AGENDA

City of Salmon Arm
Regular Council Meeting

Tuesday, October 15, 2019
1:00 p.m.
Room 100, City Hall

[Public Session Begins at 2:30 p.m.]
Council Chamber of City Hall
500 – 2 Avenue NE

Page #	Item #		Description
	1.		**CALL TO ORDER**
1 – 2	**2.**		**IN-CAMERA SESSION**
	3.		**ADOPTION OF AGENDA**
	4.		**DISCLOSURE OF INTEREST**
	5.		**CONFIRMATION OF MINUTES**
3 – 16		1.	Regular Council Meeting Minutes of September 9, 2019
	6.		**COMMITTEE REPORTS**
17 – 22		1.	Development and Planning Services Committee Meeting Minutes of October 7, 2019
23 – 34		2.	Greenways Liaison Committee Meeting Minutes of September 12, 2019
35 – 38		3.	Downtown Parking Commission Meeting Minutes of September 17, 2019
39 – 42		4.	Shuswap Regional Airport Operations Committee Meeting Minutes of September 18, 2019
43 – 46		5.	Shuswap Regional Airport (Salmon Arm) Commission Meeting Minutes of September 30, 2019
47 – 50		6.	Social Impact Advisory Committee Meeting Minutes of September 20, 2019
51 – 54		7.	Community Heritage Commission Meeting Minutes of September 20, 2019
	7.		**COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**
55 – 62		1.	Board in Brief – September, 2019

	8.	**STAFF REPORTS**
63 – 68	1.	Director of Corporate Services - 2020 Council Meeting and Development and Planning Services Committee Meeting Schedule
69 – 72	2.	Director of Corporate Services – Shuswap Regional Airport Commission Appointments
73 – 74	3.	Director of Engineering and Public Works – Flusher Truck – Storage Building Addition – Budget Amendment Reallocation
75 – 78	4.	Director of Engineering and Public Works - Airport Appreciation Day – Sunday, June 28, 2020
79 – 84	5.	Chief Administrative Officer - Photovoltaic Project Proposal – Salmon Arm Arts Centre 70 Hudson Avenue NE
85 – 102	6.	Director of Development Services - Strata Conversion of a Previously Occupied Building – 19.19 [Jobeck Enterprises Ltd./Gillespie & Company LLP; 2018 11 Avenue NE]
103 – 132	7.	Director of Development Services - Telecommunications Facility Referral (Cellular Tower Installation) W4866 [Rogers Communications Inc.; 5790 Canoe Beach Drive NE]
133 – 136	8.	Chief Financial Officer – Fire Department Capital Budget Amendments – 2019
137 – 140	9.	Chief Financial Officer – Shaw Centre and SASCU Recreation Centre Budge Amendments – 2019
	9.	**INTRODUCTION OF BYLAWS**
141 – 154	1.	City of Salmon Arm Permissive Tax Exemption Bylaw No. 4352 – First, Second and Third Readings
155 – 180	2.	City of Salmon Arm Official Community Plan Amendment Bylaw No. 4348 [OCP4000-40; Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; HC to INS] – First Reading
181 – 184	3.	City of Salmon Arm Zoning Amendment Bylaw No. 4349 [ZON-1154; Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; R-1 to P-3] – First Reading *[See item 9.2 for Staff Report]*
185 – 196	4.	City of Salmon Arm Zoning Amendment Bylaw No. 4351 [ZON-1156; Brown, C. & D. & McDiarmid, I.; 870 10 Street NE; R-1 to R-8] – First and Second Readings
197 – 208	5.	City of Salmon Arm Zoning Amendment Bylaw No. 4355 [ZON-1158; Larson, A. & F.; 531 5 Street SE; R-1 to R-8] – First and Second Readings
	10.	**RECONSIDERATION OF BYLAWS**
209 – 228	1.	City of Salmon Arm Official Community Plan Amendment Bylaw No. 4345 [OCP4000-39; Muto Holdings Ltd.; 130 Shuswap Street SE; INS to HDR] – Second Reading
229 – 232	2.	City of Salmon Arm Zoning Amendment Bylaw No. 4347 [ZON-1153; Muto Holdings Ltd.; 130 Shuswap Street SE; P-3 to R-5] *[See item 10.1 for Staff Report]* – Second Reading

233 – 238	3.	City of Salmon Arm Taxiway Charlie Temporary Borrowing Bylaw No. 4344 – Final Reading
239 – 254	4.	City of Salmon Arm Zoning Amendment Bylaw No. 4327 [ZON-1144; Stevens, S. & Burns, Z.; 2810 – 25 Street NE; R-1 to R-8] – Final Reading
255 – 272	5.	City of Salmon Arm Zoning Amendment Bylaw No. 4326 [ZON-1143; Johnson, A.; 2130 1 Avenue NE; R-1 to R-8] – Final Reading
	11.	**CORRESPONDENCE**
273 - 274	1.	Informational Correspondence
	12.	**NEW BUSINESS**
	13.	**PRESENTATIONS / DELEGATIONS**
275 – 280	1.	Presentation 4:00 – 4:15 p.m. (approximately) Staff Sergeant West, Salmon Arm RCMP Detachment – Quarterly Policing Report – July – September 2019
281- 290	2.	Presentation 4:15 – 4:30 p.m. (approximately) Corryn Grayston, Executive Director, Salmon Arm & District Chamber of Commerce – Visitor Information Centre Contract
291 – 304	3.	Presentation 4:30 – 4:45 p.m. (approximately) Darcy Calkins, PAC and Chris Matheson, Vice Principal, Shuswap Middle School – Shuswap Middle School Tennis Courts
305 – 330	4.	Presentation 4:45 – 5:00 p.m. (approximately) Norma Harisch, R.J. Haney Heritage Village and Museum Budget Request
	14.	**COUNCIL STATEMENTS**
	15.	**SALMON ARM SECONDARY YOUTH COUNCIL**
	16.	**NOTICE OF MOTION**
	17.	**UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
	18.	**OTHER BUSINESS**
331 – 338	1.	2019 Community Resiliency Investment Program – FireSmart Community Funding & Supports - Terry Smith, Sk'atsin Silvatech Ventures LLP, a Neskonlith Indian Band subsidiary
	19.	**QUESTION AND ANSWER PERIOD**

7:00 p.m.

Page #	Item #		Description
	20.		**DISCLOSURE OF INTEREST**
	21.		**HEARINGS**
339 – 360		1.	Development Variance Permit Application No. VP-501 [Presch, A./Neudorf, W.; 5501 46 Avenue SE; Fire Hydrant Requirement]
361 – 380		2.	Development Variance Permit Application No. VP-502 [Forsyth, K., Hartwig, T. & JJH Investment Corp.; 5161 60 Avenue NE; Servicing Requirements]
	22.		**STATUTORY PUBLIC HEARINGS**
	23.		**RECONSIDERATION OF BYLAWS**
	24.		**QUESTION AND ANSWER PERIOD**
381 – 382	**25.**		**ADJOURNMENT**

Item 2.

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor Eliason

Seconded: Councillor Cannon

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 5.1

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the Regular Council Meeting Minutes of September 9, 2019, 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 commenced in Room 100 at 1:30 p.m. and reconvened in the Council Chamber at 2:30 p.m. of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia on **Monday, September 9, 2019.**

PRESENT:

Mayor A. Harrison
Councillor D. Cannon
Councillor C. Eliason
Councillor K. Flynn
Councillor T. Lavery
Councillor L. Wallace Richmond

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

ABSENT:

Councillor S. Lindgren

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0459-2019 Moved: Councillor Lavery
Seconded: Councillor Flynn
THAT: pursuant to Section 90(1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m.
Council returned to Regular Session at 1:40 p.m.
Council recessed until 2:30 p.m.

3. REVIEW OF AGENDA

Addition under item 11.25 H. Wiebe, Acting Mayor, Village of Burns Lake - letter dated September 4, 2019 - Limited Entry Hunt for Cow/Calf Moose

Addition under item 11.26 A. Morris - email dated September 6, 2019 - Letter to Mayor Harrison and Members of Council re Sept. 9th Agenda #18

3. REVIEW OF AGENDA - continued

Addition under item 11.27 G. Langolf, President, Council of Senior Citizens' Organizations of B.C. – letter dated September 5, 2019 – Observation of the UN International Day of Older Persons – October 1st

Addition under item 11.28 C. McLaren – email dated September 9, 2019 – Climate Change – articles to consider before signing and Community Climate Action plan

Addition under item 11.29 S. Ladner – email dated September 9, 2019 – Climate Action

4. DISCLOSURE OF INTEREST

Councillor Wallace Richmond declared a conflict of interest with item 10.2, 10.3 and 10.4 as the Columbia Shuswap Regional District is a client of her firm.

5. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of August 26, 2019

0460-2019

Moved: Councillor Flynn
Seconded: Councillor Wallace Richmond
THAT: the Regular Council Meeting Minutes of August 26, 2019, be adopted as circulated.

CARRIED UNANIMOUSLY

6. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of September 3, 2019

0461-2019

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: the Development and Planning Services Committee Meeting Minutes of September 3, 2019, be received as information.

CARRIED UNANIMOUSLY

2. Agricultural Advisory Committee Meeting Minutes of July 17, 2019

0462-2019

Moved: Councillor Lavery
Seconded: Councillor Flynn
THAT: the Agricultural Advisory Committee Meeting Minutes of July 17, 2019, be received as information.

CARRIED UNANIMOUSLY

7. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

8. STAFF REPORTS

1. Director of Engineering & Public Works – Contract Extension – 2019/2020 Winter Operations Airport, Downtown & Parking Lots

0463-2019

Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: Council award a one (1) year contract extension to D Webb Contracting Ltd. for the Winter Operations of Downtown, Airport & Parking Lots as per the extension clause in the 2018/2019 contract subject to the 2018/2019 rates being held.

CARRIED UNANIMOUSLY

2. Chief Administrative Officer – Rodent Management – For Information

Received for information.

3. Deputy Fire Chief – Junior Firefighter Program – For Information

Fire Chief Brad Shirley outlined the Junior Firefighter Program and was available to answer questions from Council.

4. Director of Development Services – Climate Action Planning

0464-2019

Moved: Councillor Flynn
Seconded: Councillor Cannon
THAT: The City's Purchasing Policy No. 7.13 be waived in procurement of a Base Community Energy Plan and authorize the sole sourcing of same to the Community Energy Association;

AND THAT: The contract to develop a Base Community Energy Plan be awarded to the Community Energy Association in the amount of $15,000.00;

AND THAT: An annual membership with the Community Energy Association in the amount of $2,500.00 and a Energy Step Code Builder's Workshop in the amount of $500.00 be considered in the 2020 Budget;

AND THAT: The Federation of Canadian Municipalities (FCM) and ICLEI-Local Governments for Sustainability have established the Partners for Climate Protection (PCP) program to provide a forum for municipal governments to share their knowledge and experience with other municipal governments on how to reduce GHG emissions;

AND THAT: over 350 municipal governments across Canada representing more than 65 percent of the population have already committed to reducing corporate and community GHG emissions through the PCP program since its inception in 1994;

AND THAT: the PCP program is based on a five-milestone framework that involves completing a GHG inventory and forecast, setting a GHG reduction target, developing a local action plan, implementing the plan, and monitoring progress and reporting results;

8. **STAFF REPORTS - continued**

4. **Director of Development Services - Climate Action Planning - continued**

AND THAT: the City of Salmon Arm endorse the Government of Canada's commitment to the Paris Agreement to limit global temperature increase to below two degrees Celsius and to pursue efforts to limit the global temperature increase to 1.5 degrees Celsius;

AND THAT: the City of Salmon Arm participate in the Partners for Climate Protection program and communicate to FCM its commitment to achieving the milestones set out in the five-milstone framework;

AND THAT: the City of Salmon Arm appoint Kevin Pearson, Director of Development Services and Councillor _____ to oversee implementation of the PCP milestones.

Amendment:

Moved: Councillor Flynn
Seconded: Councillor Wallace Richmond
THAT: An annual membership in 2020 with the Community Energy Association in the amount of $2,500.00 and a Energy Step Code Builder's Workshop in the amount of $500.00 be funded from the Climate Action Reserve.

CARRIED UNANIMOUSLY

Amendment:

Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: Councillor Lindgren be appointed to oversee implementation of the PCP milestones.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

5. **Director of Engineering & Public Works - West Bay Connector Trail - Memorandum of Understanding**

0465-2019

Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: Council authorize the Mayor and Corporate Officer to sign the Memorandum of Understanding for the purpose of working together with Adams Lake Indian Band and Neskonlith Indian Band in developing the West Bay Connector Trail.

CARRIED UNANIMOUSLY

9. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4345 [OCP-4000-39; Muto Holdings Ltd.; 130 Shuswap Street SE; INS to HDR] – First Reading

0466-2019

Moved: Councillor Flynn
Seconded: Councillor Eliason
THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4345 be read a first time;

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

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

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4347 [ZON-1153; Muto Holdings Ltd.; 130 Shuswap Street SE; P-3 to R-5] – First Reading

0467-2019

Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4347 be read a first time;

AND THAT: final reading of the bylaw be withheld subject to:

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

CARRIED UNANIMOUSLY

3. City of Salmon Arm Taxiway Charlie Temporary Borrowing Bylaw No. 4344 – First, Second and Third Readings

0468-2019

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: The Certificate of Sufficiency regarding the City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289 be received;

AND THAT: Bylaw No. 4289 cited as the "City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289" be reconsidered and adopted;

AND THAT: Council approve borrowing from the Municipal Finance Authority of BC, as part of the 2020 Spring Borrowing Session, $845,000.00 as authorized through "City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289" and that the Columbia Shuswap Regional District be requested to consent to this borrowing over a twenty (20) year term and include the borrowing in a Security Issuing Bylaw;

THAT: the bylaw entitled City of Salmon Arm Taxiway Charlie Temporary Borrowing Bylaw No. 4344 be read a first, second and third time.

CARRIED UNANIMOUSLY

10. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289 - Final Reading

0469-2019

Moved: Councillor Flynn
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289 be read a final time.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond declared a conflict of interest and left the meeting at 3:07 p.m.

2. City of Salmon Arm Zoning Amendment Bylaw No. 4264 [ZON-1107; Columbia Shuswap Regional District / Lawson Engineering & Development Services Ltd.; 4290 - 20 Avenue SE; Text Amendment and P-2 to P-4] - Final Reading

0470-2019

Moved: Councillor Cannon
Seconded: Councillor Lavery
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4264 be read a final time.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4263 [OCP4000-33; Columbia Shuswap Regional District / Lawson Engineering & Development Services Ltd.; 2750 - 40 Street SE; IND - INS] - Final Reading

0471-2019

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4263 be read a final time.

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4265 [ZON-1107; Columbia Shuswap Regional District / Lawson Engineering & Development Services Ltd.; 2750 - 40 Street SE; A-2 to P-4] - Final Reading

0472-2019

Moved: Councillor Eliason
Seconded: Councillor Flynn
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4265 be read a final time.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond returned to the meeting at 3:09 p.m.

11. CORRESPONDENCE

1. Informational Correspondence

18. **S. Brown, President & CEO, Interior Health Authority - email dated August 29, 2019 - Invitation to meet with IH CEO during UBCM**

0473-2019

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: Staff be directed to schedule a meeting with Interior Health at the UBCM Convention to discuss the need for a health service employee in Salmon Arm.

CARRIED UNANIMOUSLY

17. **L. Wong, Manager, Downtown Salmon Arm - letter dated August 28, 2019 - Downtown Farmer's Market Extension**

0474-2019

Moved: Councillor Cannon
Seconded: Councillor Flynn
THAT: Council authorize the extension of the Farmer's Market at the Ross Street Plaza to December 14, 2019.

CARRIED UNANIMOUSLY

25. **H. Wiebe, Acting Mayor, Village of Burns Lake - letter dated September 4, 2019 - Limited Entry Hunt for Cow/Calf Moose**

26. **A. Morris - email dated September 6, 2019 - Letter to Mayor Harrison and Members of Council re Sept. 9th Agenda #18**

27. **G. Langolf, President, Council of Senior Citizens' Organizations of B.C. - letter dated September 5, 2019 - Observation of the UN International Day of Older Persons - October 1st**

28 **C. McLaren - email dated September 9, 2019 - Climate Change - articles to consider before signing and Community Climate Action plan**

29. **S. Ladner - email dated September 9, 2019 - Climate Action**

0475-2019

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: late items 11.25, 11.26, 11.27, 11.28 and 11.29 be received as information.

CARRIED UNANIMOUSLY

14. COUNCIL STATEMENTS

The Meeting recessed at 3:27 p.m.
The Meeting reconvened at 3:55 p.m.

12. NEW BUSINESS

14. COUNCIL STATEMENTS - continued

0476-2019

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: Council support a member of the Salmon Arm Economic Development Society to attend the UBCM Convention to a maximum of $250.00, funded from 2019 Council Initiatives.

CARRIED UNANIMOUSLY

13. PRESENTATIONS

1. Serena Caner, Shuswap Food Action Society

Serena Caner, President, Shuswap Food Action Society and Leslie Gurney, previous property owner, provided an overview of the Community Teaching Garden and the challenges the garden is facing, including a request for funding support. They were available to answer questions from Council.

15. SALMON ARM SECONDARY YOUTH COUNCIL

16. NOTICE OF MOTION

17. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

18. OTHER BUSINESS

1. Notice of Motion from August 26, 2019 - Councillor Lavery - Climate Action Emergency

0477-2019

Moved: Councillor Lavery
Seconded: Councillor Eliason
THAT: the City of Salmon Arm work towards achieving carbon neutrality consistent with the research of the Inter Governmental Panel on Climate Change (IPCC) as well as the BC Climate Leadership Plan.

CARRIED UNANIMOUSLY

0478-2019

Moved: Councillor Lavery
Seconded: Councillor Eliason
THAT: the City of Salmon Arm declare a climate emergency.

CARRIED
Councillor Flynn Opposed

Councillor Eliason left the meeting at 4:51 p.m.

19. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 4:52 p.m.
The Meeting reconvened at 7:00 p.m.

PRESENT:

Mayor A. Harrison
Councillor D. Cannon
Councillor K. Flynn
Councillor T. Lavery
Councillor L. Wallace Richmond

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

ABSENT:

Councillor C. Eliason
Councillor S. Lindgren

20. DISCLOSURE OF INTEREST

21. PUBLIC INPUT - 2020 BUDGET

1. **Karen Bubola, Chair and Kari Wilkinson, Vice Chair, Salmon Arm Children's Festival Society - Canada Day Children's Festival**

   K. Bubola, Chair, Salmon Arm Children's Festival Society outlined the funding request for the Canada Day Children's Festival.

2. **Phil McIntrye-Paul, Shuswap Trail Alliance - Foreshore Trail Monitoring**

   P. McIntyre-Paul, Shuswap Trail Alliance, spoke regarding the request for funding to maintain foreshore trail monitoring in 2020.

3. **David Gonella, Salmon Arm Folk Music Society - BC Hydro Upgrade to South Fairground Site**

   D. Gonella, Salmon Arm Folk Music Society, spoke regarding the request for funding for BC Hydro upgrades at the South Fair Ground Site.

Mayor Harrison called for further submissions on the 2020 Budget.

22. HEARINGS

1. **Development Variance Permit Application No. VP-486 [Bartusek, D. & M.; 1070 Okanagan Avenue SE; Setbacks]**

0479-2019

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: Development Variance Permit No. VP-486 be authorized for issuance for Lot 3, Block 1, Section 13, Township 30, Range 10, W6M, KDYD, Plan 1255 to vary Zoning Bylaw No. 2303 as follows:

22. HEARINGS - continued

1. Development Variance Permit Application No. VP-486 [Bartusek, D. & M.; 1070 Okanagan Avenue SE; Setbacks] - continued

1. Section 6.11.1 - Reduce the minimum setback for an accessory building from the front parcel line from 6.0 metres to 0.8 metres;

2. Section 6.11.3 - Reduce the minimum setback for an accessory building from the East interior side parcel line from 1.0 metres to 0.5 metres; and

3. Section 4.9.2 - Reduce the minimum setback for an accessory building from a Collector Street (Okanagan Avenue) from 16 metres to 10.32 metres.

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

Submissions were called for at this time.

D. Bartusek, the applicant, outlined the application and were available to answer questions from Council.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:56 p.m. and the motion was:

Amendment:

Moved: Councillor Flynn
Seconded: Councillor Cannon
THAT: the following item be deleted and the balance be renumbered accordingly:

2. Section 6.11.3 - Reduce the minimum setback for an accessory building from the East interior side parcel line from 1.0 metres to 0.5 metres;

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED
Councillor Lavery Opposed

2. Development Variance Permit Application No. VP-503 [Chahal, K., Gill, S. & Kandola, J.; 1170 15 Street SE; Setback]

0480-2019

Moved: Councillor Lavery
Seconded: Councillor Cannon
THAT: Development Variance Permit No. VP-503 be authorized for issuance for Lot 2, Section 12, Township 20, Range 9, W6M, KDYD, Plan 19112 to vary Zoning Bylaw No. 2303 as follows:

1. Section 7.11.3:

   i) Reduce the minimum setback for a duplex from the interior side parcel line from 2.0 metres to 1.75 metres.

22. HEARINGS - continued

2. Development Variance Permit Application No. VP-503 [Chahal, K., Gill, S. & Kandola, J.; 1170 15 Street SE; Setback] - continued

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

Submissions were called for at this time.

N. Bird, Browne Johnson Land Surveyors, the agent, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Hearing was closed at 8:06 p.m. and the motion was:

CARRIED UNANIMOUSLY

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1155 [McKibbon, L & R.; 1411 9 Avenue SE; R-1 to R-8]

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

Submissions were called for at this time.

R. McKibbon, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:10 p.m.

24. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4350 [ZON-1155; McKibbon, L. & R.; 1411 9 Avenue SE; R-1 to R-8] - Third and Final Readings

0481-2019

Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4350 be read a third and final time.

CARRIED UNANIMOUSLY

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

0482-2019 Moved: Councillor Flynn
Seconded: Councillor Lavery
THAT: the Regular Council Meeting of September 9, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:11 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

Adopted by Council the day of , 2019.

MAYOR

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Item 6.1

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of October 7, 2019, 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 in Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, October 7, 2019.**

PRESENT:

Mayor A. Harrison
Councillor K. Flynn
Councillor T. Lavery
Councillor D. Cannon
Councillor C. Eliason (entered the meeting at 8:03 a.m.)
Councillor L. Wallace Richmond
Councillor S. Lindgren (left the meeting at 9:11 a.m.)

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

ABSENT:

1. CALL TO ORDER

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

2. REVIEW OF THE AGENDA

3. DISCLOSURE OF INTEREST

4. REPORTS

1. Development Variance Permit Application No. VP-501 [Presch, A./Neudorf, W.; 5501 46 Avenue SE; Fire Hydrant Requirement]

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-501 be authorized for issuance for Lots 1 & 3, Section 5, Township 20, Range 9, W6M, KDYD, Plan 31652, which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

4. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-501 [Presch, A./Neudorf, W.; 5501 46 Avenue SE; Fire Hydrant Requirement] - continued**

1. Waive the requirement to install a fire hydrant to the minimum 90 metre spacing along Auto Road SE.

Councillor Eliason entered the meeting at 8:03 a.m.

H. Neudorf, on behalf of W. Neudorf, agent for the applicant, outlined the application and was available to answer questions from the Committee.

DEFEATED
Councillors Lavery, Flynn, Cannon and Eliason Opposed

2. **Development Variance Permit Application No. VP-502 [Forsyth, K., Hartwig, T. & JJH Investment Corp.; 5161 60 Avenue NE; Servicing Requirements]**

Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-502 be authorized for issuance for Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the residential development of a *single family dwelling* and *secondary suite* (or *detached suite)* as permitted under the current A-2 - Rural Holding Zoning regulations as follows:

1. Waive the requirement to upgrade the frontages of the subject property;
2. Waive the requirement to extend and connect to the sanitary sewer system; and
3. Waive the requirement to upgrade the water system.

T. Hartwig, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Official Community Plan Amendment Application No. OCP-4000-40 [Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; HC to INS]**

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: the Development and Planning Services Committee recommends to Council 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 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982 from HC (Commercial - Highway Service/Tourist) to INS (Institutional).

4. **REPORTS – continued**

3. **Official Community Plan Amendment Application No. OCP-4000-40 [Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; HC to INS] - continued**

E. Roodzant, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1154 [Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; R-1 to P-3]**

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982 from R-1 (Single Family Residential) to P-3 (Institutional);

AND 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.

E. Roodzant, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **Zoning Amendment Application No. ZON-1156 [Nova Capital Ltd. & McDiarmid, I.; 870 10 Street NE; R-1 to R-8]**

Moved: Councillor Wallace Richmond
Seconded: Councillor Lindgren
THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 10397 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone);

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

CARRIED UNANIMOUSLY

4. REPORTS - continued

6. Zoning Amendment Application No. ZON-1158 [Larson, A. & F.; 531 5 Street SE; R-1 to R-8]

Moved: Councillor Eliason
Seconded: Councillor Flynn
THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1 , Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP86105 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

A. Larson, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

7. Strata Conversion of a Previously Occupied Building - 19.19 [Jobeck Enterprises Ltd./Gillespie & Company LLP; 2018 11 Avenue NE]

Moved: Councillor Wallace Richmond
Seconded: Councillor Lindgren
THAT: the Development and Planning Services Committee recommends to Council that pursuant to Section 242 of the Strata Property Act, Council approve the strata conversion of the buildings located on Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980.

G. Richardson, on behalf of the applicant, outlined the application and was available to answer questions from the Committee. He indicated that he is not opposed to a Restrictive Covenant to ensure that the units remain as rental, but will need to consult with the investor.

CARRIED UNANIMOUSLY

8. Telecommunications Facility Referral (Cellular Tower Installation) W4866 [Rogers Communications Inc.; 5790 Canoe Beach Drive NE]

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: the Development and Planning Services Committee recommends to Council that the City of Salmon Arm has been consulted regarding the proposed installation of a telecommunications facility on Lot 1, Section 5, Township 21, Range 9, W6M, KDYD, Plan 6297 as described in the information package dated September 3, 2019, attached as Appendix 4 to the staff report dated October 1, 2019;

AND THAT: the City of Salmon Arm concurs that the proposal satisfactorily addresses the City Policy requirements.

4. **REPORTS – continued**

8. **Telecommunications Facility Referral (Cellular Tower Installation) W4866 [Rogers Communications Inc.; 5790 Canoe Beach Drive NE] - continued**

G. Jones, on behalf of the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **PRESENTATIONS**

1. **D. Dunlop and P. Thurston, Social Impact Advisory Committee – Role of Local Government in Social Development**

Councillor Eliason left the meeting at 9:10 a.m.
Councillor Lindgren left the meeting at 9:11 a.m.
Councillor Eliason returned to the meeting at 9:12 a.m.

Dawn Dunlop and Patricia Thurston, representatives of the Social Impact Advisory Committee spoke regarding the importance of local government in community social development and were available to answer questions from the Committee.

This will be considered during the 2020 budget deliberations.

Mayor Harrison left the meeting at 9:27 a.m. and returned at 9:28 a.m.

6. **FOR INFORMATION**

7. **IN CAMERA**

8. **LATE ITEM**

9. **ADJOURNMENT**

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: the Development and Planning Services Committee meeting of October 7, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:44 a.m.

Minutes received as information by Council
at their Regular Meeting of , 2019.

Mayor Alan Harrison
Chair

Item 6.2

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the Greenways Liaison Committee Meeting Minutes of September 12, 2019, 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 Greenways Liaison Committee (GLC) Meeting held in Room 100 of City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, on **Thursday, September 12, 2019** at 3:00 p.m.

PRESENT:

Tim Lavery, Chair
Joe Johnson, Citizen at Large
Brian Browning, Shuswap Trail Alliance
Joan Mitchell, Shuswap Trail Alliance
Rob Bickford, Citizen at Large
Steve Fabro, Citizen at Large

Adrian Bostock, Shuswap Trail Alliance (non-voting)
Phil McIntyre-Paul, Shuswap Trail Alliance (non-voting)
Darin Gerow, City of Salmon Arm, Manager of Roads & Parks
Rob Niewenhuizen, City of Salmon Arm, Director of Engineering & Public Works
Chris Larson, City of Salmon Arm, Planning & Development Officer, Recorder

Regrets: Anita Ely, Interior Health

The meeting was called to order at 3:00 p.m.

1. Introductions

2. Presentations

3. Approval of Agenda and Additional Items
A late item was added regarding the West Bay MOU.

Moved: Joan Mitchell
Seconded: Brian Browning
THAT: the agenda for the Greenways Liaison Committee Meeting of May 9, 2019 be so approved.

CARRIED UNANIMOUSLY

4. Approval of Minutes of May 9, 2019 Greenways Liaison Committee Meeting

Moved: Joe Johnson
Seconded: Rob Bickford
THAT: the minutes of the Greenways Liaison Committee Meeting of May 9, 2019 be approved as circulated.

CARRIED UNANIMOUSLY

5. Old Business /Arising from minutes

6. **New Business**

1) **STA Update - Planning and Projects**
The STA presented a project summery (attached), with many projects nearing completion. Of note, the 9 Avenue connector is recently complete. Regional trail planning efforts are also ongoing. Funding was reported on, with the "in kind" value being highlighted (attached). It was noted that the 4-year contribution agreement between the STA and City is soon expiring.

Moved: Joe Johnson
Seconded: Rob Bickford
THAT: the Greenways Liaison Committee supports Council's renewal of the 4-year contribution agreement between the STA and City.
CARRIED UNANIMOUSLY

2) **West Bay Connector MOU**
Related to regional trail planning, the recently signed MOU for the West Bay Connector illustrates ongoing effort alongside our neighbours.

3) **MRDT**
The MRDT is supporting several notable initiatives including local trails, landmarks, and the rail trail. Mapping and available information is being supported and enhanced.

4) **2020 Budget**
A draft 2020 capital budget was discussed. Carry forward items were mentioned. The largest project proposed for 2020 is continuation of the South Canoe parking area, which has been well discussed. A bike wash station was included as an additional project. The volume of project plans in place was noted and inflation was discussed.

Some GLC members noted a slight move away from trail projects for the second year in a row and wish to highlight the need to keep up developing actual trails, as well as enhancing the access points and parking areas. As such, an amended budget was proposed, reducing the budget proposed for the bike wash station and adding the Shuswap Memorial Cemetery trail project (attached).

Moved: Joe Johnson
Seconded: Steve Fabro
THAT: the Greenways Liaison Committee supports the budget as amended.
Opposed: Rob Bickford
CARRIED

5) **Notice of Motion**
A Notice of Motion was discussed regarding planning towards the development of an Active Transportation Plan.

Moved: Brian Browning
Seconded: Joe Johnson
THAT: the Greenways Liaison Committee supports the proposed Notice of Motion.

CARRIED UNANIMOUSLY

7. **Other Business &/or Roundtable Updates**

1) **Heritage Trail**
Ongoing efforts to create the connected "Heritage Trail" to Hainey Heritage Village were discussed (attached). GLC members are aware of the sensitivities around this corridor, and suggested that all neighbors be consulted.

Moved: Joe Johnson
Seconded: Steve Fabro
THAT: the Greenways Liaison Committee supports the Heritage Trail concept connecting to Hainey Heritage Village subject to consultation with neighbours.

CARRIED UNANIMOUSLY

2) **Gate at 65/37/Park Hill Road**
For information, a letter from a community member was discussed. Staff have addressed the concern, created a bypass, and followed up.

3) **UBCM Resolutions**
Related resolutions from the upcoming UBCM Convention were noted for information.

4) **Provincial AT Policy**
The new provincial Active Transportation policy was noted for information.

5) **BC Healthy Built Environment Teleconference**
The BC Healthy Built Environment Alliance AT teleconference of September 18, 1-3 was noted for information.

8. **Next meeting – Thursday, October 17, 2019, 3 pm**

Moved: Steve Fabro
Seconded: Rob Bickford
THAT: the Greenways Liaison Committee Meeting of Sept. 12, 2019 be adjourned.

CARRIED UNANIMOUSLY

9. The meeting adjourned at 4:50 p.m.

_____
Endorsed by Meeting Chair

Received for information by Council on the day of , 2019

Attachment 1 - STA Project Summary
Attachment 2 - STA summary

Salmon Arm Greenways: 2019/2020 Project Update

Updated: September 11, 2019

Prepared by: Phil McIntyre-Paul (The Shuswap Trail Alliance)

2019 Projects Update

- Greenway Maintenance – basic spring clearing and minimal on-call response
- 9th Ave NE Connector (Podollan Bypass) – completed
- South Canoe Trails:
    - Trailhead Parking – in progress
    - Kiddie run loops and pump track – Round 1 complete, Round 2 in process
    - South Climb Trails - completed
    - South EQ Trail – in progress
    - Novice Mountain Bike Climb Trail – to start following timber harvest this fall
    - Outdoor Learning Shelter – planning underway
- Greenway Sign Install Blitz – near completion, gap review and final install to finish
- Foreshore Trail Dog Monitor – completed, report pending
- Hillcrest Greenway – developer and BC Hydro alignment and authorizations underway
- Shuswap Mountain Bike Mini-Guide (Shuswap Tourism, SBC, CSRD GIS, MRDT, STA) - completed
- End-of-season projects to finish:
    - Townie Loop Route Signs – option for consideration
    - Additional existing greenway connector signs – gap check to complete/finish (Little Mtn)
    - Bike Connectors (Active Transportation) Report – assemble this fall
    - Shuswap Blueways Paddle Trail Supplement (Shuswap Tourism, MRDT) - underway
    - Review/renew Shuswap Trail Alliance 4-Year Contribution Agreement – STA/City to do
    - Shuswap Regional Trails Roundtable – Working Group Oct. 18th, Roundtable Nov. 20th

2020 Priorities for Discussion

- Finish South Canoe Trailhead enhancements
- Hillcrest Greenway – finish 2020?
- Greenway trail maintenance proposal
- Shuswap Lake Memorial Cemetery – Upper Mountain Bike Trail Loop
- Rapattack Connector – in conjunction with new Frisbee Golf proposal
- Ida View/East Canoe Creek Crossing
- Foreshore Trail – northern section repairs?
- Add to signed loop route additions
- Active Transportation Strategy
- Bike Connector route design – pilot
- Kela7scen (Mt Ida) North Slopes – Secwepemc comprehensive management plan
- Also:
    - West Bay Connector Trail – Phase 1 Planning (BCRDP Grant)
    - Rubberhead Trail planning additions
    - Secwepemc Landmarks and Trailhead Sign project – Salmon Arm Bay Pilot
    - Shuswap Tourism Trail Experience Marketing – website, app, guide content updates, including Google Earth map additions, City mapping update

Additional Projects of Note for Salmon Arm: 2019		Partner Funding	STA Funded	In-Kind	Status	Partners	New m	Fix m	Maintain m	Plan m	Signs #
	MRDT (Salmon Arm Hotel Tax) Funding - marketing, signs, planning	$10,000.00	in other tracking	in other tracking	in progress	City SA/Hotels/SAEDS/MRDT Cmt					
1944	Canada Summer Jobs 2019	$16,541.32	$8,106.78		confirmed	Gov of Canada					
1950	CSISS Weed Pull 2019	$1,434.69	$0.00	$8.18	Invoiced (F)	CSISS					
1905	Experience Development: Tourism (General)		$615.44	$346.03	ongoing	ST/EDS/Operators/TOTA/DestinationBC/STS					
1741	Kela7scen (Mt Ida) Planning		$320.31	$172.35	in progress	ALIB/LSLIB/NIB/Splatsin/STS/SORE/MFLNRO/CSRD/SA					
1939	LHT - General		$805.25	$854.03	in progress	STA/Rec Sites Trails/CitySA/CanoeFP					
1946a	LHT - Southern Approach (Ida View)	$16,017.60		$7,439.89	completed	STA/Rec Sites Trails/CitySA/CanoeFP/BCRDP	12250				
1846	Secwepemc Landmarks Concept	$29,945.11			in reserve	STS Lakes Division/CSA/SArtsC/ST					
1846	Secwepemc Landmarks Concept	$1,554.89	$2,449.84	$1,709.73	completed	STS Lakes Division/CSA/SArtsC/ST					
1920	Shuswap Regional Trail Strategy Roundtable 2019	$3,984.40		$1,339.32	in progress	Various/Rec Sites/CSRD/ST/Lks Div/Fraser Basin/IHA, WD-18-230-079					
1932	Trail Guide Update 2019 - MTB (mini guide)	$7,800.18	$2,851.61	$684.97	completed	SA-MRDT/ST/STA/CSRD GIS/SBClub					
1948	Trail Guide Update - Paddle Mini-Guide (Blueways)	MRDT			in progress						
1904	Trail Guide & Website update 2019 (MRDT)	MRDT			in progress	SA-MRDT					
1910	Volunteer (Stewards/Crew) Training 2019	$3,500.00	$4,974.87	$1,664.74	Report (F)	SCF/STA/BCRDP					
	2019 Additional Projects of Note Total	**$90,778.19**	**$20,124.10**	**$14,219.23**			**12250**	**0**	**0**	**0**	**0**
	Combined Value		**$125,121.53**								

2019 Total Salmon Arm Greenway Value	**$173,254.98**	**$28,590.99**	**$42,535.42**
Combined Value		**$244,381.39**	
City Salmon Arm Funded	**$77,356.86**	*32%*	

Proposed 2020 Greenways Projects

revised: August 2020

Construction Projects	Budget	PO	Comment	Status	Account #
South Canoe Trail -Parking Area Development PH2	$40,000		Expand parking lot area, trail head development		
South Canoe Trail - Water Service	$6,000		for proposed Bike Wash		
Shuswap Memorial Cemetery - Upper Mtn Bike Loop	$15,000				
Greenways Signage	$8,000		SA Town Loop		
TOTAL	$69,000				

Note: On August 15 of this year the City in partnership with NIB & ALIB have submitted an application under the BC Rural Dividend Program for funding up to $100,000 for phase 1 of the Westbay Trail (Site Survey, Technical Engineering Desgin and costing)

City of Salmon Arm

Development Services Department Memorandum

Date: January 3, 2019

Subject: Greenways – Heritage Trail

BACKGROUND

As supported by the Official Community Plan, the City of Salmon Arm's Greenways Strategy was approved in 2011. Approximately 63 km of new trails are proposed for development in the Greenways Strategy. Haney Heritage Village is noted as a key attraction in the Greenways Strategy, as are other heritage resources.

Council's Greenways Liaison Committee has a mandate to:

> "*coordinate new and improved greenway projects, provide recommendations regarding outdoor recreation and alternative transportation opportunities, and promote the implementation of the Greenways Strategy within the City of Salmon Arm.*"

It was recommended in the City's 2013 Strategic Plan that future Greenways funding for the planning, development and land acquisition for trails be focused on the "*Waterfront and Heritage Trails*" between now and 2020 (a medium-term priority), however, it is important to note that this does not mean or imply that all land acquisition and trail construction is to be completed by 2020.

The Heritage Trail envisions a network of trails identified in the Greenways Strategy (and Official Community Plan) that extends from the downtown area (McGuire Lake), to Haney Heritage Village. The Heritage Trail is detailed in the Heritage Strategy for the City of Salmon Arm (see Heritage Discovery Trail Map attached). The Heritage Trail would ultimately include the Turner Creek Trail and portions of Little Mountain Park.

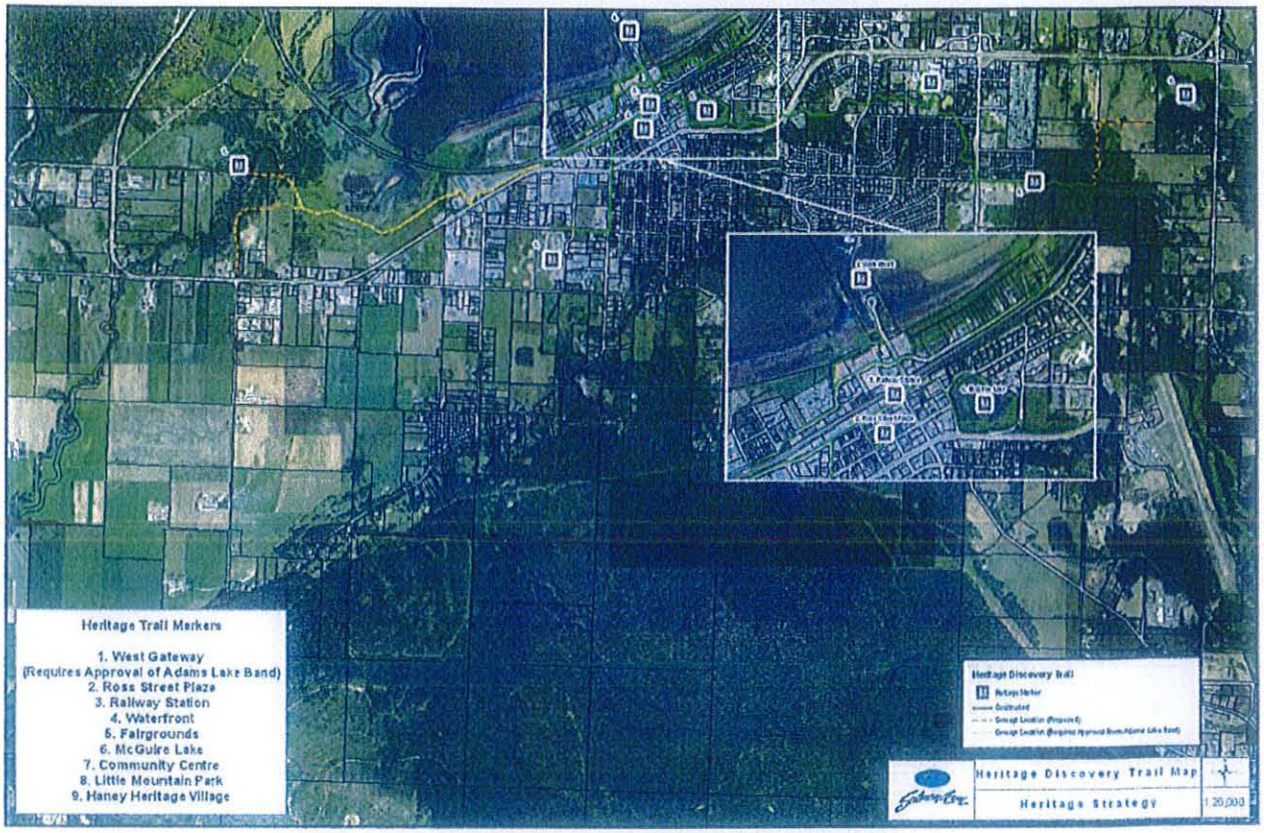
In order to create and establish such a legal trail corridor, this route would involve the acquisition of portions of private property. While portions of this trail currently exist, there are key gaps (including between Little Mountain and Haney Park). Additionally, other portions of the constructed trail are legally "informal" as they exist on private property without any legal right-of-way protecting the trail. Perhaps the most significant length of trespass is the trail over land owned by the Hilltop (previously the Podollan) Inn. The City has been engaged in efforts to acquire such lands where private property owners are interested and have established tools through which lands may be acquired through development.

The City has recently completed preliminary conceptual design work related to extending the Waterfront Trail to the west of the Prestige over City-owned lands (between the Prestige Inn and Peter Jannick Park). This portion of the overall greenway network has been discussed as a priority of today's Council.

Chris Larson, MCP
Planning and Development Officer

Attachment: Heritage Discovery Trail Map – Appendix G of the Heritage Strategy for the City of Salmon Arm

Appendix G: Salmon Arm Heritage Discovery Trail Map



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

PLAN EPP15791

Except Plans H360 and KAP47568

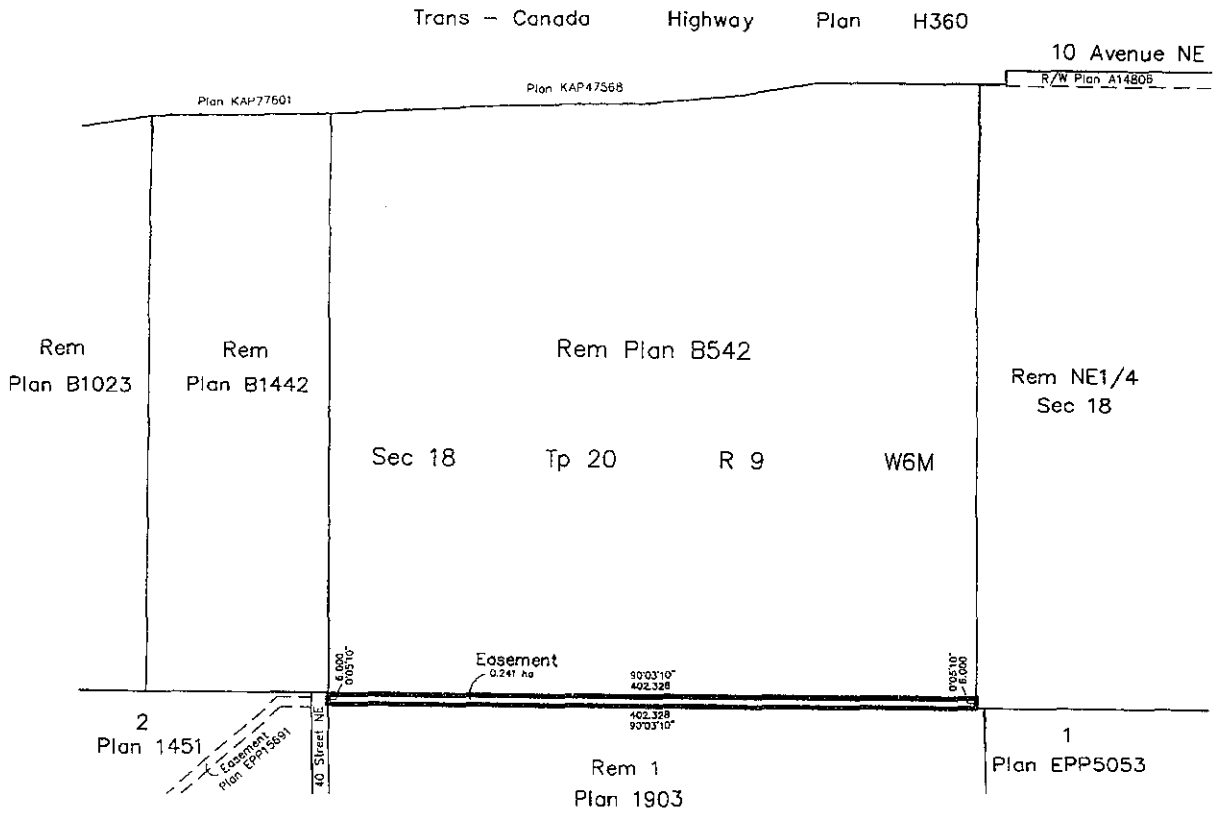
Pursuant to Section 99(1)(e) of the Land Title Act

BCGS 82L.074

50 0 50 100 150 200

All distances are in metres.

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



LEGEND

Bearings are astronomic and are derived from Plan 39996.

This plan lies within the Columbia Shuswap Regional District

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

Plan 39996

Brian D Sansom, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 44-11

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Item 6.3

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Downtown Parking Commission Meeting Minutes of September 17, 2019, 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 **Downtown Parking Commission** Meeting held in Room 100 at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Tuesday, September 17, 2019.**

PRESENT:

Chad Eliason	Councillor, City of Salmon Arm, Chair
Regan Ready	Member at Large
Bill Laird	Member at Large
Vic Hamilton	Member at Large
Jacquie Gaudreau	Downtown Salmon Arm Representative
Gerald Foreman	Downtown Salmon Arm Representative
Rob Niewenhuizen	Resource Personnel, Director of Engineering & Public Works
Marcel Bedard	Resource Personnel, Bylaw Officer

ABSENT:

Cathy Ingebrigston	Member at Large
Linda Thompson	Downtown Salmon Arm Representative
June Stewart	Downtown Salmon Arm Representative

GUEST:

The meeting was called to order at 8:00 a.m. by Chairperson Chad Eliason.

1. INTRODUCTIONS AND WELCOME

2. PRESENTATIONS

3. APPROVAL / CHANGES / ADDITIONS TO AGENDA

Moved: Vic Hamilton
Seconded: Bill Laird
THAT: the Downtown Parking Commission Meeting Agenda of September 17, 2019 be approved as circulated.

CARRIED UNANIMOUSLY

4. APPROVAL OF MINUTES FROM JULY 16, 2019

Moved: Vic Hamilton
Seconded: Bill Laird
THAT: the Downtown Parking Commission Meeting Minutes of July 16, 2019 be adopted as circulated.

CARRIED UNANIMOUSLY

5. OLD BUSINESS ARISING FROM MINUTES

6. NEW BUSINESS

1) **Email from James Young – Update on Kelowna Parking**
The article from the Kelowna Now publication was reviewed and discussed by the Committee. – Received as information

2) **RFP Downtown Parking Plan – Information**
The Commission discussed the request for proposals for a Downtown Parking Plan as presented by Rob Niewenhuizen.

3) **Proposed 2020 Budget Review – Motion Required**

Moved: Vic Hamilton
Seconded: Gerald Foreman
THAT: the Commission support the proposed 2020 Parking Budget as presented.

CARRIED UNANIMOUSLY

7. OTHER BUSINESS

8. NEXT MEETING – Tuesday, October 15, 2019

The next meeting of the Downtown Parking Commission will be Tuesday, October 15, 2019. Chairperson will be Chad Eliason.

9. ADJOURNMENT

Moved: Gerald Foreman
Seconded: Vic Hamilton
THAT: the Downtown Parking Commission Meeting of September 17, 2019 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:45 a.m.

Marcel A. Bedard
Bylaw Officer

Minutes received as information by Council
at their Regular Meeting of , 2019.

Item 6.4

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Mayor Harrison

Seconded: Councillor Cannon

THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of September 18, 2019, 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 **Shuswap Regional Airport Operations Committee** Meeting held at City Hall, 500 – 2 Avenue NE, Room 100 on **Wednesday, September 18, 2019** at 3:00 p.m.

PRESENT:

Alan Harrison	Mayor, City of Salmon Arm, CHAIR
Terry Rysz	Mayor, District of Sicamous
Jeremy Neufeld	Rap Attack
Keith Watson	Airport Manager
John McDermott	Lakeland Ultralights
Doug Newnes	Hangar Owner
Darin Gerow	City staff, Manager of Roads and Parks
Robert Niewenhuizen	City staff, Director of Engineering & Public Works

ABSENT:

Doug Pearce	Salmon Arm Flying Club
Mark Olson	Hangar Owner

GUESTS:

The meeting was called to order at 3:00 p.m.

1. Introductions and Welcome

Mayor Harrison advised the members that Steve Raffel passed away on August 30th, Steve had been a member of the Airport Operations Committee for many years.

2. Approval of Agenda and Additional Items

Moved: T. Rysz
Seconded: K. Watson
THAT: the Shuswap Regional Airport Operations Committee Meeting Agenda of September 18, 2019, be approved as circulated.

CARRIED UNANIMOUSLY

3. Approval of Minutes of June 19, 2019 Shuswap Regional Airport Operations Committee Meeting

Moved: G. Newnes
Seconded: K. Watson
THAT: the minutes of the Shuswap Regional Airport Operations Committee Meeting of June 19, 2019 be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of June 18, 2019 Shuswap Regional Airport Safety Committee Meeting

Moved: G. Newnes
Seconded: K. Watson
THAT: the minutes of the Shuswap Regional Airport Safety Committee Meeting of June 18, 2019 be approved as circulated.

CARRIED UNANIMOUSLY

5. Old Business/Arising from minutes

- None

6. New Business

1) Airport Manager Update

- Fuel sales down, very slow fire season
- Airport catch basin repairs completed by City staff
- AWOS repairs complete, issue with water getting into control box
- Line painting was completed in August
- Fixed wing aircraft crashed at north end of RWY 14 on August 27, 2019
- New fuel system operational, replaced hose on Jet A but still having fuel flow rate issues, currently 109 L/min spec'd @ 135 L/min, Supplier is looking into a solution.

2) 2020 Budget Review

Moved: T. Rysz
Seconded: J. Neufeld
THAT: the Committee support the proposed 2020 Shuswap Regional Airport Budget as presented.

CARRIED UNANIMOUSLY

3) Airport Appreciation Day 2020

Moved: K. Watson
Seconded: T. Rysz
THAT: the Committee support the Airport Appreciation Day on June 28, 2020 and the budget as presented.

CARRIED UNANIMOUSLY

4) Update Airport Emergency Response Plan – Information

- City staff are updating the ERP
- Planning a debrief session on the recent aircraft crash. In discussions with Transport Canada the debrief exercise will satisfy the need for doing a table top and full scale exercise.

- City Staff and SEP will be contacting the agencies involved and setting a date for the debrief.

5) **NAV Canada – RNAV (GNSS) RWY 32 – Information**

- Once the ATC Stamp of approval happens the Airport will have a RNAV designed approach. Tentative date to be implemented is December 5th, 2019.

6) **Taxiway Charlie – Update**

- The PCO is in the final stages of approval from Transport Canada.
- City is still in the borrowing process for another 3/4 weeks. Airport will be closed during the construction of the road for runway Taxiway Charlie. This project will be completed by City's Workers with an on-site project Manager; Risk Assessment to be completed prior to project.

7) **Airport SMS program**

- Discussion on how to proceed with the review of the SMS
- A budget for this activity has been approved in the 2019 budget and Staff will be in contact with a consultant.

7. **Other Business &/or Roundtable Updates**

1) **Transport Canada Safety Board Letter, (received August 16, 2019) – (contaminated critical surfaces)**

- Transport Canada sent out a letter regarding deicing of planes. Keith Watson will prepare a letter informing Transport Canada that the Airport is not equipped with deicing operations as it is a Local Airport and so no action is necessary.

8. **Next meeting – Wednesday, November 20, 2019**

9. **Adjournment**

Moved: G. Newnes
Seconded: T. Rysz
THAT: the Shuswap Regional Airport Operations Committee Meeting of September 18, 2019 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:10 p.m.

Robert Niewenhuizen, AScT
Director of Engineering & Public Works

Item 6.5

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Mayor Harrison

Seconded: Councillor Flynn

THAT: the Shuswap Regional Airport (Salmon Arm) Commission Meeting Minutes of September 30, 2019, be received as information.

Vote Record

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

  Opposed:

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

Shuswap Regional Airport (Salmon Arm) Commission

Minutes of a Meeting of the Shuswap Regional Airport (Salmon Arm) Commission held in Meeting Room 100 of City Hall on September 30, 2019

PRESENT:

Alan Harrison, City of Salmon Arm
Terry Rysz, District of Sicamous
Rhona Martin, CSRD (Area "E")
Tim Auger, Salmon Arm Flying Club
Robert Niewenhuizen, Director of Engineering & Public Works, City of Salmon Arm
Chelsea Van de Cappelle, Chief Financial Officer, City of Salmon Arm

Tracy Tulak, Manager of Financial Services, City of Salmon Arm - Not yet appointed as a Commission Member by the City of Salmon Arm

ABSENT:

Rene Talbot, CSRD (Area "D")
Paul Demenok, CSRD (Area "C")

The meeting was called to order at 3:05 p.m.

