 4430 be read a third time.

[LUC N54304; Abacus Cities Ltd.; Units 101 – 506, 1449 – 1 Avenue NE; Units 302 - 806, 1451 – 1 Avenue NE; 130 – 230 – 15 Street NE; 1480 – 1570 – 1 Avenue NE; 1451 – 1531 Okanagan Avenue NE]

Vote Record

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

  Opposed:

  - ☐ Harrison
  - ☐ Cannon
  - ☐ Eliason
  - ☐ Flynn
  - ☐ Lavery
  - ☐ Lindgren
  - ☐ Wallace Richmond

10. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Land Use Contract Termination Bylaw No. 4430 [LUC N54304; Abacus Cities Ltd.; Units 101 - 506, 1449 - 1 Avenue NE; Units 302 - 806, 1451 - 1 Avenue NE; 130 - 230 - 15 Street NE; 1480 - 1570 - 1 Avenue NE; 1451 - 1531 Okanagan Avenue NE] - First and Second Readings

0544-2020

Moved: Councillor Flynn
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Bylaw No. 4430 be read a first and second time;

AND THAT: final reading be withheld subject to Ministry of Transportation and Infrastructure approval.

CARRIED UNANIMOUSLY

BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

DEVELOPMENT SERVICES PRELIMINARY BYLAW COMMUNICATION

Your File #: Abacus N54304
eDAS File #: 2020-05763
Date: Dec/17/2020

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 4430 & 4431 for:
130-230 15 Street NE, SALMON ARM
1449- UNITS 201-506 1 Avenue NE, SALMON ARM
1450- 1570 1 Avenue NE, SALMON ARM
1451- 1531 OKANAGAN Avenue NE, SALMON ARM
1451- UNITS 302-806 1 Avenue NE, SALMON ARM

Preliminary Approval is granted for the Proposed Bylaw #4431 (rezoning) for one year pursuant to section 52(3)(a) of the *Transportation Act.*

Please note there is no requirement for the Ministry to endorse Proposed Bylaw #4430 as the City of Salmon Arm wishes to proceed with an early termination of a land use contract pursuant to Section 548 of the Local Government Act. The signature block for the Ministry is not required.

Upon third reading, the Ministry is prepared to endorse Proposed Bylaw #4431.

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

Yours truly,

Elizabeth KEAM
Development Officer

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3380

CITY OF SALMON ARM

BYLAW NO. 4430

A bylaw to terminate Land Use Contracts in the City of Salmon Arm

WHEREAS pursuant to section 548 of the *Local Government Act* the City of Salmon Arm may address early termination of a land use contract that is entered into and registered in a land title office subject to the terms and conditions therein set out;

AND WHEREAS mandatory notice required under section 466(5) of the Local Government Act for 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 at the hour of 7:00 p.m. and was published in and issues of the Salmon Arm Observer and delivered at least 10 days prior of all parcels, any part of which is subject to the land use contract that the bylaw will terminate or is within a distance specified by bylaw from that part of the area that is subject to that land use contract;

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. That "District of Salmon Arm Land Use Contract Bylaw No. 1260, 1978", registered in the Kamloops Land Title Office under document number N54304 against title to the lands in the table below and further shown on Schedule 'A', is terminated:

028-875-656	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	201, 1449 1 Avenue NE
028-875-664	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	202, 1449 1 Avenue NE
028-875-672	Strata Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	203, 1449 1 Avenue NE
028-875-681	Strata Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	204, 1449 1 Avenue NE
028-875-699	Strata Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	205, 1449 1 Avenue NE
028-875-702	Strata Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	206, 1449 1 Avenue NE
029-092-736	Strata Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	101, 1449 1 Avenue NE
029-092-744	Strata Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	102, 1449 1 Avenue NE
029-092-752	Strata Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	103, 1449 1 Avenue NE