1. Selection of Chairperson

Moved: Rhona Martin
Seconded: Tim Auger
THAT: Alan Harrison act as Chairperson for the Shuswap Regional Airport (Salmon Arm) Commission.

CARRIED UNANIMOUSLY

2. Minutes of Meeting - January 22, 2019

Moved: Terry Rysz
Seconded: Tim Auger
THAT: The minutes of Shuswap Regional Airport (Salmon Arm) Commission Meeting of January 22, 2019, be approved.

CARRIED UNANIMOUSLY

3. 2020 Budget

Robert Niewenhuizen, Director of Engineering & Public Works and Chelsea Van de Cappelle, Chief Financial Officer explained the proposed 2020 Operating Budget. Robert Niewenhuizen, Director of Engineering & Public Works reviewed the air appreciation day projected expenditures and funding mechanism, major maintenance plans, assessments and studies, etc.

Moved: Terry Rysz
Seconded: Rhona Martin
THAT: The 2020 Budget be accepted as presented.

CARRIED UNANIMOUSLY

4. Financial Reserves

The status of the financial reserve accounts were reviewed and discussed.

5. Any Other Business

Robert Niewenhuizen, Director of Engineering & Public Works briefly reviewed the City's unsuccessful 2019 BC Air Access Grant Application for the Runway Paving Project and provided an update on the Taxiway Way Charlie Project.

6. Adjournment

Moved: Terry Rysz
Seconded: Tim Auger
THAT: The meeting of the Shuswap Regional Airport (Salmon Arm) Commission of September 30, 2019 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 3.27 p.m.

Received as information by Council on the
15th day of October, 2019

Alan Harrison
Chairperson

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Item 6.6

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Social Impact Advisory Committee Meeting Minutes of September 20, 2019, 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 **Social Impact Advisory Committee** meeting held in Room 101 of City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Friday, September 20, 2019**, at 8:00 a.m.

PRESENT:

Councillor Louise Wallace Richmond	City of Salmon Arm, Chair
Dawn Dunlop	Canadian Mental Health Association
Patricia Thurston	Shuswap Family Centre
Colleen Making	Shuswap Area Family Emergency (SAFE) Society
Kim Sinclair	Aspiral Youth Partners
Erin Jackson	City of Salmon Arm, Recorder

ABSENT:

	Okanagan College
Jo-Anne Crawford	Shuswap Association for Community Living (SACL)
Neal Green	Interior Health Association- Mental Health
June Stewart	Shuswap Children's Association
Adrienne Munro	Shuswap Immigrant Services Society
Kristy Woodcock	Okanagan Regional Library

GUEST:

Gudrun Malmqvist	Shuswap Family Centre

The meeting was called to order at 8:00 a.m.

1. Introductions

2. Presentations

3. Approval of Agenda and Additional Items

Moved: Kim Sinclair
Seconded: Patricia Thurston
THAT: the Social Impact Advisory Committee Meeting Agenda of September 20, 2019, be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of July 12, 2019 Social Impact Advisory Committee Meeting

Moved: Patricia Thurston
Seconded: Colleen Making
THAT: the minutes of the Social Impact Advisory Committee Meeting of July 12, 2019 be approved as circulated.

CARRIED UNANIMOUSLY

5. Old Business/Arising from minutes

1) Social Development Services – Potential Role of the City – Presentation discussion
Councillor Wallace Richmond discussed the budget referral timing. There will be a presentation by members of SIAC at the Development and Planning Services Committee Meeting on October 7, 2019. The presentation will focus on the importance of the role local government can take in social planning and social development in the community.

Moved: Kim Sinclair
Seconded: Patricia Thurston
THAT: the Social Impact Advisory Committee present to Council at a Development and Planning Services Committee Meeting with a request to establish a reserve to study social development and planning needs in Salmon Arm.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond provided the Committee with an overview of discussions at UBCM regarding the possibility of a pilot project.

6. New Business

1) Medical Garbage – Requests for free second bag for medical garbage
The Committee discussed providing members of the community with garbage tags for additional garbage related to medical conditions and the privacy impact of collecting information from applicants. Interior Health will be consulted regarding privacy issues and public health concerns.

Dawn Dunlop left the meeting at 8:53 a.m.

2) BC Provincial Bus Passes – Update
Councillor Wallace Richmond reviewed the information received from BC Transit to apply for the provincial pass program.

7. Other Business &/or Roundtable Updates

8. Next meeting - October 18, 2019

9. Adjournment

Moved: Patricia Thurston
Seconded: Colleen Making
THAT: the Social Impact Advisory Committee Meeting of September 20, 2019 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:56 a.m.

Councillor Louise Wallace Richmond, Chair

Minutes received as information by Council at their Regular Meeting of , 2019.

Item 6.7

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the Community Heritage Commission Meeting Minutes of September 20, 2019, 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 in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Friday, September 20, 2019** at 2:00 p.m.

PRESENT:

Councillor Debbie Cannon, Chair
Pat Kassa, R.J. Haney Heritage & Museum
Deborah Chapman, R.J. Haney Heritage & Museum - Arrived at 2:08 p.m.
Mary Landers
Linda Painchaud
Denise Ackerman, City of Salmon Arm Planner, Recorder

ABSENT:
Cindy Malinowski, R.J. Haney Heritage & Museum
Maureen Schaffer

GUESTS:

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

1. Introductions

2. Presentations

3. Approval / changes / additions to Agenda

Moved: Mary Landers
Seconded: Linda Painchaud
THAT: the Community Heritage Commission Meeting Agenda of September 20, 2019, be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of June 21, 2019, Community Heritage Commission Meeting

Moved: Pat Kassa
Seconded: Linda Painchaud
THAT: the minutes of the Community Heritage Commission Meeting of June 21, 2019 be approved.

CARRIED UNANIMOUSLY

5. **Old Business /Arising from minutes**

a) **Heritage Meeting Schedule**
Meeting on Fridays do not work for some members and it was discussed if meeting on another day would be possible. Members will consider this and the date of the October meeting is to be determined.

b) **Heritage Inventory**
Pat & Linda met a few times over the summer and made progress on the inventory.

c) **Residential Plaques**
Mary Landers submitted some pictures of plaques in other communities. Members discussed that due to the cost of installation and maintenance of plaques, an App would be the better option. Councillor Cannon will follow-up with the Economic Development Society and the Innovation Centre regarding creating an App for this.

d) **Heritage Week**
Councillor Cannon has discussed with Lana Fitt, from the Economic Development Society (EDS) about creating an interactive map for Heritage Week. Lana Fitt is going to coordinate this project with the Innovation Centre. Councillor Cannon will follow-up with EDS.

Mary Landers, Deborah Chapman and Cindy Malinowski (Heritage Conservation Committee) decided that Heritage Conservation Awards will be presented at Heritage Week. Recipients are to be provided a framed certificate with the Salmon Arm Word Mark. The number of recipients will be 3 - 5. Denise Ackerman will inquire with the Administration Department about the materials and cost for similar framed certificates.

6. **New Business**

a) **Community Heritage Commission 2020 Budget**
The 2019 budget was reviewed. Denise Ackerman will request a copy of expenses. Pat Kassa brought up that funds generated from a previous Heritage Tea & Tour were to be held in an account; Denise Ackerman will inquire with the finance department and Pat Kassa will look for correspondence of this.

7. **Other Business &/or Roundtable Updates**

a) **Action Log Update**

8. **Next meeting - To Be Determined (scheduled date: October 18, 2019)**

9. **Adjournment**
Moved: Pat Kassa
Seconded: Deborah Chapman
THAT: The meeting be adjourned at 3:19 p.m.

_____
Debbie Cannon, Chair

Received for information by Council on the _____ day of _____, 2019

Item 7.1

CITY OF SALMON ARM

Date: October 15, 2019

Board in Brief – September, 2019

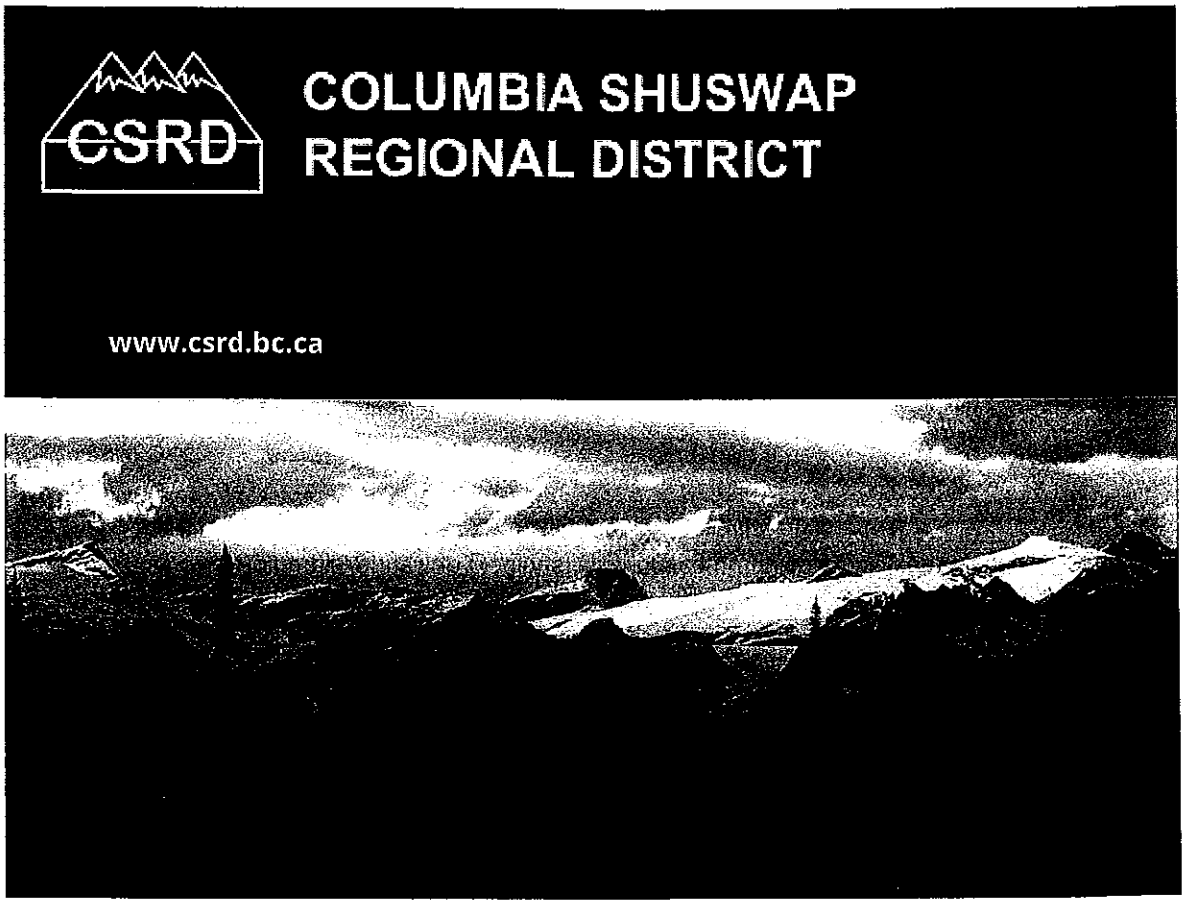
Vote Record

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

Opposed:

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

From: Columbia Shuswap Regional District <communications@csrd.bc.ca>
Sent: Thursday, September 26, 2019 1:15 PM
To: Caylee Simmons
Subject: #YourCSRD - September 2019



#YourCSRD - September 2019

September 2019

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Highlights from the Regular Board Meeting

Delegations

Caribou Recovery Program
Tami Kendall, Ministry of Forests, Lands, Natural Resource Operations and Rural Development spoke to the Board about the Caribou Recovery Program and the Provincial Consultation Process. Plans in the Revelstoke and Sicamous Area are being fast-tracked and will include consultation with affected communities. An engagement meeting on this issue will be scheduled with the CSRD Board at a later date.

Correspondence

Correspondence from Ministry of Municipal Affairs and Housing
The Board was congratulated on behalf of UBCM Green Communities Committee for achieving the goal of corporate carbon neutrality for the 2018 reporting year. **View letter**. **View press release**.

Correspondence from Letter from Ministry of Forests, Lands, and Natural Resource Operations re Francophone Historic Places
The Board was informed of the results of the Francophone Historic Places Project, which includes the Salmon Valley. **View Letter**.

Correspondence from District of Sicamous - Sicamous Recycling Depot Location
The Board received a letter from Terry Rysz, Mayor, District of Sicamous, regarding the CSRD Sicamous Recycling Depot relocation. **View letter**.

Correspondence from BC Association of Abattoirs and BC Meats
The Board received a letter Nova Woodbury, Executive Director requesting Board support for licensed and inspected Class B abattoirs. **View letter.**

Reports

Shuswap Tourism Advisory Committee Meeting Minutes
After some discussion regarding the creation of a sub-committee and other recommendations, the Board received the minutes for information. **View Minutes.**

Business General

CSRD Policy F-34 Reserve Fund Policy
The Board endorsed Policy No. F-34 "Reserve Fund Policy" and approve its inclusion into the CSRD Policy manual. **View Report.**

Annual Financial Statement Audit Services – Contract Extension
The Board approved a five-year agreement with BDO Canada LLP for the provision of annual financial statement audit services for fiscal year ends 2020 to 2024 at a cost of $106,053. **View Report.**

Municipal Directors' Committee

The Board approved the establishment of the Municipal Directors' Committee and its associated terms of reference. **View Report.**

Community Works Fund Supplement Allocation

After the Board defeated two different motions regarding how to manage $926,691 allocated in 2019 by the federal government as a one-time, top-up to the Community Works Funds, the matter will be referred back for further discussion at the Electoral Area Directors meeting and the newly formed Municipal Directors' Committee. **View Report.**

Grant-in-Aid Requests

The Board approved allocations from the 2019 electoral grants-in-aid. **View Report.**

Electoral Area A: Commercial Bottled Water Policy

The Board support the creation of a policy for Area A that does not support the extraction fresh water resources for the purposes of commercial bottled water sales. **View Press Release.**

Electoral Area A: Feasibility Fund - Nicholson Community Water

The Board approved $25,000 to conduct a feasibility study to determine if sufficient community support exists to establish a new service to implement a community water system in the community of Nicholson. **View Report.**

Electoral Area C: Foreshore Tenure Application – Shannon Beach

The Board authorized staff to proceed with acquiring a Crown Land Tenure from the Province of BC at Shannon Beach for a public swim area and swim platform. **View Report.**

Electoral Area C: Sole Source Contract Award, Sorrento-Blind Bay Incorporation Study

The Board agreed to enter into an agreement with Neilson Strategies Inc. for the provision of contract services for the Sorrento-Blind Bay Incorporation Study at a cost of $118,500. **View Report. View Press Release.**

Area D Community Works Funds – Falkland Curling Club

The Board approved up to $12,478 plus applicable taxes from the Area D Community Works Fund for floor replacement and hot water tank replacement at the Falkland Curling Club. **View Report.**

Blind Bay Street Lighting Local Service Area Amendment Bylaw No. 5804, 2019

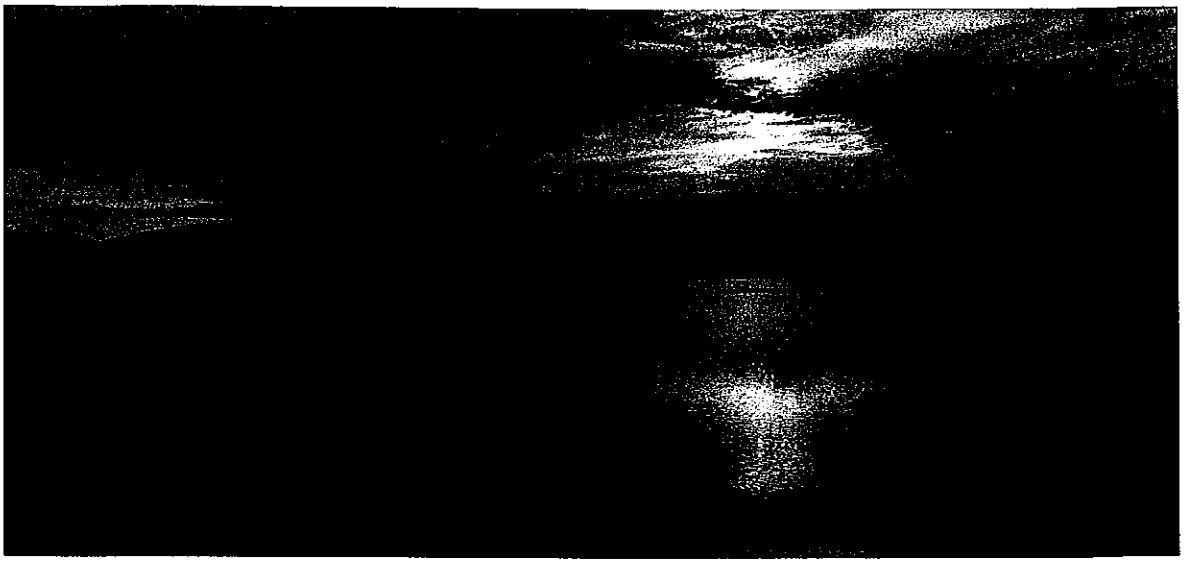
Following approval from the Inspector of Municipalities, the Board agreed to adopt the Blind Bay Street Lighting Local Service Area Amendment Bylaw No. 5804, which enlarges the area served by street lighting. **View Bylaw.**

Electoral Area C & F: North & South Shuswap Community Arts Recreation and Culture Programs Financial Contribution Service Bylaw No. 5798, 2019 Alternative Approval Process Results

The Board received the results of the Alternative Approval Process, noting that elector approval had not be obtained and made a motion to take no further action at this time. **View Report. View Press Release.**

Newsome Creek - Request for letter

The Board agreed to a request from Electoral Area C Director Paul Demenok to write a letter to Minister of Public Safety and Solicitor General Mike Farnsworth thanking him for meeting with CSRD officials and advocating for federal funding for mitigation works at Newsome Creek. The letter also requested a progress update on the situation which could then be shared with residents.



LAND USE MATTERS

Development Permits (DP's) & Development Variance Permits (DVP's)

Electoral Area C: Development Variance Permit No. 641-37 (688490 BC Ltd.)
The owners of the property located at 3453 Ford Road in Tappen applied to subdivide a 2 ha parcel from the 18.27 ha parent parcel. The owners want to waive the requirement to provide an independent on-site water system on the remainder parcel, as it is currently operated as a gravel pit and there are no immediate plans for any residential uses. The Board approved the issuance of the permit pending the registration of a Section 219 covenant on title that will not permit further subdivision unless the requirements of Subdivision Servicing Bylaw No. 641 are met. **View Report.**

Electoral Area D: Development Variance Permit No. 2500-19 (Parton-Simpson)
The subject property is located at 2908 Wetaskiwin Road in Falkland. The property owners are in the process of completing a Section 514 subdivision application to provide a residence for a family member. One of the conditions of subdivision approval is issuance of a development variance permit to address the setbacks of the existing farm buildings with respect to the proposed new lot boundaries. The Board approved issuance of the DVP. **View Report**.

Electoral Area F: Development Variance Permit No. 825-29 (Lyder)
The property is located at 4207 Ashe Road in Scotch Creek and currently contains a single-family dwelling. The property owners want to construct a new garage and the

proposed location of the new building required a variance to the interior side parcel boundary setback from 2.0 m to 1.22 m. The Board approved the DVP. **View Report.**

Zoning, OCP and Land Use Amendments

Electoral Area B: Electoral Area B Official Community Plan Amendment (Illecillewaet Development Inc.) Bylaw No. 850-12 and Electoral Area B Zoning Bylaw Amendment (Illecillewaet Development Inc.) 851-15

Illecillewaet Development Inc. is applying for an amendment to the Electoral Area B Official Community Plan Bylaw and Zoning Bylaw to incorporate proposed expansions of the Revelstoke Adventure Park, located east of Revelstoke at Greely, south of the Trans-Canada Highway. The Board gave third reading to the application and are sending the amendments to the Ministry of Transportation and Infrastructure for statutory approval prior to adoption. **View Report.**

Electoral Area D: Salmon Valley Land Use Amendment (Tereposky-MacDonald) Bylaw No. 2561

The applicant wants to amend the zone and designation for the property located at 2950 Wetaskiwin Road in Falkland from R – Rural to RH – Rural Holdings. The applicant wants to be able to apply to subdivide the property into two parcels and build a new home for themselves on the proposed remainder lot. The Board approved third reading. The amendments will be sent to the Ministry of Transportation and Infrastructure for statutory approval prior to adoption. **View Report.**

Electoral Area D: Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558

The applicant would like to redesignate and rezone a portion of the property located on Highway 97 in Falkland from C -Commercial to RS - Residential and subdivide it into four lots. Two lots would be designated residential and two commercial. The Board approved third reading. The amendments will be sent to the Ministry of Transportation and Infrastructure for statutory approval prior to adoption. **View Report.**

Electoral Area F: Parcel Coverage Bylaw Amendments

Development Services staff is proposing amendments to all three zoning bylaws in Electoral Area F to increase the parcel coverage regulation from 25% to 30% in specific residential zones that affect waterfront properties along Shuswap Lake and the upland parcels with the same zoning. The Board gave first reading and directed staff to refer the bylaw to applicable agencies and First Nations. **View Report.**

In Camera Releases

Appointments to Electoral Area Parks Advisory Committees

The Board approved the appointment of the following people to the Electoral Area C Parks Advisory Committee:
Patrick Frank
Nicholas Najda.

Golden/Area A - Aquatic Feasibility Study – Consultant Contract Award.

The Board approved adding $40,000 to the Regional Feasiblity Study Fund, bringing the fund's total balance to $120,000. This fund is for the provision of consulting services and expenses in the development of a feasibility study for a new aquatic

Electoral Area A. The Board also approved another motion to enter into an agreement with HCMA Architecture + Design for $65,820, plus a $35,000 contingency to provide consulting services in the development of a feasibility study for the proposed aquatic centre.

NEXT BOARD MEETING

The Regular CSRD Board Meeting will be held Thursday, October 17, 2019 at 9:30 AM at the CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm.

Columbia Shuswap Regional District
555 Harbourfront Drive NE, PO Box 978
Salmon Arm, BC V1E 4P1
www.csrd.bc.ca | 250 832 8194

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Item 8.1

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council approve the 2020 Council Meeting Schedule and the 2020 Development and Planning Services Committee Meeting Schedule, as attached to the staff report dated October 10, 2019

Vote Record

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

Opposed:

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

CITY OF
SALMONARM

TO:	Mayor Harrison & Members of Council
DATE:	October 10, 2019
FROM:	Erin Jackson, Director of Corporate Services
PERPARED BY:	Caylee Simmons, Executive Assistant
SUBJECT:	2020 Council Meeting and Development and Planning Services Committee Meeting Schedule

Recommendation:

THAT: Council approve the 2020 Council Meeting Schedule and the 2020 Development and Planning Services Committee Meeting Schedule, as attached to the staff report dated October 10, 2019.

Background:

Attached, for Council's endorsement, is the proposed Council Meeting Schedule and the Development and Planning Services Committee Meeting Schedule for 2020.

Some dates worthy of note are:

- 2020 SILGA Convention – April 28 – May 1, 2020, Vernon, BC
- 2020 FCM Convention –June 2 - 7, 2020, Toronto, ON
- 2020 UBCM Convention – September 21 – 25, 2020 – Victoria, BC
- City Hall will be closed from Friday, December 25, 2020, to Friday, January 1, 2021, inclusive. City Hall will re-open Monday, January 4, 2021.

Erin Jackson
Director of Corporate Services

2020

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27	28	29	30	31	Jan 1	

- Development and Planning Services Committee Meetings (8:00 a.m.)
- Regular Council Meetings (2:30 p.m.)
- Statutory Holidays
- SILGA Convention
- FCM Convention
- UBCM Convention
- Christmas Office Closure (inclusive)

2019 MEETINGS & STATUTORY HOLIDAYS

JANUARY

1		New Years Day Statutory Holiday - Office Closed
6	8:00 a.m.	Development & Planning Services Committee
13	2:30 p.m.	Regular Council Meeting
20	8:00 a.m.	Development & Planning Services Committee
27	2:30 p.m.	Regular Council Meeting

FEBRUARY

3	8:00 a.m.	Development & Planning Services Committee
10	2:30 p.m.	Regular Council Meeting
17		Family Day - Office Closed
18	8:00 a.m.	Development & Planning Services Committee
24	2:30 p.m.	Regular Council Meeting

MARCH

2	8:00 a.m.	Development & Planning Services Committee
9	2:30 p.m.	Regular Council Meeting
16	8:00 a.m.	Development & Planning Services Committee
23	2:30 p.m.	Regular Council Meeting

APRIL

6	8:00 a.m.	Development & Planning Services Committee
10		Good Friday - Office Closed
13		Easter Monday - Office Closed
14	2:30 p.m.	Regular Council Meeting
20	8:00 a.m.	Development & Planning Services Committee
27	2:30 p.m.	Regular Council Meeting

MAY

4	8:00 a.m.	Development & Planning Services Committee
11	2:30 p.m.	Regular Council Meeting
18		Victoria Day - Office Closed
19	8:00 a.m.	Development & Planning Services Committee
25	2:30 p.m.	Regular Council Meeting

JUNE

1	8:00 a.m.	Development & Planning Services Committee
8	2:30 p.m.	Regular Council Meeting
15	8:00 a.m.	Development & Planning Services Committee
22	2:30 p.m.	Regular Council Meeting

JULY

1		Canada Day Statutory Holiday – Office closed
6	8:00 a.m.	Development & Planning Services Committee
13	2:30 p.m.	Regular Council Meeting
20	8:00 a.m.	Development & Planning Services Committee
27	2:30 p.m.	Regular Council Meeting

AUGUST

3		BC Day – Office Closed
4	8:00 a.m.	Development & Planning Services Committee
10	2:30 p.m.	Regular Council Meeting
17	8:00 a.m.	Development & Planning Services Committee
24	2:30 p.m.	Regular Council Meeting

SEPTEMBER

7		Labour Day – Office Closed
8	8:00 a.m.	Development & Planning Services Committee
14	2:30 p.m.	Regular Council Meeting

OCTOBER

5	8:00 a.m.	Development & Planning Services Committee
12		Thanksgiving Day – Office Closed
13	2:30 p.m.	Regular Council Meeting
19	8:00 a.m.	Development & Planning Services Committee
26	2:30 p.m.	Regular Council Meeting

NOVEMBER

2	8:00 a.m.	Development & Planning Services Committee
9	2:30 p.m.	Regular Council Meeting
11		Remembrance Day Statutory Holiday – Office Closed
16	8:00 a.m.	Development & Planning Services Committee
23	2:30 p.m.	Regular Council Meeting

DECEMBER

7	8:00 a.m.	Development & Planning Services Committee
14	2:30 p.m.	Regular Council Meeting

2019 CONVENTIONS

SILGA Convention – April 28 – May 1, 2020, Vernon, BC
FCM Convention –June 2 - 7, 2020, Toronto, ON
UBCM Convention – September 21 – 25, 2020 – Victoria, BC

December 25, 2020, to January 1, 2021, inclusive – Christmas Office Closure
City Hall will re-open Monday, January 4, 2020.

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Item 8.2

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the following individuals be appointed as the City of Salmon Arm representatives to the Shuswap Regional Airport Commission for a two (2) year term expiring December 31, 2021:

- Mayor Alan Harrison, City of Salmon Arm;
- Chelsea Van de Cappelle, Chief Financial Officer;
- Robert Niewenhuizen, Director of Engineering and Public Works; and
- Tim Auger, Salmon Arm Flying Club;

AND 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, 2020:

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

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: October 5, 2019

SUBJECT: Shuswap Regional Airport Commission Appointments

Recommendation:

THAT: the following individuals be appointed as the City of Salmon Arm representatives to the Shuswap Regional Airport Commission for a two (2) year term expiring December 31, 2021:

- Mayor Alan Harrison, City of Salmon Arm;
- Chelsea Van de Cappelle, Chief Financial Officer;
- Robert Niewenhuizen, Director of Engineering and Public Works; and
- Tim Auger, Salmon Arm Flying Club.

AND 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, 2020:

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

Background:

Pursuant to the City of Salmon Arm Shuswap Regional Airport Commission Establishment Bylaw No. 2152, Council must appoint all members to the Shuswap Regional Airport Commission (Airport Commission) by resolution. The bylaw specifies that all appointments, except those to fill interim vacancies, shall be for a two (2) year term based on the calendar year, however, the first term of Council appointees shall be one (1) year. As this will be the second term of Council appointees, the appointment shall be for a two (2) year period. The Salmon Arm Flying Club, which can be included in

either the City of Salmon Arm (City) or the Columbia Shuswap Regional District (CSRD) nominations, has designated their President Tim Auger, as representative.

The above noted individuals, who were appointed by the CSRD Board as representatives to the Shuswap Regional Airport Commission, will continue to serve until their two (2) year term expires on December 31, 2020, unless otherwise determined by Council or the Board.

Respectfully submitted,

Erin Jackson
Director of Corporate Services

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Item 8.3

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the 2019 Budget contained in the 2019 to 2023 Financial Plan be amended to reflect funding required to construct a Flusher Truck Building Addition in the amount of $25,000.00, funded from the Public Works Machinery and Equipment Storage Building Reserve.

Vote Record

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

Opposed:

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

CITY OF
SALMONARM

File: 2019-58

TO:	His Worship Mayor Harrison and Members of Council
FROM:	Robert Niewenhuizen, Director of Engineering and Public Works
PREPARED BY:	Tim Perepolkin, Capital Works Supervisor
DATE:	Sept 18, 2019
SUBJECT:	**FLUSHER TRUCK – STORAGE BUILDING ADDITION BUDGET AMENDMET - REALLOCATION**

STAFF RECOMMENDATION

THAT: **The 2019 Budget contained in the 2019 to 2023 Financial Plan be amended to reflect funding required to construct a Flusher Truck Building Addition in the amount of $25,000.00, funded from the Public Works Machinery and Equipment Storage Building Reserve.**

BACKGROUND

As part of the City's Equipment Replacement Program, a new flusher truck was purchased this year to replace the existing aging unit that was due for replacement. The flusher truck is a very important piece of equipment primarily used for sanitary/storm main flushing, catch basin cleaning and excavations. Because the truck is used all year round it has a designated heated building at the Public Works Yard where it is stored in the cold months of the year. Unfortunately, the new truck is slightly larger (longer) than the old and the existing building will require and extension to facilitate the extra length. The reserve fund was established for the future construction of a large indoor storage facilities for our public works equipment. The estimated balance of this reserve fund will be $116,611.50 by year's end.

STAFF COMMENTS

Staff reviewed all possible options for storing the new flusher truck through the cold months of the year and the most feasible, least expensive option would be to construct an extension on the existing building. Staff have prepared construction estimate, utilizing own sources and have determined a budget of $25,000 would be required.

Respectfully submitted,

Robert Niewenhuizen, AScT
Director of Engineering and Public Works

X:\Operations Dept\Engineering Services\5220-CAPITAL\2019\2019-58 Misc. Sanitary\HWM - 2019-58 - Budget Amendment - Flush Truck Building Addition.docx

Item 8.4

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the 2020 Airport Appreciation Day be scheduled for June 28, 2020;

AND THAT: a budget of $19,575.00 be allocated from the Airport Marketing and Promotion Reserve; with 75% of the gate revenue going to the Salmon Arm Flying Club and 25% to the City to mitigate the expense, subject to the City procuring adequate liability insurance.

Vote Record

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

Opposed:

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

CITY OF
SALMONARM

File: 8400-Airport

TO: Her Worship the Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

DATE: September 10, 2019

SUBJECT: **Airport Appreciation Day – Sunday June 28, 2020**

RECOMMENDATION:

That: The 2020 Airport Appreciation Day be scheduled for June 28, 2020

And That: A budget of $19,575.00 be allocated from the Airport Marketing and Promotion Reserve; with 75% of the gate revenue going to the Salmon Arm Flying Club and 25% to the City to mitigate the expense, subject to the provision of adequate liability insurance.

BACKGROUND:

The Salmon Arm Flying Clubs holds a biannual Airport Appreciation Day at Shuswap Regional Airport to showcase the Airport facilities and services in addition to putting on an air show and static display of various aircraft. This event is held in conjunction with the Shuswap Emergency program with representation from Salmon Arm Fire Department, BC Ambulance Service, RCMP, and various other emergency responders.

The Airport Operations Committee reviewed the budget request from the Shuswap Flying Club on September 18 2019 and unanimously supported the request as part of the 2020 Operation and Capital budget review. A budget request of $19,575.00 was put forward by the Flying Club to organize and host the event. The Salmon Arm Flying Club would retain 75% of the gate receipts and the remaining 25% would be payable to the City of Salmon Arm.

Respectfully submitted,

Robert Niewenhuizen
Director of Engineering and Public Works

Encl.
Salmon Arm Flying Club letter dated August 29, 2019

Salmon Arm Flying Club
4300B – 20th Ave. S.E.
Salmon Arm, BC
V1E 1X9

29 August 2019

Mr. Rob Niewenhuizen
Director of Engineering and Public Works
City of Salmon Arm, Box 40
500-2nd Ave NE
Salmon Arm BC V1E 4N2

Dear Mr. Niewenhuizen

AIRPORT APPRECIATION DAY 2020

The Salmon Arm Flying Club is in the early stages of planning for an Airport Appreciation Day (AAD) to be held on Sunday, 28 June 2020.

We are hereby submitting a request for approval and support to host the event by allocating funding to cover anticipated expenses from the Airport Promotional reserve. As well, it is expected that the City of Salmon Arm will cover the additional liability insurance costs. As in the past, the city will receive 25% of the gate receipts and the return of any unused funding.

Although not yet confirmed, the AAD is expected to be held in partnership with the Salmon Arm Fire Department and Shuswap Emergency Preparedness. Their displays and participation in 2018 were responsible in making the event a huge success. Our budget estimate is larger for 2020 as it is expected that costs for air show performers as well as all other costs will go up considerably.

It is hoped that our attached budget proposal, in the amount of $19,575 be given favourable consideration. Should you require additional information, do not hesitate to contact the undersigned at any time.

Sincerely,

T.P. (Tim) Auger
President
250-833-5880
Email: tpauger@shaw.ca

AIRPORT APPRECIATION DAY 2020
Budget

AIR EVENT			Budget
Airshow Performers		$	8,900.00
Fuel for all aircraft		$	3,000.00
Smoke Oil for all aircraft		$	500.00
Accommodation		$	600.00
Rental Car	Used Club Courtesy Car	$	300.00
ADVERTISING - PR			
Radio		$	500.00
Posters & Programs		$	1,200.00
Transportation of Bleachers		$	200.00
Newspaper		$	200.00
Videographer		$	500.00
SECURITY AND CONTINGENCY			
T-Shirts, Hats, Security Ident, etc.		$	1,050.00
MISCELLANEOUS			
Portable Toilets		$	850.00
PA System		$	175.00
Transport Canada Fee - Special Flight Operations		$	50.00
Garbage Bags, Cleaning Supplies,Flagging Tape, etc		$	150.00
Tent Rental (Included an extension to the main tent)		$	1,400.00
Totals		$	19,575.00

Item 8.5

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council award Riverside Energy Systems the Photovoltaic Project at the Salmon Arm Arts Centre located at 70 Hudson Avenue NE in the amount of $32,789.00 plus applicable taxes;

AND THAT: the 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to reflect additional funding for the Photovoltaic Project in the amount of $2,800.00 funded from the Climate Action Reserve;

AND THAT: Council approve the installation of the proposed solar array, as shown in the quotation from Riverside Energy Solutions dated September 13, 2019, on the designated heritage building located at 70 Hudson Avenue NE, subject to the Community Heritage Commission approval and completion of a Structural Review.

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 Council
DATE:	October 4, 2019
FROM:	Carl Bannister, Chief Administrative Officer
PERPARED BY:	Caylee Simmons, Executive Assistant
SUBJECT:	Photovoltaic Project Proposal – Salmon Arm Arts Centre 70 Hudson Avenue NE

Motion for Consideration:

THAT: Council award Riverside Energy Systems the Photovoltaic Project at the Salmon Arm Arts Centre located at 70 Hudson Avenue NE in the amount of $32,789.00 plus applicable taxes;

AND THAT: the 2019 Budget contained in the 2019 – 2023 Financial Plan Bylaw be amended to reflect additional funding for the Photovoltaic Project in the amount of $2,800.00 funded from the Climate Action Reserve;

AND THAT: Council approve the installation of the proposed solar array, as shown in the quotation from Riverside Energy Solutions dated September 13, 2019, on the designated heritage building located at 70 Hudson Avenue NE, subject to the Community Heritage Commission approval and completion of a Structural Review.

Background:

In January 2019, Council approved $5,000.00 from the Climate Action Reserve to fund a Solar Feasibility Study on three municipally owned buildings: Salmon Arm Arts Centre (70 Hudson Avenue NE), City Hall (500 2 Avenue NE), and Fire Hall #3 (141 Ross Street NE).

Seven proposals were received with Riverside Energy Solutions being awarded the project. The feasibility study was presented to Council in July 2019. In August 2019, Council directed staff to proceed with Request for Quotation for a Solar Photovoltaic System at the Salmon Arm Arts Centre to a maximum of $30,000.00 based on the results of the feasibility study.

Staff Comments:

The Request for Quotation closed September 13, 2019 for a photovoltaic system at the Salmon Arm Arts Centre located at 70 Hudson Avenue NE. Two (2) quotations were received:

Company	Price (excluding taxes)
A+ Solar Solutions	$32,299.00
Riverside Energy Systems	$32,789.00

The quotations were reviewed by staff and upon a full evaluation staff are recommending, should Council choose to exceed the $30,000.00 budget, the project be awarded to Riverside Energy Systems. Although the systems proposed by the two companies were similar in performance Riverside Energy Systems outweighed the other proponent with their experience with local government organizations and references which included staff qualifications for a total of 97 points out of a possible 100.

The system proposed by both companies includes a design with bases that are weighted down with concrete blocks to avoid roof penetration (Appendix B) and all indications are that it would not negate the City's roof warranty (the roof on this building was replaced in 2017 at a cost of $43,100.00).

The subject building is on the City of Salmon Arm Community Heritage Registry. Due to the flat roof and proposed racking system the visual impact would be minimal however, approval of the Community Heritage Commission is required prior to proceeding.

The request for quotations included the option to have a kiosk within the Art Galley where visitors may view statistics of energy harvested and production of the array; additionally, a live link could be accessed externally.

It should also be noted that the Solar Feasibility Study took into account the weather conditions in our area, including limited energy harvesting during the winter months due to low sunlight and snow coverage. During snow coverage no energy will be harvested; however, it is not recommended to clear the panels of snow as the costs would outweigh the savings (any necessary cleaning of snow from the panels, while not likely required, would need to fall to the Art Gallery and not City Staff). In addition, the system recommended by Riverside is a world leader in providing shade tolerant PV system solutions which allows for partial harvesting during shade coverage.

It should be noted that a structural review was a condition of the RFQ and is included in both of the quotations however; it is unknown if the results of that review will require structural upgrades. It is recommended that the structural review be completed and should any improvements be required the associated costs be reviewed prior to proceeding with the project. In addition, an electrical permit will be required to complete the installation. Minor upgrades to the existing electrical system may be required due to current regulations. These costs are unknown and have not been budgeted for. **Depending on the outcome of these investigations, more funding may be required to complete the project as envisioned.** The contract with the successful proponent will need to address those upfront costs. If there are resulting operational (i.e. hydro) savings (which may or may not be the case) Council will need to assess the impact to the Annual Operational Grant.

Carl Bannister, MCIP, RPP
Chief Administrative Officer

Appendix A: Proposed Array
Appendix B: Proposed Racking System

Appendix A

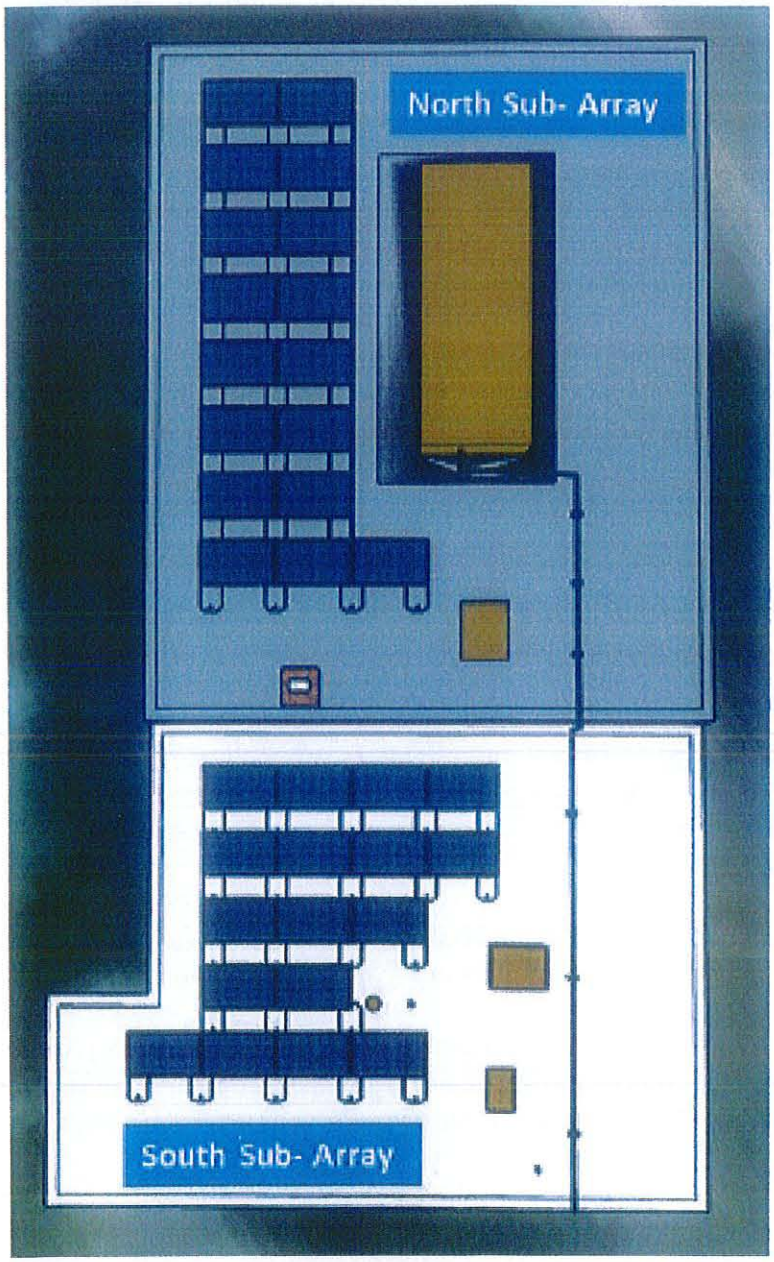


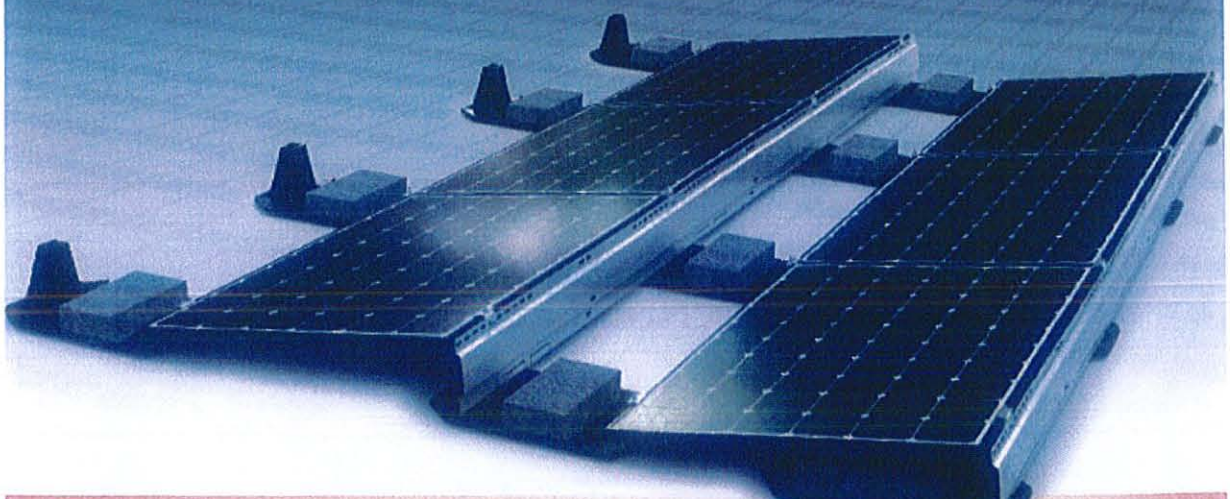
Figure 6: North and South 17 Module Sub-Arrays – 34 Modules Total

Appendix B

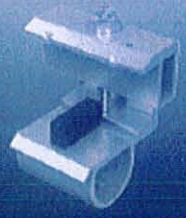
EcoFoot2+™

Back in Black

PV installation Professionals use EcoFoot2+ to complete their projects in record time. The refreshed EcoFoot2+ design is now available in Black, along with a comprehensive UL2703 certification.



Three main components



Base
Our new UL-Listed ASA based resin is a durable material commonly used in automotive and construction applications. The material is class A fire rated as part of our UL2703 Certification.

Preassembled Universal Clamp
The new preassembled universal clamp achieves integrated grounding without the use of grounding washers. UL2703

Wind Deflector
The corrosion-resistant wind deflector on every module helps minimize uplift and re-duce ballast requirements.

244 W. State Street, Athens OH 45701 | 740-249-1877 | www.ecolibriumsolar.com

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Item 8.6

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: pursuant to Section 242 of the Strata Property Act, Council approve the strata conversion of the buildings located on Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980.

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: September 25, 2019

SUBJECT: Proposed Strata Conversion of a Previously Occupied Building - 19.19 (Jobeck)
Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980
Civic Address: 2018 – 11 Avenue NE
Owner/Applicant: Jobeck Enterprises Ltd. / Gillespie & Company LLP

MOTION FOR CONSIDERATION

THAT: Pursuant to Section 242 of the Strata Property Act, Council approve the strata conversion of the buildings located on Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 2018 – 11 Avenue NE (Appendix 1 and 2). The applicant is requesting to convert the existing residential buildings to strata title ownership as described in the attached letter (Appendix 3). The development is to remain under current management entirely as rental units. A sketch plan of the proposed strata conversion is attached as Appendix 4.

COMMENTS

Planning Department

Any proposal involving the conversion of a previously occupied building to strata title ownership must receive Council approval in accordance with Section 242 of the Strata Property Act. This allows the City to assess the impact of the conversion on the supply of rental accommodation in the area, to consider the impact on residential tenants who may be unable to stay in the residence by purchasing a strata lot and to ensure that the building is in substantial compliance with the BC Building Code and City Bylaws. Section 242 of the Strata Property Act is attached (Appendix 5).

A 16-unit residential development is under construction on the subject property, with 11 completed units presently being used as intended for residential use and currently being rented: no changes to this use is proposed. The development is proceeding under a Development Permit approved by Council in the summer of 2017 (DP-414) and is advancing accordingly through the Building Permit process.

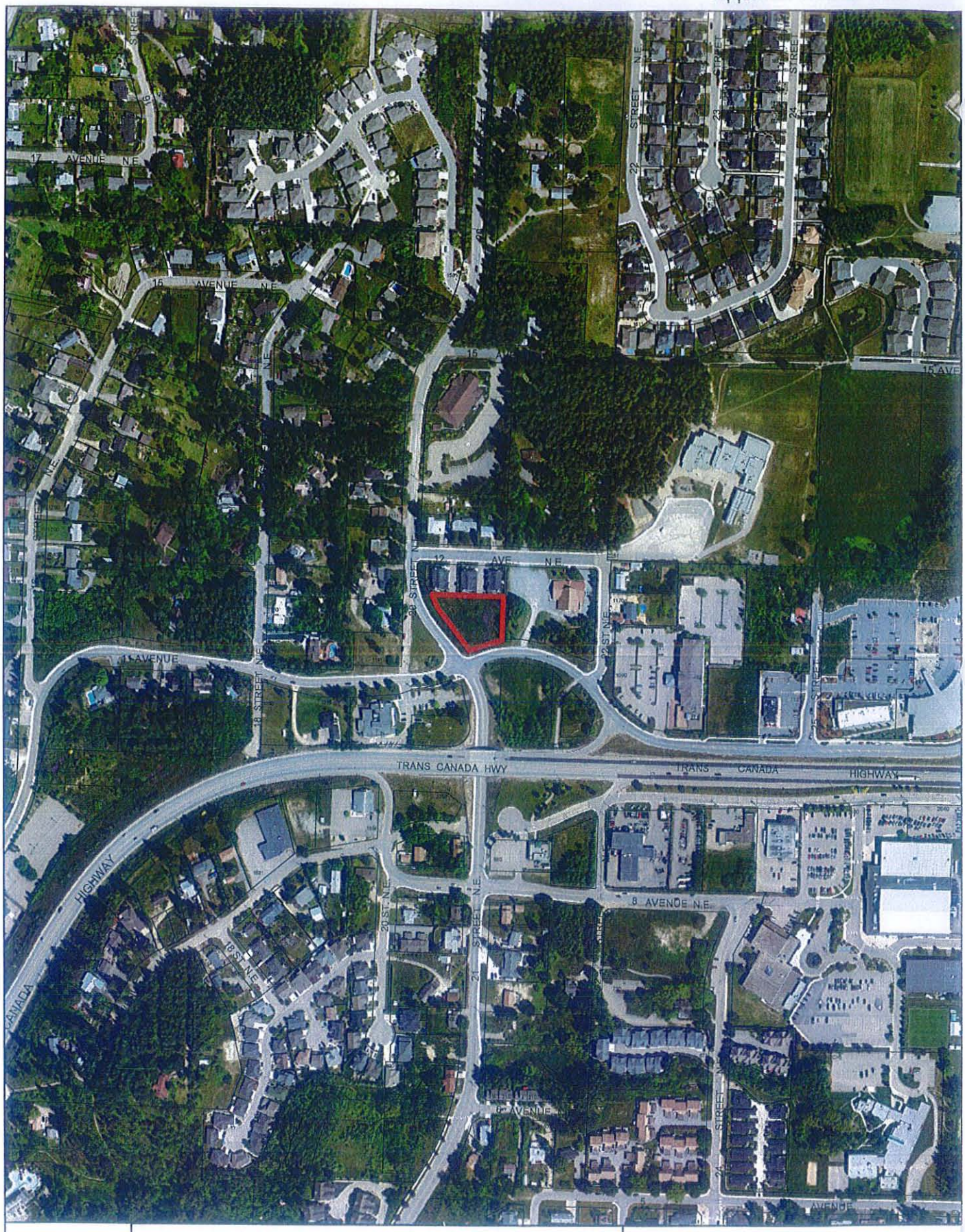
Also related, this development under R-5 zoning did not require a Density Bonus to achieve 16 units and therefore none of the units were required to be secured as "rental only" by way of a covenant.

Given the approved DP, that the buildings involved meet (and are expected to meet) BCBC requirements through the Building Permit process, and that the units are all to remain as rentals under current management, staff have no concerns with the proposed strata conversion. Should Council approve this proposal, the Approving Officer will be able to execute approval of the Strata plan.

Prepared by: Chris Larson, MCP
Planning and Development Officer

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

Appendix 1: Aerial View



N

0 45 90 180 270 360 Meters

Subject Parcel

N

0 5 10 20 30 40 Meters

Subject Parcel

JOBECK
enterprises ltd

To whom it may concern,

Jobeck Enterprises is in the process of constructing a 16 unit rental townhouse development, Copperview Corner at 2081 11th Ave. NE in Salmon Arm. As part of the process of securing this project we took on a partner (numbered company- 0884267 B.C. Ltd.) as an investor with the understanding that on completion of the project, Jobeck Enterprises would sell two units to the investor (numbered company- 0884267 B.C. Ltd). It was arranged between our investor and ourselves, Jobeck Enterprises, to proceed with the project in this way, to allow Jobeck to borrow the necessary funds to finish the project on Copperview Corner with the least amount of complications.

As part of our agreement with our partner (numbered company- 0884267 B.C. Ltd), Jobeck Enterprises will undertake management of all sixteen units at Copperview Corner- 2081 11th Ave. NE, once completed. Neither Jobeck Enterprises nor the investor have plans to sell any of the units, as it has always been the plan to retain these rentals as investments for the long term.

Sincerely,

Graham Richardson

2079 Hugh Allan Dr./ Kamloops B.C. /V1S 2B6 info@jobeck.ca

Strata Plan of Lot 1, Sec 24, Tp 20, R 10, W6M, KDYD, Plan EPP95254

Strata Plan EPS6144

BCGS 82L.074

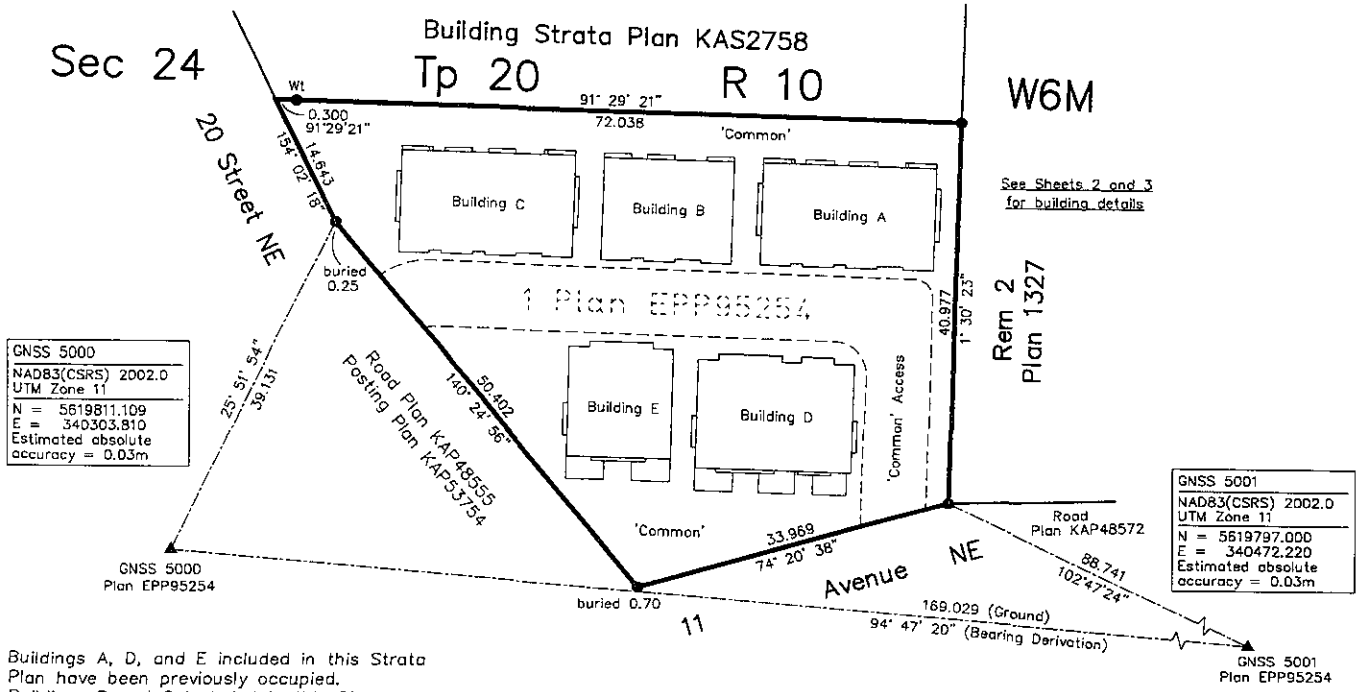
10 5 0 10 20 30 40 50

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 1:500

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

Civic Address: 2081 11th Ave NE, Salmon Arm, BC



GNSS 5000
NAD83(CSRS) 2002.0
UTM Zone 11
N = 5619811.109
E = 340303.810
Estimated absolute accuracy = 0.03m

GNSS 5001
NAD83(CSRS) 2002.0
UTM Zone 11
N = 5619797.000
E = 340472.220
Estimated absolute accuracy = 0.03m

Buildings A, D, and E included in this Strata Plan have been previously occupied. Buildings B and C included in this Strata Plan have not been previously occupied.

The buildings shown on this Strata Plan are within the external boundaries of the land that is the subject of the Strata Plan.

All angles deflect by multiples of 90 degrees unless otherwise indicated.

LEGEND

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

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9998472. The average combined factor has been determined based on an ellipsoidal elevation of 418.9 metres.

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

- ● Standard Iron Post Found (OIP)
- ▲ Traverse Hub Found
- LF Denotes Line of Floor Below
- SL Denotes Strata Lot
- 'Common' Denotes Common Property as defined in the Strata Property Act
- LCP Denotes Limited Common Property for the use of the Strata Lots indicated only
- Cant Denotes Cantilever

Note: This plan shows one or more witness posts which are not set on the true corner(s)

The field survey represented by this plan was completed on the 14th day of August, 2019
Mark R. Mason, BCLS (929)

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.raw

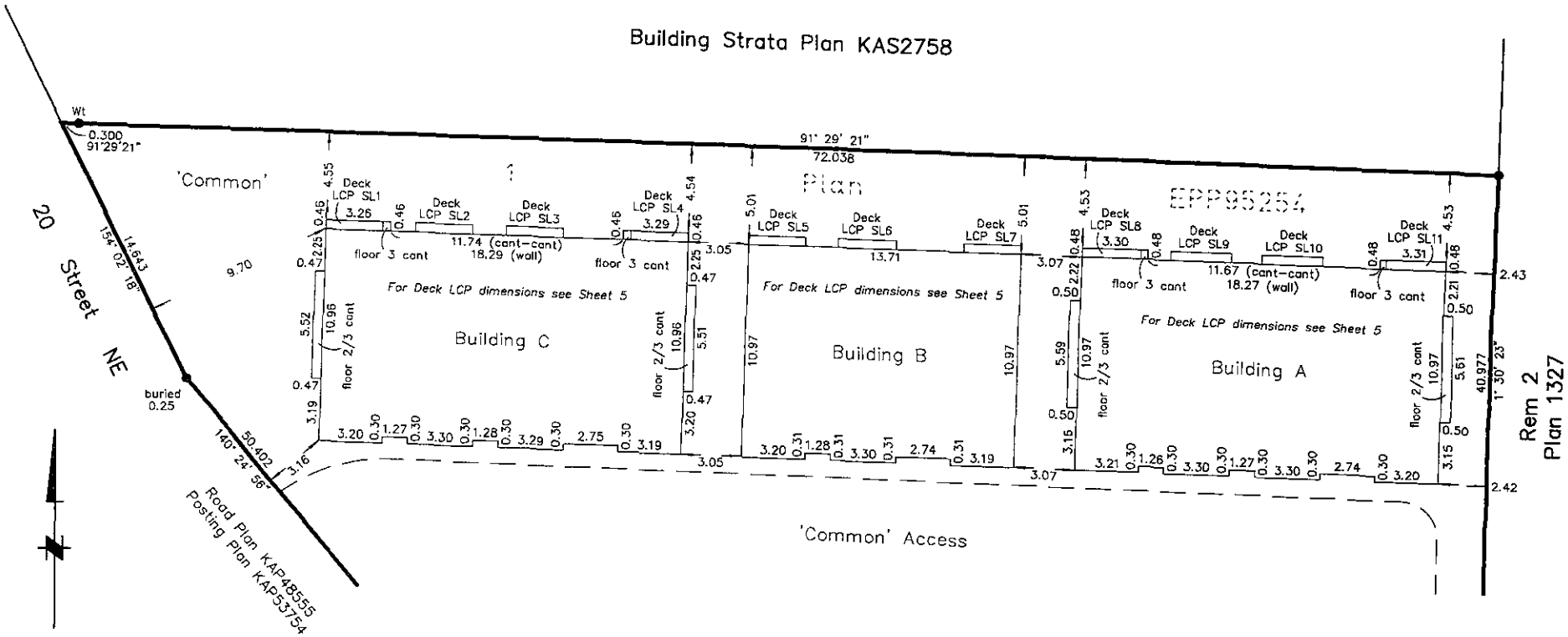
Building A, B, and C Details

Strata Plan EPS6144

5 0 5 10 15 20

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



Note:
Offsets to property lines are perpendicular thereto and are measured to the exterior face of the foundation, or the sheathed walls in the case of cantilevers.

August 14, 2019 Mark R. Mason, BCLS

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

File: 306-19 306-19.row

Buildings D and E Details

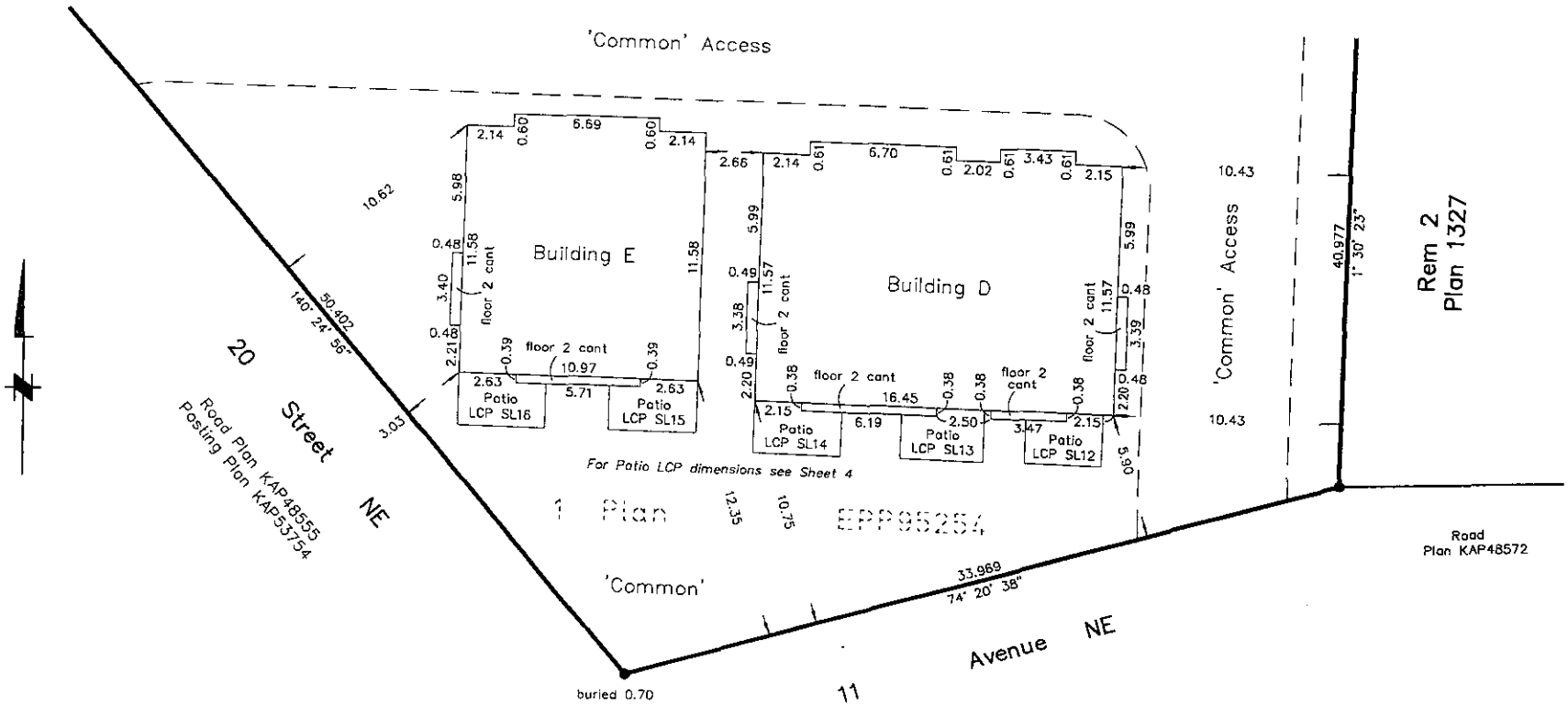
5 0 5 10 15 20

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

Sheet 3 of 9

Strata Plan EPS6144



Note:
Offsets to property lines are perpendicular thereto and are measured to the exterior face of the foundation, or the sheathed walls in the case of cantilevers.

August 14, 2019 Mark R. Mason, BCLS

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

File: 306-19 306-19.raw

Appendix 4: Strata Plan

Plan of Parts of Strata Lots 1 to 16

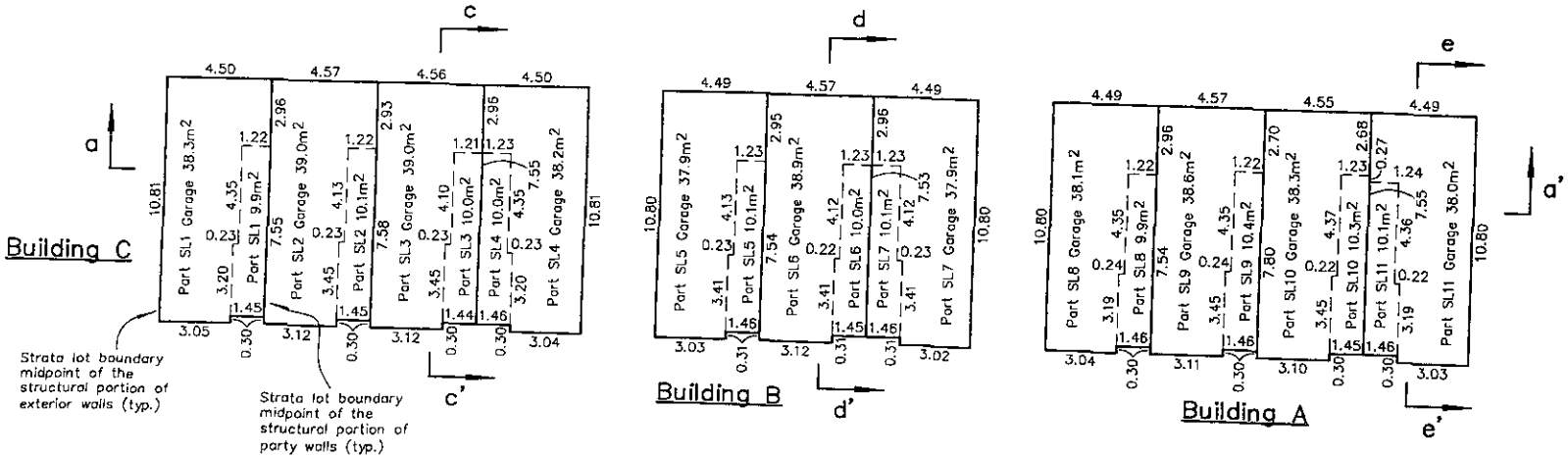
Strata Plan EPS6144

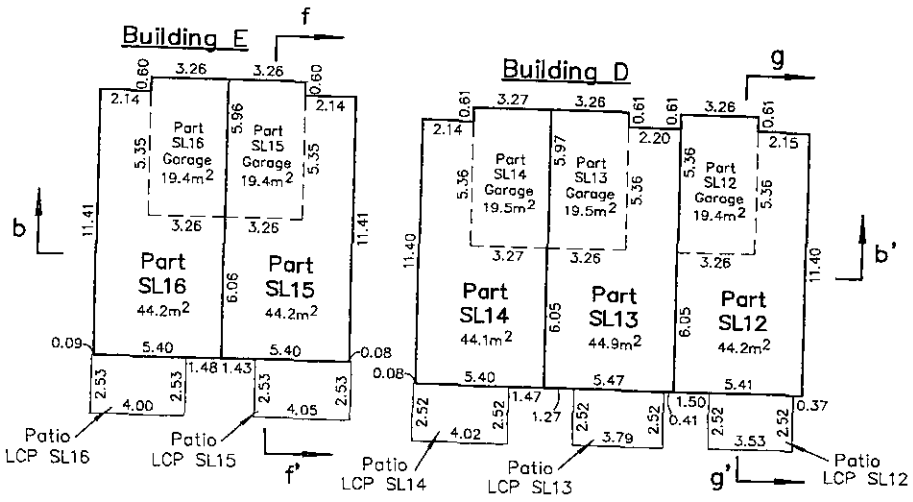
Ground Floor

5 0 5 10 15 20

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





Notes:

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of party walls between strata lots.

Section arrows point in the direction of view.

August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.raw

Plan of Parts of Strata Lots 1 to 16

Sheet 5 of 9

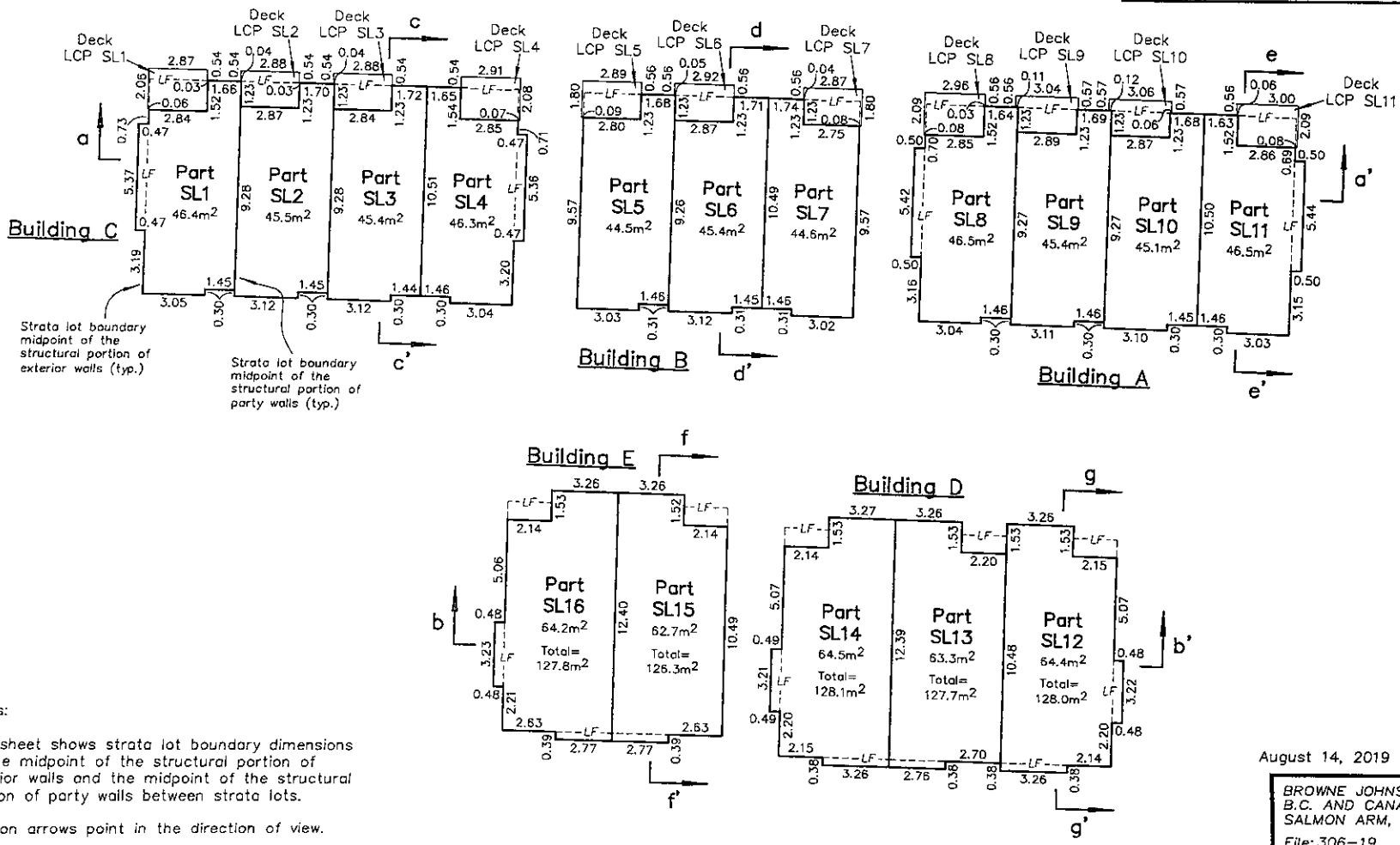
Strata Plan EPS6144

Second Floor

5 0 5 10 15 20

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



Notes:

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of party walls between strata lots.

Section arrows point in the direction of view.

August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.raw

Plan of Parts of Strata Lots 1 to 11

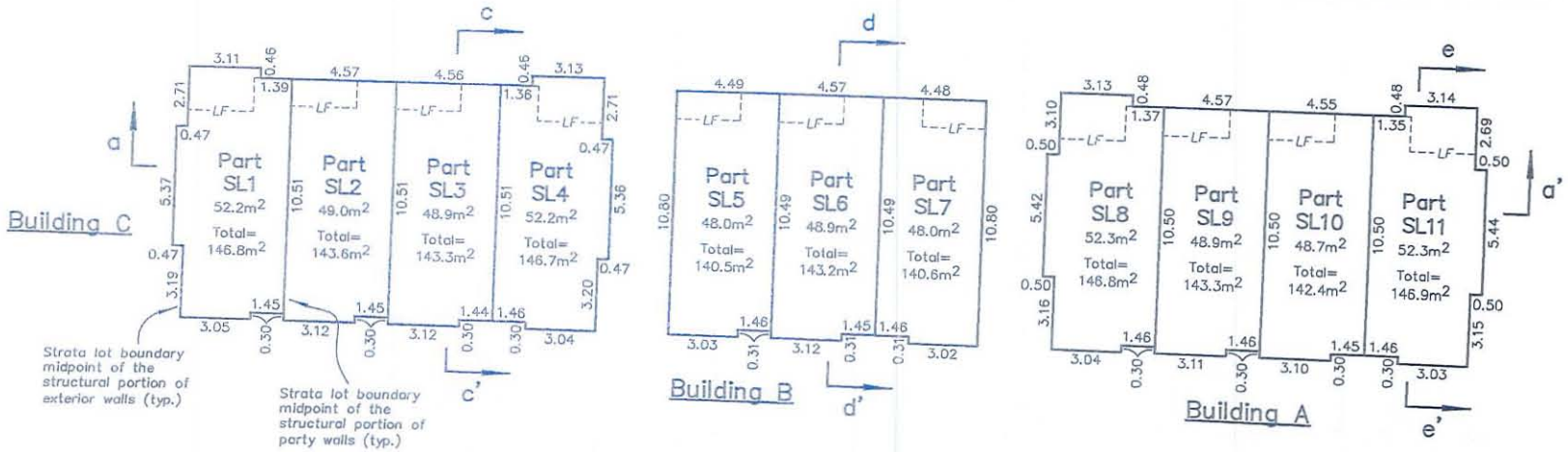
Strata Plan EPS6144

Third Floor

5 0 5 10 15 20

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



Notes:

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of party walls between strata lots.

Section arrows point in the direction of view.

August 14, 2019 Mark R. Mason, BCLS

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

File: 306-19 306-19.raw

Sections, Building A

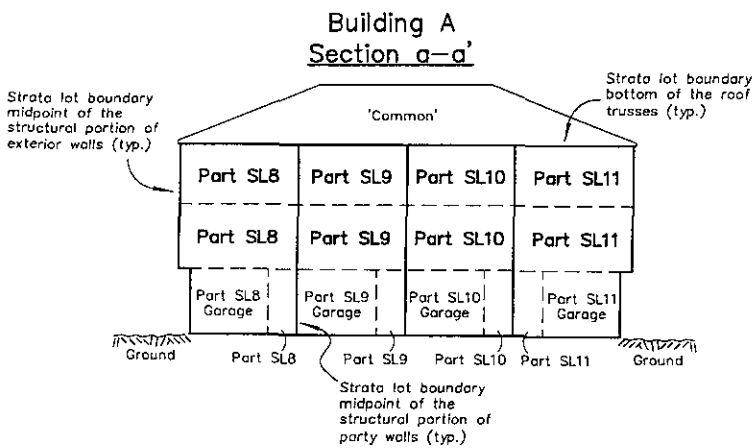
5 0 5 10 15 20

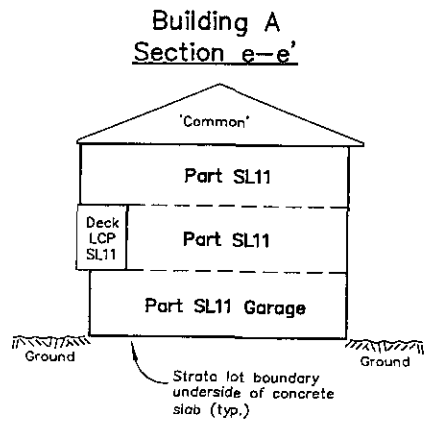
All distances are in metres.

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

Sheet 7 of 9

Strata Plan EPS6144





Notes:

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of party walls between strata lots.

All LCP patio and deck areas are defined as to height by the centreline of the floor/ceiling above or its extensions.

August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250–832–9701

File: 306–19 306–19.row

Sections, Buildings B and C

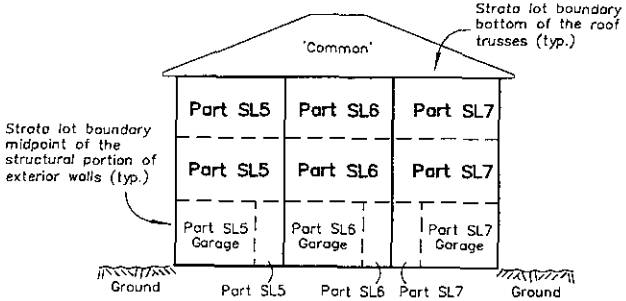
Strata Plan EPS6144

5 0 5 10 15 20

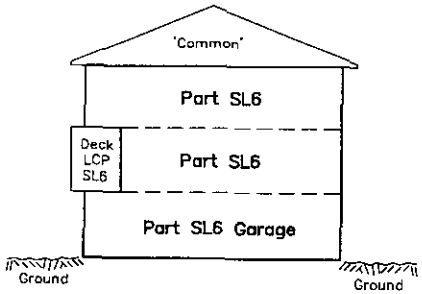
All distances are in metres.

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

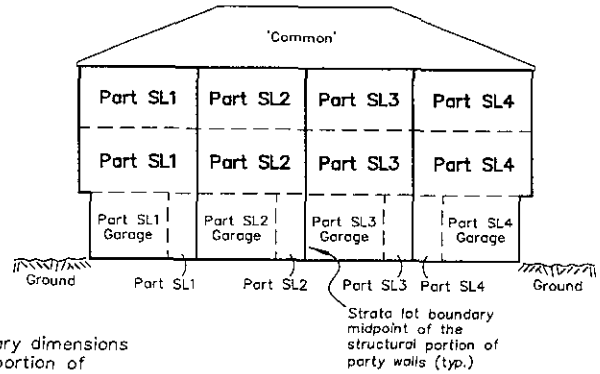
Building B
Section a–a'



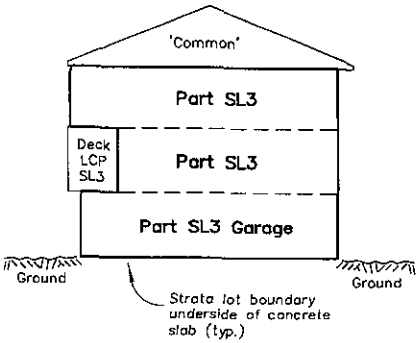
Building B
Section d–d'



Building C
Section a–a'



Building C
Section c–c'



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August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250–832–9701

File: 306–19 306–19.raw

Sections, Buildings D and E

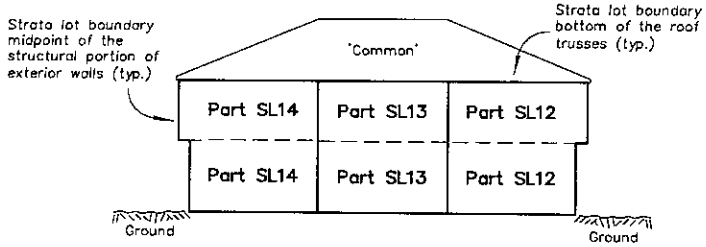
Strata Plan EPS6144

5 0 5 10 15 20

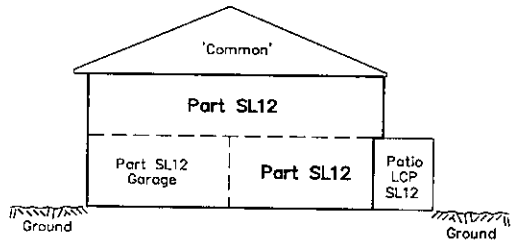
All distances are in metres.

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

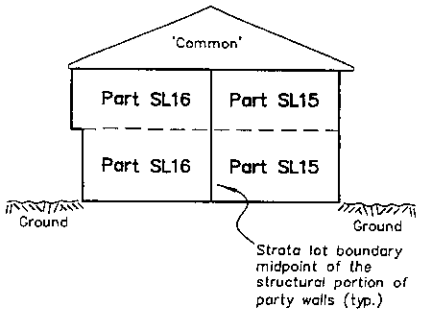
Building D
Section b–b'



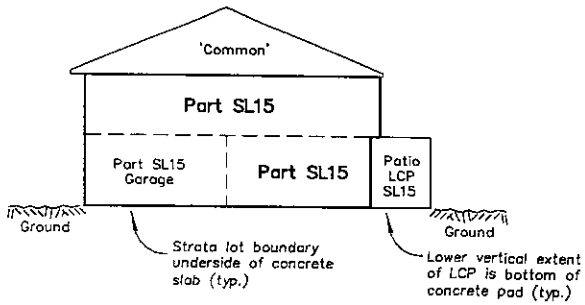
Building D
Section g–g'



Building E
Section b–b'



Building E
Section f–f'



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August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250–832–9701

File: 306–19 306–19.raw

STRATA PROPERTY ACT

[SBC 1998] CHAPTER 43

Part 14 — Land Titles

Approval for conversion of previously occupied buildings

242 (1) For the purposes of this section, **"approving authority"** means
(a) the municipal council of the municipality if the land is located in a municipality,
(b) the regional board of the regional district if the land is located in a regional district but not in a municipality and is neither Nisga'a Lands nor treaty lands of a treaty first nation,
(c) the Nisga'a Village Government if the land is located within Nisga'a Village Lands,
(d) the Nisga'a Lisims Government if the land is Nisga'a Lands other than Nisga'a Village Lands, or
(e) the governing body of the treaty first nation if the land is located within the treaty lands of that treaty first nation.

(2) If a person applying to deposit a strata plan wishes to include in the strata plan a previously occupied building, the person must submit the proposed strata plan to the approving authority.

(3) The approving authority may
(a) approve the strata plan, or approve the strata plan subject to terms and conditions, or
(b) refuse to approve the strata plan, or refuse to approve the strata plan until terms and conditions imposed by the approving authority are met.

(4) The decision of the approving authority under subsection (3) is final and may not be appealed.

(5) The approving authority must not approve the strata plan unless the building substantially complies with the following:
(a) the applicable bylaws of the municipality or regional district;
(b) applicable Nisga'a Government laws;
(b.1) the applicable laws of the treaty first nation;
(c) the building regulations within the meaning of the *Building Act*, except, in relation to a treaty first nation that has entered into an agreement described in section 6 of that Act, to

the extent that the agreement enables the treaty first nation to establish standards that are different from those established by the building regulations.

(6) In making its decision, the approving authority must consider
(a) the priority of rental accommodation over privately owned housing in the area,
(b) any proposals for the relocation of persons occupying a residential building,
(c) the life expectancy of the building,
(d) projected major increases in maintenance costs due to the condition of the building, and
(e) any other matters that, in its opinion, are relevant.

(7) If the approving authority approves the strata plan without terms and conditions, an authorized signatory of the approving authority must endorse the plan in accordance with the regulations.

(8) If the approving authority approves the strata plan subject to terms and conditions, an authorized signatory of the approving authority must endorse the plan in accordance with the regulations once the terms and conditions have been met.

(9) The endorsement must be dated not more than 180 days before the date the strata plan is tendered for deposit.

(10) The approving authority may, by resolution, with respect to a specified type of previously occupied building,
(a) delegate to an approving officer or other person designated in the resolution the exercise of the powers and performance of the duties of the approving authority under this section, and
(b) impose limits or conditions on the exercise of the powers and performance of the duties delegated by the resolution.

(11) This section does not apply to a strata plan that includes a previously occupied building if the person applying to deposit the strata plan is the government or the Crown in right of Canada.

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Item 8.7

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the City of Salmon Arm has been consulted regarding the proposed installation of a telecommunications facility on Lot 1, Section 5, Township 21, Range 9, W6M, KDYD, Plan 6297, as described in the information package dated September 3, 2019;

AND FURTHER THAT: the City of Salmon Arm concurs that the proposal satisfactorily addresses City Policy 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: October 1, 2019

Subject: Proposed Telecommunications Facility Referral (Cellular Tower Installation) W4866

Legal: Lot 1, Section 5, Township 21, Range 9, W6M, KDYD, Plan 6297
Civic: 5790 Canoe Beach Drive NE
Proponent: Rogers Communications Inc.

MOTION FOR CONSIDERATION

THAT: **the City of Salmon Arm has been consulted regarding the proposed installation of a telecommunications facility on Lot 1, Section 5, Township 21, Range 9, W6M, KDYD, Plan 6297, as described in the information package dated September 3, 2019;**

AND FURTHER THAT: **the City of Salmon Arm concurs that the proposal satisfactorily addresses City Policy requirements.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

Rogers Communications Inc. (the proponent) has proposed the installation of a 20.0 metre (m) cellular tower and associated facilities (i.e. fencing and electrical equipment) replacing a light pole on the parcel at 5790 Canoe Beach Drive NE (Appendix 1). The subject parcel is designated Light Industrial in the Official Community Plan (OCP) and zoned A-2 Acreage Reserve (Appendix 2 & 3). The parcel is occupied by a parking area serving the adjacent mill on the northern portion of the property, while the southern portion is undeveloped. The CP rail line runs just north of the parcel while the Trans Canada Highway runs along the south portion of the parcel. Surrounding land uses include:

North: Canoe Beach Drive, with M-1 Industrial parcels beyond;
South: Trans Canada Highway, with A-2 parcels beyond;
East: M-1 Industrial parcel; and
West: Parcel zoned A-2.

Rogers has submitted a consultation and information package to the City (Appendix 4) as well as a Request for Concurrence (Appendix 5). In accordance with Industry Canada's Client Procedures and City Policy No.3.18, the proponent is required to consult with the City prior to installation of the tower. Rogers is seeking concurrence from the City in the form of a Resolution from Council.

The proposed cellular tower does not fall within the City Policy's exemption criteria, thus the policy requires that the proponent complete a community consultation process prior to installation including preliminary consultation, proposal submission, and public consultation. In its preliminary consultation, alternative sites have been discussed with City staff.

Staff note that presently there are two Telus installations on the adjacent rail line right-of-way (reviewed by Council in 2013 with no concerns), while a site on the crown parcels some distance east of this location would have been exempt from the City Policy and consultation process. In adherence with City Policy, a resolution from Council is expected to complete the consultation process.

Consultation and Public Notification
The City's public consultation requirements are generally aligned with Industry Canada's Default Public Consultation Process (CPC) as follows (additional details are contained in the CPC):

1. Posting of a notification sign on site, publication of a notice in the local newspaper, and submission of a notification package to all owners, occupiers and authorities within a radius of three times the tower height, measured from the base of the tower or perimeter of the supporting structure. The notification package is provided within Appendix 4;
2. Following the public comment period, the proponent must respond to all reasonable and relevant concerns and provide for an additional 21 days for a reply to the proponent's response; and
3. Once the proponent has made adequate efforts to address or resolve all reasonable and relevant concerns, the public notification and consultation process is considered complete.

The proponent has met the consultation requirements detailed in the City's Policy, with the closing date for comments set at July 13, 2019. The proponent has provided a summary of the consultation process and responses received (Appendix 5). The two letters received indicated no concerns.

COMMENTS

Building Department
The BC Building Code does not apply to the construction of cellular towers, except where the tower is affixed to a building. A Building Permit is not required for the proposed equipment shelter (under 10 m^2).

Planning Department
The regulation of the installation of cellular towers is under the exclusive jurisdiction of the federal government and its agencies (e.g. Industry Canada and Health Canada), meaning that the City's bylaws do not apply to the proposed cellular tower. However, in accordance with Industry Canada's requirements, the proponent is required to consult with the City and notify the public prior to installation. The proponent has adhered to the City's Policy and has provided the City with details of the proposed installation and the completed consultation process.

From a land use perspective, the current and anticipated or future land use patterns in and around the proposed site appear compatible and reasonably aligned with the direction of the City Policy for such structures to be sited in industrial areas, an option substantially less conflicted than siting the towers within urbanized, residential areas of the City. As detailed in their submission, the applicant has explored co-location options. While taller than a standard light pole, the proposed structure is not significantly different in terms of aesthetics from the existing light pole that it is proposed to replace and is very similar to the two Telus installations on the adjacent rail line right-of-way reviewed by Council in 2013. In the opinion of staff, the visual impact of the structure is mitigated by its position relative to the surrounding topography, location relative to industrial lands, and height relative to the existing industrial buildings and trees.

CONCLUSION

Staff recommends that Council advise the proponent that consultation has occurred and that the City concurs with the proposed site as requested.

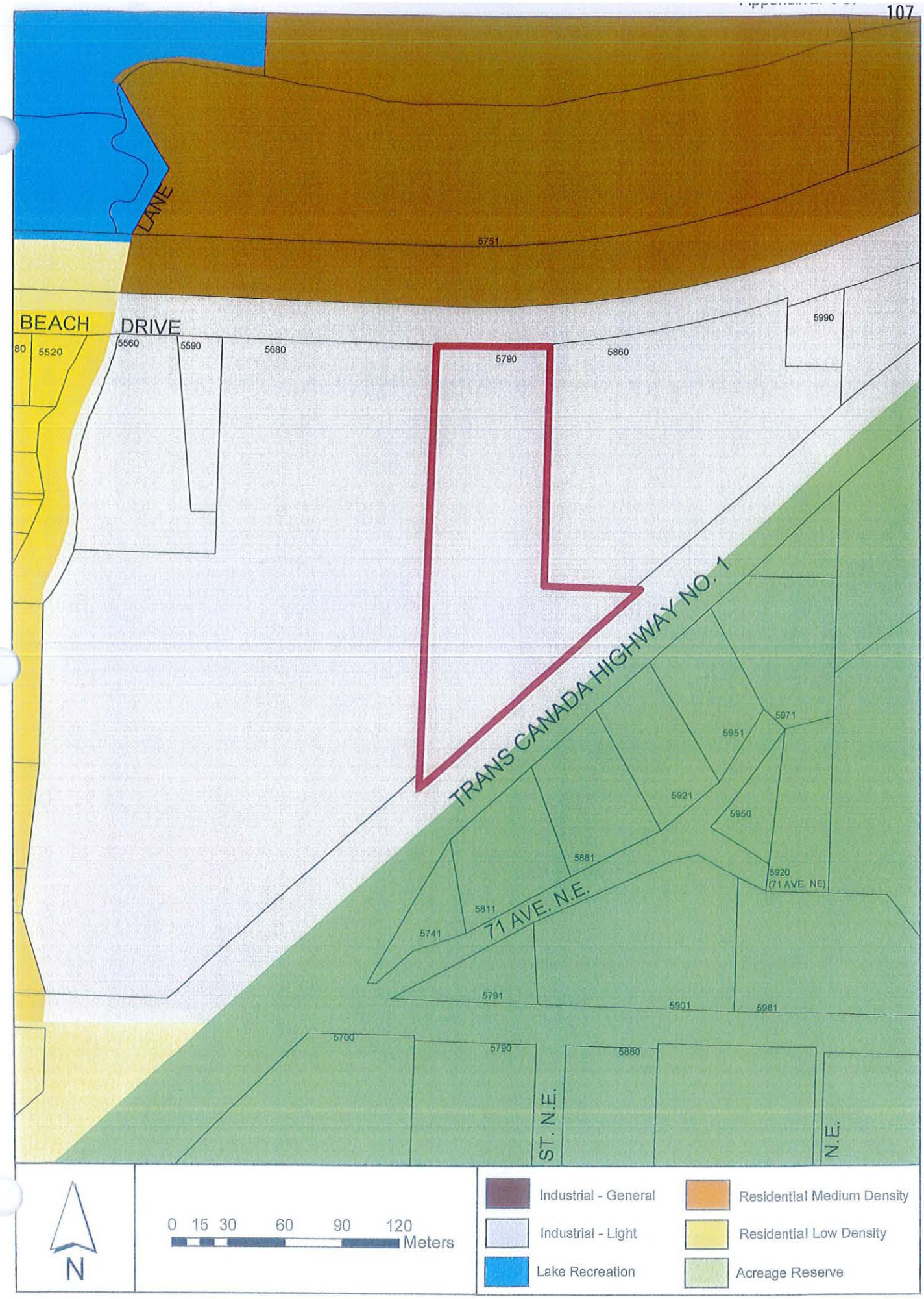
Prepared by: Chris Larson, MCP
Planning and Development Officer

Reviewed by: Kevin Pearson, MCIP
Director of Development Services

N

0 30 60 120 180 240 Meters

Subject Parcel


LANE
5751
BEACH DRIVE
80
5520
5560
5590
5680
5790
5860
5990
TRANS CANADA HIGHWAY NO. 1
5971
5951
5921
5950
5881
5920
(71 AVE. NE)
5811
71 AVE. N.E.
5741
5791
5901
5981
5700
5790
5880
ST. N.E.
N.E.
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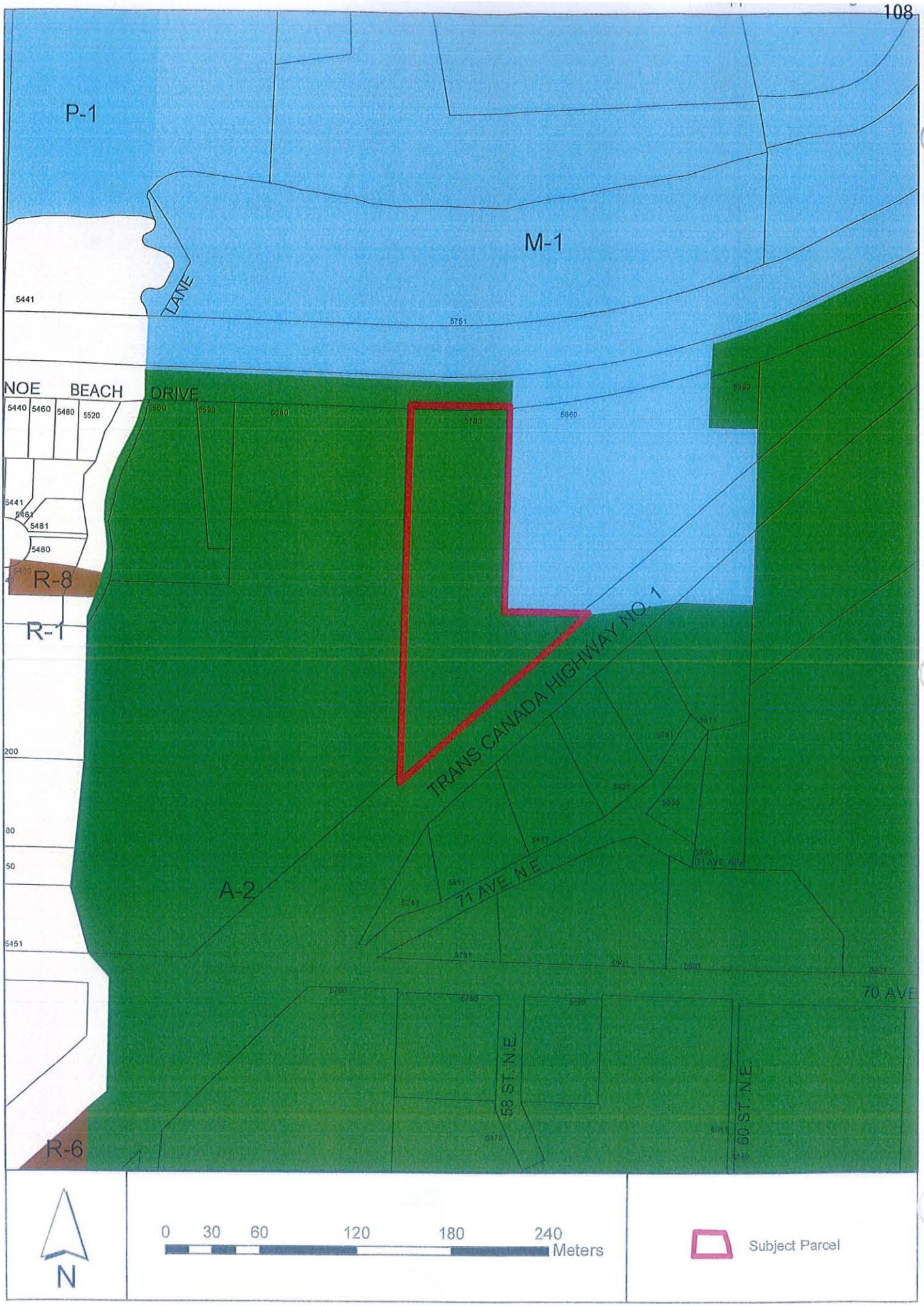
Meters
Industrial - General
Industrial - Light
Lake Recreation
Residential Medium Density
Residential Low Density
Acreage Reserve


P-1
M-1
LANE
5441
5751
NOE BEACH DRIVE
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5460
5480
5520
5500
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5780
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5461
5481
5480
R-8
R-1
TRANS CANADA HIGHWAY NO. 1
200
80
50
5451
A-2
71 AVE N.E.
70 AVE
58 ST. N.E.
60 ST. N.E.
R-6
N
0 30 60 120 180 240
Meters
Subject Parcel

Public Consultation Package – Wireless Communications Site

Rogers Site: W4866

Location: 5790 Canoe Beach Dr NE, Canoe, BC

Lat: 50.7537385, -119.2184254

Contact

Rogers c/o Medallion Wireless, Consultant for Rogers
#150 - 2417 Main Street
West Kelowna, BC, V4T 2H8
Telephone: 1-250-878-8831
Fax: 604-469-6838
Email: Feedback@medallionwireless.com

June 7, 2019

Please note that this Public Consultation Package has been amended from the Package dated May 28, 2019 and contains updated information.

Purpose of the Notice

This notification package is an invitation to the public to provide comments regarding a proposed wireless communication site to be located on private land in Salmon Arm at 5790 Canoe Beach Dr NE, Canoe, BC. The coordinates are: 50.7537385, -119.2184254.

Introduction

Rogers Communications Canada Inc. ("Rogers") strives to improve coverage and network quality to remain the leading wireless provider in Canada. Rogers is proposing a wireless installation which consists of replacing a light pole with a monopole tower and equipment cabinets. Once completed the antenna system will measure 20 meters in height. Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, is responsible for the approval of this antenna system and requires Rogers to consult with the nearby public and local municipality. The City of Salmon Arm has a telecommunications policy which Rogers is required to follow. After reviewing this proposal, the City of Salmon Arm will make its recommendation to ISED and Rogers.

The antenna system will be located here:

Antennas in the Vicinity

There is an existing Telus tower approximately 100m North West of the proposed Rogers tower, however, this tower is not suitable for Rogers to co-locate on.

Network Requirements and Site Selection

The proposed site location is a result of many considerations. Existing structures, including towers, were initially reviewed during the site selection process. After careful examination, it has been determined there are no viable existing structures in the area that would be suitable for the operations of Rogers' network equipment.

The proposed location is considered to be appropriate given the surrounding areas and network requirements. The proposed location is well suited to provide coverage to the residential neighborhoods in the area. Rogers has invited Freedom Mobile, Bell Mobility, and TELUS to collocate on the proposed tower. Their responses are pending.

Details of the Proposed Tower

Rogers has completed preliminary design plans and a photo-simulation. These preliminary design plans are subject to final engineering requirements, land survey and approval of Transport Canada. The Photo-Simulation is an approximate representation and is for conceptual purposes only. Applications to both Nav Canada and Transport Canada have been submitted.

PHOTO-SIMULATION

Looking South from Canoe Beach Dr NE

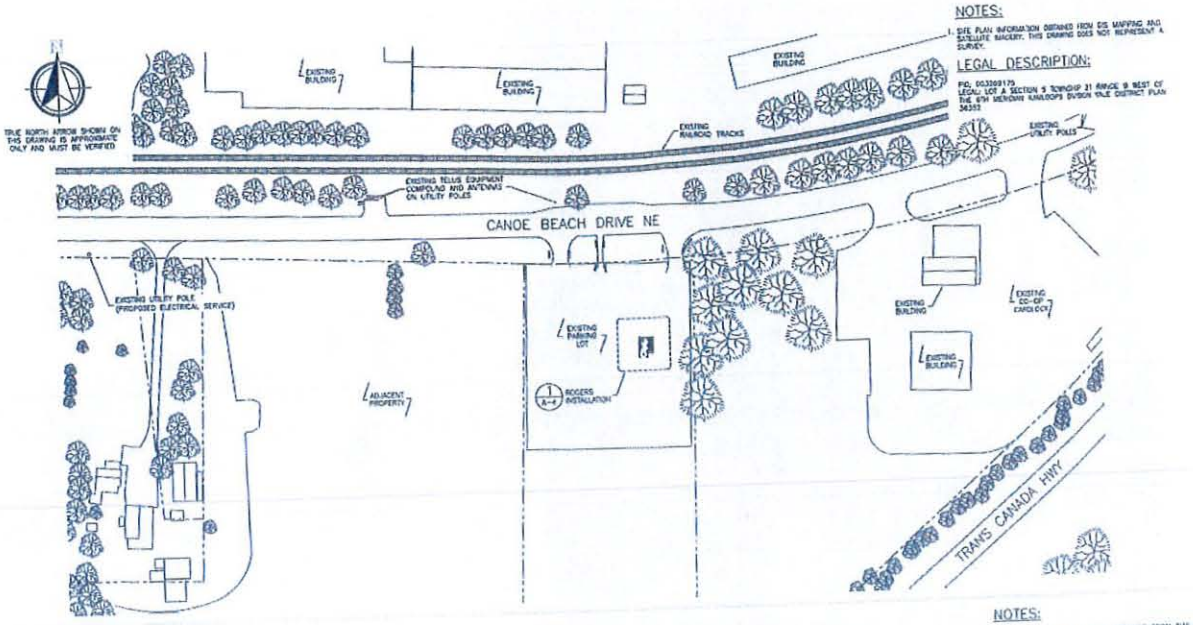
Photo Simulation is an approximate representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineering requirements.
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

PHOTO-SIMULATION

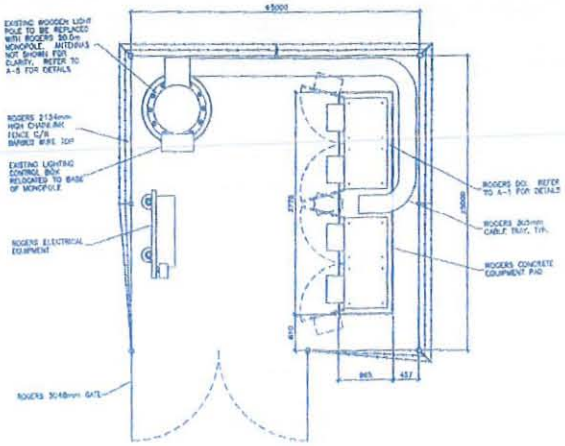
Looking South East from Canoe Beach Dr NE

Photo Simulation is an approximate representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineering requirements.
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

SITE DRAWINGS



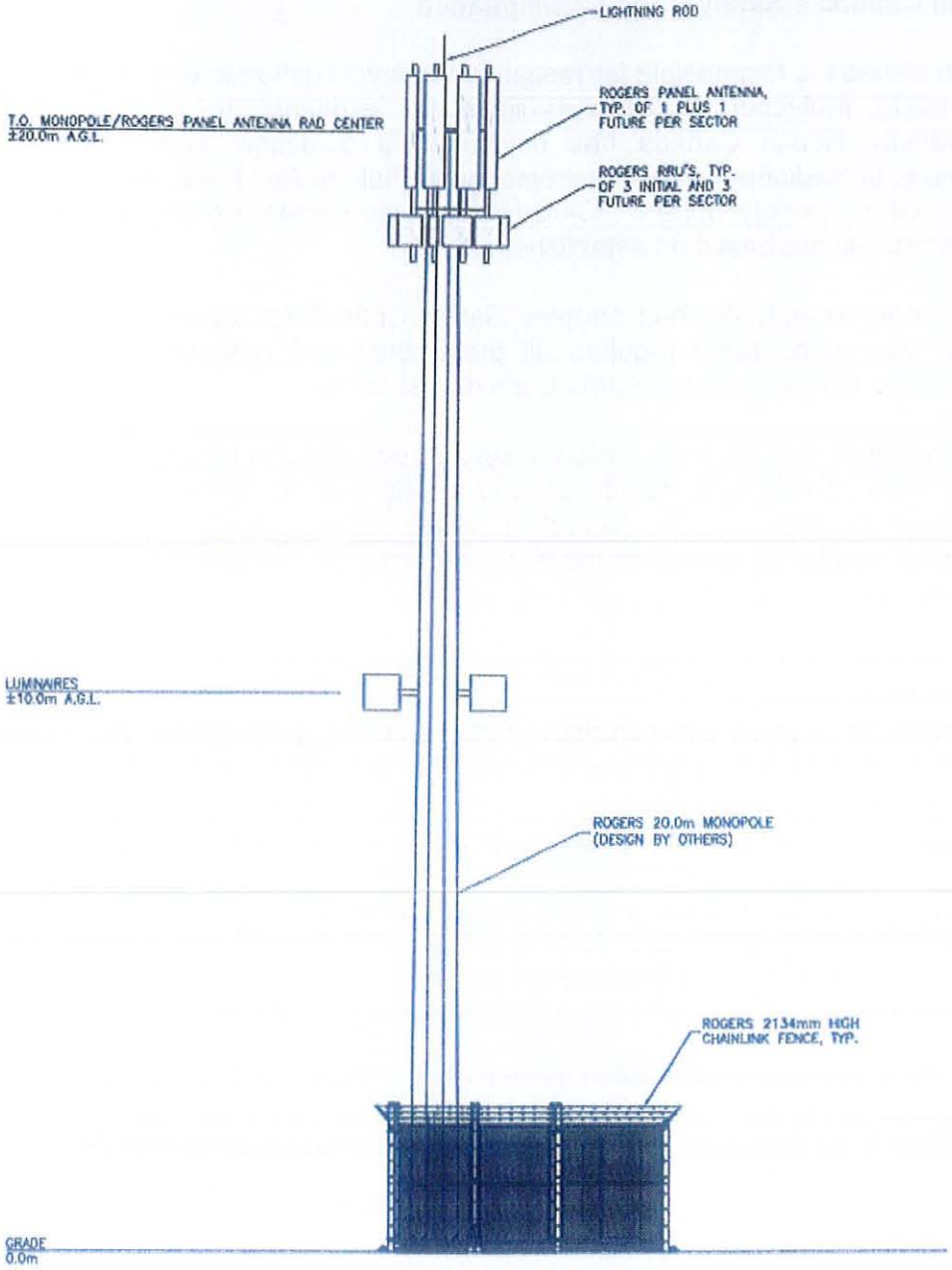
NOTES:
1. COMPOUND LAYOUT INFORMATION OBTAINED FROM SITE MEASUREMENTS TAKEN BY CORE DATE CONSULTING LTD. DATED FEBRUARY 4, 2015.



1 COMPOUND LAYOUT
1:50

ROGERS.

medallion



1 SOUTH ELEVATION
1:100

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate the health protection guidelines/limits for exposure to electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Field in the Frequency Range from 3kHz to 300 GHz – Safety Code 6". Canada's exposure limits are among the most stringent guidelines that are based on established effects.

ISED, under its authority, has adopted Safety Code 6 for the protection of the general public. As such, ISED requires all proponents and operators to ensure that their installations comply with the Safety Code 6 at all times.

Rogers attests that the radio antenna system described in this notification package will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

More information in the area of radiofrequency exposure and health is available at the following web site:
http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. Rogers will make all necessary applications to Transport Canada and NAV Canada. Transport Canada will confirm if marking or lighting of the tower is required.

For additional detailed information, please consult Transport Canada at:

http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm

Canadian Environmental Assessment Act

ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation, including the Canadian Environmental Assessment Act. Rogers attests the installation proposed will comply with the Environmental Assessment Act requirements.

Engineering Practices

Rogers attests that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

ISED's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through ISED. For more information on ISED's public consultation guidelines including CPC-2-0-03 contact (http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html) or the local ISED office at:

ISED - Okanagan-Kootenay Office
1726 Dolphin Avenue, Room 603
Kelowna BC V1Y 9R9
Telephone: 250-470-5026 or 1-800-667-3780
Fax: 250-470-5045
Email: ic.spectrumkelowna-kelownaspectre.ic@canada.ca
(By appointment only)

Contact Information - Rogers and Public Comment Submission

Rogers is committed to effective public consultation. As per the City of Salmon Arm's Telecommunications Policy, the public is invited to provide comments to Rogers about this proposal by mail, electronic mail, phone or fax. Please send your comments to the address below by the close of business day on **July 13, 2019**.

Rogers will respond to all reasonable and relevant concerns. The City will be taking into account comments from the public and the proponent's response to each when providing its position to the proponent and ISED.

Closing Date for Submission of Written Public Comments

The City of Salmon Arm's Telecommunications Policy contains requirements for timely response to your questions, comments or concerns. As such, we will acknowledge receipt of your communication within ***14 days*** and will provide a formal response to the Municipality and those members of the public who communicated to Rogers, within ***60 days***. The members of the public who communicated with Rogers will then have ***21 days*** to review and reply to Rogers a final response.