029-092-761	Strata Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	104, 1449 1 Avenue NE
029-092-779	Strata Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	105, 1449 1 Avenue NE
029-092-787	Strata Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	106, 1449 1 Avenue NE
029-501-237	Strata Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	301, 1449 1 Avenue NE
029-501-245	Strata Lot 14, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	302, 1449 1 Avenue NE
029-501-253	Strata Lot 15, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	303, 1449 1 Avenue NE
029-501-261	Strata Lot 16, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	304, 1449 1 Avenue NE
029-501-270	Strata Lot 17, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	305, 1449 1 Avenue NE
029-501-288	Strata Lot 18, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	306, 1449 1 Avenue NE
029-686-121	Strata Lot 19, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	401, 1449 1 Avenue NE
029-686-130	Strata Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	402, 1449 1 Avenue NE
029-686-148	Strata Lot 21, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	403, 1449 1 Avenue NE
029-686-156	Strata Lot 22, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	404, 1449 1 Avenue NE
029-686-164	Strata Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	405 1449 1 Avenue NE
029-686-172	Strata Lot 24, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	406, 1449 1 Avenue NE
029-775-698	Strata Lot 25, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	501, 1449 1 Avenue NE
029-775-701	Strata Lot 26, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	502, 1449 1 Avenue NE
029-775-710	Strata Lot 27, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	503, 1449 1 Avenue NE
029-775-728	Strata Lot 28, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	504, 1449 1 Avenue NE
029-775-736	Strata Lot 29, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	505, 1449 1 Avenue NE
029-775-744	Strata Lot 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	506, 1449 1 Avenue NE
002-206-854	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	603, 1451 1 Avenue NE
002-206-862	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	601, 1451 1 Avenue NE
002-206-871	Strata Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	604, 1451 1 Avenue NE
002-206-897	Strata Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	602, 1451 1 Avenue NE

002-206-901	Strata Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	503, 1451 1 Avenue NE
002-206-919	Strata Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	501, 1451 1 Avenue NE
002-206-927	Strata Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	504, 1451 1 Avenue NE
002-206-935	Strata Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	502, 1451 1 Avenue NE
002-206-943	Strata Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	703, 1451 1 Avenue NE
002-206-951	Strata Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	701, 1451 1 Avenue NE
002-206-960	Strata Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	704, 1451 1 Avenue NE
002-206-978	Strata Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	702, 1451 1 Avenue NE
002-206-986	Strata Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	405, 1451 1 Avenue NE
002-206-994	Strata Lot 14, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	403, 1451 1 Avenue NE
002-207-001	Strata Lot 15, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	401, 1451 1 Avenue NE
002-207-010	Strata Lot 16, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	406, 1451 1 Avenue NE
002-207-028	Strata Lot 17, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	404, 1451 1 Avenue NE
002-207-036	Strata Lot 18, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	402, 1451 1 Avenue NE
002-207-044	Strata Lot 19, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	805, 1451 1 Avenue NE
002-207-052	Strata Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	803, 1451 1 Avenue NE
002-207-061	Strata Lot 21, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	801, 1451 1 Avenue NE
002-207-079	Strata Lot 22, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	806, 1451 1 Avenue NE
002-207-087	Strata Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	804, 1451 1 Avenue NE
002-207-095	Strata Lot 24, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	802, 1451 1 Avenue NE
002-207-109	Strata Lot 25, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	305, 1451 1 Avenue NE
002-207-117	Strata Lot 26, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	303, 1451 1 Avenue NE
002-207-125	Strata Lot 27, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	301, 1451 1 Avenue NE
002-207-133	Strata Lot 28, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	306, 1451 1 Avenue NE
002-207-141	Strata Lot 29, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	304, 1451 1 Avenue NE

002-207-150	Strata Lot 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	302, 1451 1 Avenue NE
003-248-429	Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	131 15 Street NE
003-248-437	Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	161 15 Street NE
003-248-453	Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	191 15 Street NE
003-248-461	Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	211 15 Street NE
003-248-470	Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	230 15 Street NE
003-248-488	Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	210 15 Street NE
003-248-496	Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	190 15 Street NE
003-248-500	Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	160 15 Street NE
003-248-518	Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	130 15 Street NE
003-248-526	Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	1570 1 Avenue NE
003-248-551	Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1540 1 Avenue NE
003-248-569	Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1500 1 Avenue NE
003-248-577	Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1480 1 Avenue NE
025-681-401	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541	1451 Okanagan Avenue NE
025-681-419	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541	1453 Okanagan Avenue NE
018-189-661	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227	1481 Okanagan Avenue NE
018-189-679	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227	1491 Okanagan Avenue NE
017-800-943	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054	1521 Okanagan Avenue
017-800-951	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054	1531 Okanagan Avenue

3. The Mayor and Corporate Office are hereby authorized to execute any documents necessary to terminate, release and discharge the Land Use Contracts above mentioned.