Proponent's Contact Information

Rogers c/o Medallion Wireless, Consultant for Rogers
#150 - 2417 Main Street
West Kelowna, BC, V4T 2H8
Telephone: 1-250-878-8831 | Fax: 604-469-6838
Email: Feedback@medallionwireless.com

Contact Information – Local Government

Chris Larson
CLarson@SalmonArm.ca
250-803-4051

Public Comment Record
Rogers Proposed Wireless Communications Installation
W4866 - Canoe

Name: _____

Address: _____

Telephone: _____ **E-mail:** _____

Comments

To be considered part of this consultation, comments must be received by close of business day on July 13, 2019. Please forward your comments to:

Rogers Communications Inc.
c/o Medallion Wireless
#150 - 2417 Main Street
West Kelowna, BC V4T 2H8
Email: Feedback@medallionwireless.com
Fax: 604-469-6838

_____

_____

_____

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_____

** Comments received shall form part of ISED's Public Consultation Process under the Spectrum Management and Telecommunications Client Procedures Circular CPC-2-0-03, Issue 5, and will be made public as part of a report issued to the City of Salmon Arm and ISED.*

ROGERS

Sept 3, 2019

Via Email

Chris Larson, BSc., MCP.
Planning & Development Officer
City of Salmon Arm
Department of Development Services
500 2 Avenue NE
Salmon Arm, BC V1E 4N2

Dear Mr. Larson:

Subject: Request for Concurrence for Rogers Wireless Communications Facility Proposal

Rogers Site:	W4866 - Canoe
Proposed Location:	5790 Canoe Beach, Salmon Arm
Coordinates:	50.7537385, -119.2184254
Description:	20m Monopole Wireless Communications Facility

Please be advised that Rogers Communications Inc. ("Rogers") has completed the public consultation process as it relates the proposed wireless antenna installation in the above noted subject line. Rogers conducting its consultation following the City of Salmon Arm's Policy 3.18 entitled "Communication Antenna System Location and Consultation". Rogers is respectfully requesting, from the City of Salmon Arm's council, concurrence for the proposal to build a 20 metre monopole telecommunication tower in an effort to provide Rogers wireless communications services in the City of Salmon Arm. Enclosed please find evidence of the following efforts regarding this public consultation process.

Rogers initiated consultation with the Development Services Department of the City of Salmon Arm regarding our proposed location on November 26th, 2018. After addressing all design concerns with the City, Notification Packages were mailed to all households and encumbrances on title on a list 27 addresses located within 100m of the tower on May 29th, 2019 (**Appendix 1: Notification List**). Out of an abundance of caution, a second mail out was sent to the same list on June 10th, 2019 with specific reference to the Salmon Arm policy as opposed to the default ISED policy. On May 31st, 2019, a notice ran in the Salmon Arm Observer advising (**Appendix 2: Tear Sheet**) and a sign was erected on site (**Appendix 3: On-Site Notice**).

On July 13th, 2019 conclusion of the extended 30-day consultation period ended. During the full consultation period, two stakeholders provided comments indicating that they had no concerns (**Appendix 4: Comments and Responses**). Based on the feedback Rogers has received from the public, Rogers would like to proceed in requesting concurrence for a wireless communication facility. If the Board

concurs with the proposal, please find in **Appendix 5: Sample Resolution,** a sample resolution which may be used.

Rogers is committed to providing wireless service to the City of Salmon Arm and looks forward to working with staff and the community. Should you require any additional information, please do not hesitate to contact me at 604-600-4200 or by e-mail at garth.jones@rci.rogers.com.

Garth Jones

Municipal Project Manager
Rogers Communications Inc.

cc: Samuel Sugita, Manager, Rogers Communications Inc.

ROGERS™

Appendix 1: Notification List

STREET_NUM1	STREET_NUM2	STREET_DIR	STREET_NAME	NAME1	NAME2	STREET1	STREET2	CITY	PROV_STATE_CODE	POSTAL_ZIP
			ROAD - (10 AVENUE	PROVINCIAL LAND COMMISSION		C/O MIN AGRI/FISHERIES, PROP MNGT PROGRM	203 - 33780 LAUREL STREET	ABBOTSFORD	BC	V2S1X4
5860		NE	CANOE BEACH DRIVE	ARMSTRONG REGIONAL COOPERATIVE		BOX 250		ARMSTRONG	BC	V0E1B0
			FIBRE OPTIC CABLE	ROGERS COMMUNICATIONS INC. ATTENTION: SUPPORT SERVICES		8200 DIXIE ROAD	OASIS 1 B	BRAMPTON	ON	L6T0C1
			SUN COUNTRY - CABL	SHAW CABLESYSTEMS LIMITED INC.		1100-630 3 AVENUESW	ATTENTION: REAL ESTATE	CALGARY	AB	T2P4L4
			CPR - LEASE GBMK 0	CANOE FOREST PRODUCTS LTD		PO BOX 70	8160 TRANS CANADA HIGHWAY	CANOE	BC	V0E1K0
5741		NE	71 AVENUE	HARRINGTON, JOHN P	HARRINGTON, JANICI	PO BOX 295		CANOE	BC	V0E1K0
5811		NE	71 AVENUE	ELLIS, ERNEST J	ELLIS, ELIZABETH G	PO BOX 523		CANOE	BC	V0E1K0
5881		NE	71 AVENUE	BABAKAIFF, HAILI R	LAWSON, BRYCE A	BOX 135NE		CANOE	BC	V0E1K0
5921		NE	71 AVENUE	STEWART, JACK K		BOX 649		CANOE	BC	V0E1K0
5951		NE	71 AVENUE	PETERSON, TREVOR J	PETERSON, TARALYNI	PO BOX 657		CANOE	BC	V0E1K0
				BC TELEPHONE CO		C/O TELUS TAXATION (02)	PO BOX 1552	EDMONTON	AB	T5J2N7
			FIBRE OPTIC CABLE	TELUS COMMUNICATIONS INC		PO BOX 1552		EDMONTON	AB	T5J2N7
		NE	CANOE BEACH DRIVE	TM MOBILE INC		PO BOX 1552		EDMONTON	AB	T5J2N7
		SE	6 AVENUE	CROWN PROVINCIAL		441 COLUMBIA STREET	C/O THOMPSON-OKANAGAN FLNR SERVICE	KAMLOOPS	BC	V2C2T3
			BEATTY AVE NW (ROAD)	CROWN PROVINCIAL		C/O MINISTRY OF TRANSPORATION & HWYS	447 COLUMBIA STREET	KAMLOOPS	BC	V2C2T3
		S	ROAD - (5 AVENUE	BC TRANSPORTATION FINANCING AUTHORITY		342 - 447 COLUMBIA STREET		KAMLOOPS	BC	V2C2T3
			FIBRE OPTIC CABLE	BELL CANADA C/O SNC-LAVLIN NEXACOR		ATTN: TAXATION DEPARTMENT	PO BOX 86, STATION ST-JACQUES	MONTREAL	QC	H3C1C5
			ROAD - (40 ST & 15	CROWN PROVINCIAL		C/O MIN TRANSPORTATION & HWYS	6475 METRAL DRIVE	NANAIMO	BC	V9T2L9
			CPR LEASE	CANADIAN PACIFIC RAILW AY CO		BUILDING 9-1670 LOUGHEED HIGHWAY	REAL ESTATE TAXATION	PORT COQUITLAM	BC	V3B5C8
			C OF C - COM SITE	MYBC DATACOM LTD.		20A-5270 AUTO RDSE		SALMON ARM	BC	V1E1X3
			FOREST HILLS PARK	CITY OF SALMON ARM		BOX 40		SALMON ARM	BC	V1E4N2
			GAS - DISTRIBUTION	BC GAS UTILITY LTD		C/O TERASEN GAS INC	LAND SERVICES, 16705 FRASER HWY	SURREY	BC	V3S2X7
			FIBRE OPTIC CABLE	MTS ALLSTREAM INC		200 WELLINGTON STREETW		TORONTO	ON	M5V3G2
			PLAN FIBRE OPTIC CABLE	GT FIBER SERVICES INC C/O SNC-LAVALIN (NEXACOR)		ATT: TAXATION DEPARTMENT	BOX 610, STATION K	TORONTO	ON	M4P2H1
			HYDRO - DISTRIBUTION LIN	BC HYDRO & POWER AUTHORITY		800-333 DUNSMUIR STREET - 13th FLOOR	PROPERTY TAX DEPARTMENT	VANCOUVER	BC	V6B5R3
			R/W - POWERLINE	CROWN FEDERAL		641-800 BURRARD STREET	C/O PWGSC, PILT M&C, ATTN D. JEFFERSON	VANCOUVER	BC	V6Z2V8
5971		NE	71 AVENUE	WATSON, COLIN J		BOX 51		CANOE	BC	V0E1K0

Appendix 2: Tear Sheets

Career Opportunities

Your Career Starts Here — LocalWork.ca

YOUR NEW CAREER
WITH BLACK PRESS STARTS HERE

Black Press Media is the leading North American local news champion with operations across British Columbia, Alberta, Yukon, Washington State, California, Alaska and Hawaii. Over 2,000 talented employees work with us delivering unique community news and information across a full suite of digital and traditional media channels. We value diverse viewpoints, new ways of thinking and a collaborative approach to delivering results.

PUBLISHER (VERNON)
Black Press Media is looking for dynamic Multi Media Publisher who will oversee the relation development for Vernon and area. This position will be based in Vernon. Black Press Media is the largest media company in British Columbia with over 30 functions across Western Canada. Have we said you yet? Oh wait, that's your job!

COLLATORS AND INSERTERS (VERNON)
Vernon Press is hiring Collators and Inserters for their continually expanding inserting department. Duties include hand collating, stuffing flyers and product samples as well as Digital Inserter. This is a general labour position that requires frequent lifting up to 15 kg and involves the handling of newspapers and advertising supplements.

MULTI-MEDIA JOURNALIST/ SOCIAL MEDIA COORDINATOR (KELOWNA)
Black Press Media has an opening for a full time, permanent multimedia journalist in Salmon Arm. The successful candidate will be joining the largest multimedia reporting force in British Columbia. Black Press employs 185 journalists in the province, generating news content for highly competitive and expanding digital platforms, and for expanding print products.

MULTI-MEDIA EDITOR (VERNON)
Black Press Media is looking for an exceptional Editor – someone who will excel at leading a newsroom team to achieve consistent success in print and digital news delivery. Black Press is rapidly expanding its multimedia platforms, built on a foundation of highly respected, community newspapers known for their accuracy, insight and integrity.

MULTI-MEDIA COORDINATOR (PENTICTON)
Black Press is looking for a full time Multi Media Coordinator to work with our team of Multi Media Marketing Consultants. The primary function of the Multi Media Coordinator is the administration and implementation of advertising and marketing programs across our print and digital platforms. The position will liaise with the creative services team, marketing specialists and advertising clients.

ASSISTANT BUREAU CHIEF (OKANAGAN)
A central editorial hub in Kelowna oversees eight Black Press community newspaper publications and websites. We are seeking a highly talented, experienced multimedia journalist to work as an assistant to the existing high bureau chief, directing print and web content generated by a 10 person team, including local community journalists, editors, paginators and a social media content coordinator.

MULTI-MEDIA SALES CONSULTANT (KELOWNA)
We are expanding our advertising department! Enjoy a creative environment! Understand the power of marketing on multiple platforms? The Kelowna Morning Star is on the hunt for a full time Multi media Sales Consultant. We are looking for an exceptional sales person that is as comfortable talking to tattoo artists as boardroom executives. You are creative, persuasive and hustlers and have passion in everything you do. Every day you will take on incredible brand-building challenges in the Okanagan and surrounding areas and convey the many benefits of advertising with the Morning Star both in print and through our digital services.

APPLY *Today* WITH YOUR RESUME AND COVER LETTER TO CAREERS@BLACKPRESS.CA, BE SURE TO REFERENCE THE JOB AND LOCATION YOU'RE APPLYING FOR. PLEASE NOTE ONLY SHORTLISTED APPLICANTS WILL BE CONTACTED.

Black Press Media

For more information on these vacancies and other regions throughout BC visit: www.blackpress.ca/careers

Help Wanted

WANTED CLEANING CREW
for two rental cabins at Totem Pole Resort, 7429 Sunnybrae-Canoe Pl. Rd. Tappen, BC

Required Saturdays for July and August 2019 between 11:00 AM (check-out) and 4:00 PM (check-in)

Competitive wages including travel time, all cleaning materials supplied

Respond to:
780-940-3135 any time
9am - 11pm or to
laurelcowan114@gmail.com

Services

Financial Services

GET BACK ON TRACK!
Bad credit? Bills? Unemployed? Need Money? We Lend! If you own your own home - you qualify. Pioneer Acceptance Corp. Member BBB
1-877-987-1420
www.pioneerwest.com

Medical Health

GET UP TO $50,000 from the Government of Canada. Do you or someone you know Have any of these Conditions? ADHD, Anxiety, Arthritis, Asthma, Cancer, COPD, Depression, Diabetes, Difficulty Walking, Fibromyalgia, Irritable Bowels, Overweight, Trouble Dressing...and Hundreds more. ALL ages & Medical Conditions Qualify. Have a child under 18 Instantly receive more money. CALL BRITISH COLUMBIA BENEFITS 1-(800)-211-3550 OR Send a Text Message with Your Name and Mailing Address to (604) 739-5600 For Your FREE benefits package

Cleaning Services

Detailed House Cleaning
Specialized in move-in & move-out. Weekly, bi-weekly & monthly. Janitorial & apartment cleaning.
250-804-8794

Garden & Lawn

Yard Cleaning, Grass cutting, Garbage Removal
250-804-8794

Handy Persons

Moss Removal From Shingles
- Gutter Cleaning
- Dump Runs
- Pressure Washing
- Deck & Fence Staining
- Siding

250-804-5858

Misc Services

House Sitting & Caretaking Services
250-804-8794

Tree Services

LOOKING TO PURCHASE:

Post and Rail Raw Logs
Pine - Spruce - Fir

Please Contact:
Corey Kuromi

Mobile 250-319-0400

Pets

Livestock

1.5 year old Brown Hens, still laying well. $4.00 each 250-832-8318

Merchandise for Sale

Farm Equipment

1209 John Deere Mower conditioner - in good condition $4,500. 250-835-8533

Garage Sales

Blind Bay
Multi Family Garage Sale
The Fairways
2680 Golf Course Dr.
Saturday, June 1st
8:00 a.m. - 3:00 p.m.
Many family's participating, many treasures!

Canoe
Zona's Collectibles Estate Sale
7181 51st Street
Saturday, June 1st
Sunday, June 2nd
9:00 a.m. - 3:00 p.m.
Many Treasures to be found! Follow the red arrows! No early birds.

Notch Hill
Huge Garage Sale
1421 Greenwood Drive (Notch Hill Estates)
Saturday, June 1st
Sunday, June 2nd
9:00 a.m. - 5:00 p.m.
Something for everyone!

Salmon Arm
Garage Sale
Our Biggest sale Ever!
681 Harbour Front Drive NE
Lakeside Manor
Saturday, June 1st
9:00 a.m. - 2:00 p.m.

Garden & Lawn

Bland's Bark Mulch
- Shavings, Sawdust, Bark Mulch, Wood Chips (bulk/mini bags)
- Well Rotted Manure
- Soils
- Extra Clean Wheat Straw

PICK-UP OR DELIVERY

Stanley Bland 832-6615 or 833-2449

Pets

PET GROOMING
With **Michelle**
Monday to Friday
All Breeds including Cats & Large Dogs
Critters
Appointments necessary **250-832-0604**
271A Trans-Can. Hwy, N.E. (across from KFC)

WE ARE BUILT TO HEAL
Donate today at bcchf.ca
BC Children's Hospital

Garage Sales

Salmon Arm
Garage Sale
Unit 30 2751 15th Ave North East
Saturday, June 1st
8:30 a.m. - 2:00 p.m.
Tools, tent, suitcases, household and more!

Salmon Arm
Multi-Family Garage Sale
5371 Mayfair Road
Saturday, June 1st
9:00 a.m. to 3:00 p.m.
Rain or shine!

Salmon Arm
Multi Family Garage Sale
741 16th Street SE
Saturday, June 1st
9:00 a.m. - 2:00 p.m.

South East Salmon Arm
Bay View Place Townhouses Strata Garage Sale
171 17th Street
Saturday, June 1st
9:00 a.m. - 12:00 p.m.
All things you want and need!

Tappen
Garage Sale
1143 Tappen Notch Hill Road
Saturday, June 1st
Sunday, June 2nd
9:00 a.m. - 3:00 p.m.
Household items
No early birds.

Misc. for Sale

Salmon Arm
Power Tools, steel and wood extension ladders, 18 ft aluminum canoe, and 12' surf board with sail. 250-833-4665 Fri-Sunday

Misc. Wanted

Able buyer of all your old **coins**, coin collections, Collector **COINS**, all silver, gold, rare, common, old money, bullion. • **Todd** the Coin Guy **(250)-864-3521**

Coin Collector Buying Coins, Collections, Olympic Gold & Silver Coins, Rare coins & common silver Coins, paper currency etc. Also, buying ALL kinds of Gold and Silver. Estates. **Call Chad 1-250-863-3082**

Rentals

Apt/Condo for Rent

Lakeview Manor Apts
Deluxe 2 bdrm viewing Shuswap Lake in quiet adult, n/s, n/p, building. Close to all amenities. Available July 1st
$1300/mo + Hydro
250-833-9148 Refs req.
lakeviewmanor@telus.net

Royal Inn of Enderby
1 bedroom apartment
$750/month adult building
NP 250-838-9700

Halls/Auditoriums

Gleneden Community Hall For Rent
• Banquets • Meetings
• Weddings • Reunions
or Just Because?
250-832-9906
gleneedencommunity.ca

Suites, Lower

Blind Bay
1 bedroom all included. Working person preferred
250-517-0484

Blind Bay Waterfront
2-3 Bedroom basement suite for rent. Dock available
$1,500/month
Plus hall Utilities
250-833-6616

Transportation

Cars - Domestic

1994 Mustang Convertible GT
5 Speed manual, 240,600 Kilometers
Nice condition
Asking **$6800** OBO
Please call:
250-546-0026

2002 Forester AWD DX
Standard, good care, no accidents, 2 sets tires, roof rack, solid, great in snow and ice, $2800, 804-9553

Cars - Sports & Imports

Vernon
1997 Mercedes E420
Automatic 264,000kms
New battery.
New brakes.
Extra set of rims.
Asking $1500
250-545-1577

Trucks & Vans

2005 Chev Trail Blazer LT 4x4 Asking $6,000 OBO
250-608-0094

2005 Toyota Matrix, 2 sets of tires on rims, FWD $6,000 obo 250-608-0094

Transportation

Boats

12 foot Lung Boat and Trailer
No leaks, electric motor & many extras too many to list. Asking **$1,600**
250-832-4490

Conveniently call the classified department to place your ad
IN YOUR PAJAMAS
1.866.865.4460
BC Classifieds.com

Legal

Legal Notices

CRIMINAL RECORD?
Why suffer Employment/ Licensing loss? Travel/ Business opportunities? Be embarrassed? Think Criminal Pardon. US Entry Waiver. Record Purge. File Destruction. Free Consultation 1-600-347-2540. access@gatmjl.com

MS lives here.
It's here in our community. Please make a difference by volunteering.
MS Multiple Sclerosis Society of Canada

Legal Notices

CONTRACTORS

Chase Creekside Seniors Organization requires contractors to bid on renovations that need to be made to the front of the building at 542 Shuswap Ave, Chase, BC.

For information and plans for the project,

contact Vern: 250-679-2488

or Ivan: 250-679-2758

Legal Notices

ROGERS

PUBLIC NOTICE
PROPOSED ROGERS COMMUNICATIONS RADIOCOMMUNICATIONS FACILITY TELECOMMUNICATION TOWER

Rogers is committed to providing Canadian communities high speed wireless voice and data service. To improve service, Rogers is proposing to construct a 20m monopole tower with ancillary radio equipment including two equipment cabinets approximately 2m x 1m at the base of the tower with a perimeter fence of 5m x 5m restricting public access. As part of the public consultation process as required by ISED (formerly Industry Canada), Rogers's regulator under the Radiocommunications Act, Rogers is inviting the public to comment on the proposed tower location by July 2, 2019. This tower will be fully compliant with ISED guidelines, as found under the Client Procedure Circulars.

TOWER LOCATION: 5790 Canoe Beach Dr NE, Salmon Arm, BC
COORDINATES: 50.7537385, -119.2184254

LEGAL: LEGAL: LOT 1 SECTION 5 TOWNSHIP 21 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 6297 EXCEPT PLAN H609

ANY PERSON MAY comment by close of business day on July 2, 2019 with respect to this matter.

Rogers Site Reference Number: W4866

ROGERS CONTACT:
Medallion Wireless
#150 – 2417 Main Street
West Kelowna, BC, V4T 2H8
Tel: 250-878-8831
Fax: 604-469-6838
Email: Feedback@medallionwireless.com

Appendix 3: On-Site Notice

PUBLIC NOTICE
ROGERS

Appendix 4: Comments and Responses

Reply all | Delete Junk | •••

FW: REFERRAL - Rogers Wireless (5790 Canoe Beach Dr NE, Salmon Arm)

MI Macleod, Ian <Ian.Macleod@fortisbc.com>
Wed 6/5, 11:38 AM
Public Notification

Reply all |

Inbox

Rogers Referral.pdf
402 KB

Show all 1 attachments (402 KB) Download

No concerns.

Ian

Ian Macleod, AScT | Planning & Design Technologist | FortisBC
1402 McGill Road | Kamloops, BC V2C 1L3
O: 250-371-5003 |

From: OGorman, Krystina <Krystina.OGorman@fortisbc.com>
Sent: Tuesday, June 04, 2019 1:08 PM
To: Macleod, Ian <Ian.Macleod@fortisbc.com>
Subject: REFERRAL - Rogers Wireless (5790 Canoe Beach Dr NE, Salmon Arm)

Property Referral: 2019-719

Hi Ian,

Please review the attached / below and provide your comments directly to feedback@medallionwireless.com by **July 2, 2019**.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Krystina O'Gorman
Property Services Clerk
Property Services, FortisBC Energy Inc.
16705 Fraser Hwy, Surrey, BC V4N 0E8
Direct Phone 604-592-8205
Toll Free 1-800-773-7001

Reply all | Delete Junk | ...

This email was sent to you by FortisBC*. The contact information to reach an authorized representative of FortisBC is 16705 Fraser Highway, Surrey, British Columbia, V4N 0E8, Attention: Communications Department. You can unsubscribe from receiving further emails from FortisBC by emailing unsubscribe@fortisbc.com.

*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings. Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

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Public Consultation Package, Canoe,BC

Tamrakar, Rojina <Rojina.Tamrakar@bchydro.com>

Wed 6/19/2019 3:28 PM

To: Public Notification <feedback@medallionwireless.com>;

Cc: Wong, Allan <Allan.Wong@bchydro.com>;

Hi there,

We've received your Public Consultation Package- Wireless Communications Site at Canoe, BC and have no comment on it.

Thanks & Regards,

Rojina Tamrakar | Property Leasing Services

BC Hydro
333 Dunsmuir St, 13th floor
Vancouver, BC V6B 5R3

P 604 699 9088
E rojina.tamrakar@bchydro.com

bchydro.com
Smart about power in all we do.

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BCHydroDisclaimerID5 2.9.15.11

Appendix 5: Sample Resolution

Resolution

Rogers Site:	W4866 - Canoe
Proposed Location:	5790 Canoe Beach, Salmon Arm
Coordinates:	50.7537385, -119.2184254
Description:	20m Monopole Wireless Communications Facility

WHEREAS ROGERS Mobile Inc. ("Rogers") proposes to erect a wireless telecommunication tower and accessory structure on certain private lands more particularly described as: 5790 Canoe Beach, Salmon Arm, BC, Coordinates: 50.7537385° N, -119.2184254° W.

AND WHEREAS proponents of telecommunication towers are regulated by Innovation, Science and Economic Development Canada's (ISED), formerly Industry Canada, on behalf of the Government of Canada and as part of their approval, ISED requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS Rogers has consulted with the City of Salmon Arm planning staff have no objection to the proposed telecommunications tower;

AND WHEREAS Rogers has consulted with the public by notifying all property owners and occupants in accordance with the City of Salmon Arm's policy "Communication Antenna System Location and Consultation" by notifying residents within 100 metres of the proposed location and provided thirty (30) days for written public comment in addition to posting a notice board on site;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise Rogers that:

    a) Rogers has satisfactorily completed its consultation with the City of Salmon Arm;
    b) The City of Salmon Arm is satisfied with Rogers' public consultation process and does not require any further consultation with the public; and
    c) The City of Salmon Arm concurs with Rogers' proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to the City of Salmon Arm.

Item 8.8

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to include an allocation for Fire Hall No. 4 Roof Repairs in the amount of $11,000.00 funded from the Hydraulic Ladder Rack;

AND THAT: the 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to reflect additional funding for the Fire Hall No. 3 Truck Exhaust System in the amount of $5,000.00 funded from the following:

• Hydraulic Ladder Rack	$1,000.00
• Fire Hose	2,000.00
• Turnout Gear	2,000.00
	$5,000.00

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of the supply and installation of the Fire Truck Exhaust system at Fire Hall No. and to authorize the sole sourcing of same to Nederman Canada;

AND THAT: Council award the supply and installation of a new Fire Truck Exhaust System at Fire Hall No. 3 to Nederman Canada in accordance with their quote in the amount of $16,603.40 plus freight and applicable taxes.

Vote Record

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

Opposed:

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

CITY OF
SALMONARM

Date: October 3, 2019
To: Mayor Harrison and Members of Council
From: Chelsea Van de Cappelle, Chief Financial Officer
Subject: Fire Department Capital Budget Amendments - 2019

Recommendation

THAT: The 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to include an allocation for Fire Hall No. 4 Roof Repairs in the amount of $11,000.00 funded from the Hydraulic Ladder Rack;

AND THAT: The 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to reflect additional funding for the Fire Hall No. 3 Truck Exhaust System in the amount of $5,000.00 funded from the following:

• Hydraulic Ladder Rack	$1,000.00
• Fire Hose	2,000.00
• Turnout Gear	2,000.00
	$5,000.00

AND THAT: The City's Purchasing Policy No. 7.13 be waived in procurement of the supply and installation of the Fire Truck Exhaust System at Fire Hall No. 3 and to authorize the sole sourcing of same to Nederman Canada;

AND THAT: Council award the supply and installation of a new Fire Truck Exhaust System at Fire Hall No. 3 to Nederman Canada in accordance with their quote in the amount of $16,603.40 plus freight and applicable taxes.

Background

It has come to our attention that the roof at Fire Hall No. 4 is experiencing drainage issues and pooling water as a result of a low area on the roof. The lower roof area has been identified as requiring immediate repair (before winter). The remaining roof sections are less critical and are proposed to be repaired within the 2020 budget.

Given the necessity of this project, it has been determined that the Hydraulic Ladder Rack, current 2019 budget of $12,000.00, could be postponed and the funding redirected to the required roof repairs.

Following the receipt of an updated quote for the Fire Truck Exhaust System at Fire Hall No. 3, it has been determined that there are not sufficient funds available to complete this project. The existing 2019 budget for the Fire Truck Exhaust System is $15,000.00,

requiring an additional $5,000.00 to complete the project. It is proposed to reallocate funding from the following sources:

• Hydraulic Ladder Rack	$1,000.00	(remaining budget after above)
• Fire Hose	2,000.00	(existing budget $6,000.00)
• Turnout Gear	2,000.00	(existing budget $12,500.00)
	$5,000.00	

Fire Hall No. 3 currently utilizes a Nederman System for two (2) of its existing Fire Trucks. The exhaust system is tied with both the Fire Hall and the Fire Trucks to prevent exhaust fumes from entering back into the Fire Hall. The Rescue Truck (Unit. No. 231) purchased in 2018 requires the installation of this exhaust system. As the system is existing and the City is simply adding an additional unit, it is preferred to use Nederman Canada for the required equipment.

Chelsea Van de Cappelle, CPA

City of Salmon Arm Fire Department
141 – Ross Street NE
Box 40
Salmon Arm, BC
V1E 4N2

Chelsea Van de Cappelle

Director of Finance

Re: 2019 Capital Budget Amendments

It is critical that one section of the roof at Hall 4 be repaired this fall at an estimated cost of $11,000.00.

(Remaining roof sections, are proposed in 2020 budget)

In addition, we are short funds to complete the Hall 3 exhaust by $5000.00.

As the required funds are $16,000.00, I therefore recommend the capital budget amendments funded from the following:

Hydraulic ladder rack - $12,000.00

Turn out gear - $2000.00

Hose - $2000.00

Respectively submitted

Brad Shirley, Fire Chief

Item 8.9

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to include an allocation for the Shaw Centre Chiller Replacement Design in the amount of $20,000.00 funded from the Shaw Centre Major Maintenance Reserve;

AND THAT: the 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to reflect additional Operating funding for the Shaw Centre in the amount of $38,000.00 funded by a reduction in the SASCU Recreation Centre Operating budget.

Vote Record

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

  Opposed:

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

CITY OF
SALMONARM

Date: October 3, 2019
To: Mayor Harrison and Members of Council
From: Chelsea Van de Cappelle, Chief Financial Officer
Subject: Shaw Centre and SASCU Recreation Centre Budget Amendments - 2019

Recommendation

THAT: The 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to include an allocation for the Shaw Centre Chiller Replacement Design in the amount of $20,000.00 funded from the Shaw Centre Major Maintenance Reserve;

AND THAT: The 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to reflect additional Operating funding for the Shaw Centre in the amount of $38,000.00 funded by a reduction in the SASCU Recreation Centre Operating budget.

Background

As per the attached letter from Darby Boyd, General Manager of the Shuswap Recreation Society, he is requesting two (2) 2019 budget amendments. The first is in anticipation of replacing the chillers and the second due to unforeseen operational overages at the Shaw Centre.

The chiller replacement will be proposed with the 2020 budget and prior to undertaking any replacement work, an engineer's design is required. Due to potential time constraints, it is recommended that the design work start in 2019. It is proposed to fund the design from the Shaw Centre Major Maintenance Reserve, which has an approximate balance of $410,800.00.

In addition, due to a number of unexpected operational costs and lost revenues, the Shaw Centre is operating in a budget deficit of $42,000.00. As indicated in the attached, the SASCU Recreation Centre is currently operating with an estimated $38,000.00 budget surplus; which is anticipated to carry through until year-end. As a result, it is recommended that the SASCU Recreation Centre Operating budget of $647,145.00 be reduced by $38,000.00 and reallocated to the Shaw Centre Operating budget, currently $675,630.00.

Chelsea Van de Cappelle, CPA

salmon arm recreation

September 17, 2019

Re: Budget addition request

City of Salmon Arm
Box 40
500 2nd Avenue NE
Salmon Arm BC
V1E 4N2

Attention: City of Salmon Arm Council

Dear Councillors:

We are writing to request a change in our current 2019 budget.

Arena chiller replacement:

During our ice plant shut down this season we were required by Technical Safety BC (TSBC) to test our ammonia chillers after their 20th year of use in the facility. During that testing and the subsequent remediation for the chillers we were informed by TSBC that we would have to close the facility unless we could get an engineer to approve the remediation work. Fortunately, our refrigeration contractors were able to secure an independent approval as required.

As part of our planning for the replacement of the chillers we will require and engineer's recommendation for this replacement. We have received a quote for $16,400 plus disbursements for the ice plant redesign for new chillers. We have also received a quote for $2,200 for a plant assessment and energy efficiency recommendation for the plant. Our ice plant represents approximately 70% of the energy use in our facility so this report will provide us with a plan for improving the energy efficiency of our facility.

We would like to request $20,000 in additional funding in order to initiate the necessary planning for chiller replacement at the Shaw Centre beginning in May of 2020.

Operating budget overages:

In 2019 we have faced a number of challenges and as a result we are $43,000 over budget at the end of July 2019.

2600 - 10TH AVENUE NE
SALMON ARM, BC V1E 2S4
TEL: 250-832-4044
FAX: 250-833-4656

your link to recreation

The major areas of concern in 2019 are as follows:

1. Special Events: BC Hockey had planned to host a Provincial Female hockey camp at the Shaw Centre in April 2019. This event was intended to include housing and food services for the camp. Lost revenues ($48,000) and the related costs ($32,000) have resulted in a $16,000 shortfall in our budget for 2019;
2. Administration wages: When we established our budget in 2018, we did not have a candidate for the replacement of our Operations Manager planned for May of 2019. A combination of factors including market value wage rates, recruitment costs and unpaid vacation payables have resulted in costs being $26,000 over budget. As part of the subsequent planning and cost mitigation for this transition we delayed the hiring of the new Aquatics Manager in the SASCU Recreation Centre resulting in a corresponding budget savings of $21,000 in that facility. At the time I failed to recognize the cross-facility budget sharing constraints for these accounts;
3. Ice equipment maintenance: When we formulated the 2019 budget in the fall of 2018, we were still sourcing out contractors that could perform the required work. The full testing of chillers was identified in ammonia related regulations, but the actual practice was rare. With no industry experience to draw on and contractor uncertainty over the scope of the work required we allowed $25,000 in our budget for 2019. The completion of this work has put us $37,000 over budget;

We would like to request $42,000 in additional funding to cover our unexpected budget shortages for 2019 at the Shaw Centre.

The Shuswap Recreation Society from our Board of Directors through to all our staff and the CSA staff we manage have developed and continue to foster a culture of operating efficiency which usually translates into budget savings. Our budget performance over the past 12 years has been exceptional resulting in a total budgeted savings over that period of $682,000. In 2018 our annual operations came in $98,000 under budget including $60,000 in the Shaw Centre. In the SASCU Recreation Centre for the 2019 budget year we are currently $38,000 under budget so when considering both operations we are currently only $3,000 over budget to the end of July. The issues that have arisen in the Shaw Centre have been one time emerging, non-discretionary and unexpected during the original budget planning for 2019. Feel free to contact me should you have any questions or concerns regarding this matter.

Yours truly,

Darby Boyd
General Manager

Item 9.1

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Permissive Tax Exemption Bylaw No. 4352 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

To:	Mayor Harrison and Members of Council
Date:	October 3, 2019
From:	Chelsea Van de Cappelle, Chief Financial Officer
Subject:	Permissive Tax Exemptions - 2020, 2021 and 2022

Recommendation

That Bylaw No. 4352 cited as "City of Salmon Arm Tax Exemption Bylaw No. 4352," be given three readings.

Background

As approved by Council at their Regular Council Meeting held on February 25, 2019, applications for permissive tax exemptions are only required once every three (3) years unless there are significant changes in the Organization (i.e. financial, dissolution, transfer of assets to another body, etc.).

In accordance with the above Resolution, new permissive tax exemption applications were received this year for the taxation years 2020, 2021, and 2022. Pursuant to Section 224 of the Community Charter, adoption of this bylaw will exempt the subject properties from not only the general municipal tax in the amount of $762,366.50, but also, specified area and parcel taxes in the amount of $26,252.00 and taxes levied by other governments in the amount of $428,988.00 (i.e. School, Regional District, Regional Hospital, Library, MFA and BCAA). The City is still responsible for payment of the exempted taxes levied by other governments and the remaining tax base must make up this difference.

It is important to note that statutory exemptions (legislated pursuant to the Community Charter) allow churches and the property they sit on, an automatic, or statutory exemption. Council has historically granted a permissive tax exemption to churches for the remaining property of up to 2 acres. For Societies, Senior Facilities and Sports Clubs, Council has historically permissively exempted all land and improvements, provided they are owned by a charitable, philanthropic or other not-for-profit organization.

Pursuant to Section 227 of the Community Charter, the City of Salmon Arm is required to advertise all properties being considered for a permissive tax exemption and the value of said exemptions. As such, advertisements have/will appear in the Salmon Arm Observer on August 28, September 4, October 2, and October 9, 2019.

The general municipal tax exemption amount of $762,366.50 represents 4.18% of the City's general municipal tax levy as follows:

Group	Exemption
Churches (see note)	$ 46,063.50
Non-Profit Societies	392,803.00
Seniors Centres	19,338.00
Other	13,754.00
Sports Clubs	290,408.00
Total	$ 762,366.50

(Note: Estimate that 50% is a permissive exemption, the remainder is statutorily exempt)

Legislation

Pursuant to Section 224 of the Community Charter, Council has the authority to set the criteria to which tax exemptions are granted and the associated amount. Note: These permissive tax exemptions vary vastly throughout the Province depending on each Community's philosophies and economic conditions.

This bylaw must be adopted by October 31, 2019 to be in effect for the 2020 tax year.

Summary of Applications Received

Please be advised that in reviewing the applications submitted various information was omitted (e.g. budget forecasts, portions of Financial Statements such as the Balance Sheet/Income Statement (or in some cases both), the Organizations were contacted but the information was not provided in all cases. All applications received have been provided to Council. Discussed below are applications that require further review.

Royal Canadian Legion Branch 62

The Royal Canadian Legion Branch 62 (Legion), located at 150 Lakeshore Drive NW, has applied for a Permissive Tax Exemption. The land and improvements are owned by the Salmar Community Association, a registered society in good standing, in accordance with Section 224(2)(a) of the Community Charter. The property is leased to the Legion.

As per the City's policy, exemptions are based on the use of the property. The building is used as a place for seniors to gather for friendship and companionship, including such things as, monthly lunches, cribbage, shuffleboard, memorial services, Christmas parties, reunions, etc. The building also contains a lounge that provides the majority of the revenue for the Legion. As per their application, liquor rate's charged are below market. Over the past two (2) years the Legion has been going through a staffing transition, resulting in a lack of detailed financial records showing donations and bursaries made. The Legion is currently not registered as a Charity, or Society, however has provided more detailed information regarding their services to support a non-profit status.

Bylaw No. 4352 has been prepared to include the Legion for a permissive tax exemption for a three (3) year period. However, it is recommended that it be granted on a one (1) year basis, with the intent that they can reapply in 2020 for 2021 when their financial records are in order.

Should the above recommendation for a one (1) year exemption be granted, the following amendment Motion to Bylaw No. 4352 is required:

> *That the following property is hereby exempted from taxation for all purposes for the year 2020 the whole of the taxable assessed value of the land and improvements unless otherwise noted:*
>
> *Lot 1, Plan EPP7412, Section 14, Township 20, Range 10 (150 Lakeshore Drive NW)*

Salmon Arm and Shuswap Lake Agricultural Association

The Salmon Arm and Shuswap Lake Agricultural Association (SASLAA), located at 471 10 Avenue SW, 511 5 Avenue SW, 481 5 Avenue SW and 421 5 Avenue SW, has applied for a Permissive Tax Exemption. The property at 471 10 Avenue SW is owned by the City of Salmon Arm and leased to SASLA. The remaining three properties are owned by SASLAA, a registered society in good standing.

In order to qualify under Section 224(2)(a), the Society must establish that it is using the properties for the stated purposes of the Society. The Society's purpose is to operate facilities for promotion, development and education regarding agriculture, industry, sports, recreation and the arts in the community. Note however, there is a portion of the property at 481 5 Avenue SW that is being rented to for-profit business and thus would not qualify under this section.

As per the City's policy, exemptions are based on the use of the property. Majority of the property at 481 5 Avenue SW is being used in accordance with the principal purpose of the Society. However, a portion (6,786 square feet) of the property is being leased/rented to for-profit business and is considered taxable. The estimated annual taxes attributed to the leased space is $1,900.00. Bylaw No. 4352 has been prepared to exclude this leased area.

Salmon Arm Golf Club Society

The Salmon Arm Golf Club Society (Society), located at 3641 Hwy 97B and 3400 Hwy 97B SE, has applied for a Permissive Tax Exemption. The properties are owned by Salmon Arm Golf Club Holdings Ltd., a wholly owned subsidiary of the Society, and are leased to the Society.

In order to qualify under Section 224(2)(a), the Society must establish that is using the properties for the stated purposes of the Society. The Society's constitution provides that one of its purposes is to operate a public golf course for the benefit of its members and the public at large. Note however, that the restaurant facilities are not included in the Society's purposes and thus would not qualify under this section.

In order to qualify under Section 224(2)(i), the Society must establish that is using all or some of the property (land or improvements) as a "public park" or a "public recreation ground" or for "public athletic or recreational purposes". Open to the public is generally considered to be free or at a nominal cost. Charging market rate fees or membership fees for use of the golf course doesn't qualify in this regard.

The property at 3641 Hwy 97B (18 Hole Championship Golf Course) has historically only been granted an exemption on the 18 Hole Course. The Old Residence, Restaurant, Pro Shop and Club House were considered in competition with other for-profit businesses and were therefore taxable.

Historically, the property at 3400 Hwy 97B SE (9 Hole Heritage Course) was not granted a permissive tax exemption as it was considered in competition with other for-profit businesses.

The City's policy states that non-profit organizations conducting retail and/or commercial activity and charging market rates will be considered in competition with for-profit business and will not be eligible. Based on a review of the fees charged at the Championship Course and the Heritage Course compared to other local golf courses, it appears that they are charging market rates. It is therefore not recommended that a permissive tax exemption be granted for either of the properties.

Bylaw No. 4352 has been prepared to include the Salmon Arm Golf Club Society for a permissive tax exemption on both properties for a three (3) year period.

Should Council wish to remove Salmon Arm Golf Club Society from the permissive tax exemption, the following amendment Motion to Bylaw No. 4352 is required:

> *That the following properties be removed from Bylaw No. 4352 cited as "City of Salmon Arm Permissive Tax Exemption Bylaw No. 4352":*
>
> *Lot 1, Plan KAP53805, Section 5, Township 20, Range 9; Lot 1, Plan KAP63581, Section 5,7,8, Township 20, Range 9 except portions attributable to old residence, restaurant, pro shop, lounge, driving range (3641 Hwy 97B SE)*
>
> *Lot 1, Plan KAP32606, Section 5, Township 20, Range 9 (3400 Hwy 97B SE)*

Respectfully submitted,

Chelsea Van de Cappelle, CPA
Chief Financial Officer

CITY OF SALMON ARM

BYLAW NO. 4352

Being a bylaw to exempt from taxation certain lands and improvements for the years 2020, 2021 and 2022

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

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

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

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

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

1. CHURCHES

   a) In addition to the statutory exemption for every building set apart and in use for public worship and the land upon which the building actually stands, all church halls located on the same property or adjacent property owned by the Church or its Trustees shall also be exempted, including the land upon which the halls stand, for the years 2020, 2021, and 2022.

   b) Where the property on which a church is located does not exceed two (2) acres, all such land shall be exempt from taxation for the years 2020, 2021, and 2022.

   c) Where there is a residence located on the same property as a church, the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stand, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed and taxed as residential property for the years 2020, 2021, and 2022.

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

1. Lot 2, Plan KAP43284, Section 7, Township 20, Range 9 (3160 - 10 Avenue SE) Registered Owner and Occupier: The Pentecostal Assemblies of Canada (01049.020)

2. Lot 4, KAP51209, Section 18, Township 20, Range 9 (3481 – 10 Avenue SE) Registered Owner and Occupier: Little Mountain Bible Chapel (01181.055)

3. Lot A, KAP51918, Section 18, Township 20, Range 9 (3151 – 6 Avenue NE) Registered Owner and Occupier: Shuswap Community Church (01197.020)

4. Lot 1, Plan KAP59726, Section 18, Township 20, Range 9 (350 – 30 Street NE) Registered Owner and Occupier: Broadview Evangelical Free Church (01211.001)

5. Lot 1, Plan KAP27386, Section 13, Township 20, Range 10 (1981 – 9 Avenue NE) Registered Owner and Occupier: St. Andrew's Presbyterian Church (01456.001)

6. Lot A, Plan KAP32114, Section 9-10, Township 20, Range 10, MHR #86433 (4590 – 10 Avenue SW) Registered Owner and Occupier: Salmon Arm Mennonite Church (02134.000)

7. Lot A, Plan 26295, Section 31, Township 20, Range 9 (3270 - 60 Avenue NE) Registered Owner and Occupier: Seventh Day Adventist Church (04160.002)

8. Plan KAP1794B, Part NE ¼, Section 31, Township 20, Range 9 (6861 - 50 Street NE) Registered Owner and Occupier: Congregation of the Canoe United Church (04178.000)

9. Lot A, Plan KAP27915, Section 24, Township 20, Range 10 (1400 - 20 Street NE) Registered Owner and Occupier: Church of Jesus Christ of Latter Day Saints in Canada (04436.000)

10. Lot 2, Plan KAP1327, Section 24, Township 20, Range 10 (1191 - 22 Street NE) Registered Owner and Occupier: Cornerstone Christian Reformed Church (04437.002)

11. Lot A, Plan KAP30544, Section 24, Township 20, Range 10 (1801 - 30 Street NE) Registered Owner and Occupier: Deo Lutheran Church of Salmon Arm (04466.010)

12. Lot A, Plan EPP13531, Section 14, Township 20, Range 10 (721 - 2 Street SE) Registered Owner and Occupier: Mt. Ida Jehovah's Witnesses Church Congregation (06108.051)

13. Lot 1, Plan EPP81986, Section 14, Township 20, Range 10 (170 Shuswap Street SE) Registered Owner and Occupier: The Synod of the Diocese of Kootenay/Anglican Church (St. John the Evangelist Church) (06140.010)

14. Lot A, Plan KAP45048, Section 14, Township 20, Range 10 (60 - 1 Street SE) Registered Owner and Occupier: The Roman Catholic Bishop of Kamloops (St. Joseph's Catholic Church) (06163.000)

15. Lot A, Plan KAP18580, Section 14, Township 20, Range 10 (450 Okanagan Avenue SE) Registered Owner and Occupier: First United Church Trustees (06244.000)

16. Parcel A, Plan KAP4845, Section 14, Township 20, Range 10 (121 Shuswap Street SW) Registered Owner and Occupier: Congregation of Crossroads Free Methodist Church (06444.005)

17. Lot 45 - 46, Plan KAP304, Section 14, Township 20, Range 10 (191 – 2 Avenue NE) Registered Owner and Occupier: Governing Council – Salvation Army (New Hope Church) (06657.001)

18. Lot 2, Plan KAP63919, Section 14, Township 20, Range 10 (180 Lakeshore Drive NW) Registered Owner: Lakeshore Village Ltd. (06806.014)
Occupier: Living Waters Community Church

2. SOCIETIES

a) The following properties are hereby exempted from taxation for all purposes for the years 2020, 2021 and 2022, the whole of the taxable assessed value of the land and improvements unless otherwise noted:

1. Lot 1, Plan KAP34857, Section 5, Township 20, Range 9 (5850 Auto Road SE) Registered Owner and Occupier: BC Society for the Prevention of Cruelty to Animals (SPCA) (01008.006)

2. Lot 4, Plan KAP1451, Section 18, Township 20, Range 9 (3110 2 Avenue NE) Registered Owner: Provincial Rental Housing (01191.000)
Occupier: Shuswap Independent Living Association.

3. Part NE ¼, Section 18, Township 20, Range 9, except portion of land on which residence is located (751 Highway 97B NE - Haney House)
Registered Owner: City of Salmon Arm (01226.000)
Occupier: Salmon Arm Museum and Heritage Association

4. Block 2, Plan KAP1507, Section 13, Township 20, Range 10 (2460 Auto Road SE) Registered Owner and Occupier: Scout Properties (BC/Yukon) (01360.000)

5. Lot 1, KAP44211, Section 13, Township 20, Range 10 (580 – 14 Street NE) Registered Owner and Occupier: Salmon Arm Rescue Unit Society (01455.002)

6. Lot 1, KAP79157, Section 13, Township 20, Range 10 (1051 – 6 Avenue NE) Registered Owner: Interior Health Authority (01455.008)
Occupier: Good Samaritan Canada (Lutheran Social Services Organization Inc.)

7. Lot B, Plan KAP62641, Section 13, Township 20, Range 10 (2660 - 10 Avenue NE)
Registered Owner and Occupier: Shuswap Recreation Society (01493.130)

8. Lot 10, Plan KAP3992, Section 15, Township 20, Range 10, Quonset Hut and footprint only (921 17 Street SW)
Registered Owner: City of Salmon Arm (02256.010)
Occupier: Salmon Arm Folk Music Society

9. Lot 1, Plan KAP36084, Section 33, Township 20, Range 10 (5151 – 49 Street NW)
Registered Owner and Occupier: Gleneden Community Association (03087.000)

10. Lot 3, Plan KAP4469, Section 30, Township 20, Range 9 (3690 - 30 Street NE)
Registered Owner and Occupier: Salmon Arm Elks Recreation Society (04120.000)

11. Lot 1 & 2, Plan KAP2517, Section 6, Township 21, Range 9 (4290 Canoe Beach Dr. NE) Registered Owner: City of Salmon Arm (04425.000)
Occupier: The Elks Recreation Children's Camp Society of BC

12. Lot 1, Plan KAP4310, Section 6, Township 21, Range 9 (7721 – 36 Street NE)
Registered Owner: City of Salmon Arm (04426.000)
Occupier: Shuswap Association for Rowing and Paddling

13. Lot 1, Plan KAP74716, Section 24, Township 20, Range 10 (2891 – 15 Avenue NE)
Registered Owner and Occupier: Good Samaritan Canada (Lutheran Social Service Organization) Inc. (04464.015)

14. Lot 9, Plan KAP659, Section 24, Township 20, Range 10 (2353 Lakeshore Road NE)
Registered Owner and Occupier: The Nature Trust of British Columbia (04512.000)

15. Lot 1, Plan KAP42003, Sections 24 and 25, Township 20, Range 10 (3351 Lakeshore Road NE) Registered Owner and Occupier: The Nature Trust of British Columbia (04577.010)

16. Lot 1, Plan KAP82540, Section 14, Township 20, Range 10 (520 - 5 Street SE)
Registered Owner and Occupier: Shuswap Association for Community Living (06042.000)

17. Lot 1, Plan KAP63380, Section 14, Township 20, Range 10 (680 Shuswap Street SE)
Registered Owner: Provincial Rental Housing Corp. (06100.105)
Occupier: Shuswap Independent Living Association

18. Lot 1, Plan KAP85552, Section 14, Township 20, Range 10 (90 - 5 Avenue SE)
Registered Owner and Occupier: Shuswap Day Care Society (06100.111)

19. Lot 1, Plan KAP49181, Section 14, Township 20, Range 10 (51 9 Avenue SE)
Registered Owner: Provincial Rental Housing Corp. (06110.010)
Occupier: Shuswap Independent Living Association

20. Lot 2, Plan KAP12968, Section 14, Township 20, Range 10 (461 - 4 Avenue SE)
Registered Owner and Occupier: Canadian Mental Health Association (06226.001)

21. Lot A, Plan KAP13521, Section 14, Township 20, Range 10 (800 Okanagan Avenue SE)
Registered Owner and Occupier: Shuswap Housing Society (06376.002)

22. Lot 1, Plan KAP15603, Section 14, Township 20, Range 10 (981 1 Avenue SE)
Registered Owner and Occupier: Shuswap Association for Community Living (06376.007)

23. Lot 1, Plan KAP52625, Section 14, Township 20, Range 10 (471 – 10 Avenue SW)
Registered Owner: City of Salmon Arm (06399.000)
Occupier: Salmon Arm and Shuswap Lake Agricultural Association

24. Lot 1, Plan KAP35473, Section 14, Township 20, Range 10 (541 3 Street SW)
Registered Owner: City of Salmon Arm (06400.005)
Occupier: Salmon Arm Folk Music Society

25. Lot 2, Plan KAP10789, Section 14, Township 20, Range 10 (511 5 Avenue SW)
Registered Owner and Occupier: Salmon Arm and Shuswap Lake Agricultural Association (06437.003)

26. Lot 3, Plan KAP10789, Section 14, Township 20, Range 10 except portion leased/rented to others (6,786 square feet) (481 5 Avenue SW)
Registered Owner and Occupier: Salmon Arm and Shuswap Lake Agricultural Association (06437.004)

27. Lot A, Plan KAP45450, Section 14, Township 20, Range 10 (441 - 3 Street SW)
Registered Owner and Occupier: The Governing Council of The Salvation Army in Canada (06451.000)

28. Lot A, Plan KAP16126, Section 14, Township 20, Range 10 (421 5 Avenue SW)
Registered Owner and Occupier: Salmon Arm and Shuswap Lake Agricultural Association (06451.001)

29. Lot 4, Plan KAS388, Section 14, Township 20, Range 10 (431 Hudson Avenue NE) Registered Owner and Occupier: Canadian Mental Health Association (06536.006)

30. Lot 2, Plan KAS388, Section 14, Township 20, Range 10 (433 Hudson Avenue NE)
Registered Owner and Occupier: Canadian Mental Health Association (06536.010)

31. Lot 3, Plan KAS388, Section 14, Township 20, Range 10 (435 Hudson Avenue NE)
Registered Owner and Occupier: Canadian Mental Health Association (06536.015)

32. Parcel A, Plan B4232, Section 14, Township 20, Range 10 (70 Hudson Avenue NE)
Registered Owner: City of Salmon Arm (06665.000)
Occupier: Shuswap District Arts Council

33. Lot 1, Plan KAP25157, Section 14, Township 20, Range 10 except portion leased/rented to others (667 square feet) (360 Alexander Street NE)
Registered Owner and Occupier: Salmar Community Association (06673.000)

34. Lot 2&3, Block 2, Plan KAP393, Section 14, Township 20, Range 10 except portion leased/rented to others (3,564 square feet) (270 Alexander Street NE)
Registered Owner and Occupier: Salmon Arm Masonic Holding Society (06693.000)

35. Lot 2, Plan KAP13330, Section 14, Township 20, Range 10 (20 Alexander Street NE) Registered Owner and Occupier: Canadian Mental Health Association (06724.001)

36. Lot 1, Plan KAP42866 Section 14, Township 20, Range 10 (681 Marine Park Drive NE) Registered Owner and Occupier: Shuswap Family Resource & Referral Society (06757.010)

37. Lot A, Plan KAP26245, Section 14, Township 20, Range 10 (461 Beatty Avenue NW)
Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06762.001)

38. Lot 1, Plan KAP39965, Sections 14, 23 and 24, Township 20, Range 10 (1501 Harbourfront Drive NE)
Registered Owner and Occupier: The Nature Trust of British Columbia (06800.500)

39. Lot 2, Plan KAP39965, Section 14, Township 20, Range 10 (3 Harbourfront Drive NE) Registered Owner and Occupier: The Nature Trust of British Columbia (06800.510)

40. Lot 1, Plan KAP85966, Section 14, Township 20, Range 10 (100 Hudson Avenue NW)
Registered Owner and Occupier: Salmar Community Association (06812.005)

41. Lot 1, Plan EPP7412, Section 14, Township 20, Range 10 (150 Lakeshore Dr. NW)
Registered Owner : Salmar Community Association (06836.006)
Occupier: Royal Canadian Legion

42. Lot 1, Plan KAP34554, Section 14, Township 20, Range 10 (141 Hudson Avenue NW) Registered Owner and Occupier: Salmar Community Association (Parking Lot) (06836.005)

43. Parcel A, Plan KAP6924B, Section 14, Township 20 Range 10 (41 Hudson Avenue NW)
Registered Owner and Occupier: Shuswap Theatre Society (06839.000)

44. Lot 13, Block C, Plan KAP1523, Section 14, Township 20, Range 10 (350 Fraser Avenue NW) Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06780.000)

45. Lot 14, Block C, Plan KAP1523, Section 14, Township 20, Range 10 (360 Fraser Avenue NW) Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06780.001)

46. Lot 15, Block C, Plan KAP1523, Section 14, Township 20, Range 10 (380 Fraser Avenue NW) Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06780.002)

47. Lot 16, Block C, Plan KAP1523, Section 14, Township 20, Range 10 (390 Fraser Avenue NW) Registered Owner and Occupier: Churches of Salmon Arm Used Goods Society (06780.003)

48. Lot 2, Plan 34598, Section 14, Township 20, Range 10
Registered Owner and Occupier: Shuswap Area Family Emergency Society

3. SENIORS

a) The following properties are hereby exempted from taxation for all purposes for the years 2020, 2021 and 2022, the whole of the taxable assessed value of the land and improvements:

1. Lot 1, Plan 25659, Section 6, Township 21, Range 9 (7330 - 49 Street NE)
Registered Owner and Occupier: Canoe Branch Senior Citizens Association (04405.000)

2. Lot 2, Plan KAP85552, Section 14, Township 20, Range 10 (170 - 5 Avenue SE)
Registered Owner: City of Salmon Arm (06100.112)
Occupier: Seniors Fifth Avenue Activity Centre Association

3. Lots 1 & 2, Plan KAP304, Section 14, Township 20, Range 10 (31 Hudson Avenue NE) Registered Owner: City of Salmon Arm (06600.000)
Occupier: Shuswap Lake Senior Citizens Society

4. OTHER

a) The following property is exempted from taxation for all purposes for the years 2020, 2021 and 2022, to the extent specifically indicated:

1. Lot 1, Plan KAP53805, Section 5, Township 20, Range 9; Lot 1, Plan KAP63581, Section 5,7,8, Township 20, Range 9 except portions attributable to old residence, restaurant, pro shop, lounge, driving range (3641 Highway 97B SE)
Registered Owner: Salmon Arm Golf Club Holdings Ltd. (01017.005)
Occupier: Salmon Arm Golf Club Society

2. Lot 1, Plan KAP32606, Section 5, Township 20, Range 9 (3400 Highway 97B SE)
Registered Owner: Salmon Arm Golf Club Holdings Ltd. (01017.050)
Occupier: Salmon Arm Golf Club Society

3. Lot 8, Plan KAP57618, Section 14, Township 20, Range 10 (641 Ross Street NE)
Registered Owner: WH Laird Holdings Ltd. (06757.216)
Occupier: City of Salmon Arm

4. Lot 9, Plan KAP57618, Section 14, Township 20, Range 10 (621 Ross Street NE)
Registered Owner: WH Laird Holdings Ltd. (06757.218)
Occupier: City of Salmon Arm

5. ATHLETIC FACILITIES

a) The following properties are hereby exempted from taxation for all purposes for the years 2020, 2021 and 2022, the whole of the taxable assessed value of the land and improvements:

1. Part NW ¼ Section 4, Township 20, Range 9, MHR#8013 (3200 - 70 Street SE)
Registered Owner: City of Salmon Arm (01004.000)
Occupier : Salmon Arm Fish and Game Club

2. Lot A, Plan KAP13513E, Section 18, Township 20, Range 9 (3440 Okanagan Avenue SE) Registered Owner: City of Salmon Arm (01176.010)
Occupier: Salmon Arm Tennis Club

3. Lot 1, Plan KAP68875, Section 18, Township 20, Range 9 (100 - 30 Street SE)
Registered Owner: City of Salmon Arm (01179.106)
Occupier: Shuswap Recreation Society

4. Lot A, Plan KAP62641, Section 13, Township 20, Range 10, (2600 - 10 Avenue (TCH) NE) Registered Owner: City of Salmon Arm (01493.120)
Occupiers: Shuswap Recreation Society, Salmon Arm Curling Club, Salmon Arm Lawn Bowling Club and Salmon Arm Horseshoe Club

5. Lot 1, Plan KAP45452, Section 14, Township 20, Range 10 (351 - 3 Street SW)
Registered Owner: City of Salmon Arm (06452.000)
Occupier: Shuswap Recreation Society

6. 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.

7. 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.

8. EFFECTIVE DATE

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

9. CITATION

This bylaw may be cited as "City of Salmon Arm Tax Exemption Bylaw No. 4352"

READ A FIRST TIME THIS	DAY OF	2019
READ A SECOND TIME THIS	DAY OF	2019
READ A THIRD TIME THIS	DAY OF	2019
ADOPTED BY COUNCIL THIS	DAY OF	2019

MAYOR

CORPORATE OFFICER

Item 9.2

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4348 be read a first time.

[OCP4000-40; Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; HC to INS]

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: September 30, 2019

SUBJECT: Official Community Plan Amendment Application No. OCP4000-40
Zoning Amendment Application No. 1154

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982
Civic: 1161 – 22 Street NE
Owner: Cornerstone Christian Reformed Church
Applicant: Roodzant, E.

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 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982 from HC (Commercial – Highway Service / Tourist) to INS (Institutional);**

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 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982 from R-1 (Single Family Residential) to P-3 (Institutional);**

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

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

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The 0.113 ha subject parcel is on the corner of 11 Avenue NE and 22 Street NE, directly adjacent to the existing Cornerstone Church development (see Appendix 1). It is designated Commercial – Highway Service / Tourist (HC) in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 2 and 3). The purpose of this application is to redesignate and rezone the subject parcel to allow for the consolidation of property and potential future expansion of institutional use. P-3 zone regulations are attached (Appendix 4) for reference.

BACKGROUND

The subject property is located on 22 Street NE, an area close to the Uptown commercial node characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-4 with R-1 and R-5), with Commercial zones further to the east. Adjacent zoning and land uses include the following:

North:	P-3 & R-1	church & residential
East:	C-6	commercial
West:	P-3, R-4 & R-5	church & residential
South:	R-1 & P-3	vacant

The residential zoning of the subject property dates back to the 1970's, prior to the construction of the 11 Avenue NE frontage road of the TCH. The subject property is currently vacant, as shown in site photos attached as Appendix 5.

OCP POLICY

The proposed OCP amendment is from HC (Highway Service / Tourist Commercial) to Institutional (INS). The proposed amendment would align with the OCP's Community Services Objectives listed in Section 15.3, including providing institutional uses such as churches within the urban containment boundary, supporting compact communities through convenient access to transportation routes.

Section 475 & 476 - Local Government Act

Pursuant to Sections 475 and 476 of the Local Government Act (optional and mandatory consultation requirements during OCP amendments), the proposed OCP amendments were referred to the following organizations on July 25, 2019:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	Response attached (Appendix 6)
Economic Development Society:	No objections - response attached (Appendix 7)
School District No. 83: (pursuant to Section 476)	No response to date

Section 477 - Local Government Act

Pursuant to Section 477 of the Local Government Act (adoption procedures for an OCP amendment), prior to Second Reading of the bylaw, Council must consider the proposed OCP amendment in relation to the City's financial and waste management plans. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTS

Ministry of Transportation and Infrastructure

Preliminary approval has been granted (Appendix 8).

Engineering Department

No concerns with rezoning. Comments attached (Appendix 9).

Fire Department

No Fire Department concerns.

Building Department

No concerns with rezoning.

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, institutional and commercial development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. At present, the subject parcel may be considered less ideal for Highway Service / Tourist Commercial development as presently designated, considering the size of the parcel, the vacant commercial lands within the commercial node established to the east, and the proximity of other institutional uses (including schools) as well as recent residential development.

It should be noted that there have been five OCP amendments in this general area since 2015 involving an amendment to commercial designated land. Including this proposal, if supported, approximately 1.25 hectares of land will have been redesignated from commercial to other (generally residential) land use designations, representing a minor erosion of commercial inventory in this uptown area. Overall however, considering all areas of the City, there has been a net increase of approximately 6 hectares of commercial land over a similar timeframe.

The intended use of subject parcel under application is for future institutional use, likely related to the current *church* use. The ultimate intent is to consolidate the properties to create a single lot for future development options under P-3 zoning. The applicant also anticipates that changing the land use designation as proposed could have some taxation benefits.

Official Community Plan
The OCP's Community Services policies detailed in Chapter 15 is supportive of institutional use, with the General Policies under section 15.3 supporting churches as proposed within the Urban Containment Boundary.

CONCLUSION

The proposed Institutional OCP designation and P-3 zoning of the subject property is consistent with the OCP and is therefore supported by staff.

Chris Larson, MCP
Planning and Development Officer

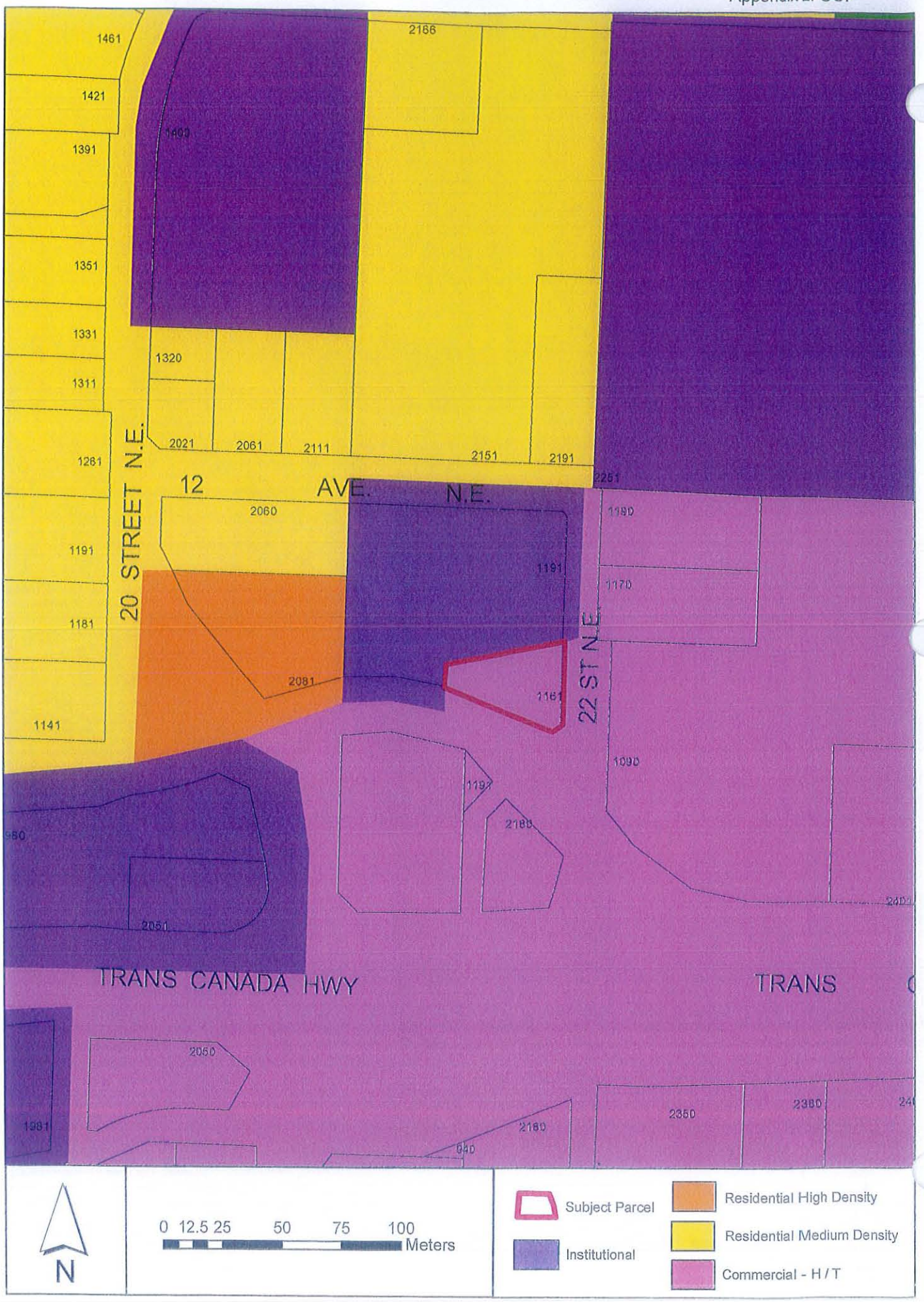
Kevin Pearson, MCIP, RPP
Director of Development Services

Appendix 1: Aerial View

N

0 25 50 100 150 200 Meters

Subject Parcel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2166
1400
1320
2021
2061
2111
2151
2191
2261
12 AVE. N.E.
20 STREET N.E.
22 ST N.E.
2060
1190
1191
1170
2081
1161
1090
1193
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2051
TRANS CANADA HWY
TRANS
2050
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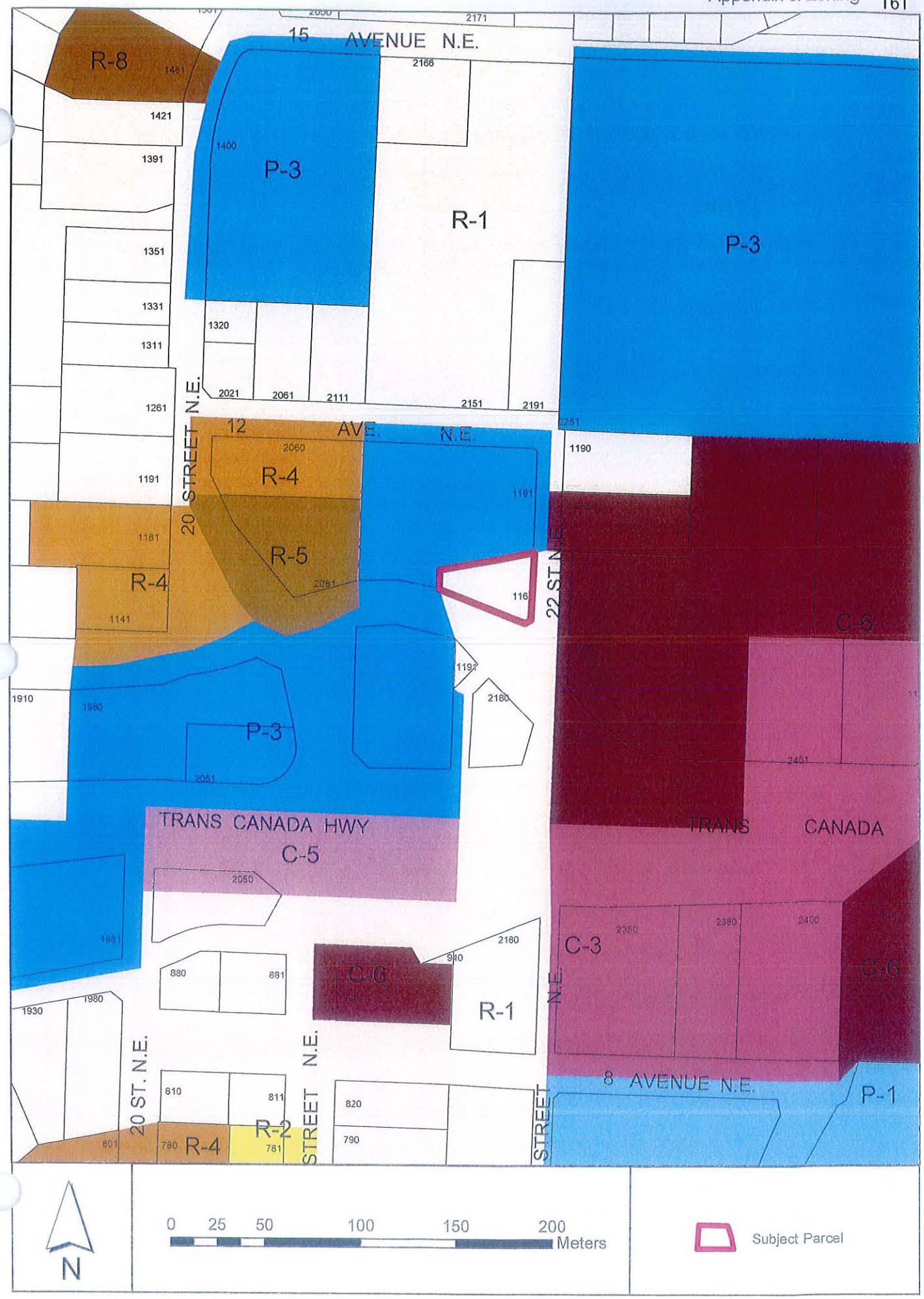
0 12.5 25 50 75 100
Meters
Subject Parcel
Institutional
Residential High Density
Residential Medium Density
Commercial - H / T


15 AVENUE N.E.
R-8
P-3
R-1
P-3
12 AVE. N.E.
R-4
R-5
R-4
20 STREET N.E.
22 ST N.E.
C-6
P-3
TRANS CANADA HWY
C-5
TRANS CANADA
C-3
C-6
C-6
R-1
N.E.
20 ST. N.E.
STREET N.E.
STREET
8 AVENUE N.E.
P-1
R-2
R-4
N
0 25 50 100 150 200 Meters
Subject Parcel

SECTION 26 - P-3 - INSTITUTIONAL ZONE

Purpose

26.1 The P-3 *Zone* is intended to accommodate uses which are charitable, correctional, educational, governmental, philanthropic or religious in nature.

Regulations

26.2 On a *parcel zoned* P-3, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

26.3 The following uses and no others are permitted in the P-3 *Zone:*

.1 *assembly hall*;
.2 *churches*;
.3 *commercial daycare facility*;
.4 *cultural facilities;*
.5 *educational facilities*, public and private;
.6 government *offices*;
#3836 .7 *home occupation;*
.8 hospitals and clinics, public and private;
.9 *public use*;
.10 *public utility*;
#2735 .11 *recycling collection site;*
.12 *rest home*;
.13 *accessory use,* including *church manse* and detached portable class rooms.

Maximum Height of Principal Buildings

26.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

Maximum Height of Accessory Buildings

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

Maximum Parcel or Site Coverage

26.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of *parcel* or *site* area.

SECTION 26 - P-3 - INSTITUTIONAL ZONE - CONTINUED

Minimum Parcel Size or Site Area

26.7 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005 square feet).

Minimum Parcel or Site Width

26.8 The minimum *parcel* or *site* width shall be 15.0 metres (49.0 feet).

Minimum Setback of Principal and Accessory Buildings

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

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line*	
	- adjacent to a lane shall be	6.0 metres (19.7 feet)
	- all other cases shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior parcel line* shall be	6.0 metres (19.7 feet)

Outside Storage

26.10 Outside storage shall not be permitted.

Parking and Loading

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

View of subject parcel east from the corner of 11 Avenue NE and 22 Street NE.

View of subject parcel southeast from 22 Street NE.

Appendix 6

Neskonlith Indian Band
743 Chief Neskonlith Drive
Box 318, Chase, BC V0E 1M0
T: 250.679.3295 F: 250.679.5306
www.neskonlith.net

NESKONLITH INDIAN BAND PERMIT APPLICATION
SUBMISSION REQUIREMENTS

Mail:

The signed and completed Neskonlith Indian Band processing application form with cheque payable to "Neskonlith Indian Band"

Mailing address:

Attn: Referrals Coordinator
Neskonlith Indian Band
743 Chief Neskonlith Drive
Box 318, Chase, BC V0E 1M0

Email complete application package:

To **referrals@neskonilth.net** in zipped format, USB device and/or use of a secure FTP site for the following:

- ☐ Signed and completed Neskonlith Indian Band processing application
- ☐ Copy of any permit/application relating to the Provincial Heritage Conservation Act
- ☐ Project description/Referral details (include any previous consultation for this project)
- ☐ Maps i.e. spatial data must be in ESRI format and include four file types: .shp, .shx, .dbf and .prj for all applicable maps; permit, general location, detailed development and site maps.
- ☐ Google .kml and .kmz formats will be accepted, with an additional ***conversion fee of $65.00***
- ☐ Mailing date of signed and completed Neskonlith Indian Band processing application form with cheque payable to "Neskonlith Indian Band"

*To avoid delays in processing: Please ensure complete information package, along with confirmation of cheque in order to process application.

NESKONLITH INDIAN BAND PERMIT APPLICATION

Application Date:
Applicants Name:
Company Name:
Contact Information:
Project Title:
Project Location:
Previous consultation? ☐ Yes ☐ No
Amendment for an existing NIB Permit? ☐ Yes ☐ No
Sk'atsin Resource Service agreement? ☐ Yes (No permit fee). ☐ No
***A Processing Fee* $500.00 to "Neskonlith Indian Band" is required with submission of this application.** ***Include a *Conversion Fee* of $65.00 for Spatial data not in Esri shapefile format**

Type of Cultural/Heritage Project:

- ☐ Heritage Inspection
- ☐ Heritage Investigation
- ☐ Heritage Related Research Project
- ☐ Specify other: _____

Project Type:

- ☐ Commercial/Industrial Development
- ☐ Crown Land transfer/sale
- ☐ Mining
- ☐ Oil and Gas
- ☐ Transportation
- ☐ Energy (Hydro, electric, solar or geothermal)
- ☐ Specify other_____
- ☐ Agriculture
- ☐ Fisheries
- ☐ Forestry
- ☐ Recreation
- ☐ Residential Development
- ☐ Riparian
- ☐ Tourism

Estimated Project Time frame

Start Date:	End Date:

Permits obtained for this Project

First Nations:
Provincial:
Federal:
Specify other:

Current State of Land:

- ☐ Archaeological site
- ☐ Previously disturbed-bare
- ☐ Previously disturbed-vegetated
- ☐ Privately owned Riparian
- ☐ Riparian
- ☐ Undisturbed
- ☐ Waterways (seasonal or permanent)

NESKONLITH INDIAN BAND PERMIT APPLICATION

Neskonlith Project Evaluation Guiding Principles

1. Secwepemc law, values and principles provide the primary context under which referrals will be evaluated.

2. Referrals will be evaluated using a consent-based approach as indicated by the Supreme Court of Canada in the Tsilhqot'in decision.

3. Assessments will consider impacts on ecosystem, landscape and watershed levels and will promote proactive management of Secwepemc land and resources from a Secwepemc perspective.

4. Decisions will be based on recognition, acceptance and preservation of the following:

   - United Nations Declaration on the Rights of Indigenous Peoples
   - Aboriginal Title and Rights as affirmed in the Supreme Court of Canada's Tsilhqot'in decision
   - Biodiversity Conservation
   - Connectivity and conservation of habitat
   - Cumulative impacts
   - Prevention of adverse impacts to Secwepemcúlecw Lands and Resources
   - Protection of cultural heritage
   - Protection of sensitive or endangered species and their habitat
   - Sustainable prosperity

NESKONLITH INDIAN BAND PERMIT APPLICATION

Permit Terms and Conditions

1. The Permit Holder is responsible for ensuring that all persons working on this project are familiar with *"Neskonlith Project Evaluation Guiding Principles"* see page 3 of application.

2. The Permit Holder is required at the outset of the project to develop a communication plan with the NIB Tmicw (Lands) department and band owned "Sk'atsin Resources".

3. The Permit Holder will make best efforts to work with Sk'atsin Resources to utilize a qualified NIB representative(s) to assist in conducting this project.

4. A representative appointed by the NIB Tmicw (Lands) Department may at any time, inspect and/or review any project being conducted under this Permit.

5. In the event, human remains are identified during this project, the Permit Holder must immediately stop work and stabilize disturbance of the remains. Inform the NIB Tmicw (Lands) Department.

6. The Permit Holder shall provide the NIB Tmicw (Lands) Department with updated or newly recorded British Columbia Archaeological Site Inventory Form(s) resulting from this project.

7. Prior to the Final Report, the Permit Holder will provide the NIB Tmicw (Lands) Department an opportunity to review and comment on proposed management recommendations relating to any cultural heritage sites and/or environmental concerns identified during this project.

8. Implementation and inclusion of editorial comments made by the NIB representatives regarding management recommendations and/or any other portion of the project report will be negotiated between the Permit Holder and the NIB representative, prior to report finalization.

9. All Final Reports are expected to meet or exceed the reporting standards developed by the Provincial Archaeology Branch. If Provincial reporting standards and/or guidelines are not applicable to this project, the Permit Holder is responsible for developing such standards/guidelines in consultation with the NIB's Tmicw (Lands) department.

10. The Permit Holder shall provide the NIB Tmicw (Lands) Department, with a copy of any Interim reports and Final Report (include NIB Permit number) for this project, prior to the permit expiration.

11. The Permit Holder is required to submit all project documentation such as; field notes, site forms, pictures, interim, and final reports in hardcopy and electronic .pdf format.

NESKONLITH INDIAN BAND PERMIT APPLICATION

Permit Terms and Conditions cont.

12. The need for confidentiality will vary from project to project. Access and use of information contained in the Interim or Final Report may require a separate *Confidentiality or Information-Sharing agreement*. Therefore, all prospective Project Proponents/Permit Holders are to disclose the nature of proposed investigations and to outline the intended and potential uses of any information gathered.

13. Any project related disturbances of archaeological sites/project area must be mitigated (i.e. returned to their pre-existing state) upon completion of the project.

14. Permit amendments may be requested in writing on an 'as needed' basis.

15. Permit extension applications must be made 30 days prior to the expiry date.

16. Failure to comply with any of the above permit conditions, may affect future permit eligibility.

Initial_____/_____

NESKONLITH INDIAN BAND PERMIT APPLICATION

Neskonlith Indian Band Permit Agreement

This Permit will not be considered as consultation or accommodation of our Aboriginal Rights, including Aboriginal Title.

Acceptance of Permit Terms and Conditions:

As outlined herein, I understand that by signing this document I am entering into a binding agreement.

Project Proponent/Permit holder: _____

Chief Archaeologist: _____

Title: _____

Company: _____

Date: _____

Signature: _____

Neskonlith Indian Band Approval:

Name: _____

Title: _____

Date: _____

Signature: _____

SALMONARM
ECONOMIC DEVELOPMENT SOCIETY

Sept 13, 2019

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

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-40

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 1161 22 Street NE, Salmon Arm from Highway Commercial to Institutional and the zoning of the same property from R1 to P3. The Board has no objections to the application, based on the information provided.

We thank you for the opportunity to comment on this OCP Amendment Referral.

Sincerely,

Lana Fitt, Economic Development Manager
Salmon Arm Economic Development Society

BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

DEVELOPMENT SERVICES PRELIMINARY BYLAW COMMUNICATION

Your File #: ZON-1154
eDAS File #: 2019-04684
Date: Aug/27/2019

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

Attention: City of Salmon Arm, Development Services

Re: Proposed Bylaw 4349 **for:**
Lot 1 Section 24 Township 20 Range 10 W6M KDYD Plan KAP81982

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

It is recommended that the City of Salmon Arm consider imposing development cost charges towards intersection improvements (ie. Trans-Canada Highway and 30th Street SE), as warranted.

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

Yours truly,

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:	August 16 2019
PREPARED BY:	Matt Gienger, Engineering Assistant
APPLICANT:	**Ed Roodzant**
SUBJECT:	**OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-40** **ZONING AMENDMENT APPLICATION FILE NO. ZON-1154**
LEGAL:	Lot 1, Section 24, Township 20, Range 10,W6M KDYD, Plan KAP81982
CIVIC:	**1161 – 22 Street NE**

Further to your referral dated July 25, 2019, we provide the following servicing information. The **following comments and servicing requirements are not conditions for OCP or Zoning Applications; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages.**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.

2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.

3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.

4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.

5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.

6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.

7. 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.

8. 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 subdivision /

OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-40
ZONING AMENDMENT APPLICATION FILE NO. ZON-1154
August 16 2019
Page 2

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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. 22 Street NE, on the subject properties eastern boundary, is designated as Urban Local Road standard, with an ultimate 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 BCLS).

2. 22 Street NE is currently constructed to an Interim Local Paved 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, street lighting. Owner / Developer is responsible for all associated costs.

3. 11 Avenue NE, on the subject properties southern boundary, is designated as Urban Local Road standard, with an ultimate 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 BCLS).

4. 11 Avenue NE is currently constructed to an Interim Urban 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, street lighting. Owner / Developer is responsible for all associated costs.

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

6. No driveway access will be permitted onto 11 Avenue NE. Only 1 (one) driveway access will be permitted onto 22 Street NE. Relocation of existing letdown on 22 Street NE is permitted, no closer than 12.0m from intersection of 22 Street NE and 11 Ave NE. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 400mm diameter Zone 2 watermain on 22 Street NE and 250mm 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 (minimum 25mm) 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. Owner / Developer is responsible for all associated costs.

OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-40
ZONING AMENDMENT APPLICATION FILE NO. ZON-1154
August 16 2019
Page 3

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

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

Sanitary:

1. The subject property fronts a 150mm diameter sanitary sewer on 22 Street NE. Since this section of sanitary sewer is the first run of pipe, has sufficient capacity and no further development is anticipated, no upgrades will be required at this time.

2. Records indicate that the existing property is not serviced by the City Sanitary System. 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's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development. Owner / Developer is responsible for all associated costs.

3. 2180 11 Avenue NE (located directly south of subject property) is not currently able to be serviced by City Sanitary System. Since this parcel is property of the City and no development is anticipated, no extension of the sanitary is required at this time.

Drainage:

1. The subject property fronts a 450/525mm diameter storm sewer on 11 Avenue NE. A 600mm diameter storm sewer on 22 Street NE terminates approximately at the subject property's northern boundary. No upgrades or extension will be required at this time.

2. Records indicate that the existing property is not serviced by City Storm System.

3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.

4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The subject property shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused

OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-40
ZONING AMENDMENT APPLICATION FILE NO. ZON-1154
August 16 2019
Page 4

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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) is required.

Matt Gienger
Engineering Assistant

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

CITY OF SALMON ARM

BYLAW NO. 4348

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on , at the hour of 7:00 p.m. was published in the and , 2019 issue of the Salmon Arm Observer;

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

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

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

    1. Re-designate Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982 from HC (Commercial - Highway Service/Tourist) to INS (Institutional Zone), 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

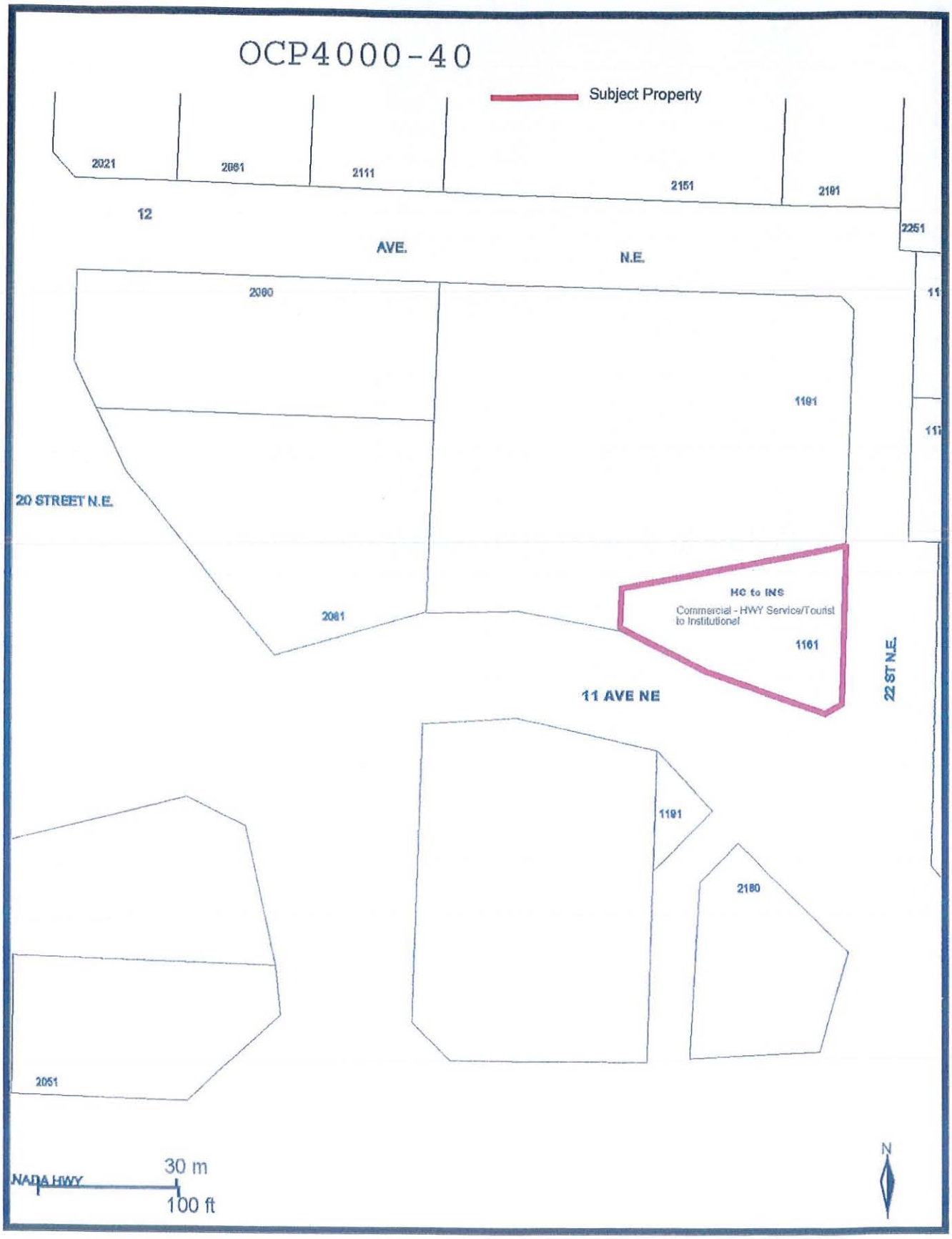
This bylaw may be cited as "**City of Salmon Arm Official Community Plan Amendment Bylaw No. 4348**".

READ A FIRST TIME THIS	DAY OF	2019
READ A SECOND TIME THIS	DAY OF	2019
READ A THIRD TIME THIS	DAY OF	2019
ADOPTED BY COUNCIL THIS	DAY OF	2019

MAYOR

CORPORATE OFFICER

Schedule "A"


OCP4000-40
Subject Property
2021
2061
2111
2151
2191
2251
12
AVE.
N.E.
2060
1191
20 STREET N.E.
2061
HC to INS
Commercial - HWY Service/Tourist to Institutional
1161
22 ST N.E.
11 AVE NE
1191
2180
2051
NADA HWY
30 m
100 ft
N

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Item 9.3

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4349 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.

[ZON-1154; Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; R-1 to P-3]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4349

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on , 2019 at the hour of 7:00 p.m. was published in the and , 2019 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 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982 from R-1 (Single Family Residential Zone) to P-3 (Institutional 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. 4349**"

READ A FIRST TIME THIS	DAY OF	2019
READ A SECOND TIME THIS	DAY OF	2019
READ A THIRD TIME THIS	DAY OF	2019

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2019

For Minister of Transportation & Infrastructure

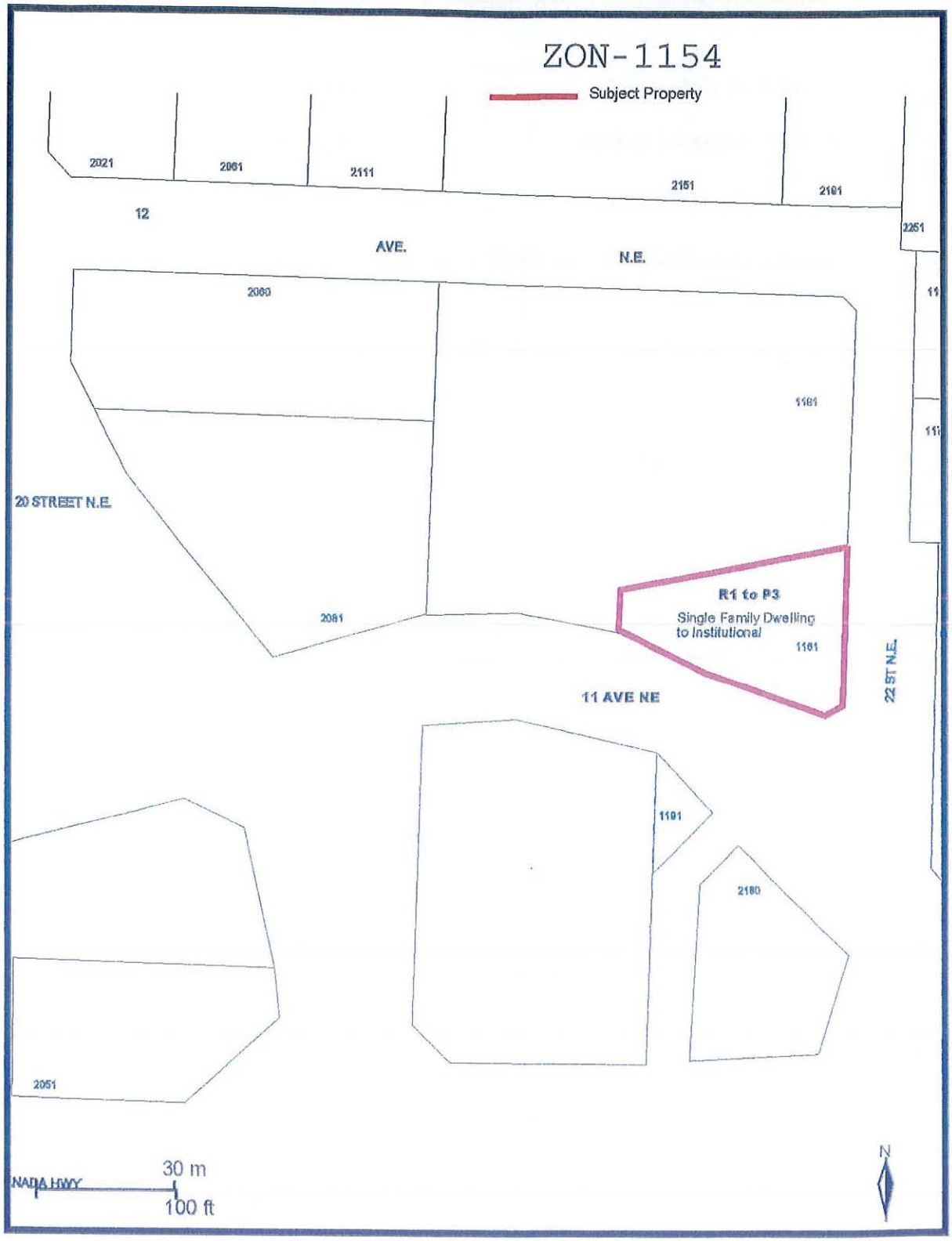
ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

City of Salmon Arm
Zoning Amendment Bylaw No. 4349

SCHEDULE "A"



Item 9.4

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4351 be read a first and second time;

AND THAT: final reading be withheld subject to:

1. Ministry of Transportation and Infrastructure approval.

[ZON-1156; Brown, C. & D. & McDiarmid, I.; 870 10 Street NE; R-1 to R-8]

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: October 8, 2019

Subject: Zoning Bylaw Amendment Application No. 1156

Legal: Lot A, Section 13, Township 20, Range 10, W6M KDYD, Plan 10397
Civic Address: 870 – 10 Street NE
Owner/Applicant: Nova Capital LTD. / McDiarmid, I.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 10397 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

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

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 870 – 10 Street NE (Appendix 1 and 2) and is under subdivision application (SUB-19.18) to create one new lot and a remainder. A proposed sketch plan of the subdivision (Appendix 3) has been provided. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the development a *secondary suite* on each of the proposed parcels.

BACKGROUND – SECONDARY SUITES

The parcel is designated High Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-1) in the Zoning Bylaw (Appendix 4 & 5). The subject parcel is located in the downtown residential neighbourhood close to McGuire Lake Park and the hospital, largely comprised of R-1 zoned parcels (as well as some R-4 and R-7 parcels) containing single family dwellings. There are currently five R-8 zoned parcels within the proximity of the subject parcel. If a high density residential development and zoning were proposed, the maximum number of dwelling units permitted with R-5 Zoning would be 15 units on the existing 1,555 m² parcel, assuming gross parcel area.

With subdivision, the existing single family dwelling would be retained on the proposed Remainder Lot, while a new parcel would be created as shown in the attached sketch plan (Appendix 3). Site photos are attached as Appendix 6.

Also with subdivision, a 455 square metre new parcel would have potential to meet the conditions for the development of a *secondary suite* within a new single family dwelling (but not a *detached suite*), while the 1,100 square metre Remainder may have potential to meet the conditions for the development of a *detached suite*. These parcel areas referred to are conceptual at this stage and do not factor in required road and lane dedications.

COMMENTS

MOTI

Preliminary approval has been granted.

Engineering Department

No concerns with rezoning. Full comments to be provided with application SUB-19.18.

Building Department

Building Permit required and BC Building Code requirements must be met to construct a *secondary suite*.

Fire Department

No concerns.

Planning Department

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 a *detached suite*, with sufficient space for additional off-street parking stalls.

While the parcel is well suited to a higher density residential development ideally with R-4 or R-5 zoning, 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 the Subdivision and Development Servicing Bylaw, applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.

Prepared by: Chris Larson, MCP
Planning and Development Officer

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

N

0 20 40 80 120 160 Meters

Subject Parcel

N

0 5 10 20 30 40 Meters

Subject Parcel

Appendix 3: Proposed Subdivision Concept

BROWNE JOHNSON Land Surveyors

BRITISH COLUMBIA AND CANADA LANDS
Box 362, Salmon Arm, B.C. V1E 4N5
250-832-9701 | office@brownejohnson.com

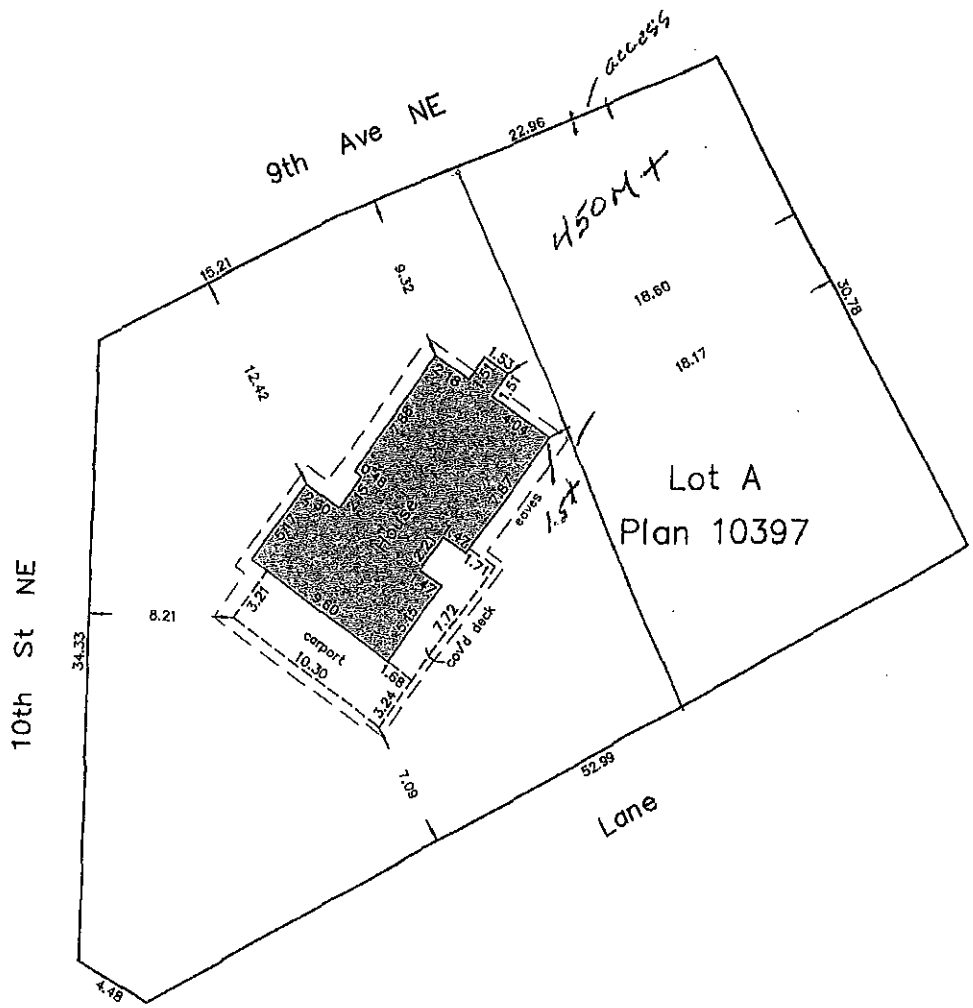
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Ian McDiarmid
726 Abbington Lane
Tappen, BC V0E 2X3

Re: Lot A, S 13, Tp 20, R 10, W6M, KDYD, Plan 10397

Parcel Identifier (PID): 009-578-315
Civic Address: 870 10th St NE, Salmon Arm

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


9th Ave NE
10th St NE
Lane
Lot A
Plan 10397
access
450M+
1.5+
22.96
15.21
9.32
12.42
18.60
18.17
30.78
8.21
34.33
7.09
52.99
4.48
carport
10.30
3.21
3.24
1.68
7.22
cov'd deck
1.71
eaves
1.51
1.51
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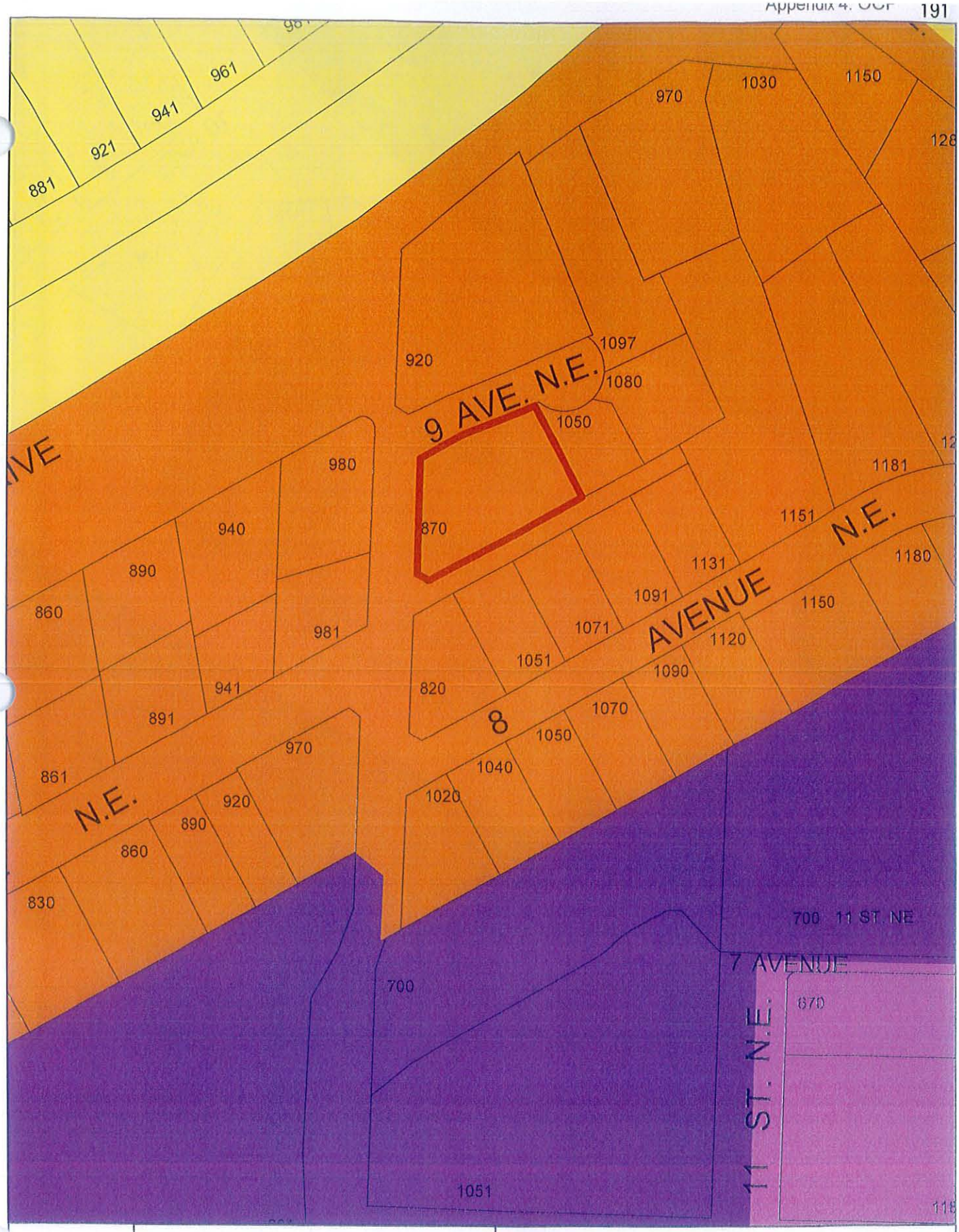
2.37
2.30
2.21
1.87
1.47
1.42
1.08
1.08
1.08



N

0 10 20 40 60 80 Meters

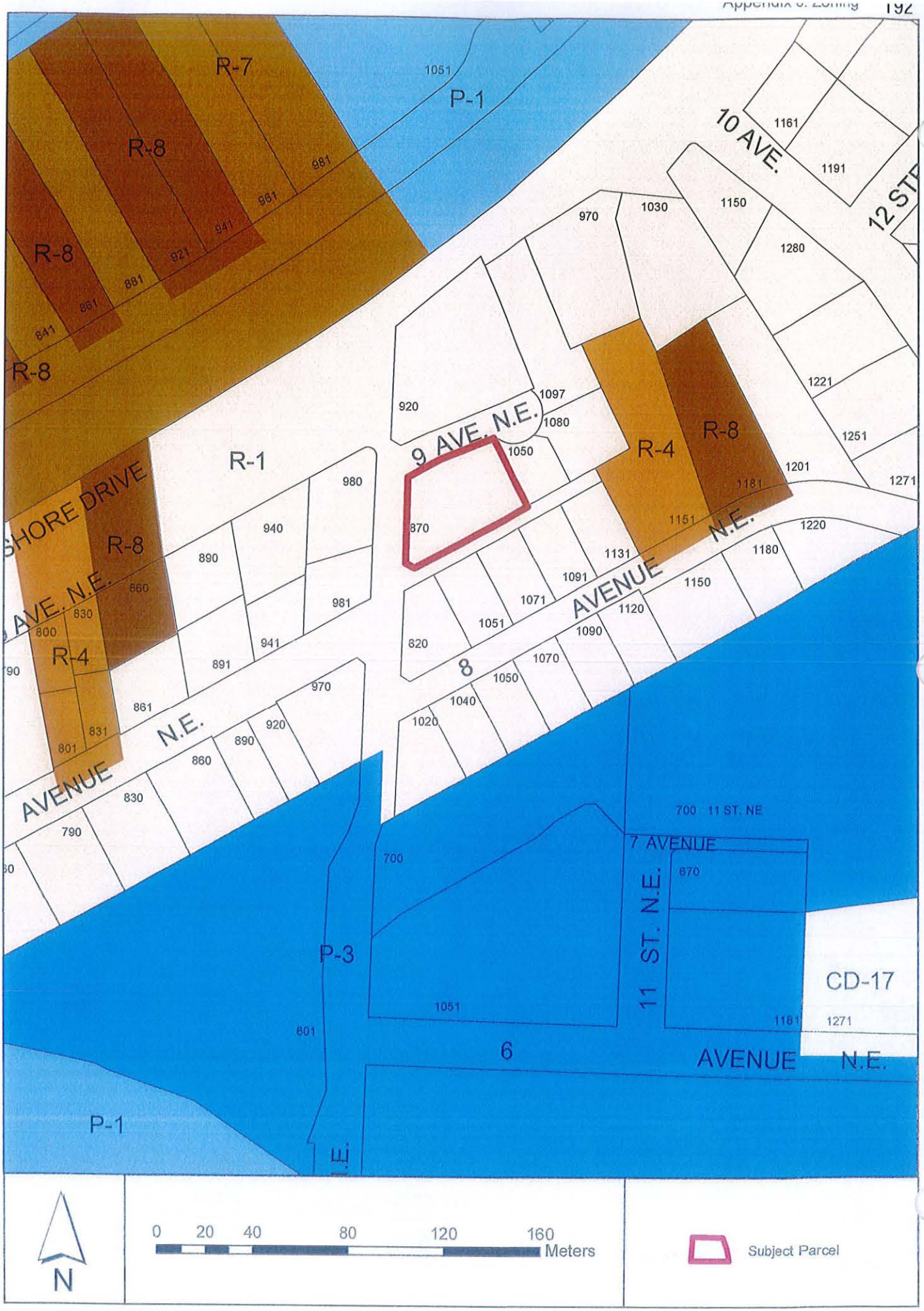
Subject Parcel

Institutional

Commercial - Highway Service/Tourist

Residential High Density

Residential Low Density


R-7
R-8
R-8
R-8
P-1
1051
981
961
941
921
881
861
841
10 AVE.
1161
1191
12 ST
970
1030
1150
1280
1221
1251
1271
1201
1181
1151
1220
1180
1131
1091
1071
1051
1120
1090
1070
1050
1040
1020
920
1097
1080
1050
9 AVE. N.E.
R-4
R-8
R-1
980
940
890
870
820
981
941
891
861
831
801
970
920
890
860
830
790
SHORE DRIVE
R-8
660
AVE. N.E.
830
800
R-4
790
N.E.
AVENUE
8
AVENUE
700 11 ST. NE
7 AVENUE
670
700
11 ST. N.E.
P-3
CD-17
1051
1181
1271
601
6
AVENUE
N.E.
P-1
0 20 40 80 120 160
Meters
N
Subject Parcel

View of subject parcel looking southeast from 10 Street NE and 9 Avenue NE.

View northeast from 10 Street NE and 8 Avenue NE.