4. 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.

5. 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.

7. EFFECTIVE DATE

This bylaw shall come into full force and effective one year and one day from the date of adoption.

8. CITATION

This bylaw may be cited as **"City of Salmon Arm Land Use Contract Termination Bylaw No. 4430"**

READ A FIRST TIME THIS	14	DAY OF	December	2020
READ A SECOND TIME THIS	14	DAY OF	December	2020
READ A THIRD TIME THIS		DAY OF		2021

~~APPROVED PURSUANT TO SECTION 52 (3) OF THE TRANSPORTATION ACT ON THE DAY OF 2021~~

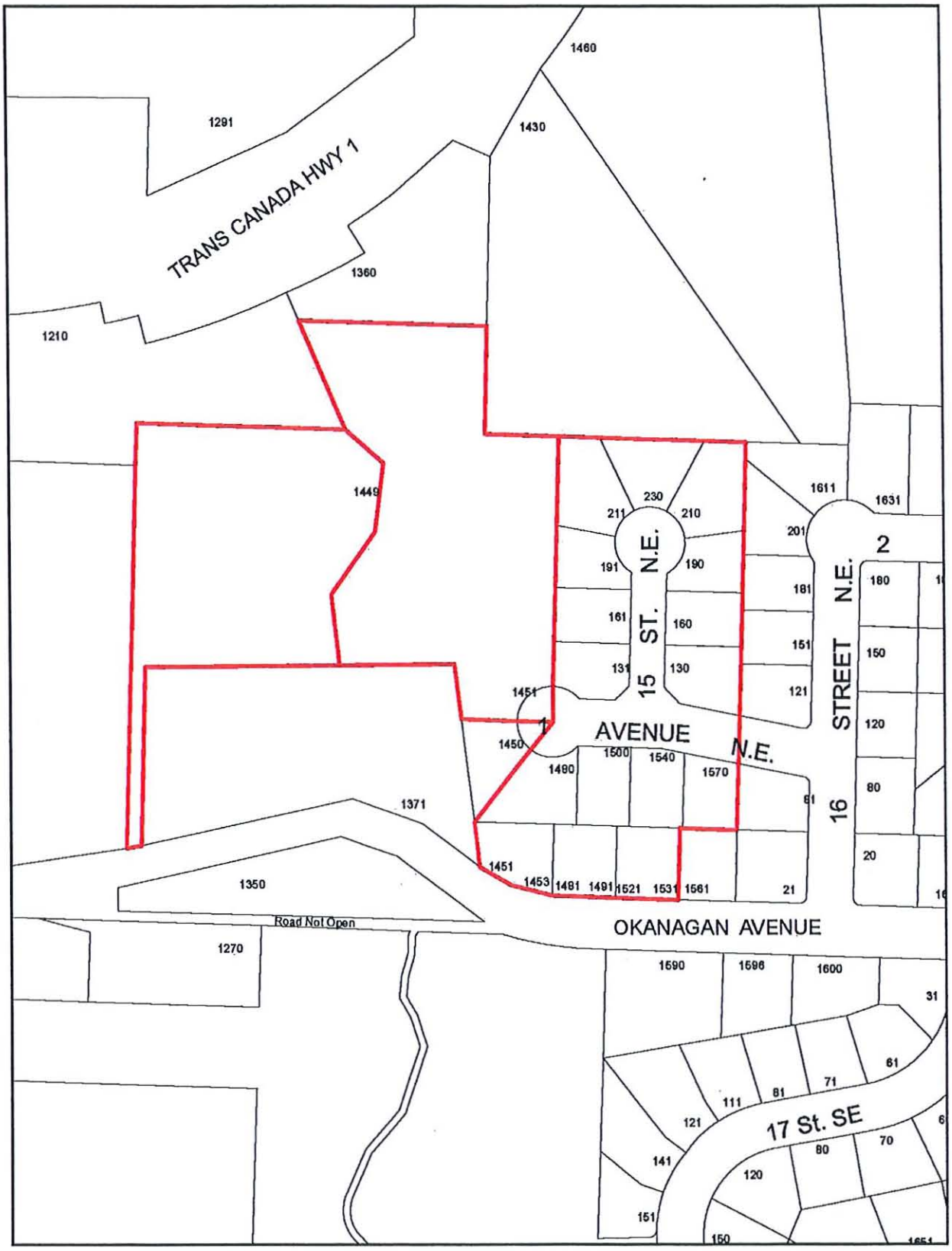
~~For Minister of Transportation & Infrastructure~~