CITY OF SALMON ARM

BYLAW NO. 4351

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on , 2019 at the hour of 7:00 p.m. was published in the and , 2019 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 A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 10397 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. 4351**"

READ A FIRST TIME THIS	DAY OF	2019
READ A SECOND TIME THIS	DAY OF	2019
READ A THIRD TIME THIS	DAY OF	2019

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2019

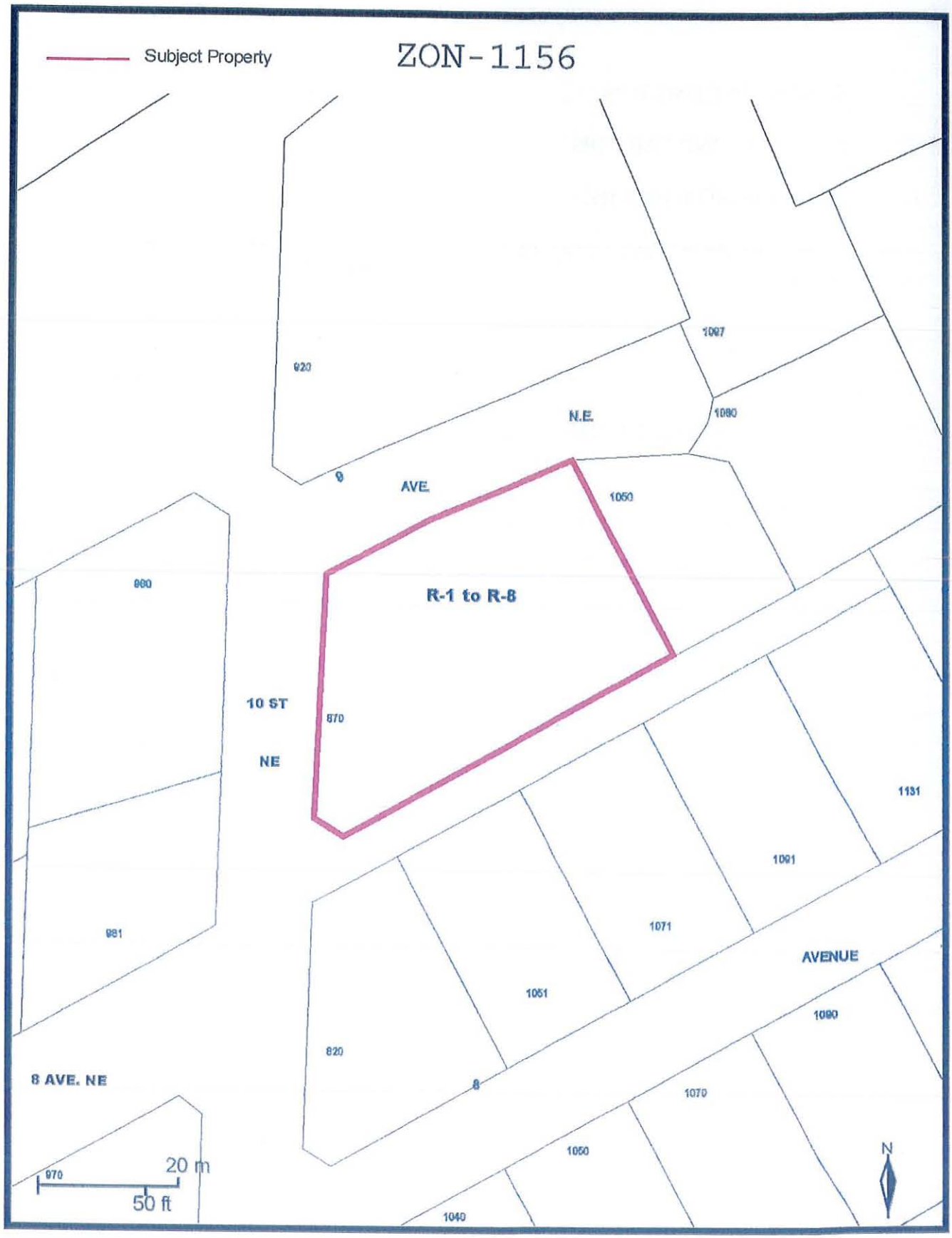
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

SCHEDULE "A"


Subject Property
ZON-1156
920
1097
N.E.
1080
9
AVE.
1050
980
R-1 to R-8
10 ST
870
NE
1131
1091
981
1071
AVENUE
1051
1090
820
8 AVE. NE
8
1070
1050
970
20 m
50 ft
1040
N

Item 9.5

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4355 be read a first and second time;

AND THAT: final reading be withheld subject to:

1. Ministry of Transportation and Infrastructure approval.

[ZON-1158; Larson, A. & F.; 531 5 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
SALMONARM

To: His Worship Mayor Harrison and Members of Council

Date: September 29, 2019

Subject: Zoning Bylaw Amendment Application No. 1158

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP86105
Civic: 531 5 Street SE
Owner/Applicant: Larson, A. & F.

MOTION FOR CONSIDERATION

THAT: **a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP86105 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);**

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

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 531 5 Street SE (Appendix 1 and 2) and is currently vacant. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a *secondary suite* in a new single family dwelling (Appendix 3).

BACKGROUND

The subject parcel is designated High Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 & 5). The subject parcel is located in the downtown residential area of the City (within Residential Development Area A, the highest priority area for development), south of City Hall and Fletcher Park, largely comprised of parcels containing single family dwellings and associated accessory buildings, as well as R-5 zoned parcels with larger multi-dwelling buildings. There are no R-8 zoned parcels within the vicinity of the subject parcel.

The subject parcel meets the conditions as specified to permit a secondary suite within the proposed R-8 zone, and at just under 700 square metres in area and 15 m in parcel width, it does not meet the requirements (minimum 700 square metres and 20 m wide) to permit a detached suite. Site photos are attached (Appendix 6). The intent of the applicant is to develop a conforming *secondary suite* within a new single family dwelling (Appendix 3).

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property has potential to meet the conditions for the development of a *secondary suite*, including sufficient space for an additional off-street parking stall.

COMMENTS

Ministry of Transportation and Infrastructure

Preliminary approval has been granted.

Engineering Department

No engineering concerns.

Building Department

Building Permit required and BC Building Code will apply. No concerns with proposed zoning.

Fire Department

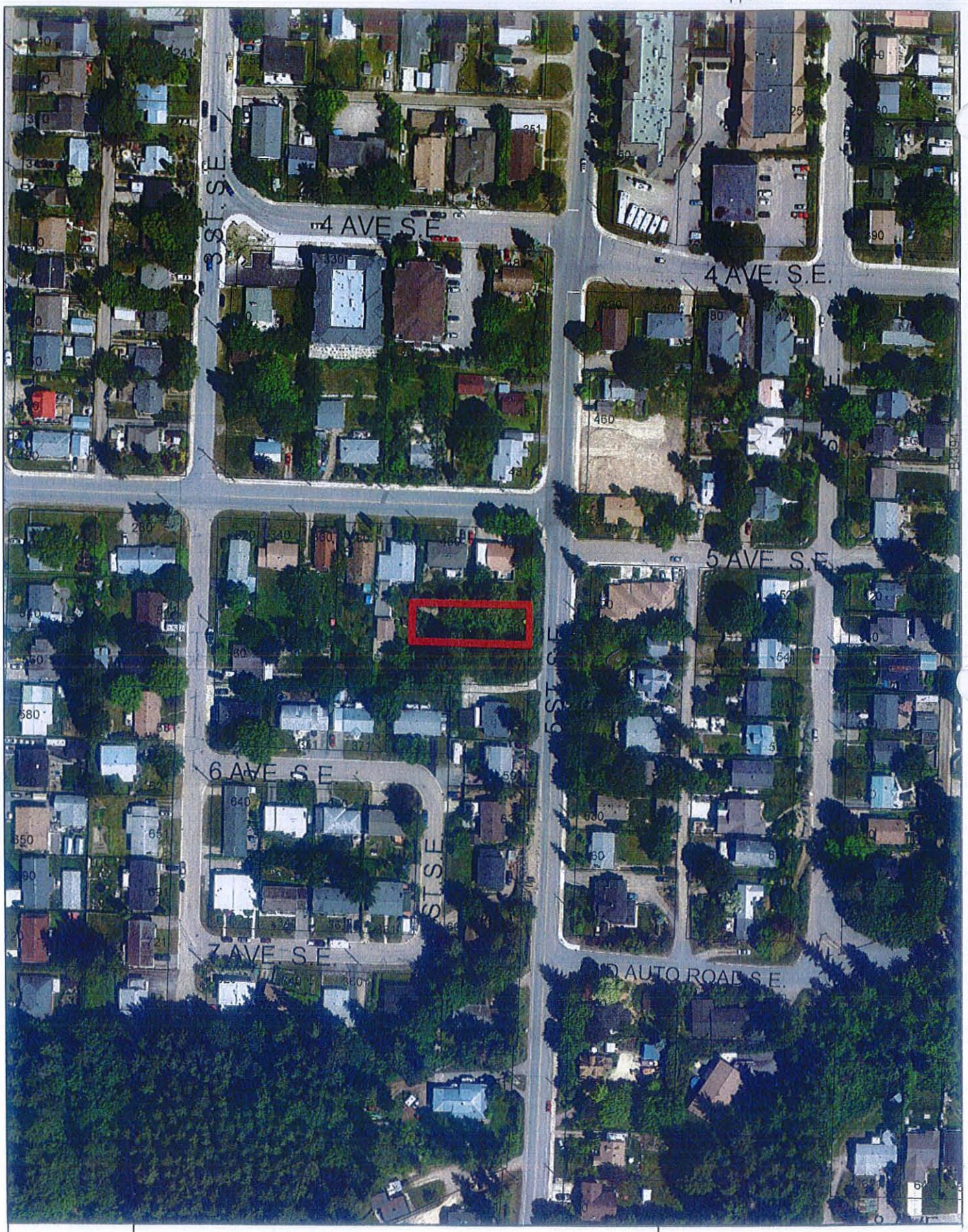
No concerns.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The plans submitted indicate that all R-8 Zone requirements can be met, including the provision of onsite parking, and that the building currently under construction substantially aligns with development patterns in the area. Development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

Prepared by: Chris Larson, MCP
Planner, Development Services

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



N

0 20 40 80 120 160 Meters

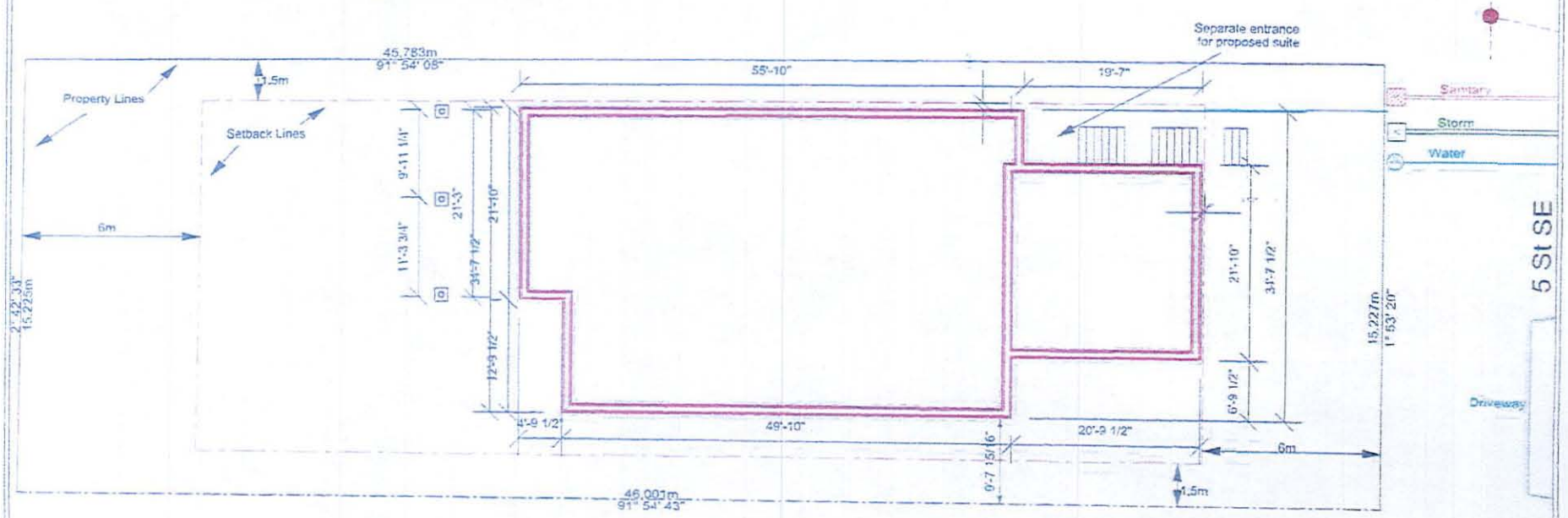
Subject Parcel

N

0 5 10 20 30 40 Meters

Subject Parcel

Site Plan of 531 5 St SE
Lot 1, Sec 14,Tp 20, R10, W6M, KDYD
Plan EPP86105



Scale 1/16" = 1'

0 10 20 30 40

N

Site Location
50° 41' 44.86" N
119° 16' 47.3" W

Lot Area 698.7m²
Proposed Site Coverage 214.6m²
Propose 30.7% coverage

PROJECT
531 5 ST SE

DESIGN BY
ANDREW LARSON

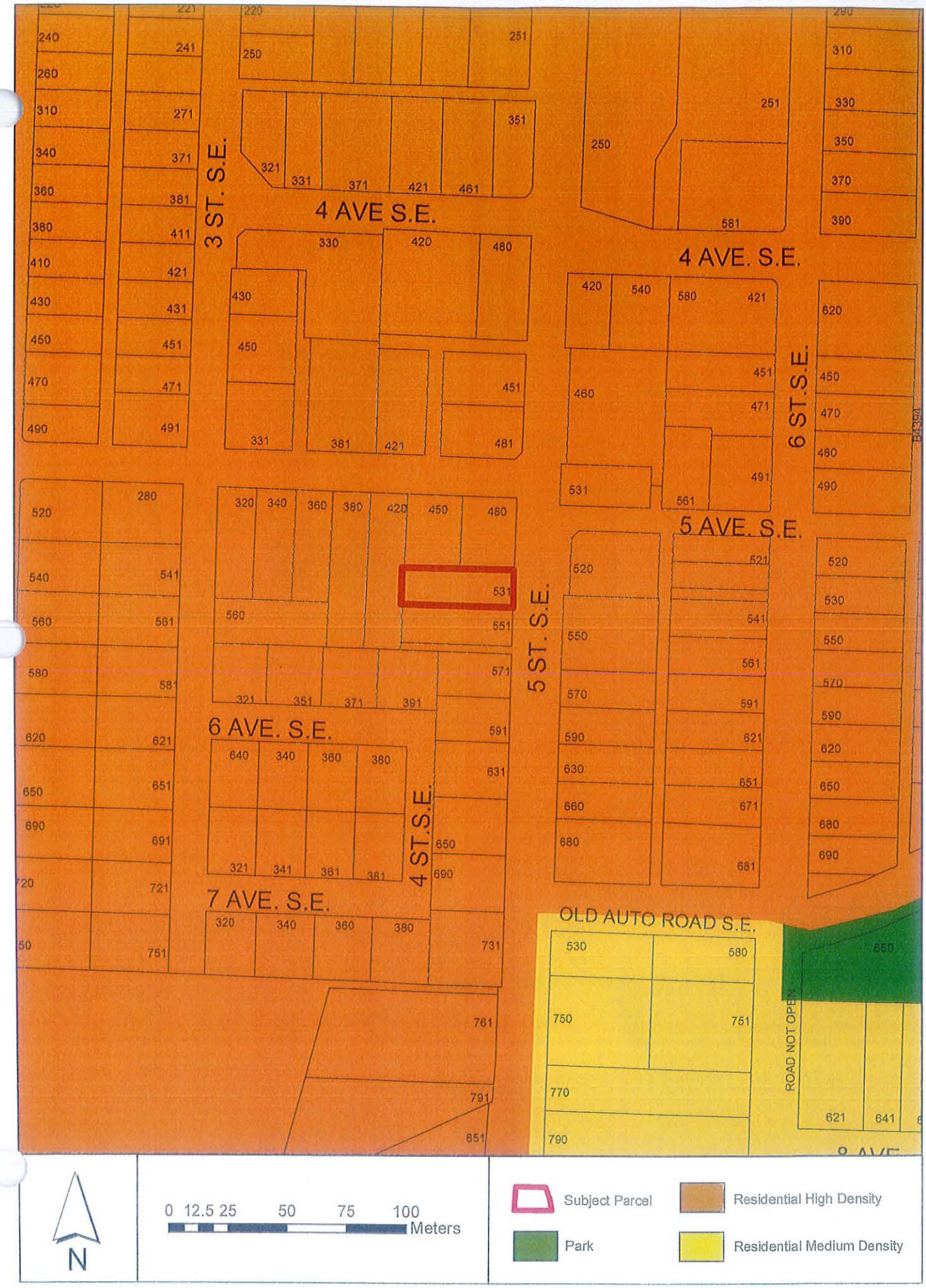
CONTACT
aflarson@telus.net
250 803 9070

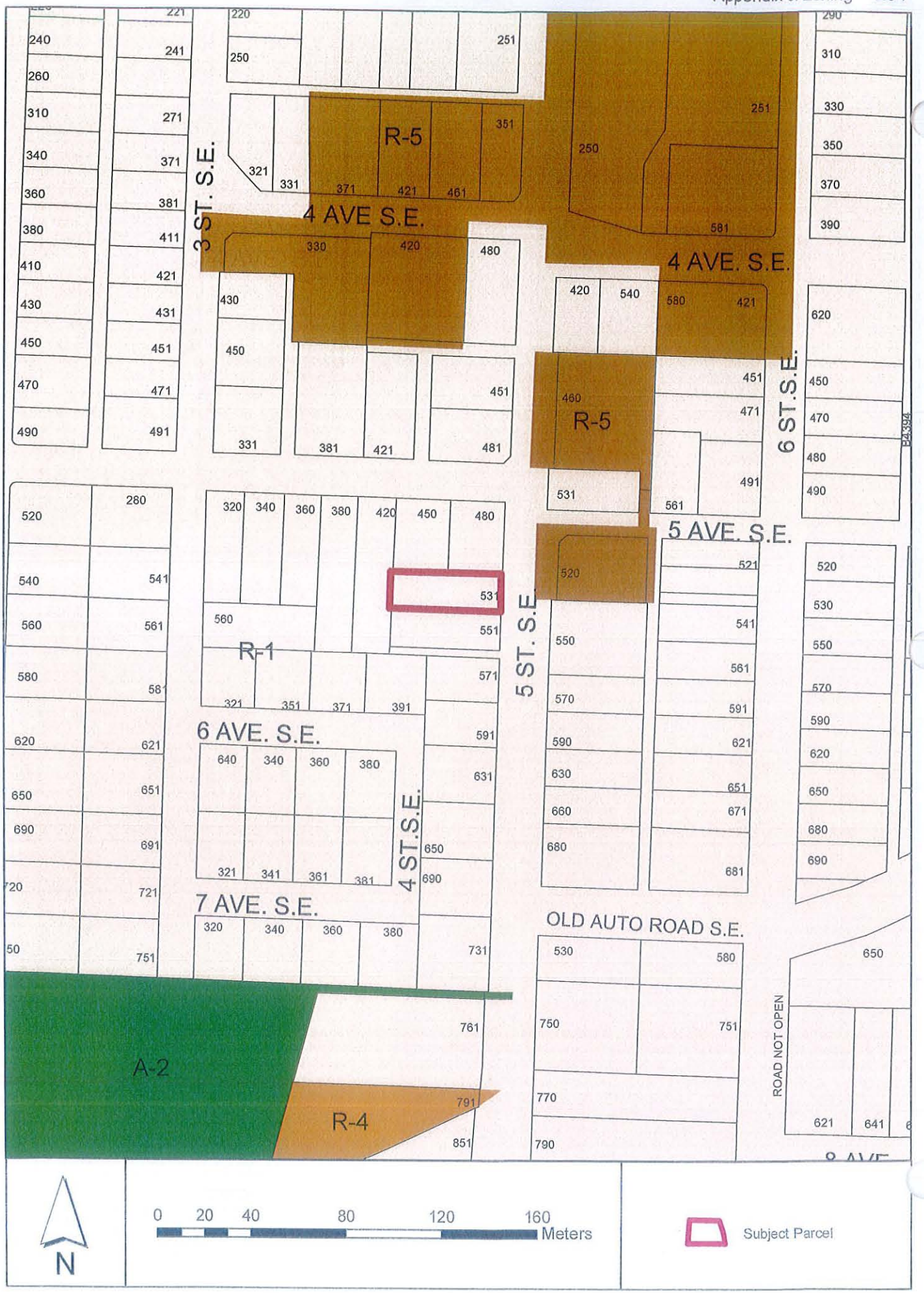
DATE
2019-08-21

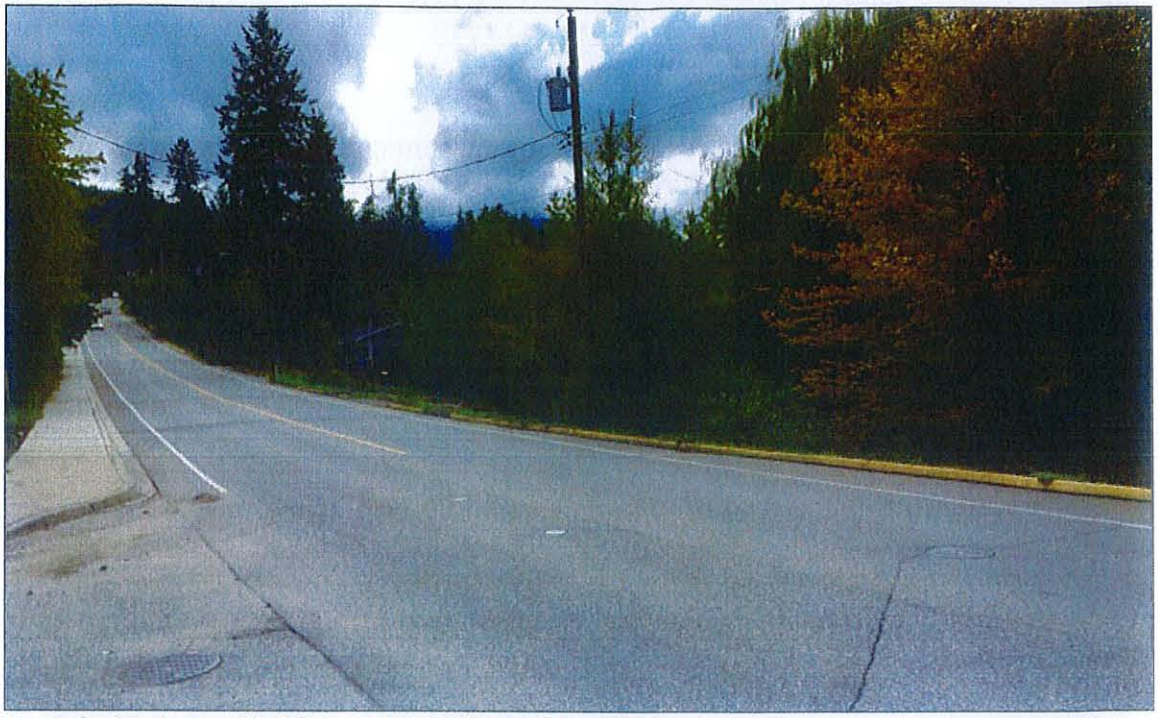
DRAWING
Site Plan

SCALE
1/16" = 1'

Appendix 3: Site Plan


3 ST. S.E.
4 AVE S.E.
4 AVE. S.E.
6 ST.S.E.
5 AVE. S.E.
5 ST. S.E.
6 AVE. S.E.
4 ST.S.E.
7 AVE. S.E.
OLD AUTO ROAD S.E.
ROAD NOT OPEN
N
0 12.5 25 50 75 100
Meters
Subject Parcel
Residential High Density
Park
Residential Medium Density


R-5
R-5
R-1
A-2
R-4
3 ST. S.E.
4 AVE S.E.
4 AVE. S.E.
5 AVE. S.E.
6 ST.S.E.
5 ST. S.E.
6 AVE. S.E.
4 ST.S.E.
7 AVE. S.E.
OLD AUTO ROAD S.E.
ROAD NOT OPEN
8 AVE
N
0 20 40 80 120 160
Meters
Subject Parcel



View of subject parcel looking southwest from 5 Street SE.

View of subject parcel looking northwest from 5 Street SE.

CITY OF SALMON ARM

BYLAW NO. 4355

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on , 2019 at the hour of 7:00 p.m. was published in the and , 2019 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 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP86105 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. 4355**"

READ A FIRST TIME THIS	DAY OF	2019
READ A SECOND TIME THIS	DAY OF	2019
READ A THIRD TIME THIS	DAY OF	2019

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2019

_____
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2019

_____
MAYOR

_____
CORPORATE OFFICER

City of Salmon Arm
Zoning Amendment Bylaw No. 4355

SCHEDULE "A"

Item 10.1

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4345 be read a second time;

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, Final 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.

[OCP4000-39; Muto Holdings Ltd.; 130 Shuswap Street SE; INS to HDR]

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: August 27, 2019

SUBJECT: Official Community Plan Amendment Application No. OCP4000-39
Zoning Amendment Application No. 1153

Legal: Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506
Civic: 130 Shuswap Street SE
Owners/Applicant: Muto Holdings LTD.

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 14, Township 20, Range 10, W6M, KDYD, Plan 28506 from INS (Institutional) to HDR (High Density Residential);**

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 14, Township 20, Range 10, W6M, KDYD, Plan 28506 from P-3 (Institutional) to R-5 (High Density Residential);**

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

1) **Ministry of Transportation and Infrastructure approval; and**

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

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted;

PROPOSAL

The subject parcel is located at 130 Shuswap Street NE, just south of the Trans Canada Highway (Appendices 1 and 2). It is designated Institutional (INS) in the City's Official Community Plan (OCP) and zoned P-3 (Institutional) in the Zoning Bylaw (Appendix 3 and 4). The parcel is currently vacant (site photos are attached as Appendix 5).

The purpose of this application is to amend the OCP and rezone the subject parcel to accommodate a multi family residential use. As discussed in more detail, a high density land use designation is deemed to be the most appropriate designation of the OCP.

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential and Institutional (R-1, R-4, and R-5, as well as P-3), with Commercial zones to the north and further west. Land uses adjacent to the subject parcel include the following:

North: Residential (R-1 Single Family and R-5 High Density Residential beyond)
South: Institutional (P-3 Institutional with R-1 Single Family Residential beyond)
East: Residential (R-1 Single Family Residential)
West: Institutional (P-3 Institutional with C-2 Commercial beyond)

A conceptual site plan (Appendix 6) has been submitted to illustrate the development proposal featuring 10 residential units in the form of two 4-plex buildings and a duplex building. While the details of the attached plans are not final, they represent the intent of the applicant at this time and would be subject to detailed review at the Development Permit stage.

If rezoned to R-5, a form and character residential development permit application would be required prior to development to address building forms, site plan, lot grading, and landscaping designs. A Development Permit application would be reviewed by City staff, the Design Review Panel, and then by Council for consideration of approval.

Staff note that preliminary analysis indicates that site configuration may present challenges in achieving the development scenario as indicated by the applicant. Some form of underground or under-building parking may be required to meet parking requirements at the proposed density. Additionally, a screened refuse/recycling area would be required. Site plans submitted at the development permit stage would be required to address such requirements.

OCP POLICY

The proposed OCP amendment from Institutional (INS) to HR (High Density - Residential) would place the subject parcel in Residential Development Area A, considered the highest priority for development. The proposed 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.

Section 475 & 476 - Local Government Act

Pursuant to Sections 475 and 476 of the Local Government Act (consultation during OCP amendments), the proposed OCP amendments were referred to the following organizations on July 8, 2019:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	No response to date
Economic Development Society:	No response to date
School District No. 83: (pursuant to Section 476)	No response to date

Section 477 - Local Government Act

Pursuant to Section 477 of the Local Government Act (adoption procedures for an OCP amendment), prior to Second Reading of the bylaw, Council must consider the proposed OCP amendment in relation to the City's financial and waste management plans. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTS

Ministry of Transportation & Infrastructure

MOTI has granted preliminary approval (Appendix 7).

Engineering Department

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

Staff note that the parcel does not currently have a vehicular access to Shuswap Street, a designated Urban Arterial, and that future vehicular access will not be permitted by the City Engineer.

Building Department

Potential limiting distance concerns. BC Building Code applies.

Fire Department

No concerns.

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, institutional and commercial development. The subject parcel is located in an area well-suited for higher density residential development featuring sidewalks and transit routes, being within close walking distance of the commercial City Centre. As noted, the High Density - Residential (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 0.105 hectares in area, the maximum permitted density would be 10 dwelling units. With a density bonus under R-5 zoning, the maximum density is 130 units per hectare, or 13 units, with a potential height increase to 15 m. The minimum residential density permitted under R-5 zoning is 3 units in the form of a triplex. The applicant is currently proposing a 10 unit development subject to a Development Permit application.

Table 1 – R-5 Zoning Analysis (0.105 hectare area)

	R-5 Permitted/Required	R-5 with Bonus	Proposed
Density	10 units	13 units	10 units
Height	12 m	15 m	tbd
Parcel Coverage	55 %	70 %	tbd
Setback – front	5 m	5 m	tbd
Setback – interior side	2.4 m	2.4 m	tbd
Setback – rear	5 m	5 m	tbd
Parking	12	16	tbd
Small Car Spaces	20 % (2)	20 % (3)	tbd

Considering the proposed development concept, a 10 unit development would be required to provide 12 parking stalls. The provision of on-site parking is practical and necessary, as the opportunity for on-street parking at this site is very limited. With Shuswap Street designated as an Urban Arterial road and expected to carry greater traffic flows into the future, access from development is expected to be kept at a minimum under the provisions of the Subdivision and Development Servicing Bylaw.

If rezoned as proposed, a form and character development permit application would be required prior to development. Detailed site plans, building renderings, a landscape plan provided by a landscape architect, and a lot grading plan submitted at the development permit stage are all required. Specific details regarding building design including heights, and site planning including the requisite screened refuse/recycling area, fencing and landscaping have not yet been determined.

Staff note that as vehicular access will not be permitted to Shuswap Street, the site configuration presented by the applicant's preliminary site plan would not be feasible. Parking and access details eliminating access to Shuswap Street would be required with a Development Permit application. Parking areas are required to meet the standards specified in the Zoning Bylaw, including hard surfacing, grading, drainage, and delineation (painted lines) of parking spaces.

CONCLUSION

The proposed High Density - Residential (HR) OCP land use designation and R-5 zoning of the subject properties is consistent with OCP residential policy, and is therefore supported by staff.

Prepared by: Chris Larson, MCP
Planning and Development Officer

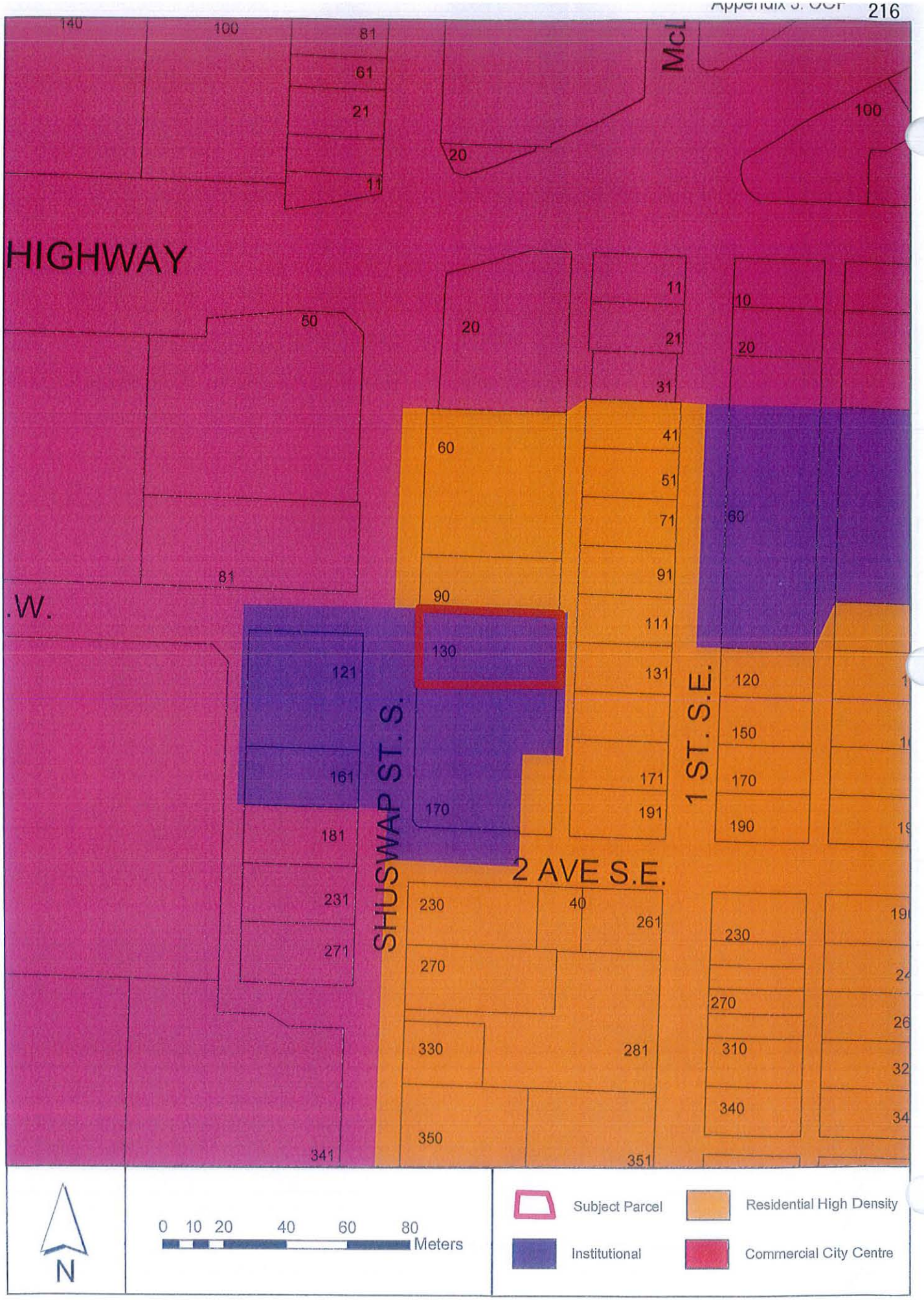
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

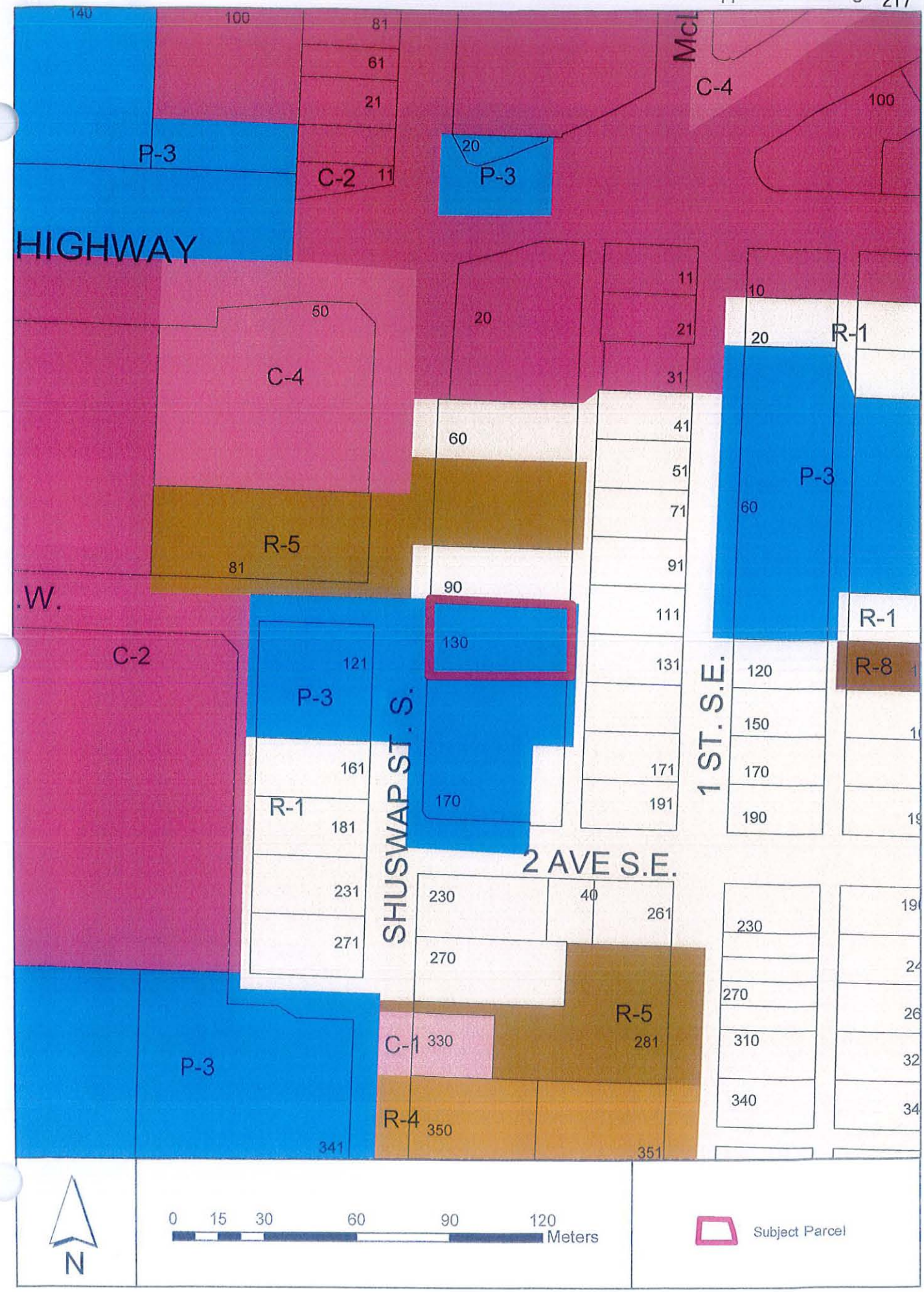
HIGHWAY
W.
CHILCWAP ST S
1 ST SE
2 AVE SE
N
0 15 30 60 90 120
Meters
Subject Parcel

N

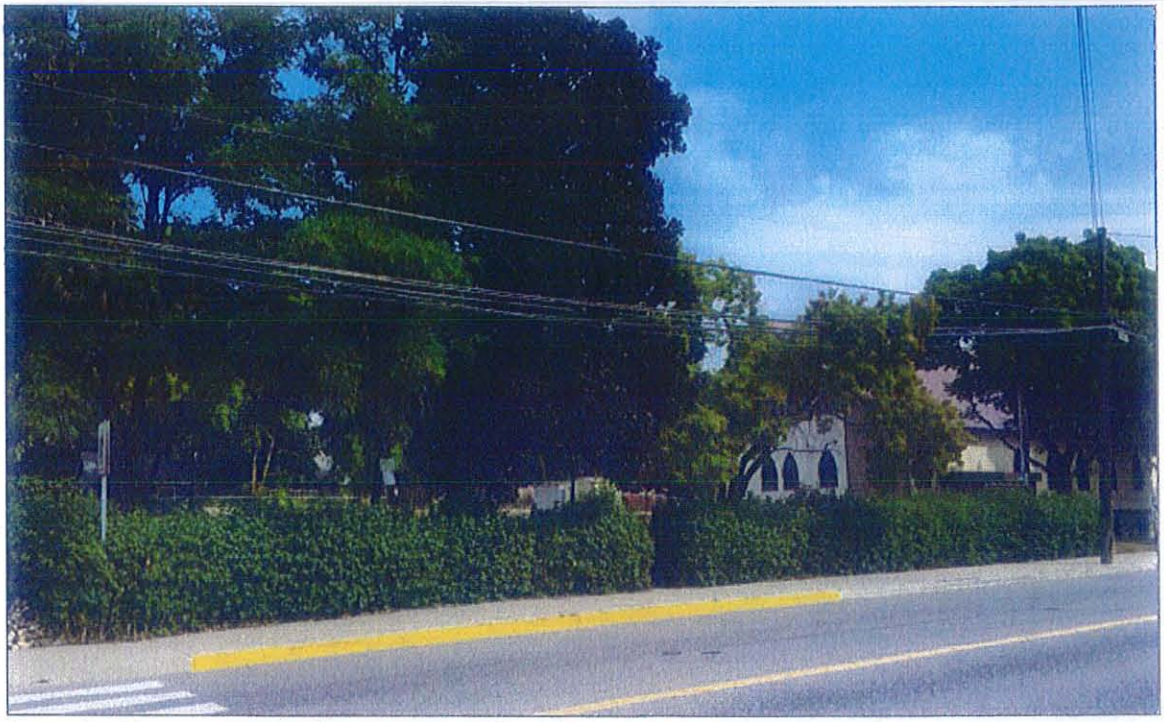
0 5 10 20 30 40 Meters

Subject Parcel

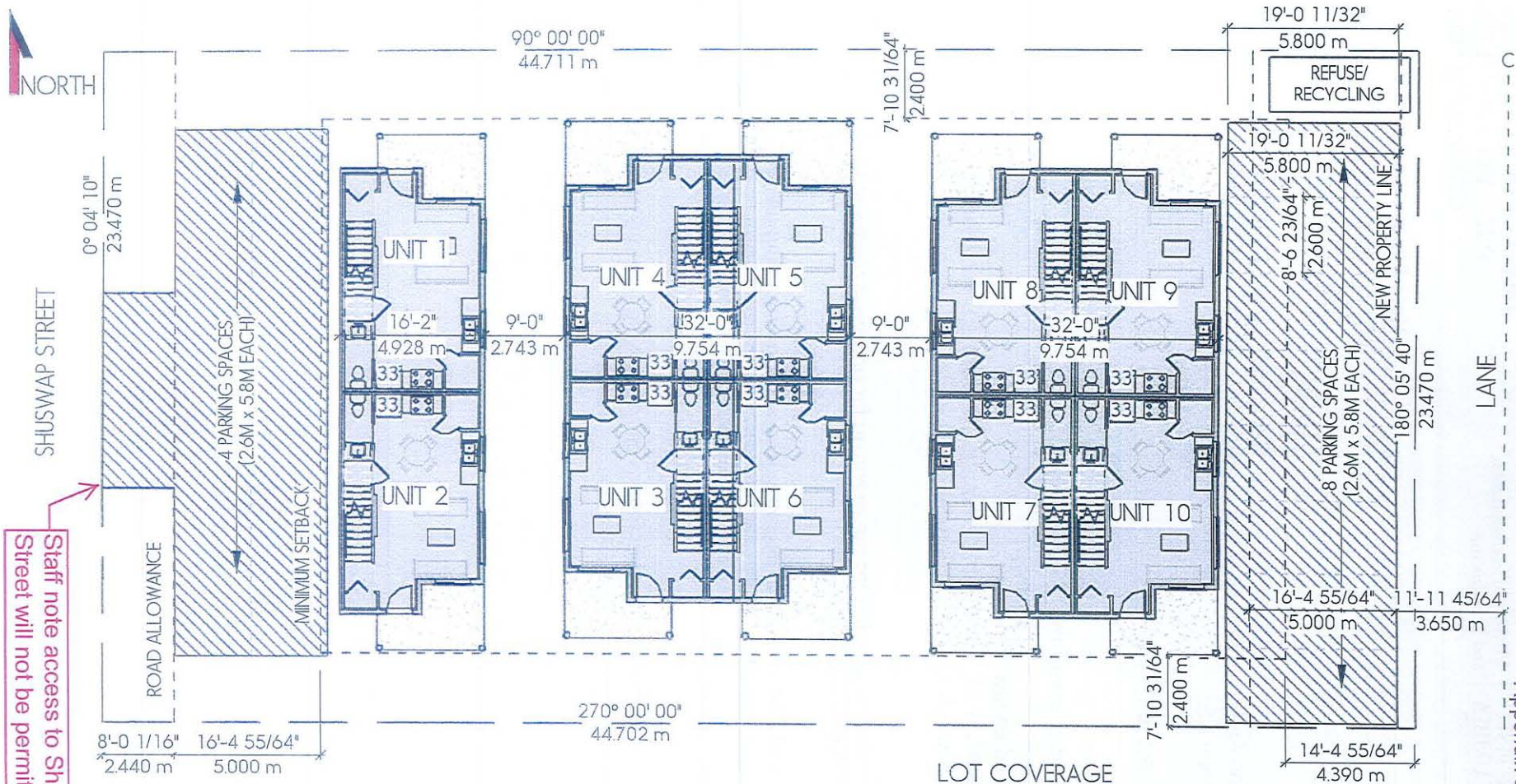

HIGHWAY
.W.
McL
SHUSWAP ST. S.
1 ST. S.E.
2 AVE S.E.
140
100
81
61
21
11
20
100
50
20
11
21
31
10
20
60
41
51
71
91
111
131
60
81
90
130
121
161
181
231
271
170
120
150
170
190
171
191
230
40
261
270
330
281
350
351
341
230
270
310
340
N
0 10 20 40 60 80
Meters
Subject Parcel
Residential High Density
Institutional
Commercial City Centre


HIGHWAY
McL
C-4
P-3
C-2
R-5
R-1
R-8
C-1
R-4
SHUSWAP ST. S.
1 ST. S.E.
2 AVE S.E.
.W.
N
0 15 30 60 90 120
Meters
Subject Parcel

View of subject property looking south-west from lane.



View of subject property looking south-east from Shuswap Street.



Staff note access to Shuswap Street will not be permitted.

1 **SITE**
1 : 200

LOT COVERAGE

LOT AREA:	11294 SF	(1049.2 m²)
BUILDING AREA:	4560 SF	(423.7 m²)
RATIO:	40.4%	
ALLOWABLE:	55.0%	

(R5 ZONING)

MUTO FOURPLEXES
130 SHUSWAP STREET N.E.
SALMON ARM, B.C.
JUNE 12 2019

Appendix 6: Site Concept

Appendix 7: MOTI

BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

DEVELOPMENT SERVICES PRELIMINARY BYLAW COMMUNICATION

Your File #: ZON-1153
eDAS File #: 2019-03817
Date: Jul/16/2019

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 ~~4346~~ 4347 for:
Lot 2, Section 14, Township 20, Range 10 W6M, KDYD, Plan 28506
130 Shuswap Street SE, Salmon Arm

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

It is recommended that the City of Salmon Arm consider imposing development cost charges towards intersection improvements with the Trans-Canada Highway, as warranted.

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:	2 August 2019
PREPARED BY:	Chris Moore, Engineering Assistant
OWNER:	**Muto Holdings Ltd.** Inc. No. BC0235957, 381 HWY 97B NE, Salmon Arm, BC V1E 1X5
SUBJECT:	**OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-39** **ZONING AMENDMENT APPLICATION FILE NO. ZON-1153**
LEGAL:	Lot 2, Section 14, Township 20, Range 10, W6M KDYD, Plan 28506
CIVIC:	**130 Shuswap Street SE**

Further to your referral dated July 5 2019, we provide the following servicing information. **The following comments and servicing requirements are not conditions for OCP or Zoning Applications; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages.**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.

2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.

3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.

4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.

5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.

6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.

7. 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.

8. 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. Shuswap Street, on the subject properties western boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS).

2. Shuswap Street is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, street lighting and underground hydro and telecommunications. Owner / Developer is responsible for all associated costs.

3. The Lane on the subject properties eastern boundary, is designated as a Lane standard, requiring 7.3m road dedication (3.65m on either side of lane centerline). Available records indicate that 0.65m of additional road dedication is required (to be confirmed by a BCLS).

4. The Lane is currently constructed to a Lane standard. No upgrades are anticipated at this time.

5. As Shuswap Street is designated as an Arterial Road and is a significant connection between 10 Avenue and the TCH, no vehicular access onto Shuswap Street will be permitted.

Water:

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

2. The subject property is to be serviced by a single metered water service connection, installed in a pit at property line (as per Specification Drawing No. W-11), 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.

3. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on Shuswap Street. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

4. 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 Shuswap Street and partially fronts a 150mm diameter sanitary sewer on the Lane on the east property line. Upgrading this sanitary 150mm diameter sewer to 200mm diameter is required.

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 located in the Lane on the eastern property line. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The site does not front on an enclosed storm sewer system.

2. 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.

3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The subject property shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer is to identify a suitable existing City storm sewer to receive the proposed discharge from the development and offsite extension of the City storm sewer will be required. 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) is required.

Chris Moore
Engineering Assistant

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

SALMONARM
ECONOMIC DEVELOPMENT SOCIETY

Sept 13, 2019

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

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-39

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 130 Shuswap Street SE, Salmon Arm, from Industrial to High Density Residential. The Board has no objections to the application, based on the information provided.

We thank you for the opportunity to comment on this OCP Amendment Referral.

Sincerely,

Lana Fitt, Economic Development Manager
Salmon Arm Economic Development Society

250 833.0608 edo@saeds.ca saeds.ca 220 Shuswap Street NE, PO Box 130, Salmon Arm, BC V1E 4N2

SMALL CITY, BIG IDEAS

CITY OF SALMON ARM

BYLAW NO. 4345

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on , at the hour of 7:00 p.m. was published in the and , 2019 issue of the Salmon Arm Observer;

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

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

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

    1. Re-designate Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506 from INS (Institutional) to HDR (High Density Residential), 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. 4345**".

READ A FIRST TIME THIS	9th	DAY OF	September	2019
READ A SECOND TIME THIS		DAY OF		2019
READ A THIRD TIME THIS		DAY OF		2019
ADOPTED BY COUNCIL THIS		DAY OF		2019

_____
MAYOR

_____
CORPORATE OFFICER

Schedule "A"

OCP4000-39
Subject Property
Trans Canada Highway
Institutional to High Density - Residential
130
1 ST. S.E.
2 AVE S.E.
SHUSWAP ST. S.
50 m
100 ft
N

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Item 10.2

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4347 be read a second time.

[ZON-1153; Muto Holdings Ltd.; 130 Shuswap Street SE; P-3 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. 4347

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on , 2019 at the hour of 7:00 p.m. was published in the and , 2019 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 14, Township 20, Range 10, W6M, KDYD, Plan 28506 from P-3 (Institutional) to R-5 (High Density Residential) , 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 Zoning Amendment Bylaw No. 4347"**

READ A FIRST TIME THIS	9th	DAY OF	September	2019
READ A SECOND TIME THIS		DAY OF		2019
READ A THIRD TIME THIS		DAY OF		2019

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2019

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

City of Salmon Arm
Zoning Amendment Bylaw No. 4347

SCHEDULE "A"

Item 10.3

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Taxiway Charlie Temporary Borrowing Bylaw No. 4344 be read a final time.

Vote Record

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

Opposed:

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

CITY OF
SALMONARM

To:	Mayor Harrison and Members of Council
Date:	September 4, 2019
From:	Chelsea Van de Cappelle, Chief Financial Officer
Subject:	Shuswap Regional Airport Taxiway Charlie

Recommendation:

THAT: The Certificate of Sufficiency regarding the City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289 be received;

AND THAT: Bylaw No. 4289 cited as the "City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289", be reconsidered and adopted;

AND THAT: Council approve borrowing from the Municipal Finance Authority of BC, as part of the 2020 Spring Borrowing Session, $845,000.00 as authorized through the "City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289" and that the Columbia Shuswap Regional District be requested to consent to our borrowing over a twenty (20) year term and include the borrowing in a Security Issuing Bylaw;

AND THAT: Bylaw No. 4344 cited as the "City of Salmon Arm Taxiway Charlie Temporary Borrowing Bylaw No. 4344", be given three (3) readings.

Background:

As outlined in the attached Certificate of Sufficiency, the number of Elector Responses requesting Council not to proceed with the borrowing $845,000.00 for the construction of Taxiway Charlie and related works does not meet the minimum requirements. As a result, Council may now adopt Loan Authorization Bylaw No. 4289.

And further Council may pass a Security Issuing Resolution pursuant to Section 182 of the Community Charter to allow the City to access the long term bond market in the Spring of 2020. Access to the long term bond market is undertaken by the Municipal Finance Authority (MFA) twice annually (Spring and Fall) and consequently the City will fund the project utilizing the temporary borrowing provisions (Section 181) of the Community Charter. Due to notification deadlines of both the MFABC and CSRD, the City will be unable to access the fall borrowing opportunity. In order to proceed with this project, it is recommended the City access the required funds through temporary borrowing. Once the long term bond market is accessed in the spring, interim financing will be paid in full.

Chelsea Van de Cappelle, CPA

CITY OF SALMON ARM

CERTIFICATE OF SUFFICIENCY

Taxiway Charlie Loan Authorization Bylaw No. 4289

For the purposes of determining the sufficiency of Elector Responses requesting Council not to approve **Taxiway Charlie Loan Authorization Bylaw No. 4289**, it has been determined that 10% or 1,503 Elector Responses would be required to legally preclude Council from approving **Taxiway Charlie Loan Authorization Bylaw No. 4289**, unless approved by the assent of the electors.

It is certified, pursuant to the provisions of Section 86 (8) of the *Community Charter*, that two (2) valid Elector Responses requesting Council not to approve **Taxiway Charlie Loan Authorization Bylaw No. 4289** were received from electors by the 4:00 p.m. Monday, June 24, 2019 deadline.

The Elector Responses received do not meet the minimum sufficiency requirements prescribed in Section 86 of the *Community Charter* to preclude Council from approving **Taxiway Charlie Loan Authorization Bylaw No. 4289** on the basis of the Alternative Approval Process; therefore Council is in a legal position to approve the bylaw.

Given under my hand this 4th day of July, 2019.

Erin Jackson
Corporate Officer

CITY OF SALMON ARM

BYLAW NO. 4344

A bylaw to authorize temporary borrowings pending the sale of debentures

---

WHEREAS under the provisions of Section 181 of the Community Charter, Council may, where it has adopted a loan authorization bylaw, without further assent or approvals, borrow temporarily, by the issue of temporary securities or by pledging with the lender the issued and unsold debentures, money not exceeding the difference between the total amount authorized by the loan authorization bylaw and the amount already borrowed in relation to that bylaw;

AND WHEREAS the Council has adopted Bylaw No. 4289, cited as the "City of Salmon Arm Taxiway Charlie Loan Authorization Bylaw No. 4289", authorizing the construction of the Shuswap Regional Airport Taxiway Charlie and related works and subsequent borrowing in the amount of $845,000.00.

AND WHEREAS the sale of the said debentures has been temporarily deferred;

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

1. The Council is hereby authorized and empowered to borrow from the Municipal Finance Authority an amount or amounts not exceeding the sum of $845,000.00, as the same may be required.

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

3. The money so borrowed shall be used solely for the purpose set out in said Bylaw No. 4289.

4. The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

5. SEVERABILITY

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

6. 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 effect upon adoption of same.

8. CITATION

This bylaw may be cited as "City of Salmon Arm Taxiway Charlie Temporary Borrowing Bylaw No. 4344."

READ A FIRST TIME THIS	9th	DAY OF	September	2019
READ A SECOND TIME THIS	9th	DAY OF	September	2019
READ A THIRD TIME THIS	9th	DAY OF	September	2019
ADOPTED BY COUNCIL THIS		DAY OF		2019

MAYOR

CORPORATE OFFICER

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Item 10.4

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4327 be read a final time.

[ZON-1144; Stevens, S. & Burns, Z.; 2810 - 25 Street NE; R-1 to R-8]

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: March 14, 2019

Subject: Zoning Bylaw Amendment Application No. 1144

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP69695
Civic: 2810 – 25 Street NE
Owner/Applicant: Stevens, S. & Burns, Z.

MOTION FOR CONSIDERATION

THAT: **a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP69695 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).**

AND THAT: **Final reading of the zoning amendment bylaw be withheld subject to confirmation that the secondary suite meets Zoning Bylaw and BC Building Code requirements.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 2810 - 25 Street NE (Appendix 1 and 2) and contains a single family dwelling. This proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) to permit the use of a *secondary suite* within the existing *single family dwelling*.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The surrounding properties consist primarily of larger R-1 zoned parcels with some larger A-2 zoned parcels to the North. There are presently six R-8 zoned parcels within the vicinity of the subject parcel, including the neighbouring parcel to the south which contains a *detached suite*.

The subject parcel meets the specifications to permit a *secondary suite* within the proposed R-8 zone. The house includes a double car garage and there is sufficient space to accommodate additional off-street parking for the suite. Site photos are attached as Appendix 5 and a plan of the basement suite is attached as Appendix 6.

In 2017 a building permit was issued to the previous owner for the construction of a new single family dwelling with an unfinished basement. The current owner/applicant purchased the home in April 25, 2018. A suite was, however, partially finished in the basement at some point. Notice of Building Permit completion was mailed to the previous owner on May 15, 2018 and copied to the current owner/applicant. The Notice confirmed the Building Permit was for a single family dwelling and unfinished basement only (i.e. not for a secondary suite). The previous and current owners were advised that rezoning and Building Permit applications are required in order for the suite to conform.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of *secondary suites* in Low Density Residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTS

Engineering Department

No engineering concerns.

Building Department

Unit constructed without permit or review by building official. Building permit required. Fire separation upgrades may be required. BC Building Code applies.

Fire Department

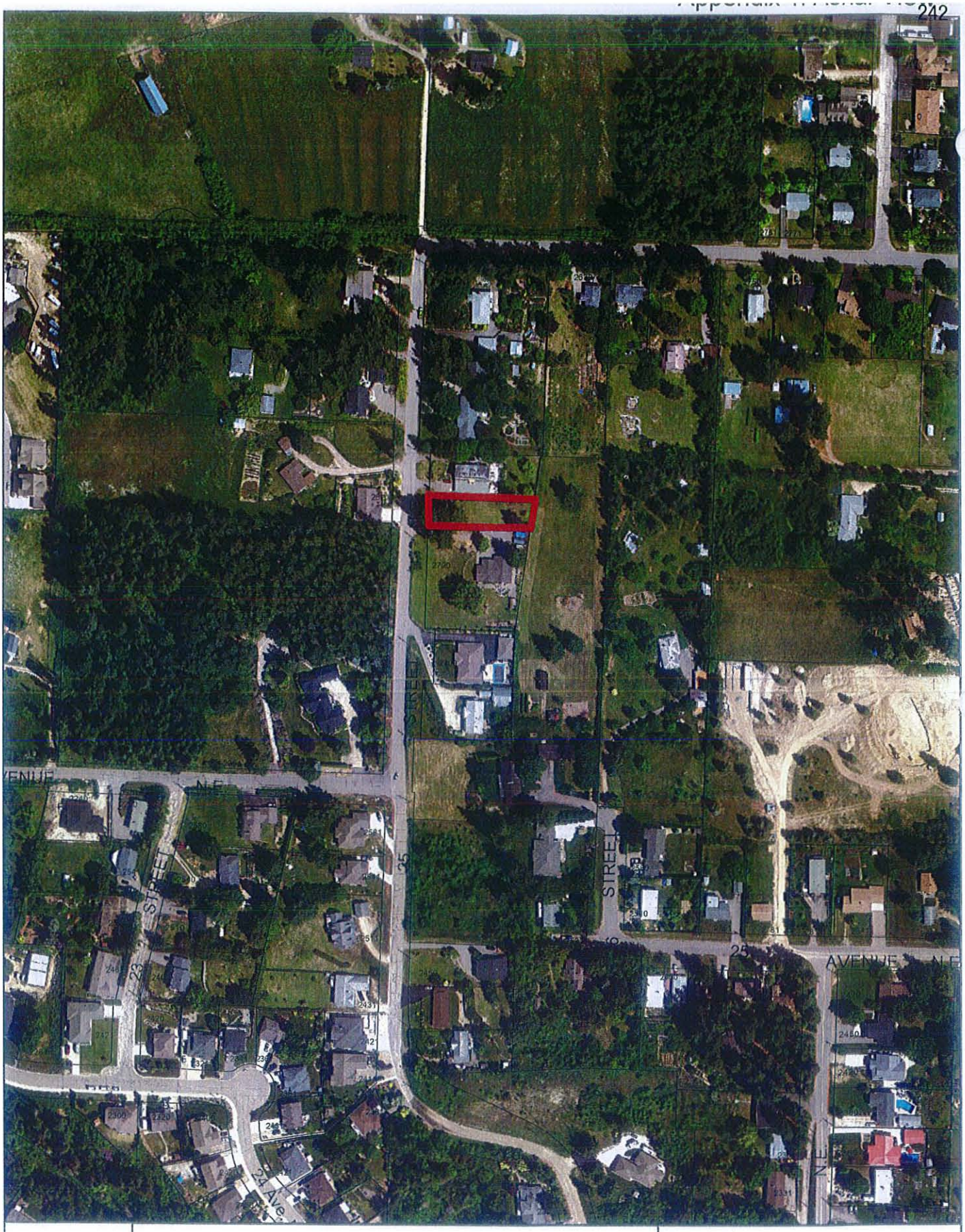
No concerns.

Planning Department

The intent of this application is to have the *secondary suite* conform to zoning. A building permit for the secondary suite is required.

Prepared by: Denise Ackerman
Planning and Development Officer

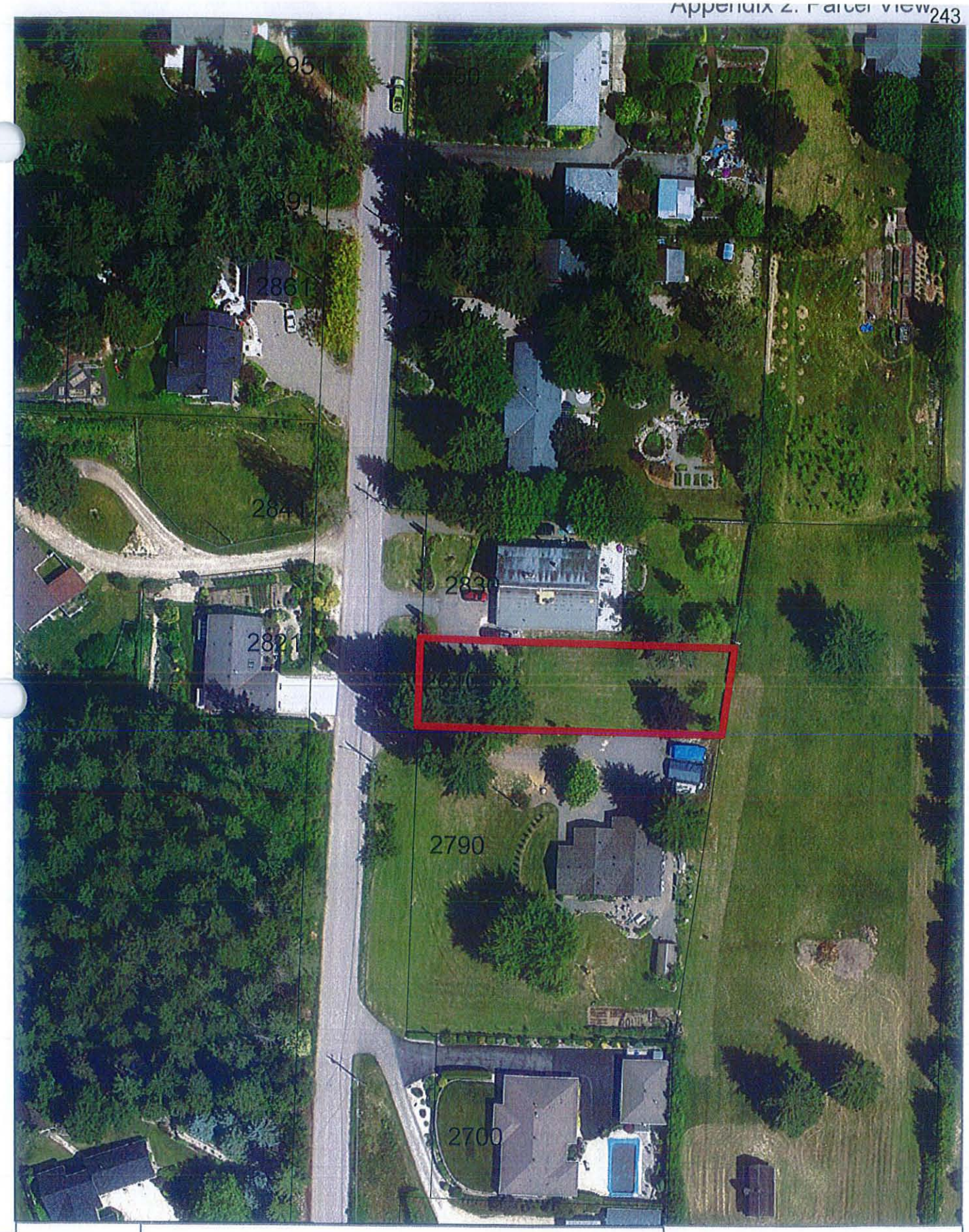
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



N

0 30 60 120 180 240 Meters

Subject Property



N

0 10 20 40 60 80 Meters

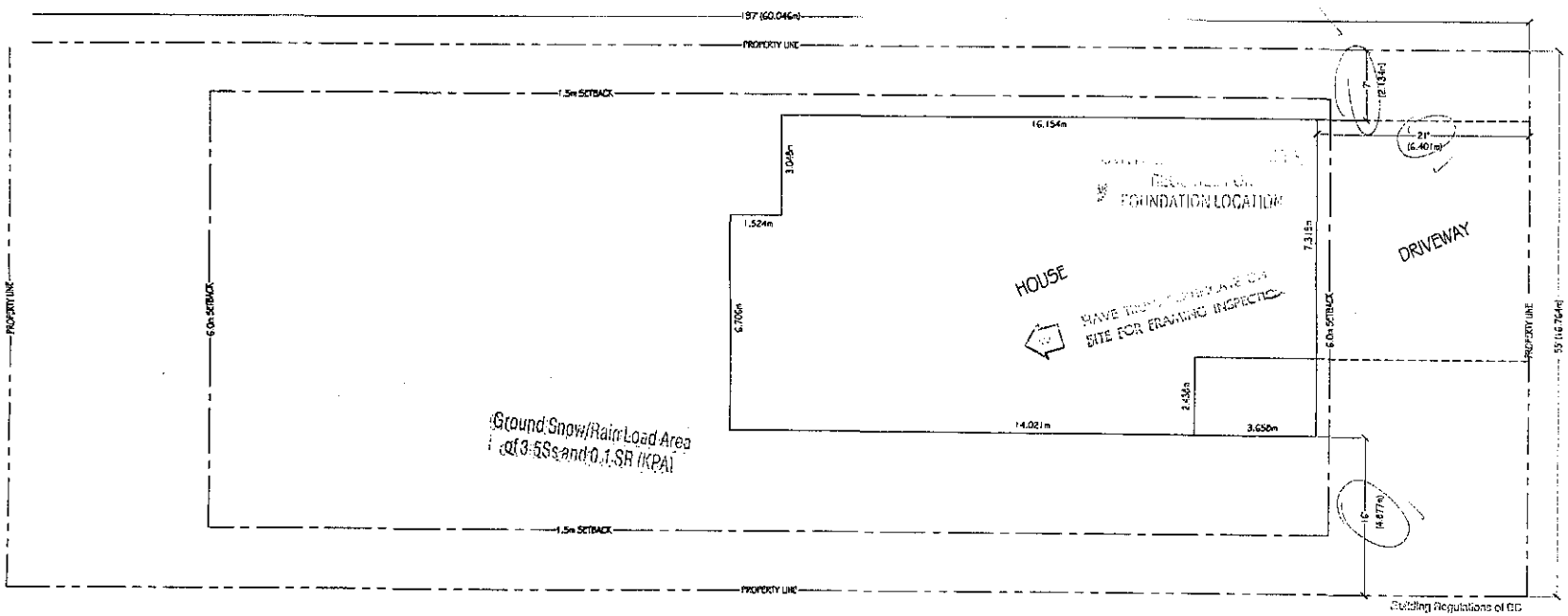
Subject Property

30 AVENUE
N.E.
N.E.
STREET
25
STREET
26
25
AVENUE
N.E.
23
STREET
N.E.
25
N.E.
N
0 10 20 40 60 80
Meters
Subject Parcels
Acreage Reserve
Park
Low Density Residential

A-2
R-8
30 AVENUE N.E.
STREET N.E.
STREET N.E.
STREET N.E.
AVENUE N.E.
R-1
P-1
N
0 10 20 40 60 80
Meters
Subject Property

View East From 25 Street NE of Subject Property

View Southeast From 25 Street NE of Subject Property



Building Regulations of BC
(BCBC 2012 to Apply)
Check Field Copy Drawing Notes

INSPECTION DUTIES OF OWNER
The owner ... have ... inspect ... Inspection ... Building Inspector ... Building

15548

Revised

05/07/17

RECEIVED
JUL 31 2017
CITY OF SALMON ARM

BEFORE CONSTUCTION BEGINS...

ALL ASPECTS INCLUDING, BUT NOT LIMITED TO, STUCTURE AND ENVELOPE OF THIS BUILDING ARE TO CONFORM TO OR EXCEED THE CURRENT BC BUILDING CODE. IF YOU ARE UNSURE OF ANY REQUIREMENTS, CONSULT THE BC BUILDING CODE OR YOUR LOCAL INSPECTION AGENCY TO ENSURE FULL COMPLIANCE. NOT HAVING ACCESS TO THE BUILDING CODE IS NOT AN EXCUSE FOR POOR BUILDING PRACTICES.

CUTTING EDGE HOLDINGS

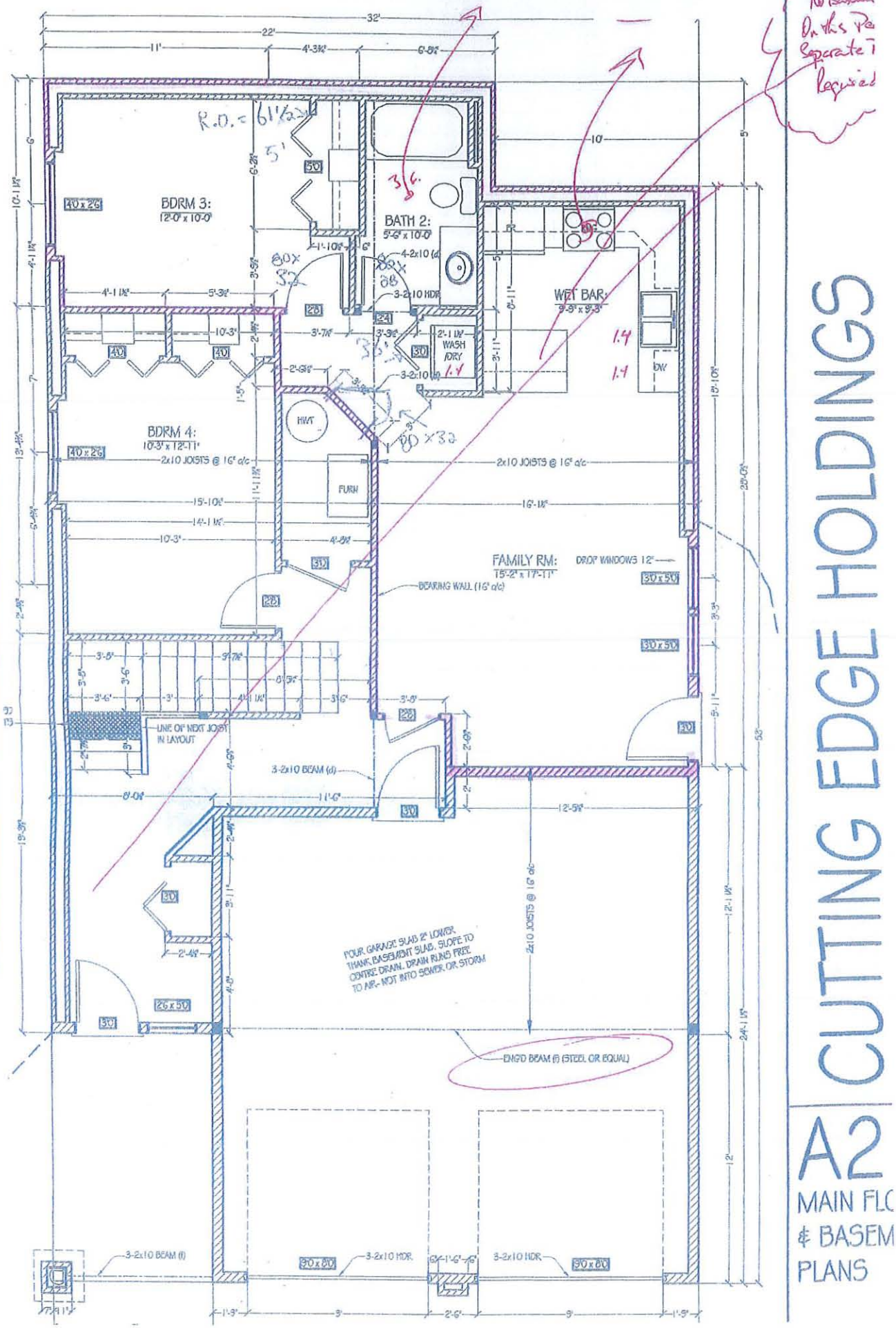
PROJECT CONTACT: BRANDON LAWSON 250. 804. 5095
DESIGN CONTACT: MIKE THIESSEN 250. 253. 5041

A1
SITE PLAN

OFFICE COPY

17-07-27
1/4" = 1'-0"

15548

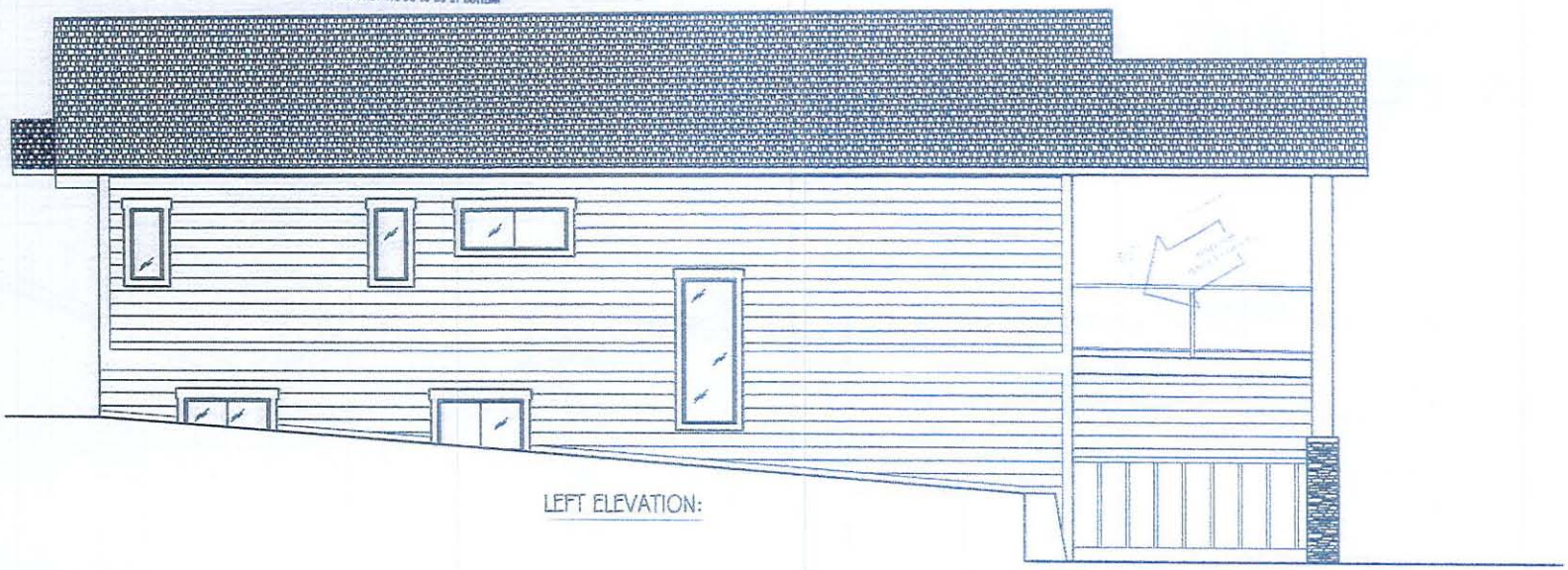


CUTTING EDGE HOLDINGS

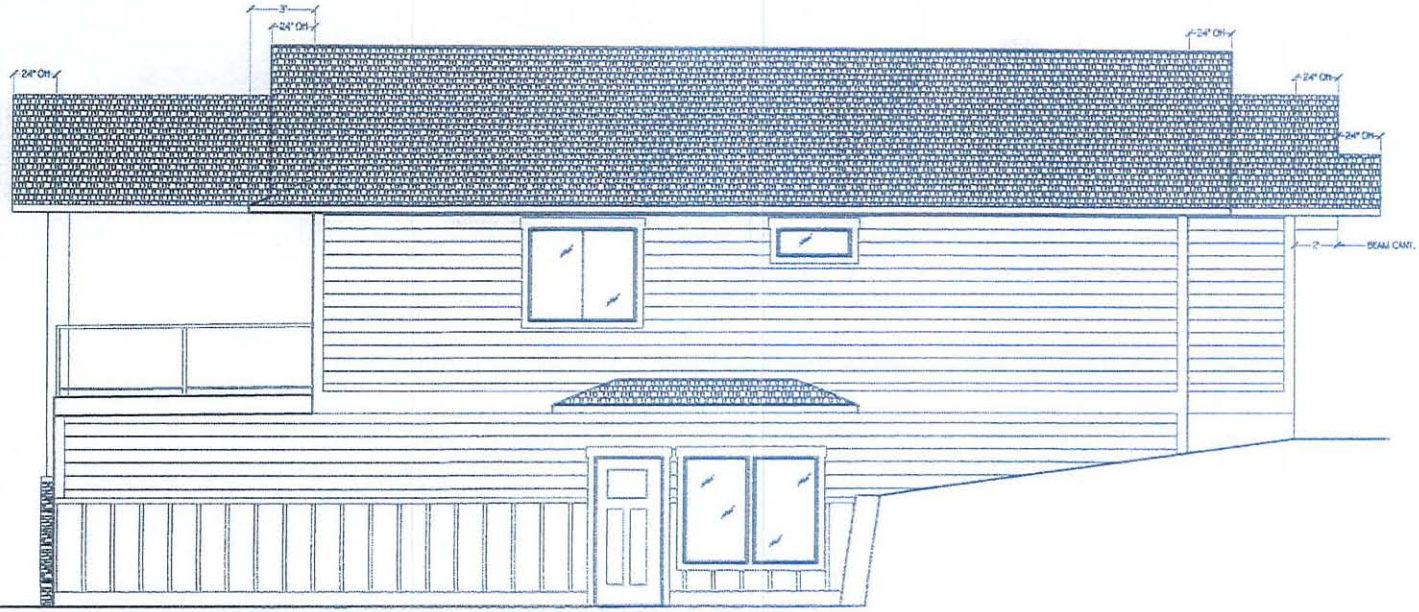
A2

MAIN FLC
& BASEM
PLANS

Attic venting to be 1/300 of ceiling area and uniformly distributed.
Min. 25% of 1/300 to be at top.
Min. 25% of 1/300 to be at bottom



LEFT ELEVATION:



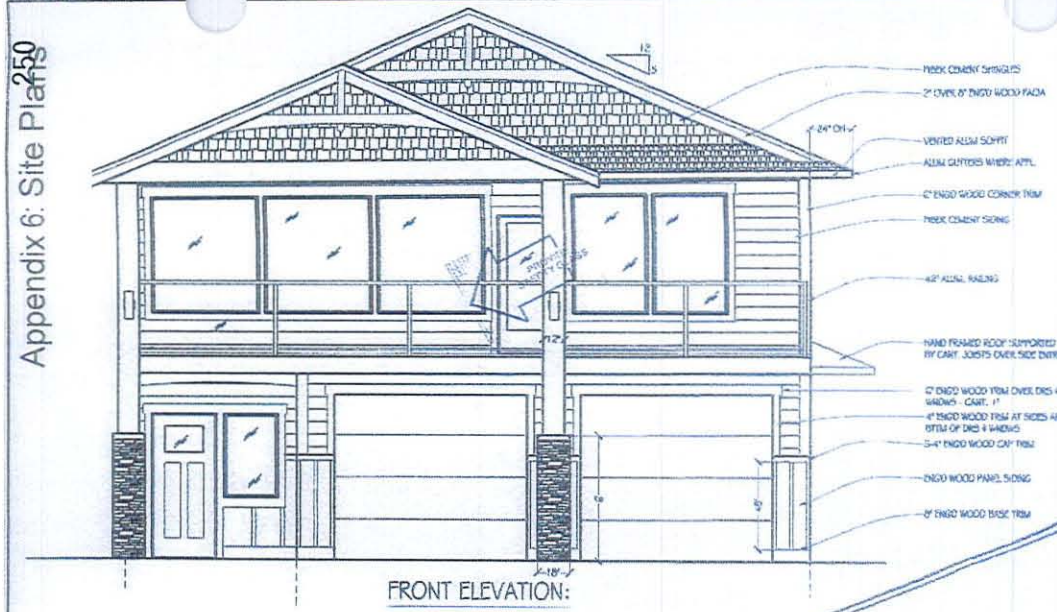
RIGHT ELEVATION:

CUTTING EDGE HOLDINGS

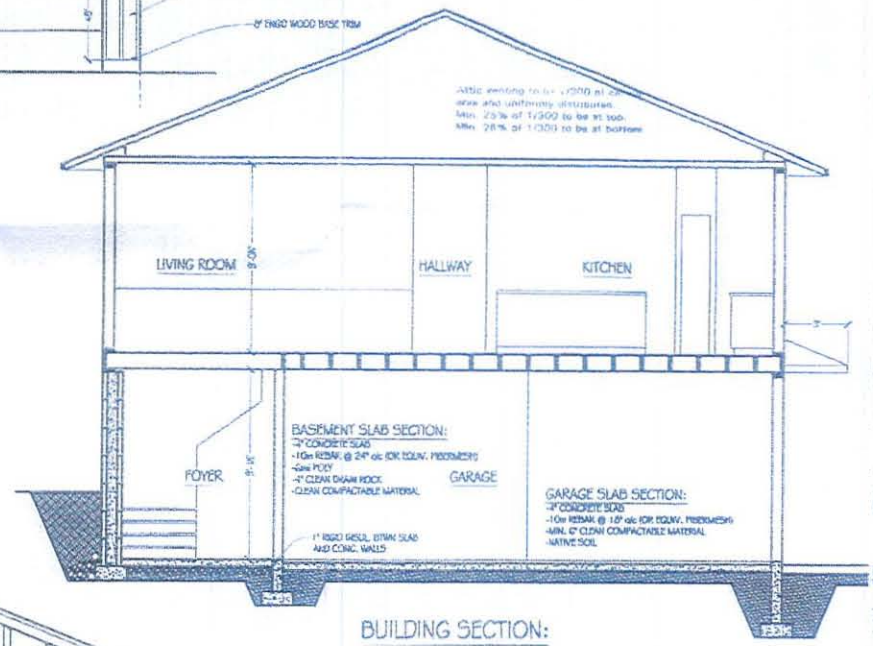
PROJECT CONTACT: BRANDON LAWSON 250. 804. 3095
DESIGN CONTACT: MIKE THIESSEN 250. 253. 5041

A3
SIDE ELEVATIONS

17-07-27
¼" = 1'-0"



FRONT ELEVATION:



BUILDING SECTION:

ROOF SECTION:
-APPROVED ASPHALT SHINGLES
-ROOFING PAPER
-3/4" OSB SHEATHING
-ENGINEERED TRUSSES @ 24" o/c (APPL)
-R44 BATT OR BLOWN INSULATION
-6mil VAPOUR BARRIER
-1/2" CEILING GWB

ROOF EDGE SECTION:
-ALUM. SOFFIT
-ENGD WOOD GABLE FACIA
-ALUM CONT. GUTTERS

EXT. WALL SECTION:
-APPROVED SIDING/ CULTURED STONE
-BUILDING WRAP (PAPER OR TYVEC TYPE)
-3/4" OSB SHEATHING
-2x6 STUDS @ 24" o/c
-R24 BATT INSULATION (R22 w/ HSI)
-6mil. VAPOUR BARRIER
-1/2" GWB

MAIN/ UPPER FLOOR SECTION:
-3/4" TAG TUY OR GOLD EDGE OSB SUBFLOOR
-18" 2x10 JOISTS @ 16" o/c - SEE ATTACHED LAYOUT
-3/8" CEILING GWB

FOUNDATION SECTION:
-24" 10" CONC WALL, 10m @ 18" o/c VERT. x 10m @ 16" o/c HORZ.
-BILUMISKIN OR EQUAL DAMPPROOFING APPLIED AS PER MANUF. TO MIN. OF 8" ABOVE FINAL GRADE. DAMPPROOFING TO COVER TOP OF FTG.
-18x8" FTG ON APPROVED SOIL c/w 2-15m BARS CONT.
-4" CONC SLAB w/ 10m @ 24" o/c c/w (OR EQIV. PERIMETER)
-6mil POLY UNDER
-MIN 4" OF 1- 1.5" ROCK BTWN GRADE AND POLY

ALL WALLS BACKFILLED OVER 4' THAT ARE NOT LATERALLY SUPPORTED REQUIRE SECOND PARTY ENGINEERING
ALL WALLS LATERALLY SUPPORTED BUT OVER 7'-10" IN HEIGHT REQUIRE SECOND PARTY ENGINEERING

DRAINAGE SECTION:
ALL COMPONENTS TO BE INSTALLED AS REQUIRED BY CODE
-4" CSA RATED PERF. DRAIN TILE
-6" DRAIN ROCK COVER OVER DRAIN TILE
-LANDSCAPE CLOTH OR EQUIV. SEPARATION BTWN ROCK AND BACKFILL
-COMPACTABLE BACK FILL

REAR ELEVATION:

BEFORE CONSTUCTION BEGINS...

ALL ASPECTS INCLUDING, BUT NOT LIMITED TO, STUCTURE AND ENVELOPE OF THIS BUILDING ARE TO CONFORM TO OR EXCEED THE CURRENT BC BUILDING CODE. IF YOU ARE UNSURE OF ANY REQUIREMENTS, CONSULT THE BC BUILDING CODE OR YOUR LOCAL INSPECTION AGENCY TO ENSURE FULL COMPLIANCE. NOT HAVING ACCESS TO THE BUILDING CODE IS NOT AN EXCUSE FOR POOR BUILDING PRACTICES.

CUTTING EDGE HOLDINGS

PROJECT CONTACT: BRANDON LAWSON 250. 804.5095
DESIGN CONTACT: MIKE THIESSEN 250. 253. 5041

A4

FRONT/ REAR ELEVATIONS & BUILDING SECTION

DATE: 17-07-27
SCALE: 1/4" = 1'-0"

22. STATUTORY PUBLIC HEARING

2. Zoning Amendment Application ZON-1144 [Stevens, S. & Burns, Z.; 2810 - 25 Street NE; R-1 to R-8]

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

Submissions were called for at this time.

S. Stevens, the applicant, outlined the application and was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4327 was declared closed at 7:09 p.m.

CITY OF SALMON ARM

BYLAW NO. 4327

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on April 8, 2019 at the hour of 7:00 p.m. was published in the March 27 and April 3, 2019 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 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP69695 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. 4327"**

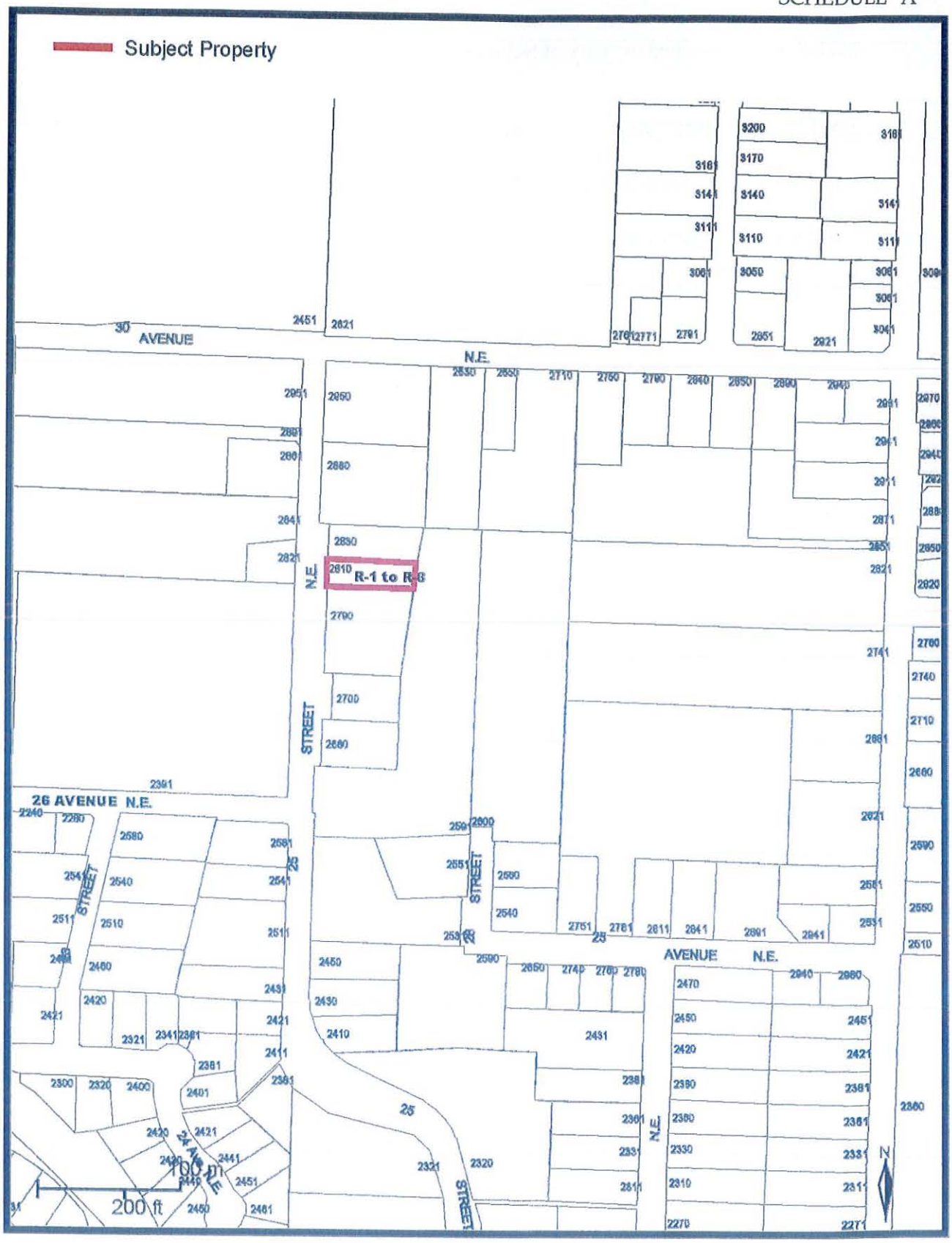
READ A FIRST TIME THIS	25th	DAY OF	March	2019
READ A SECOND TIME THIS	25th	DAY OF	March	2019
READ A THIRD TIME THIS	8th	DAY OF	April	2019
ADOPTED BY COUNCIL THIS		DAY OF		2019

MAYOR

CORPORATE OFFICER

City of Salmon Arm
Zoning Amendment Bylaw No. 4327

SCHEDULE "A"



Item 10.5

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4326 be read a final time.

[ZON-1143; Johnson, A.; 2130 1 Avenue NE; R-1 to R-8]

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: March 12, 2019

Subject: Zoning Bylaw Amendment Application No. 1143

Legal: Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814
Civic: 2130 – 1 Avenue NE
Owner: Wilson, D.
Applicant: Johnson, A.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

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

1. **Registration of Section 219 *Land Title Act* covenant(s) registered on title ensuring access to Okanagan Avenue is not permitted; and**

2. **Approval by the Ministry of Transportation and Infrastructure.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 2310 1 Avenue NE (Appendix 1 and 2) and presently contains an existing single family dwelling. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the development of a *detached suite*.

BACKGROUND – SECONDARY SUITES

The subject parcel is approximately 0.34 acres, designated Medium Density Residential in the City's Official Community Plan (OCP), and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in a residential neighbourhood, largely comprised of R-1 zoned parcels containing single family dwellings, with nearby R-4 and CD-7 development as well. There is currently one R-8 zoned parcels within the proximity of the subject parcel, while the nearby CD-7 Zone allows for *secondary suites* as well.

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 *detached suite*, including sufficient space for an additional off-street parking stall. Site photos and a Letter of Proposal are attached (Appendix 5 and 6).

COMMENTS

Ministry of Transportation & Infrastructure

The subject property is located within 800 m of the MOTI controlled intersection at 30 Street and the Trans Canada Highway. MOTI has granted preliminary approval.

Engineering Department

No concerns with rezoning. Records indicate water service and stormwater upgrades will be required at time of Building Permit, while a covenant prohibiting access to Okanagan will also be required. Comments attached as Appendix 7.

Building Department

BC Building Code requirements must be met to construct a detached suite.

Development Cost Charges (DCCs) are payable at the time of Building Permit for a Detached Suite in the amount of $6,064.31 (same as the DCCs for a High Density Residential Unit).

Fire Department

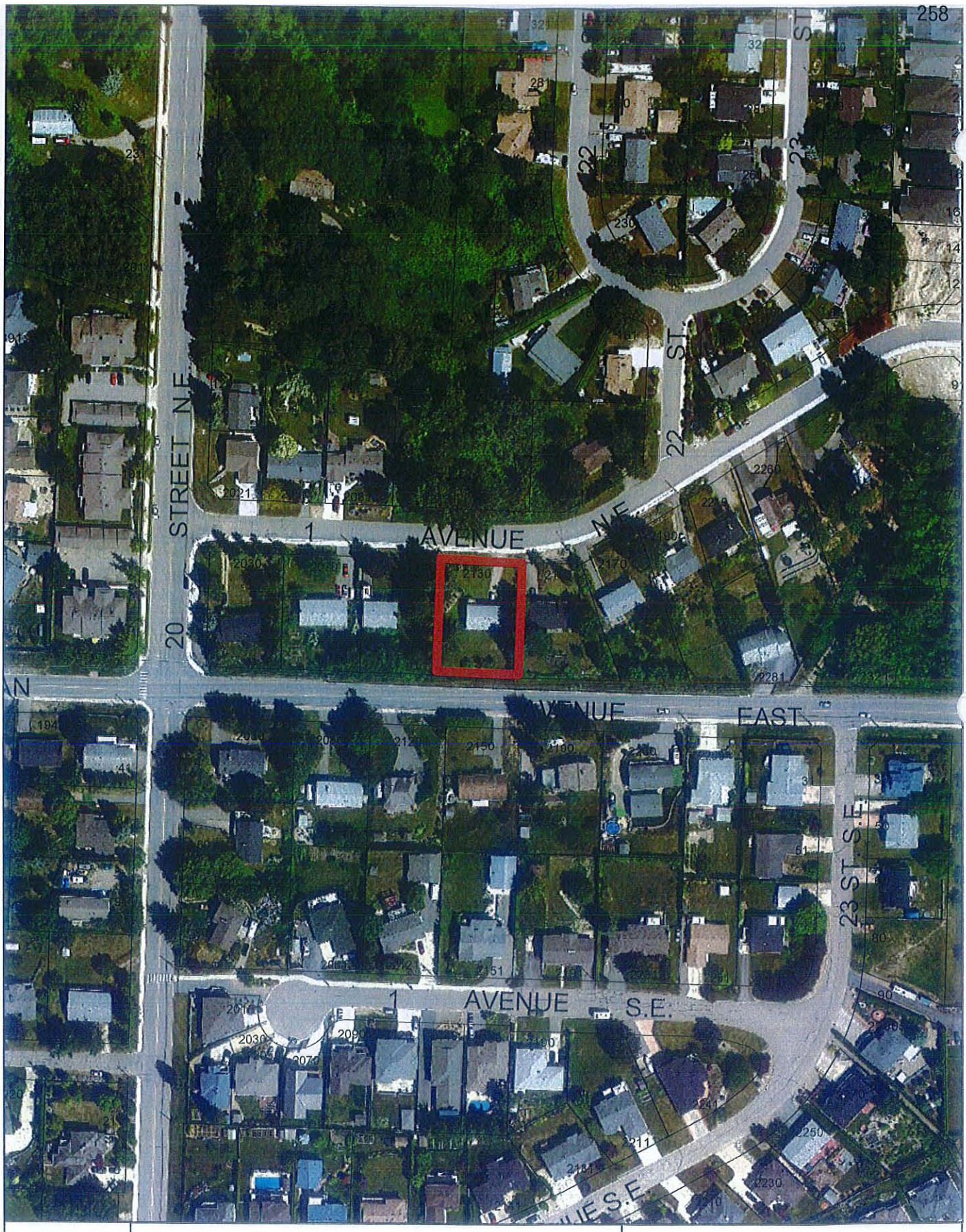
No concerns.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a detached suite would 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, MCP
Planning and Development Officer

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



N

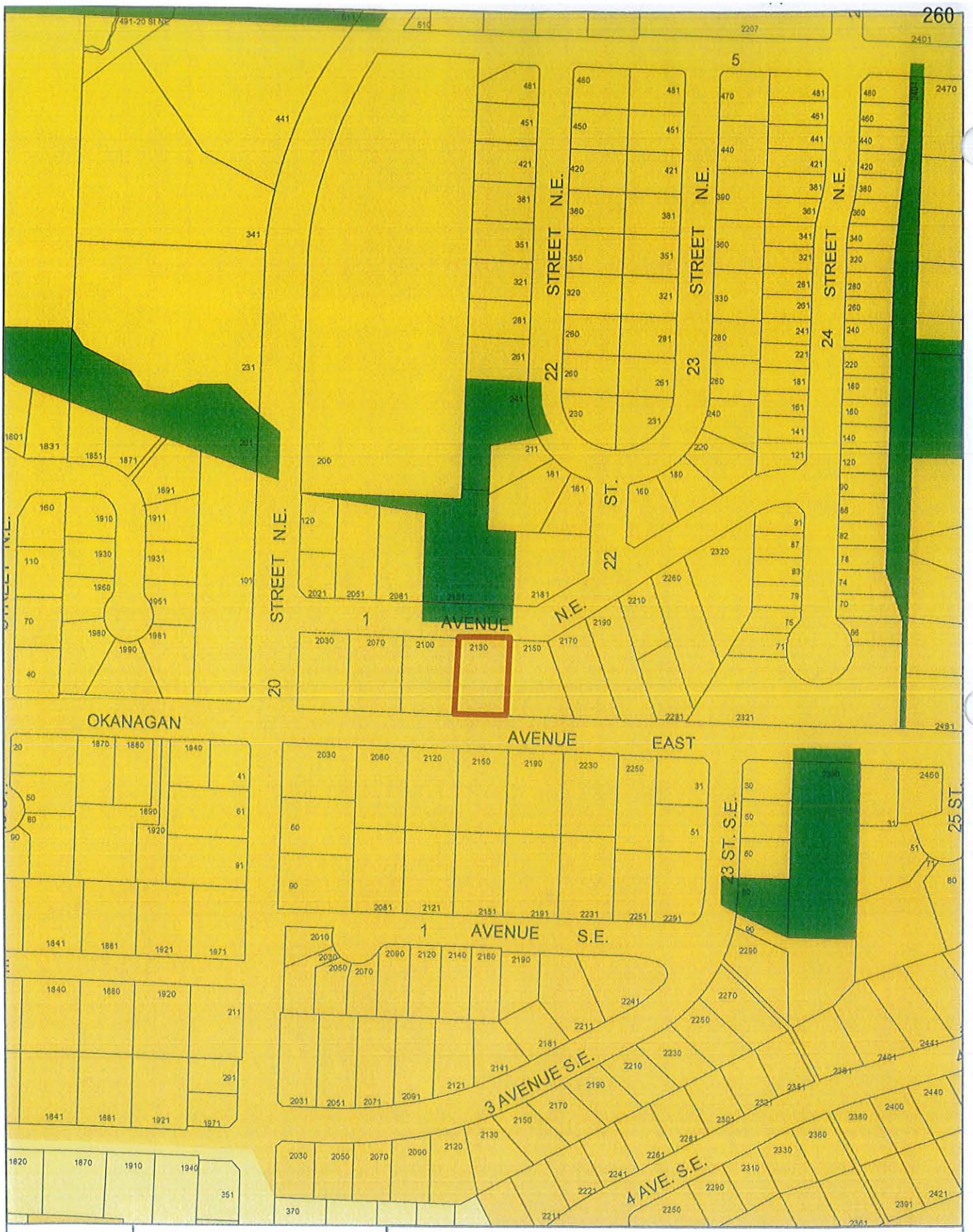
0 15 30 60 90 120 Meters

Subject Parcels

N

0 3.75 7.5 15 22.5 30 Meters

Subject Parcels



N

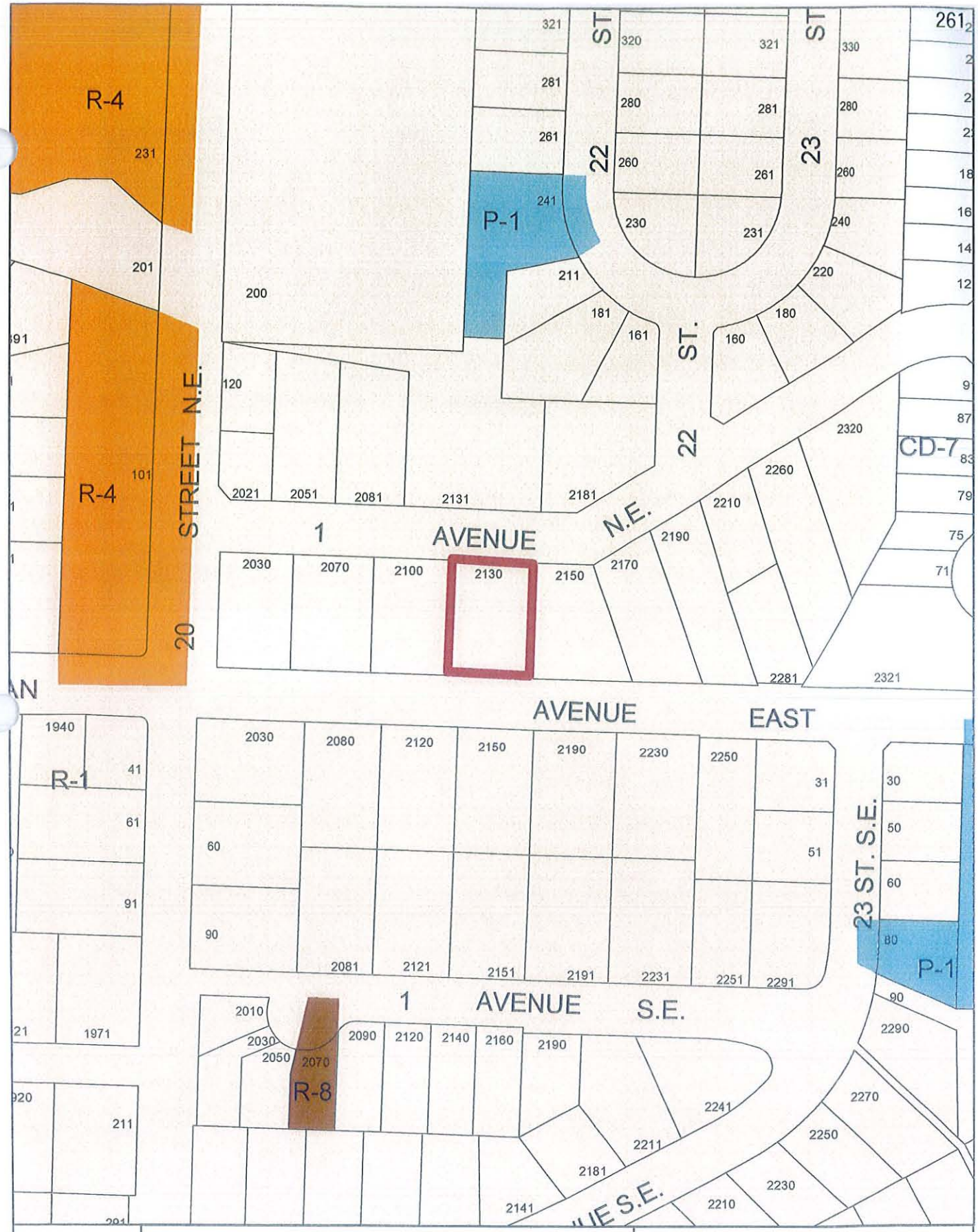
0 10 20 40 60 80 Meters

Subject Parcels

Park

Low Density Residential

Medium Density Residential



N

0 15 30 60 90 120 Meters

Subject Parcels

View of subject parcel looking southwest from 1 Avenue NE.

View of subject parcel looking southeast from 1 Avenue NE.

January 11, 2019

To whom it may concern,

I, Annemarie Johnson, am the daughter of Doris Wilson. My husband and I would like to build a carriage house on the property of 2130 1st Ave NE, Salmon Arm. Mom is getting older and we would like to be able to assist her with the property and be there for her if she needs us. We feel that this would be feasible for us as we also have an adult handicap son that lives with us. My mom has lived in this house since the early 1980's (I grew up in this house). We are long time residences of the area.

We are in the proposed stages of location of the carriage house. Ideally we would like to the west of the property in the back south towards Okanagan Ave. We feel that this would be an optimal location and there appears to be no conflict with utilities in the area. We have 1 Evergreen tree that would need to be removed. We would like to start building as soon as possible as our current place will need to be vacated by May 31/2019. If you have any questions I am open to phone calls or emails.

I've attached a few ideas that we are looking at for the carriage house-we need to tweak them so as to conform to the city requirements. The plan is to have a full garage/workshop/storage underneath with the living quarters above. The land is tiered so the garage will mostly be underground. We will also be re-siding mom's house to match the carriage house. We would also like to pave and re-landscape the yard as well.

Thank you

Regards, Annemarie Johnson

1 Ave NE
1 Ave NE
1 Ave NE
2130 1 Avenue Northeast
Proposed building location
Okanagan Ave E
Okanagan Ave E
Okanagan Ave E
Okanagan Ave E

Google

Don't need to speak to anyone yet
Favourite & Follow

Need More Info, Speak to a Home Expert

I'm interested in buying
Setup a Free Consultation

I want a high quality printed copy
Order the 2018 Home Catalog

Don't need to speak to anyone yet.
Favourite & Follow

Need More Info, Speak to a Home Expert

I'm interested in buying
Setup a Free Consultation

I want a high quality printed copy
Order the 2018 Home Catalog

CITY OF SALMONARM

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

To:	Kevin Pearson, Director of Development Services
Date:	February 19, 2018
Prepared by:	Xavier Semmelink, Engineering Assistant
Subject:	**ZONING AMENDMENT APPLICATION FILE NO. ZON-1143**
Legal:	Lot 4 Section 13, Township 20, Range 10, W6M KDYD, Plan 23814
Civic:	**2130 – 1 Avenue NE**
Owner:	D. Wilson, Box 2288, Salmon Arm, BC V1E 4R3
Applicant:	A. Johnson, Box 2288, Salmon Arm, BC V1E 4R3

Further to your referral dated February 5, 2019, the Engineering Department has reviewed the site.

The following comments and servicing requirements are not conditions for rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

- Records indicate that the existing property is serviced by a 19mm service from the 150mm diameter watermain on 1 Avenue NE. Due to the size and age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. To request an estimate to upgrade the water service please contact the Engineering Department, otherwise an estimate will be provided at the time of the building permit. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

- An Alternative Stormwater System shall be required in accordance with Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7.2.

- As Okanagan Avenue East is designated as a Collector Road, no accesses on Okanagan Avenue East will be permitted. A covenant shall be registered along the southern property line prohibiting access on Okanagan Avenue East. Only one access with a maximum width of 6 meters on 1 Avenue NE shall be permitted.

Xavier Semmelink
Engineering Assistant

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

22. STATUTORY PUBLIC HEARING

1. Zoning Amendment Application ZON-1143 [Wilson, D. /Johnson, A.; 2130 1 Avenue NE; R-1 to R-8]

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

Submissions were called for at this time.

A. Johnson, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4326 was declared closed at 7:08 p.m.

CITY OF SALMON ARM

BYLAW NO. 4326

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on April 8, 2019 at the hour of 7:00 p.m. was published in the March 27 and April 3, 2019 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 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814 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. 4326"**

READ A FIRST TIME THIS	25th	DAY OF	March	2019
READ A SECOND TIME THIS	25th	DAY OF	March	2019
READ A THIRD TIME THIS	8th	DAY OF	April	2019

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 23 DAY OF APRIL 2019

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

City of Salmon Arm
Zoning Amendment Bylaw No. 4326

SCHEDULE "A"

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Item 11.1

INFORMATIONAL CORRESPONDENCE - OCTOBER 15, 2019

1.	Building Department – Building Statistics – September 2019	N
2.	Building Department – Building Permits – Yearly Statistics	N
3.	R. Parenteau, on behalf of the Friends and Family of Robert Nash – letter dated August 22, 2019 - Letter of Request	A
4.	M. Sinhuber – letter dated September 4, 2019 - Request for Memorial Bench	A
5.	J. Hindbo – email dated September 9, 2019 – Rats in Hillside	N
6.	S. Ladner – letter dated September 9, 2019 – Request for evidence for declaration of Climate Emergency	
7.	J. Seydell – letter to City of Salmon Arm, Centenoka Park Mall and No Frill's Owner dated September 9, 2019 – No Handicap Zone Parking in Front of Store Entrance	A
8.	B. Leyenhorst, Gemm Diesel Ltd. - email dated September 12, 2019 – Cell Phone Tower	A
9.	A. Morris – email dated September 13, 2019 – Motor Vehicle Engine Idling	A
10.	A. Morris – email dated October 6, 2019 – Follow-up letter regarding unnecessary vehicle engine idling (for Council discussion on October 15)	A
11.	K. and R. Popham. - letter dated September 16, 2019 – Request for Paving of 45th Avenue NE	A
12.	M. Zsadanyi – letter dated September 17, 2019 - Peter Jannink Nature Park	A
13.	N. Harrish – letter dated September 19, 2019 – Condition of 45 Avenue between 25 and 30 Streets	A
14.	C. Jarvis – email dated September 24, 2019 – Climate Change	A
15.	D. Lovestone and R. Owa – letter dated September 25, 2019 – Jake Brakes	A
16.	R. Lipscomb – letter dated October 1, 2019 – Request for "refrain from using retarder brakes" signage	A
17.	P. Peach – letter dated October 2, 2019 – Request for blue lights in the bollard lighting at City Hall	A
18.	P. Webb – letter received October 2, 2019 – Upgrading of 45 Avenue NE to Community Standards	A
19.	B. Wilson – email dated October 4, 2019 – How will Salmon Arm act on this initiative?	A
20.	L. Wong, Manager, Downtown Salmon Arm – letter dated September 11, 2019 – Christmas Pole Decorations	R
21.	S. Desautels, Executive Driector, Royal Canadian Legion #62, Salmon Arm, BC – letter dated September 17, 2019 – Annual Poppy Campaign	R
22.	P. McIntyre-Paul, The Shuswap Trail Alliance – email dated September 24, 2019 – Shuswap Trail News	N
23.	L. Wong, Manager, Downtown Salmon Arm – letter dated September 27, 2019 – Winter Bonfire Night	R
24.	L. Wong, Manager, Downtown Salmon Arm – letter dated October 1, 2019 – Treat Trail	R
25.	L. Wong, Manager, Downtown Salmon Arm – letter dated October 3, 2019 – Treble Clef Launch Celebration	R
26.	T. Letham, President, Salmon Arm Pottery Club – letter dated October 3, 2019 – Grant-in-aid Funding	N
27.	S. Caner, Chairperson, Shuswap Food Action Society – letter dated October 7, 2019 – Application for funding area food action security plan	A

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

28.	K. Conroy, Minister of Children and Family Development – email dated October 2, 2019 – October is Foster Family Month	N
29.	R. Vanderfluit, Registar, Youth Parliament of BC Alumni Society – letter dated September 12, 2019 – British Coulumbia Youth Parliament, 91st Parliament	N
30.	I. Mackenzie, Seniors Advocate, Province of British Columbia – letter dated October 1, 2019 – Statement from the Seniors Advocate on International Day of the Older Person	N

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

Item 13.1

CITY OF SALMON ARM

Date: October 15, 2019

Presentation 4:00 p.m. (approximately)

NAME: Staff Sergeant West, Salmon Arm RCMP

TOPIC: Quarterly Policing Report – July – September 2019

Vote Record

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

Opposed:

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

Royal Canadian Mounted Police | Gendarmerie royale du Canada

Security Classification/Designation
Classification/désignation sécuritaire

NCO i/c Salmon Arm Detachment
1980 11th Ave NE,
Salmon Arm, BC.
V1E 2V5

Your File - Votre référence

Our File - Notre référence

195-7

Mayor and Council City of Salmon Arm

Date

October 8, 2019

RE: Salmon Arm RCMP Detachment
Quarterly Policing Report – July 1 through September 30, 2019

Dear Mayor and Council,

My report this quarter covers the time period from July to September 2019.