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"


TRANS CANADA HWY 1
1291
1460
1430
1360
1210
1449
1611
1631
230
211
210
201
2
191
190
N.E.
181
180
161
160
15 ST.
151
150
131
130
121
STREET N.E.
1451
1
AVENUE
120
1450
1500
1540
N.E.
1490
1570
80
1371
16
20
1451
1453
1481
1491
1521
1531
1561
21
1350
Road Not Open
OKANAGAN AVENUE
1270
1590
1596
1600
31
61
71
81
111
121
17 St. SE
141
80
70
120
151
150

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Item 24.3

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4431 be read a third time.

[ZON-1196; Abacus Cities Ltd.; Units 101 – 506, 1449 – 1 Avenue NE; Units 302 - 806, 1451 – 1 Avenue NE; 1451 – 1531 Okanagan Avenue NE; R-1 – R-4]

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4431

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in the and , 2020 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:

   Rezone Strata Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS370; Strata Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507; Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541; Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227; Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone), shown on 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 as **"City of Salmon Arm Zoning Amendment Bylaw No. 4431"**

READ A FIRST TIME THIS	14	DAY OF	December	2020
READ A SECOND TIME THIS	14	DAY OF	December	2020
READ A THIRD TIME THIS		DAY OF		2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2021

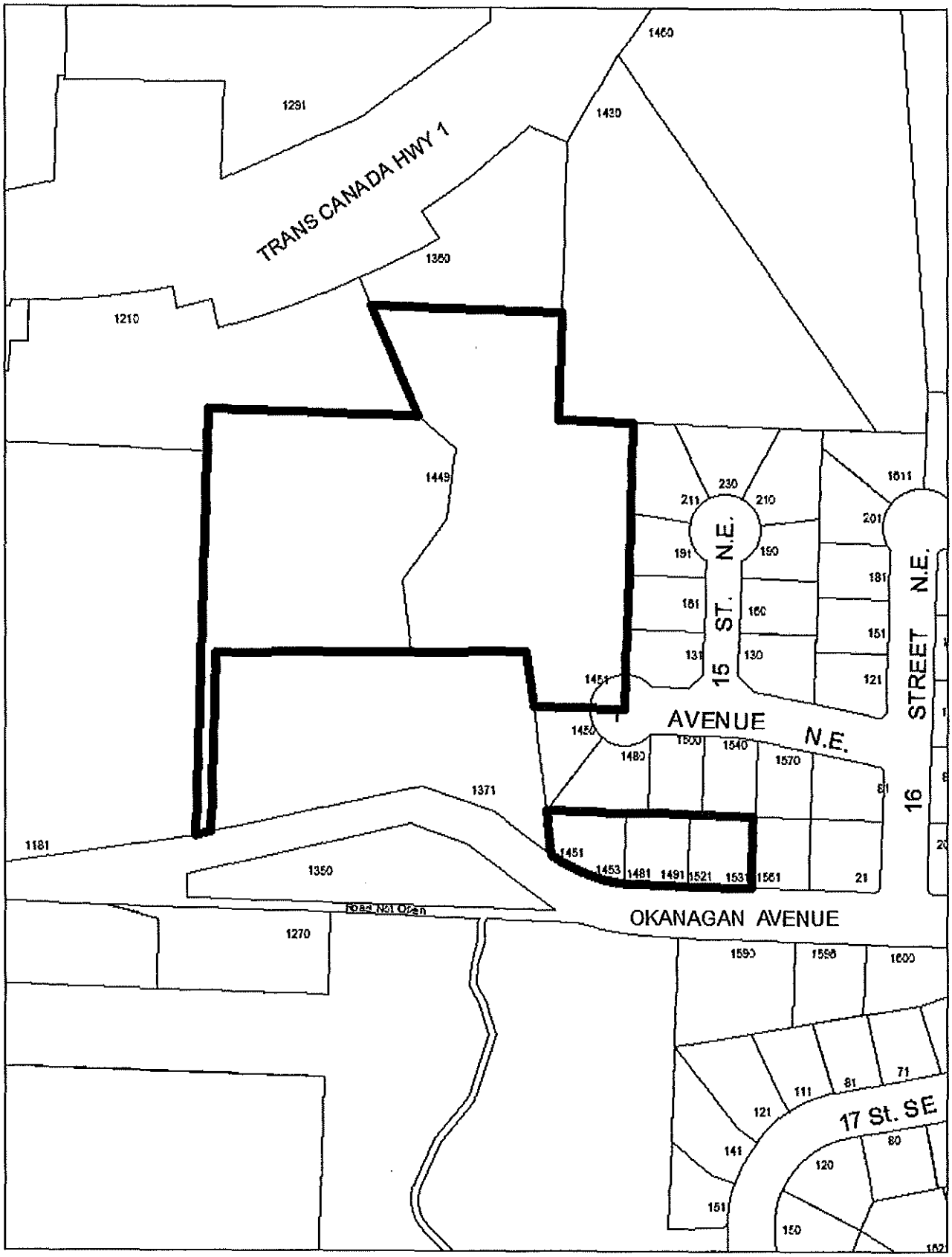
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"


TRANS CANADA HWY 1
15 ST. N.E.
16 STREET N.E.
AVENUE N.E.
OKANAGAN AVENUE
Road Not Open
17 St. SE

Item 24.4

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4426 be read a third and final time.

[ZON-1194; Ewanyshyn, A. & Schmidt, K.; 3150 20 Street NE; R-7 to R-8]

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4426

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in the and 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:

   Rezone Lot 13, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone), attached as Schedule "A".

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

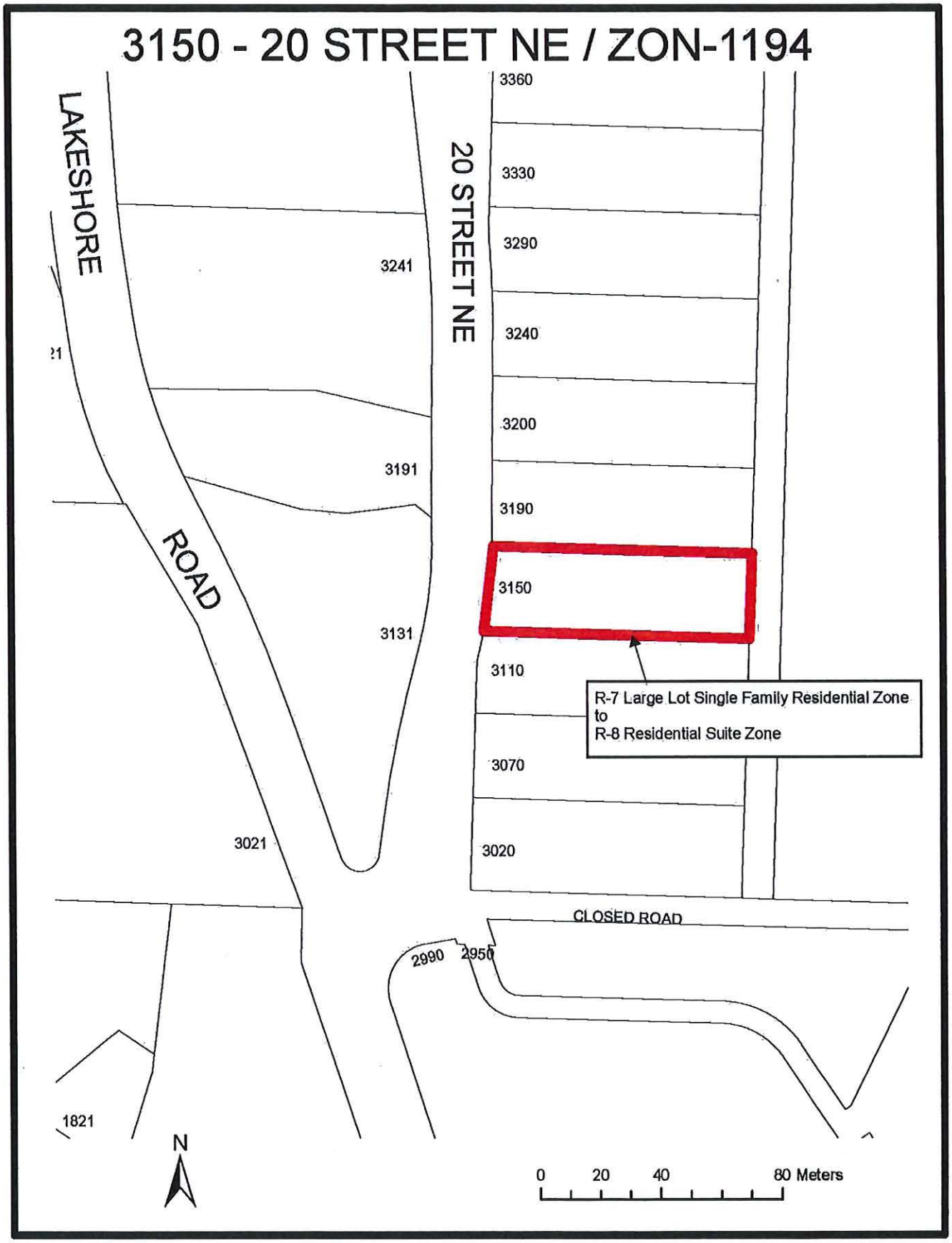
This bylaw may be cited as **"City of Salmon Arm Zoning Amendment Bylaw No. 4426"**

READ A FIRST TIME THIS	11th	DAY OF	January	2021
READ A SECOND TIME THIS	11th	DAY OF	January	2021
READ A THIRD TIME THIS		DAY OF		2021
ADOPTED BY COUNCIL THIS		DAY OF		2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"


3150 - 20 STREET NE / ZON-1194
LAKESHORE ROAD
20 STREET NE
3360
3330
3290
3240
3200
3190
3150
3110
3070
3020
3241
3191
3131
3021
1821
CLOSED ROAD
2990
2950
R-7 Large Lot Single Family Residential Zone
to
R-8 Residential Suite Zone
N
0 20 40 80 Meters

Item 24.5

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4432 be read a third time.

[ZON-1195; Ginn, G.; 861 35 Street SE; R-1 to R-8]

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4432

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in the and 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:

   Rezone Lot 11, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP73719 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), attached as Schedule "A".

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

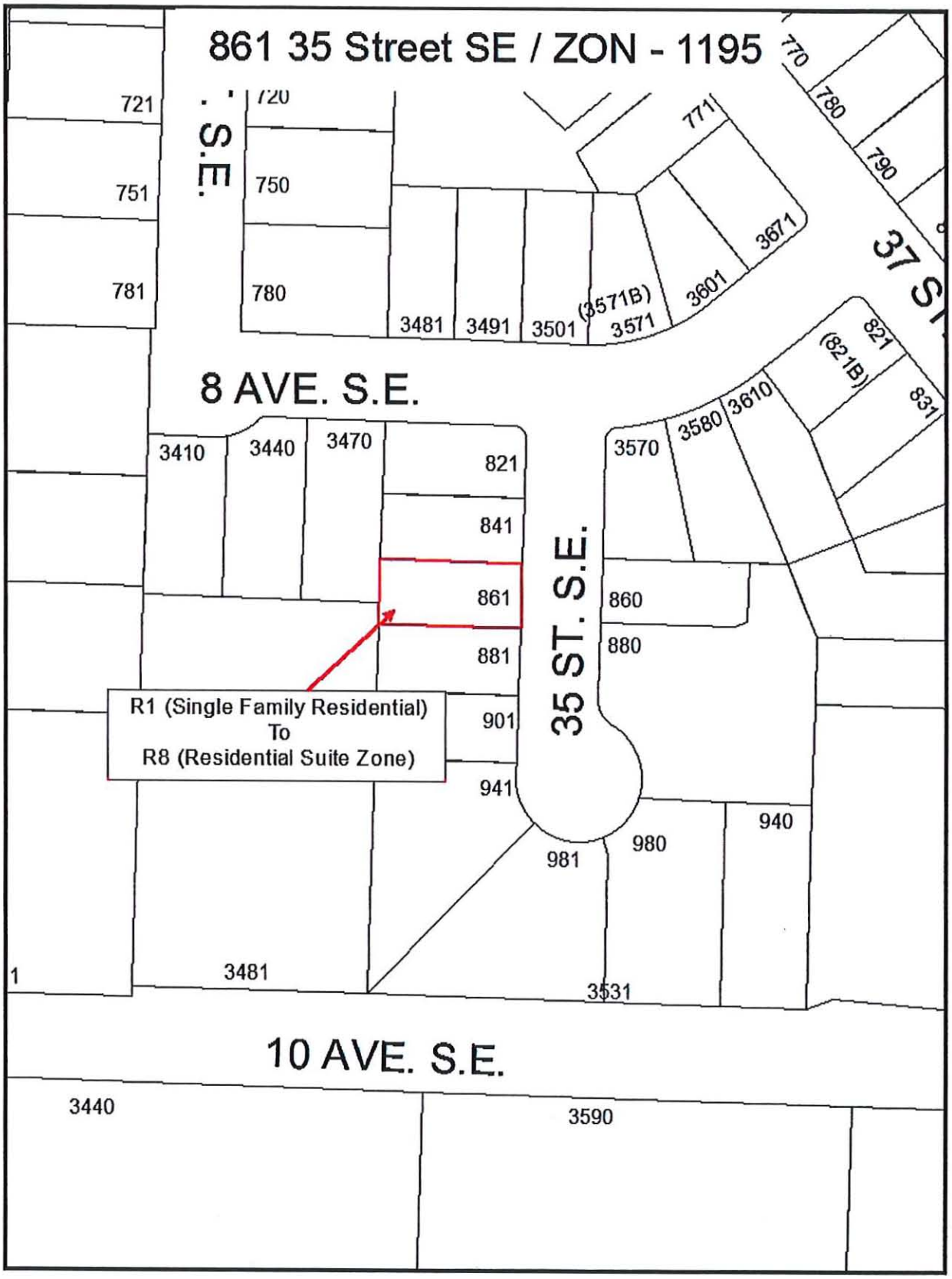
This bylaw may be cited as **"City of Salmon Arm Zoning Amendment Bylaw No. 4432"**

READ A FIRST TIME THIS	11th	DAY OF	January	2021
READ A SECOND TIME THIS	11th	DAY OF	January	2021
READ A THIRD TIME THIS		DAY OF		2021
ADOPTED BY COUNCIL THIS		DAY OF		2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"


861 35 Street SE / ZON - 1195
8 AVE. S.E.
35 ST. S.E.
37 ST
10 AVE. S.E.
R1 (Single Family Residential)
To
R8 (Residential Suite Zone)
721
751
781
720
750
780
770
780
790
771
3671
3601
(3571B)
3571
3501
3491
3481
821
(821B)
831
3610
3580
3570
3410
3440
3470
821
841
861
881
901
941
860
880
940
980
981
3481
3531
3440
3590

Item 26.

CITY OF SALMON ARM

Date: January 25, 2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Regular Council Meeting of January 25, 2021, be adjourned.

Vote Record

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

Opposed:

- ☐ Harrison
- ☐ Cannon
- ☐ Eliason
- ☐ Flynn
- ☐ Lavery
- ☐ Lindgren
- ☐ Wallace Richmond

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