Detachment News

Over the past three months our detachment has experienced up to 4 vacancies due to transfers and other extended off duty time. I am happy to report that one of our hard vacancies due to transfer has been filled and we have had another officer return to work from a medical leave. We are working to fill one other hard vacancy due to transfer. When that position is filled that will bring our membership up to 23 of 24.

Administratively our office will begin the three records projects and audits as indicated in my last report. All of these projects are labor intensive. We are sending a number of our recently hired administrative staff on mandated courses so they can operate our records and business systems more efficiently and effectively.

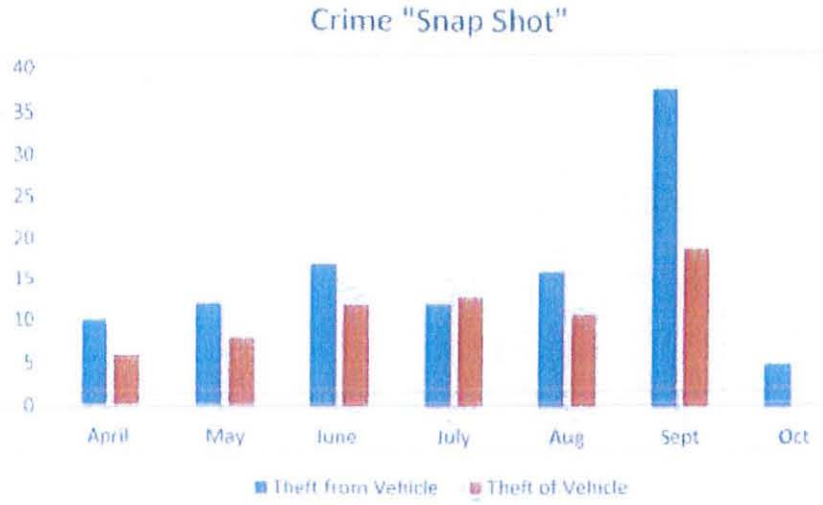
Over the summer our files were down slightly in both the rural and municipal areas of our detachment. This was due in part to the change in reporting on collisions as I have previously mentioned. Other self-generated work statistics were also down slightly because of member vacancies while officers investigated criminal offences as a result of public calls for service.

Our traffic contacts over the quarter were as follows:

- 386 Documented traffic stops.
- 14 High risk driving charges
- 8 traffic enforcement blitzes
- 33 reportable and injury collisions

Investigative highlights this past quarter:

- Over 21 curfew checks
- Increase in instances of theft of and from vehicles. (See attached Graphs)
    - Two suspects are in custody or have left our community.
- 17 Foot Patrols in business districts.
- 26 Child pornography files involving 4 to 5 suspects have our GIS expending substantial investigative time.
- Court testimony in the Arson investigation at the 7-11 in our downtown as well as other major investigations.



As a crime snap shot, the above graph will give Mayor and Council the effect of removing 2 priority property criminals. In this case, our local members became acutely aware of two individuals who had come back to our community. Through internal information sharing and targeting the two individuals, officers were successful in arresting one male (twice). He is now in custody for 30 days and the other individual left town due to a warrant for his arrest. The results are obvious thus far in October. Unaffected, we would expect October to be almost 1/3 of September by now (October 7 when the statistics were produced). Of note these are detachment wide statistics and not just within the city. When travelling criminals come through town, these trends are more difficult to arrest, pardon the pun.

Police Based Victim Services has been busy. In one notable case our victim services paid staff spent two days with a victim of a crime in court to support that victim as testimony was provided to the court. The demand for these services continue to be high within the area and we are meeting the demand with one staff member and volunteers. There were 109 clients that Police Based Victim Services assisted in the past 3 months.

On the horizon for our detachment is on line crime reporting. In short a person can report specific offences through an "app". Reporting would be for specific property crimes where there is no suspect or physical evidence. The program has been tested in 3 large detachments within BC and if utilized by the public can free up police, staff and operational communications centre employees. I will be engaging partners in the community like the City, and CSRD to promote this form of reporting as we move forward and have an implementation date from our Division Headquarters.

Yours in Service,

Scott West, S/Sgt.
NCO i/c Salmon Arm RCMP Detachment

SALMON ARM RCMP
MAYOR'S REPORT
QUARTER 3, 2019

Salmon Arm Detachment
1980 11th Ave N.E.
Salmon Arm, BC
V1E 2V5
Telephone (250) 832-6044 Fax (250) 832-6842

City of Salmon Arm
500 2nd Ave N.E.
Salmon Arm, BC
V1E 4 N2

October 2, 2019

Dear Mayor Alan Harrison,

RE: Quarterly Crime Statistics - July / August / September

CRIME CATEGORIES	CITY Q3 2018	CITY Q3 2019	RURAL Q3 2018	RURAL Q3 2019
Homicide / Attempted Homicide	0	0	0	0
Assaults	15	21	10	9
Sexual Offences	3	6	3	3
Robbery	0	0	2	1
Auto Theft	17	25	15	5
Break and Enters	21	24	13	6
Theft From Motor Vehicle	40	56	10	6
Drug Investigations	14	18	2	1
Motor Vehicle Collisions	63	55	19	31
Motor Vehicle Collisions W Fatality	0	0	1	0
Impaired Driving - CC	8	3	4	1
Impaired Driving - MVA (IRPs)	16	10	3	4
TOTAL PERSONS/VIOLENT CC	34	49	18	27
TOTAL PROPERTY CC	215	257	77	78
TOTAL OTHER CC	84	71	25	17
TOTAL CRIMINAL CODE (CC)	333	377	120	122

TOTAL CALLS FOR SERVICE	1593	1478	668	484

COMMUNITY	CITY Q3 2018	CITY Q3 2019	RURAL Q3 2018	RURAL Q3 2019
Files with youth negative contacts	10	2	3	2
Mental Health Related Calls	113	86	34	17
Files involving Alcohol / Drugs	269	195	85	56
Domestic Violence	46	26	24	12

Should you have any questions or concerns, or should you wish to discuss these statistics, please do not hesitate to contact me at 250-832-6044.

Yours truly,

Scott West, S/Sgt., NCO I/C
Salmon Arm RCMP Detachment

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Item 13.2

CITY OF SALMON ARM

Date: October 15, 2019

Presentation 4:15 p.m. (approximately)

NAME: Corryn Grayston, Executive Director, Salmon Arm & District Chamber of Commerce

TOPIC: Visitor Information Centre Contract

Vote Record

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

Opposed:

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

CHAMBER OF COMMERCE
SALMONARM

Visitor Centre

Annual Report
to the
City of Salmon Arm

October 15, 2019

CHAMBER OF COMMERCE
SALMONARM

Membership Statistics

Total Chamber Members at October 15, 2019
336

CHAMBER OF COMMERCE
SALMONARM

2019 Initiatives

New

- Chamber Brand Update
- Face2Face Business Mixers - monthly
- "The Poll" Business Survey -monthly
- Chamber Update - monthly publication
- BC Chamber Regional Consultation -July
- Species at Risk Act/ Back Country Closures - BC & Canadian Chamber Resolutions
  - Salmon Arm, Sicamous, Enderby (BC Chamber) | Timmins, Salmon Arm, Sicamous (Canadian Chamber)
- PNP Program - SAEDS & Shuswap Settlement Services
- Federal All Candidates Forum - October

Established

- Signature Events/Luncheons
  - Mayor Harrison Luncheon | Mel Arnold, MP | Greg Kyllo, MLA
- BC Chamber of Commerce Regional Meetings - Semi-Annual
- BC Chamber of Commerce AGM & Conference - May
- Chamber Annual Scholarship - June

2018 Financials (Summarized)
Salmon Arm Chamber

Salmon Arm Chamber December 31, 2018 Financials (summarized)	
	Total
Chamber Revenue	$66,263
Chamber Expense	$66,009
Chamber Net Revenue (Deficit)	$254

2019 Budget
Salmon Arm Chamber

2019 Budget	
	2019 Budget
Chamber Revenue	$70,580
Chamber Expense	$70,240
Chamber Net Revenue (Deficit)	$340

As a not-for-profit, the Chamber operates on a balanced budget

Visitor Centre Role

- Provide tourism information to visitors in person, by e-mail, telephone inquiry and other such forms of communication
- Maintain statistics on number of visitors, length of visit, country of origin, including other relevant information
- Promote the visibility and profile of Salmon Arm
- Support and collaborate with tourism and community organizations

2019 Hours of Operation

Open Year-Round

January – February:	10:00 am – 3:00 pm	Mon-Fri
March – June:	9:00 am – 4:30 pm	Mon-Fri
May – Jun:	10:00 am – 4:00 pm	Sat-Sun
July – August:	9:00 am – 5:30 pm	Mon-Fri
Jul – Aug:	9:00 am – 5:00 pm	Sat-Sun
September – October:	9:00 am – 4:30 pm	Mon-Fri
Sep – Oct:	10:00 am – 4:00 pm	Sat-Sun
November – December:	10:00 am – 3:00 pm	Mon-Fri

Visitor Centre Statistics - Comparative

#101, 20 Hudson Avenue NE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2019 Visitor	202	118	464	376	1091	1416	2181	2345	1319				
Party	165	100	254	278	703	874	1210	1343	800				
2018 Visitor	210	199	327	446	609	1551	2767	2817	1589	927	200	139	**11,781**
Party	155	148	199	315	360	897	1372	1414	851	535	151	106	**6,503**
2017 Visitor	361	227	488	538	1140	1699	2485	2608	1950	1067	235	143	**12,941**
Party	176	167	307	355	702	966	1329	1415	1069	482	153	100	**7,221**

Mobile Visitor Centre Program

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2019						64	1485	1741	43				**3,333**
2018						0	386	665					**1,051**
2017						26	455	56					**537**

Visitor Origin - Comparative

Area	2019 (to Sep)	2018	2017
BC	2272	2045	2,127
Local	1995	1722	1,961
AB	1342	1047	993
Europe	626	937	849
Canada	333	430	477
US	198	465	575
Asia/Aus	180	283	281

Duration of Stay - Comparative

	Same Day	1 Night	2 Nights	3 Nights	1 week	2 weeks	2 weeks+
2019 (to Sep)	2305	956	650	414	309	196	105
2018	1,988	1,064	670	563	424	272	188
2017	2,191	1,078	625	482	480	271	259

Salmon Arm Visitor Centre
Projects & Committee Involvement

- DBC Visitor Network Conference -February
- Shuswap Tourism
- Social Media Campaigns
  - FaceBook, Instagram, #exploresalmonarm
- Mobile Visitor Centre - July & August
  - 2 full-time staff
  - Walk & bike throughout downtown and to wharf (Mon - Fri) twice per day
  - Drive & walk throughout local campgrounds, Heralds Provincial Park, Canoe Beach (Tue-Thu)
  - 3,333 visitor contacts for 2019 program
- VC Branded Booth & Event Participation
  - BC Festival
  - Roots and Blues
  - Lewiston Ultra
- MRDT - non-voting member

2018 Financials (Summarized)
Salmon Arm Visitor Centre

Salmon Arm Visitor Centre December 31, 2018 Financials (summarized)	
	Total
Visitor Centre Revenue	$148,624
Visitor Centre Expense	$148,423
Visitor Centre Net Revenue (Deficit)	$ 201

Visitor Centre operates on a balanced budget. Detailed financial reports have been provided to City staff.

2019 Budget
Salmon Arm Visitor Centre

2019 Budget	
	2019 Budget
Visitor Centre Revenue	$170,097
Visitor Centre Expense	$169,950
Visitor Centre Net Revenue (Deficit)	$147

Visitor Centre operates on a balanced budget (City's portion of the above revenue is $137,140).

Visitor Centre Value to Economy

- Personal & direct marketing of attractions & services
- Fill in vacation itinerary gaps
- Market Salmon Arm for relocation requests & general inquiries

---

Financial Return on VC Investment

The City of Salmon Arm provided funding for the Visitor Centre in the amount of $134,450 for the 2018 fiscal year.

DBC determines that the average daily spending for a tourist in BC is $350 per day.

Annual Expense: $134,450/11,781 = $11.41 per person
Annual Revenue: $175 x5,890 = $1,030,750 (conservative calculation for ROI)
Annual ROI: $1,030,750 - $134,450 = **$896,300**

We are confident tourism dollars spent in our community are substantially increased by the direct conversations and information provided through the VC and our staff.

2020 and Beyond
Visitor Centre Key Elements

112 Visitor Centres in BC (certified through Destination BC - provincial DMO)

- Location
- Visibility
- Signage (highway, building)
- Safety / ease of entry and exit points
- Parking (cars, RV's, busses, transport trucks, bike racks)
- WiFi and charging stations
- Washrooms - multiple (including family & diverse abilities)
- Green space (picnic area, shade areas, fenced pet area)
- Indigenous culture / local heritage (artwork, pictorials, landscape features, etc.)
- Sani-dump
- Water bottle refill stations
- Café / bistro / diner
- Electric car charging stations
- Indoor/outdoor seating
- Outdoor lighting

Kelowna: Incorporated multiple key elements in their new facility in July 2018
Stat details: Jul-Sep 2017: 8,513 | Jul-Sep 2018: 19,954 | Jul-Sep 2019: 21,604

Visitor Centre Service Contract

The existing contract expires December 31, 2019 as well as the lease for the current location of the Visitor Centre.

The Chamber is proud to have been the service provider for the Visitor Centre and we wish to continue in that role.

We are requesting a 3 year Service Provider Contract for Visitor Services.

2020 Contract - $137,140 (no change in funding from 2019)
2021 Contract - $138,515 (1% change in funding from 2020)
2022 Contract - $139,900 (1% change in funding from 2021)

In a previous meeting with City staff - Corporate Officer, Erin Jackson and the Chief Financial Officer, Chelsea Van De Capelle we completed a financial review of the above including detailed line items for revenue and expense.

CHAMBER OF COMMERCE
SALMONARM

Visitor Centre

CHAMBER OF COMMERCE
SALMONARM

Visitor Centre

Questions / Comments

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Item 13.3

CITY OF SALMON ARM

Date: October 15, 2019

Presentation 4:30 p.m. (approximately)

NAME: Darcy Calkins, PAC and Chris Matheson, Vice Principal, Shuswap Middle School

TOPIC: Shuswap Middle School Tennis Courts

Vote Record

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

Opposed:

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

SMS Sports Court

2019/20 Resurfacing Project

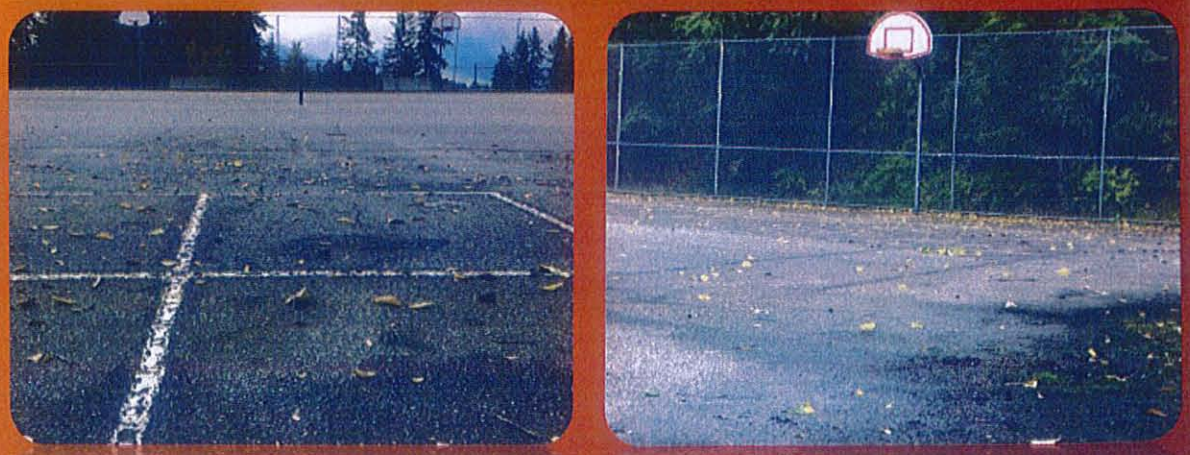
Use of courts

- School use
  - Students
    - Before school
    - Lunch
    - After School
  - PE Teachers - often use courts due to having up to 5 classes in gym at one time
    - Basketball (currently used for basketball units)
    - Tennis/Pickleball (currently can't use for this purpose due to condition)
- Community Use
  - Near other rec facilities (Field of Dreams, Salmon Arm Tennis Club, Rec Centre, Little Mountain trail system)
  - Free access evenings/weekends/summer

If we can teach students tennis or pickle ball at school, they may have the confidence to go out in the community and play on their own...

Current Condition of Court

Current Condition of Court



Proposed Surface Coating

- Wash, fill cracks, level low points
- 3 coats of acrylic resurfacer
  - Inspect, remove ridges, clean
- 1 coat of Plexipave colour filler coat
  - Inspect, remove ridges, clean
- 1 coat of Plexipave colour finish coat
- Line painting (2 coats)

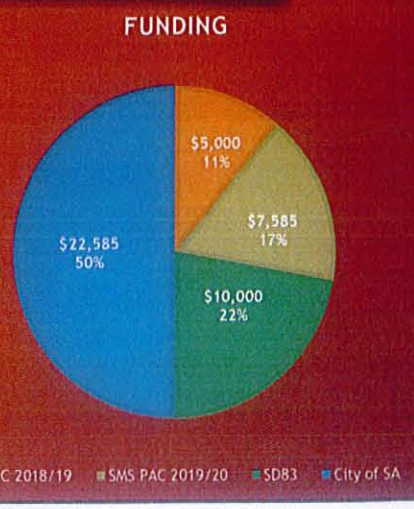
Proposal cost / References

- Cost (incl. GST): $42,669.21

- References
  - Salmon Arm Tennis Club
    - 4 Courts
  - Predator Ridge
    - 4 Tennis Courts
    - 4 Pickleball Courts
    - 1 Premier Tennis Court
  - Kamloops Tennis Assoc.
    - 8 Courts

Funding Model - 50% cost share with City

- 50% of required funds from PAC & SD83:
  - SMS PAC 2018/19 set aside from gaming funds: $5,000
  - SD83 contribution: $10,000
  - SMS PAC 2019/20 fundraising
- 50% cost share from City of Salmon Arm
- Additional costs: (budget $2500)
  - Nets - $595
  - Posts - Quote requested
  - Pickleball Lines - $1155



The Board of Education of School District No. 83 (North Okanagan-Shuswap)
PO Box 129 ~ 341 Shuswap St. S.W. ~ Salmon Arm, BC, V1E 4N2 ~ Phone: (250) 832-2157

September 30, 2019

Mr. Robert Niewenhuizen
Director of Engineering & Public Works
City of Salmon Arm
Box 40, 500-2nd Avenue NE
Salmon Arm, BC V1E 4N2

RE: Tennis Courts – Shuswap Middle School

Dear Mr. Niewenhuizen:

We appreciate the opportunity to have the City include our request for cost sharing the necessary resurfacing of our tennis courts in this year's budget discussions. These courts are used during the day by our Physical Education classes. When they are in good condition, they are widely used by the community as a place to play tennis free of charge on evenings and weekends. They are also widely used for basketball, even in their current state.

The Shuswap Middle School Parent Advisory Committee set aside $5,000 of their 2018/19 budget (gaming funds) and have proposed to do the same during the 2019/20 school year. In addition, the school has fundraised an additional $10,000. As you know, the estimate for the resurfacing is $42,669.21 (please see attached). The school is confident they will be able to raise half of the funds this year.

We are hopeful that the City of Salmon Arm will consider a partnership for cost sharing purposes with School District 83. A fifty percent split would allow us to complete the work during the 2019/20 school year. We understand that a shared service agreement would have to be developed for the use and maintenance of the courts similar to the agreements we have on the Jackson field/courts and the Safeway fields.

Thank you for your consideration.

Your truly,

Peter Jory
Superintendent/CEO
School District No. 83 (North Okanagan-Shuswap)

PJ/eg

cc: Suzy Beckner, Shuswap Middle School PAC Treasurer (past)
Mayor Harrison and Council

TOMKO SPORTS SYSTEMS

Plexipave Tennis Court Surface Coating Quotation

Quote #: 19-07-31-CH

Shuswap Middle School

Total Square Footage: 19,200
Total Square Meters: 1,786 3 Court (s)

To Supply All Labour, Materials, and Equipment To:

1 Pressure wash the entire surface with minimum 3000 P.S.I. mechanical pressure washer.

2 Fill any major cracks or divots with tennis court crack grout and/or Court Patch Binder and Sand Cement mix.
Fill any low spots using screed with Court Patch Binder and Sand Cement mix.
Please note this is done on a best effort basis and we can not guarantee standing water removal.

3 Inspect the entire surface and clean the surface by mechanical blower.

4 Apply by squeegee 3 coat(s) of " Acrylic Resurfacer" as per manufacturer's specifications.

5 Inspect the entire surface, remove any ridges, and clean the surface by mechanical blower.

6 Apply by squeegee 1 coat(s) of "Plexipave Color Filler Coat" as per manufacturer's specifications.

7 Inspect the entire surface, remove any ridges, and clean the surface by mechanical blower.

8 Apply by squeegee 1 coat(s) of "Fortified Plexipave Color Finish Coat" as per manufacturer's specifications.

9 Line painting of: 3 Tennis court (s) with "Textured line paint" as per manufacturer's specifications. The playing lines will be taped, and two coats of line paint will be brush applied. All playing lines will be straight and true.

CONTRACT PRICE:		$40,637.35
G.S.T.:	$	2,031.87
TOTAL PRICE:	$	42,669.21

TERMS: 25 % on confirmation - Deposit Prior to Start
75 % on completion - Cheque on Completion

WARRANTY

Tomko Sports Systems Inc. WARRANTIES ITS USAGE OF MATERIALS AND WORKMANSHIP AGAINST PEELING, AND FADING FOR A PERIOD OF 24 MONTHS FROM COMPLETION. THIS DOES NOT INCLUDE PROBLEMS CAUSED BY THE MOVEMENT OF THE ASPHALT /SUB-BASE.

***** ALL EXISTING CRACKS IN THE SURFACE / ASPHALT WILL RETURN OVER TIME *****

*****TERMS & CONDITIONS OF THIS QUOTATION LISTED ON NEXT PAGE*****

IN ADDITION :

A Payment by credit card will have a 3% service fee charged to the total amount of the contract.

B Any sprinkler systems impacting tennis court to be turned off for the duration of surface coating work.

C **Quote valid for 90 days from date received.**

Plexipave Tennis Court Surface Coating Contract **Quote #: 19-07-31-CH**

Please complete the following to proceed with this contract:

CUSTOMER NAME : SIGNATURE :

DATE : P.O.# :

COLOR SCHEME; PAD : PERIMETER :

e above customer hereby accepts the terms & conditions of this contract , and of payment for Tomko ports Systems Inc. to under take the above quoted project.

B.C. Office
#165 - 6660 Graybar Road
Richmond, B.C. V6W 1H9
Tel: (604) 273-0257
Fax: (604) 273-4910
tbc@tomkosports.com
Toll Free: 1-800-663-5952

TOMKO SPORTS SYSTEMS

tomkosports.com

Alberta Office
#6C, 624 Beaver Dam Road
Calgary, Alberta T2K 4W6
Tel: (403) 291-4267
Fax: (403) 291-4292
tab@tomkosports.com
Toll Free: 1-877-631-1913

TOMKO SPORTS SYSTEMS INC.

Owner's Responsibilities AND Terms & Conditions of Quotation

1 Our Quotation is firm for the current construction season based on a steady USD exchange rate. All our materials are purchased in US dollars therefore fluctuating currency markets affect our pricing.

2 It is the owner's responsibility to ensure that new asphalt courts are free from recycled asphalt products (RAP), ferrous metals / ore, clay pockets, dirt and other contaminants that may react adversely with the surface coating.
* We will not be held responsible for poor asphalt quality and costs related to correcting such conditions.

3 New asphalt courts are to achieve a minimum compaction of 95% and contain a maximum of 5% air voids. Our Material Usage is based on an asphalt mix design of maximum 1/2" aggregate & minimum 6% oil content.
* We will not be held responsible for poor asphalt compaction and costs related to correcting such conditions.

4 Concrete courts to have a "sandpaper" texture surface (not smooth) with a suitable vapour barrier under the slab.
* We will not be held responsible for poor concrete quality and costs related to correcting such conditions.

5 It is the owner's responsibility to treat all roots protruding and under the court with an appropriate sterilant.
* We will not be held responsible for any roots / encroaching weeds / vegetation re-appearing after color coating.

6 All cracks in the surface are likely to come back over time. Treatments such as Plexibond will extend the time it takes for surface cracks to reappear as will treatments such as Riteway crack repair for structural cracks.
* We will not be held responsible for any cracks reappearing after the completion of the color coating.

7 We are able to patch birdbaths that are < 8' wide x 12' long x 1/4" deep.
Tomko Sports Systems has had a high success rate repairing drainage problems on tennis courts, but our ability to relinquish all bird baths is subject to the configuration of the asphalt base. Therefore we undertake to repair the existing birdbaths on a best effort basis.
* We do not guarantee the removal of all standing water on the courts after color coating.

8 The owner is responsible to supply the water for the duration of this contract within 150' of the court. The water must have adequate pressure (min. 60 PSI) to feed our power washer. If a water truck is to be supplied, it must have clean water a good working pump. Standby Labour costs associated with not providing water when our crew arrives will be the responsibility of the owner / general contractor and charged out at $160.00 / crew hour.

9 If other payment arrangements are required than those outlined above, they must be agreed upon prior to start.

10 The above quotation is based on color coating the court surface on the inside of the fence line only. There is considerable labour involved in coating a perimeter apron. If desired by the owner, we will quote this work separately or provide materials to be done by others - Please advise us if this is desired.

11 The Owner is responsible for the removal of any encroaching sod on the perimeter of the court. This shall be done prior to job start - Should this not be done prior to our arrival, Standby charges apply.

12 Additional charge out rate is $160 per hour for Crew Labour & Equipment / Truck + Materials, Fuel, Room & Board and other ancillary costs incurred (i.e. rentals / supplies etc.).

B.C. Office
#165 – 6660 Graybar Road
Richmond, B.C. V6W 1H9
Tel: 604-273-0257
Fax: 604-273-4910
tbc@tomkosports.com

TOMKO SPORTS SYSTEMS

Alberta Office
#6C, 624 Beaver Dam Road
Calgary, Alberta T2K 4W6
Tel: 403-291-4267
Fax: 403-291-4292
tab@tomkosports.com

tomkosports.com

BC TENNIS & PICKLEBALL CLUB REFERENCE LIST

Arbutus Club
Vancouver, BC
Brent Ellington - (604) 266-7166
12 Plexipave Tennis Courts by Tomko

Hazelmere Golf & Tennis Club
Surrey, BC
Peter Knispel - (604) 922-0161
4 Plexipave IW Tennis Courts by Tomko

Hollyburn Country Club
West Vancouver, BC
Ed McLaughlin - (604) 913-4500
20 Plexipave Tennis Courts by Tomko
2 Hydro Court Clay Courts by Tomko
3 Grass Tennis Courts

Shaughnessy Golf & Country Club
Vancouver, BC
Jerome Fournier - (604) 266-9165
8 Plexipave Tennis Courts by Tomko

Jericho Tennis Club
Vancouver, BC
Brian Dore - (604) 224-2348
8 Plexipave Tennis Courts by Tomko
4 Plexicushion Tennis Courts by Tomko

Richmond Country Club
Richmond, BC
Henry Choi - (604) 241-3707
8 Plexipave Tennis Courts by Tomko

Richmond Tennis Club
Richmond, BC
(604) 273-3631
5 Plexipave Tennis Courts by Tomko

Vancouver Lawn Tennis Club
Vancouver, BC
Ken Gordon - (604) 731-2191
12 Plexipave Tennis Courts by Tomko
4 Hydro Court Clay Courts by Tomko

North Shore Winter Club
North Vancouver, BC
Shane Hayes - (604) 985-4135
7 Plexipave IW Tennis Courts by Tomko
4 Premier Court Tennis Courts by Tomko

Whistler Racquet & Golf Club
Whistler, BC
(604) 932-1991
7 Plexipave Tennis Courts by Tomko

West Vancouver Tennis Club
West Vancouver, BC
Sandy Sutton - (604) 922-9733
5 Plexipave Tennis Courts by Tomko

Capilano Tennis Club
North Vancouver, BC
Howie Jackson - (604) 980-0417
4 Plexipave Tennis Courts by Tomko

North Vancouver Tennis Centre
North Vancouver, BC
Wayne Elderton - (604) 983-6483
9 Plexipave IW Tennis Courts by Tomko

Cedar Hill Recreation Centre
Victoria, BC
Nathan Bailey - (250) 475-7121
4 Plexicushion IW Tennis Courts by Tomko

B.C. Office
#165 – 6660 Graybar Road
Richmond, B.C. V6W 1H9
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Fax: 604-273-4910
tbc@tomkosports.com

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Calgary, Alberta T2K 4W6
Tel: 403-291-4267
Fax: 403-291-4292
tab@tomkosports.com

tomkosports.com

BC TENNIS & PICKLEBALL CLUB REFERENCE LIST

UBC Tennis Centre
Vancouver, BC
JJ Mahony - (604) 827-4582
8 Indoor Premier Court Tennis Courts with Plexipave IW by Tomko

Salt Spring Island Tennis Centre
Salt Spring Island, BC
Erica Ross - (250) 537-5422
2 Plexipave Tennis Courts by Tomko

Burnaby Tennis Club
Burnaby, BC
Eliza Haight - (604) 291-0916
17 Plexipave Tennis Courts by Tomko

Lakeshore Racquets Club
Summerland, BC
Grant Thompson - (250) 494-9733
3 Plexipave Tennis Courts by Tomko

Oak Bay Tennis Club
Victoria, BC
Bill Bradley - (250) 592-1514
4 Plexicushion Tennis Courts by Tomko

Vernon Pickleball Association
Vernon, BC
Don Friesen - VernonPickleball@gmail.com
14 Acrylotex PB Pickleball Courts by Tomko

Oak Bay Recreation Centre
Victoria, BC
(250) 370-7109
7 Plexipave Tennis Courts by Tomko

Salmon Arm Tennis Club
Salmon Arm, BC
Don Ross - (250) 832-3214
4 Plexipave Tennis Courts by Tomko

Panorama Recreation Centre
Victoria, BC
Eric Knoester - (250) 656-7271
7 Plexipave Tennis Courts by Tomko

Nelson Tennis Club
Nelson, BC
Keith Bridger - info@nelsontennisclub.com
3 Plexipave Tennis Courts by Tomko
3 Acrylotex PB Pickleball Courts by Tomko

The Tennis Centre
Surrey & Coquitlam, BC
Larry Jurovich - (778) 590-2880
11 Plexipave IW tennis Courts by Tomko

Tsawwassen Tennis Club
Tsawwassen, BC
Derek Drake - (604) 943-5822
5 Plexipave Tennis Courts by Tomko

Predator Ridge
Vernon, BC
Breanne Tripp - (250) 542-3436
4 Plexipave Tennis Courts by Tomko
4 Acrylotex PB Pickleball Courts by Tomko
1 Premier Court Tennis Court by Tomko

Kamloops Tennis Association
Kamloops, BC
Kelly Hubbard - (250) 372-1783
8 Plexipave Tennis Courts by Tomko

Tomko Sports Systems Inc. is Western Canada's leading tennis court company, with over 8500 courts installed since our incorporation in 1978. We carry a complete line of tennis accessories, from nets and posts, to ball machines and benches.

Tomko Sports has the skills and ability to install Plexipave, Plexicushion, Acrylotex, Hydro Court Clay courts, Modular tile courts, Premier Courts, and Synthetic Turf Courts.

301

2019
Authorized Applicator
Plexipave®

"Tomko Sports System, Inc."

This is to confirm that the above named company is the sole Authorized Applicator of the Plexipave® System. Plexipave is the world's largest manufacturer of acrylic sport surfaces. A select group of applicators have demonstrated the capability and the techniques to successfully install the Plexipave System. ICP Construction Inc. supports their efforts with technical service and marketing assistance. This authorization is reviewed annually to insure continued compliance with our standards. We are pleased to have this firm as a part of our network.

Tom Magner

Tom Magner
Director of Sales
California Sports Surfaces

École Intermédiaire
Shuswap Middle School
171 – 30th Street SE Salmon Arm, BC V1E 4P2
Tel 250-832-6031 Fax 250-832-7114 Email sms@sd83.bc.ca

September 16, 2019

Dear Mayor Harrison and City of Salmon Arm Councillors,

I am writing to you as the outgoing Treasurer of the Shuswap Middle School (SMS) Parent Advisory Council. One of our jobs as the Parent Advisory is to distribute the Gaming funds that SMS receives every year in October. For several years, the staff at SMS have been asking if we could resurface the tennis and basketball court that is on the school property. Last school year the PAC voted to set aside $5000.00 of Gaming Funds to go towards that project.

During the summer we contacted the company that has done other resurfacing projects in Salmon Arm and they gave us an estimate for the project. The total estimate came to $42,669.21, which is a significant amount of money for a school PAC to come up with.

This court is available for any member of the community to use during the time when school is not in session. On weekends if you drive by, you will often see community members of all ages playing basketball there. No tennis is currently being played because of the state of disrepair that it is in. As a PAC we feel strongly that a rejuvenation of this space would bring even more individuals from the community to this recreational space.

The Shuswap Middle School PAC is hoping that there might be consideration for a partnership for cost sharing purposes with the City of Salmon Arm for this project. The first PAC meeting of this school year will be on Monday, Sept 23. At this time there will be more discussion with the PAC regarding a plan for this project. We look forward to hearing from the City of Salmon Arm regarding interest in a partnership for the court resurfacing.

Thanks for your time and consideration.

Sincerely,

Suzy Beckner
SMS PAC Treasurer

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Item 13.4

CITY OF SALMON ARM

Date: October 15, 2019

Presentation 4:45 p.m. (approximately)

NAME: Norma Harisch, President

TOPIC: R.J. Haney Heritage Village and Museum Budget Request

Vote Record

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

Opposed:

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

SALMON ARM MUSEUM & HERITAGE ASSOCIATION AT

R.J. Haney Heritage Village & Museum

751 Hwy. 97B NE • P.O. Box 1642 • Salmon Arm, BC V1E 4P7

Mayor and Council
City of Salmon Arm
PO Box 40
Salmon Arm, BC
V1E4N2

September 23, 2019

Re RJ Haney Heritage Village request for a capital grant 2020

Dear Mayor and Council

Thank you so much for supporting our most recent successful project the Montebello Museum. We attach herewith information relating to this project , along with accomplishments of our Society in 2019. Also attached are the exciting plans for the new Children's Museum & Discovery Centre (report sent in a separate email) along with plans for a new Sprig of Heather restaurant to be built in the old museum building.

It should be noted that our fee for service agreement must be renegotiated effective 31 December 2019. This agreement provides for operating funding, but in the past any capital projects are funded by the Society through grants, donations, events and charging for admission and services. The City of Salmon Arm fee for service (approximately $112,716 in 2019) provides 17.1% of the total budgeted expenditures of $657,000 in 2019 including payroll costs of $356,000.

With that backdrop we respectfully request $25,000 in capital funding so that we can start the next phase of our development before the 2020 tourist season. These funds would go towards the estimated costs of $350,000 for this phase. We have provided the detailed budget for the Children's Museum and Discovery Centre which is attached to the report by Museum Consultant Cuyler Page in the amount of $79075. The balance of the $350,000 total estimated cost in the amount of $271,000 is for the renovation, new septic system, services, and new and used commercial kitchen equipment for the Sprig of Heather restaurant. Architect Bernd Hermanski has completed the plans and the building permit has been issued. The commercial kitchen plans and site have been inspected by the health department and their approval is expected very soon. The budget for this renovation is nearly complete and we will forward it to you upon receipt.

Our slogan "It takes a Community to Build a Village" is appropriate in this case and we would hope that the City of Salmon Arm will share in monetary support. The next phase will enhance the sustainability of the museum while adding to an important tourist destination and educational experience for children. We would be pleased to make a presentation to Council to demonstrate the importance of this well planned phase of our development.

If you have any questions please do not hesitate to contact the writer or General Manager Susan Mackie.

Yours truly
Salmon Arm Museum & Heritage Association

Norma Harisch, President

Salmon Arm Museum & Heritage Association

Operating as R.J. Heritage Village & Museum

1) Accomplishments for 2018

- Archive & Collection
  - Installed 1,631 lineal feet of shelving providing safe and accessible storage for Museum's collection which include 50,816 artefacts that connect the history of the region and supports museum storytelling
  - A strong archival collection 14083 negatives, 14,083 photographs, 2714 negatives, 134 fonds,1383 slides and 777 plans and maps , and 78 recordings

- We survived and cleaned up after a huge flood from a water valve failure resulting in restoration work, moving equipment and shelving and over $20,000 in damages (partially covered by our insurance)
- People served in the archives-186 (but fonds were packed for several months due to the flooding)
- Opening of the "Pass the Popcorn" exhibit commemorating the Salmar Community Associations 70th anniversary
- Opening of the EA Palmer Butcher Shop September 19,2019 including dignitaries Mayor Alan Harrison, MP Mel Arnold, donors David Askew of Askews Foods, and Grandson of EA Palmer.
- Continuing to work on dioramas with the plans to open two in 2020, the Salmon Arm Observer and pool hall/barbershop
- Update on the Children's Museum - presentation
- Visitors to the Village in 2019 -17,021 up from 16,110 in 2018
- Dinner Theatre attendance 2914 up from 2384
- Volunteer hours 7378 Hours tracked from over 200 volunteers up from 6992 hours in 2018

2) Update on the Montebello Museum legacy

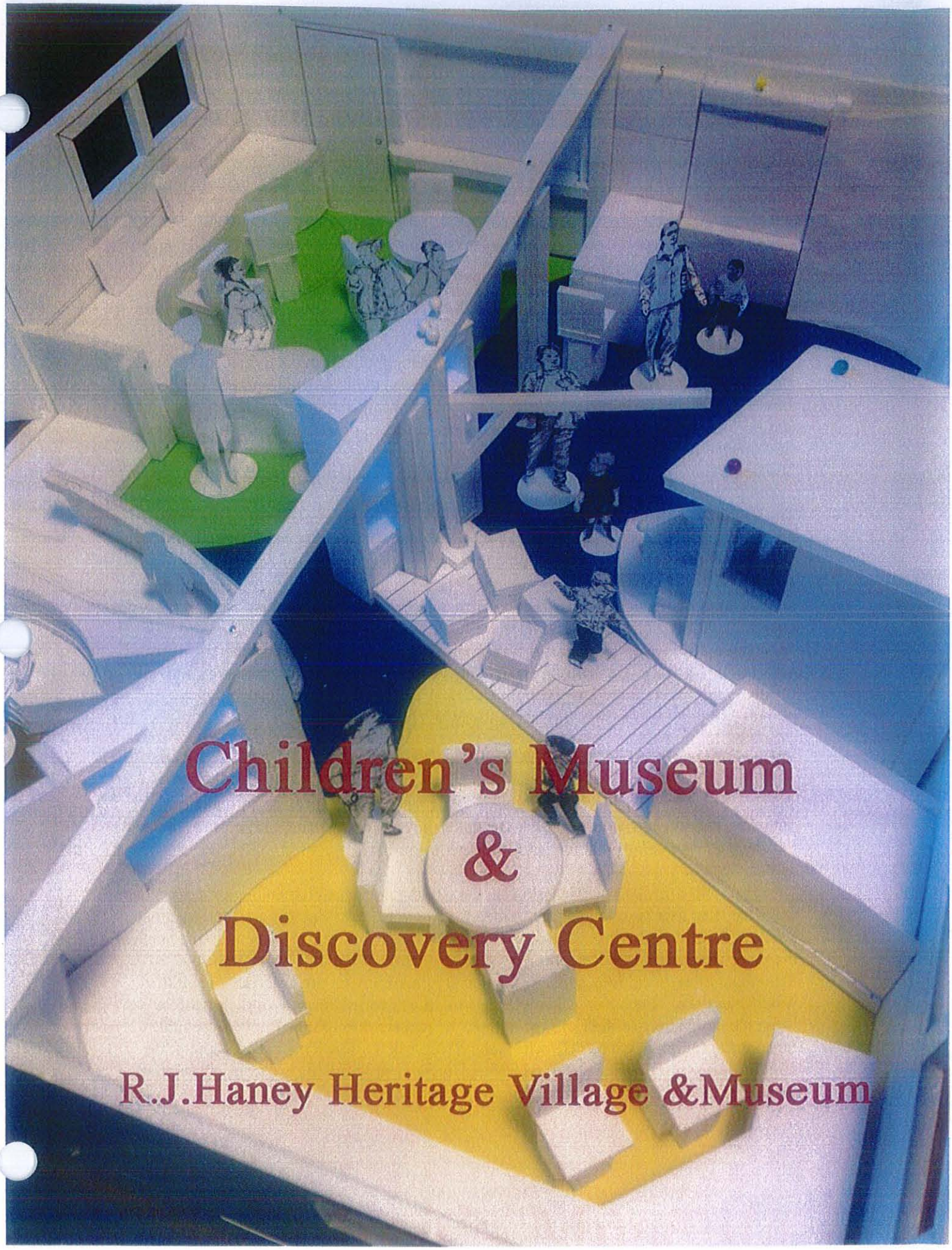
- Montebello completed with the exception of 4 Store interiors
- Estimated fair market value of the building is $2,000,000
- Raised over $1.600,000 mainly from the Businesses and Individuals
- The Society is left with some $108,000 in bank loans as of September 2019 for the completion to be paid over 10 years
- The City of Salmon Arm contributed $75,000 over 3 years ending 2018
- The City of Salmon Arm charged the project almost $50,000 for permits and DCC's

3) Our Next Phase of the Salmon Arm Museum & Heritage Association strategic plan

- Through a BC Rural Dividend Fund grant we have been able to fund the feasibility and design of a Children's Museum & Discovery Center by consultant Cuyler Page
- Through the same grant we have been able to fund the design phase by Bernd Hermanski and Canadian Restaurant Supply for logistics and kitchen design for a new Sprig of Heather restaurant
- Total preliminary estimates of the next phase is $350,000
- It is interesting that the City of Vernon recently approved via referendum by a wide margin to borrow $25 million for a $40 Million Art Gallery, Museum, and small 150-200 performance space which indicates the public is behind these types of cultural spaces.

4) Other

- Invitation for the Mayor and interested Council members and staff to see the new museum now that move is complete
- The lease and fee for service agreement between the City and Museum Society is due 31 December 2019
- Current fee for service covers 17.1 % of the Museum's Budgeted Expenses for 2019



Children's Museum & Discovery Centre

R.J.Haney Heritage Village &Museum

R.J. Haney Heritage Village / Salmon Arm Museum

A Children's Museum & Discovery Centre

Children's Museums provide meaningful and memorable learning activities in a sociable and safe setting. Most Children's Museums focus on the local environment, the "Home Town" places and activities whose familiarity allows and encourages a deeper engagement and personal understanding of common aspects of life. For a child, this can often be the first time some familiar thing is actually examined instead of being taken for granted. "Learning through Play" is a common concept in the Children's Museum realm.

The Children's Museum & Discovery Centre will focus on the resources of the property, both the Heritage Village and the Natural Environment. Exhibits and activities will appeal to both children and their adults, for every child is accompanied by an adult when visiting HHV. Exhibits are designed to encourage adult involvement and participation as much as they are designed for children. The objective for that is to have children look up to see an adult engaged in playful learning. This demonstration is intentional, encouraging the young to think that it is natural to grow up to be adults who consider active lifelong learning a natural part of being an adult. "Every child has an adult inside.", and "Every adult has a child inside." A Children's Museum encourages a playful, childlike way of learning about the local environment.

The cultural environment of the town is governed by the natural environment, so both are presented in the two halves of the facility. Half of the displays focus on the HHV Woods and the Salmon Arm natural environment. Half focus on the Heritage Village just outside. The intent of both areas is to enhance the ability for visitors to see and appreciate the elements and details that make each area come to life.

During public consultative discussions in the Children's Museum planning process, Water was identified as a key element in the life of the region. So, Water is a central theme in the design. It is represented at the two entries into the Children's Museum by the boats of the two primary cultures of the region, a Carved Canoe of the Shuswap People and a Steamboat of early colonial settlers. Both sail in harmony on the Museum's central water-blue floor. Each brings knowledge from the historic lifestyles of their people. From the main street of the Heritage Village, one enters through the Pilot House of a Steamboat, complete with ship's wheel and a ship's bell. From the Forest south of the building, one enters beside a Carved Canoe located next to the Story Circle, a miniature version of the physical form of a Shuswap 1st Nations Winter Home.

The Children's Museum and the Shuswap Story

The **Indoor Outdoor Children's Museum & Discovery Centre** offers a wonderful opportunity to showcase the history of the land and the cultures of the region from the distant past to the present. Everyone who has ever lived in the Shuswap has experienced the landscape, the flora, the fauna and the other people who were here at any particular time. Everyone has their stories of remembrance to share.

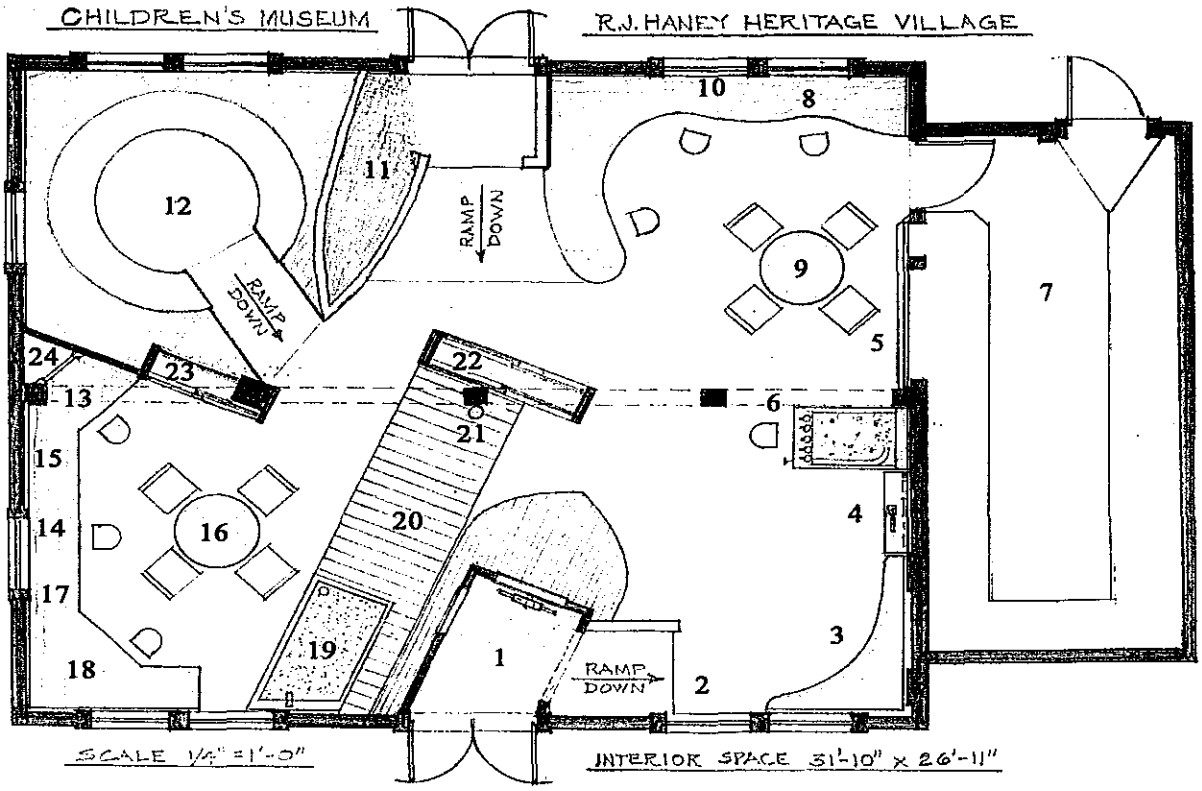
Modern Canadian museums are making a point of honouring the living cultures of the Indigenous Peoples, and in BC, the modern presence of museums on Unceded Land. The Canadian Museums Association and the Assembly of 1st Nations developed a Memorandum of Understanding in the early 1990s setting a standard that any exhibits or programs that involved information about a culture had to engage people of that culture in the process of creating the exhibits or programs. The current project offers a perfect example for the process and the objectives.

Displays can be developed to help tell the story of Nature and the Cultures in an integrated manner. It is not necessary to separate things and have an Indigenous area and a Colonist area of displays. It is possible to present instead the common needs of life that all humans share and the diverse ways those needs are met. In the process of sharing, the historic and modern life of the Shuswap peoples can be an important part of the presentations along with those of the Colonial cultures. The wealth of knowledge available can be shared in ways to appeal to children and the playful as well as being rich in information.

In the Children's Museum, every topic offers opportunities for story telling and the sharing of knowledge. Many different means can be employed. Displays of artefacts and art are common in all museums. Audio and visual displays are now common too and can be extremely engaging and memorable, a great way to share short stories. Imagine hearing such a story through a recording of a child's voice. There is a different sense of meaning when compared to a story heard through the voice of an adult. Cultural stories can also be shared through interactive exhibits such as the Salmon Pinball. Special games, books, puzzles and exploration tools such as magnifiers and telescopes can all be used to help tell stories of all sorts.

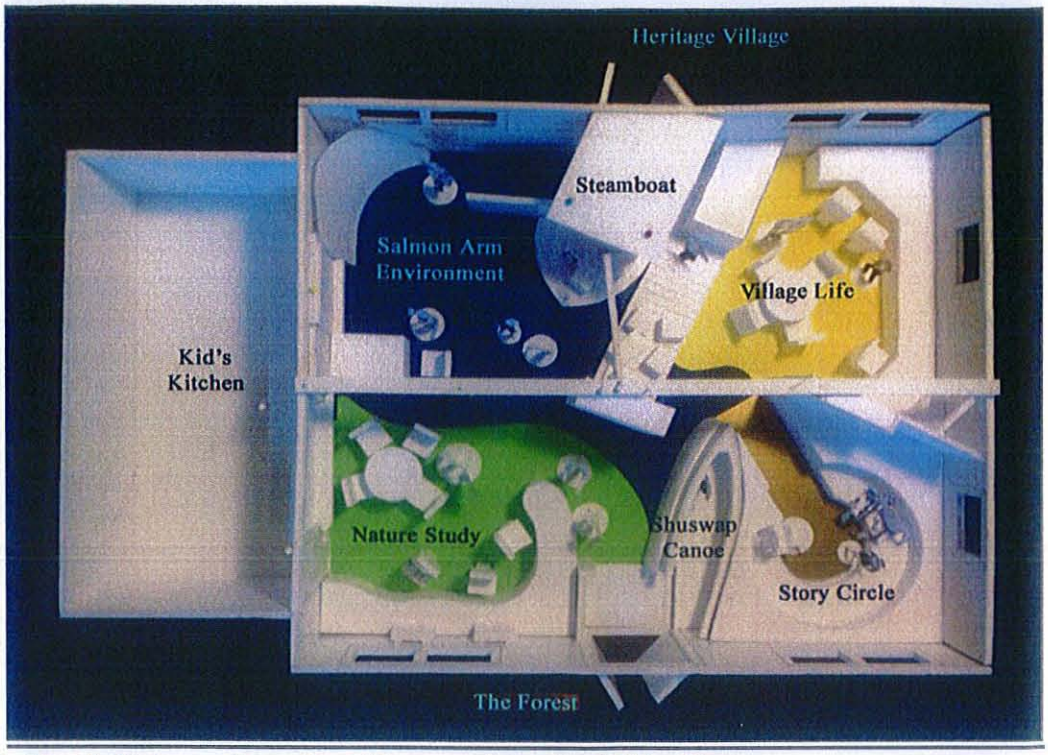
In discussing the Children's Museum project with a Shuswap Elder and Educator, many practical ideas quickly emerged that would fit perfectly into and enhance the concept as illustrated in the Model and this Report. Creativity for integrated story telling can occur with the display items as they are refined and constructed for the Museum. Detailed designs for the displays can include traditional Shuswap stories and knowledge along with historic colonial culture elements and modern scientific descriptions. In a small way, the new Children's Museum would be an example of the concept of Reconciliation at work, a practical and inspirational sharing of cultures in a friendly and respectful environment.

Exhibit Plan & Index



1. North Entry - To and From the Village Main Street - Steamboat Pilot House
2. North Entry Wall - wall space beside the ramp and below the windows
3. The Salmon Arm Landscape - the Lake to Mt. Ida & We are Water that Walks
4. Water Wall - Uses of Water in Salmon Arm
5. Nature in the News - A Tackboard for recent articles and photos about Nature
6. Salmon Pinball - The Salmon Life Cycle
7. Kid's Kitchen - A Place for Special Family Programs about Food
8. Nature Exploration - Activity Counter with 21 Discovery Drawers
9. Nature Activity Table
10. Enlarged South Wall Windows in SW Corner - to Allow Viewing of the Forest
11. South Entry - To and From the Forest - Shuswap Canoe
12. Story Telling & Reading Circle - A Mini Suggestion of a Shuswap Winter Home
13. Log Building Counter - Canadian (Lincoln) Logs
14. View to the Village Main Street - Interactive Camera / Telescope
15. Village Exploration - Activity Counter &with 15 Discovery Drawers
16. Village History Activity Table
17. Countertop Viewing of Historic Photos with Scope-On-A-Rope
18. Train Table - Brio Train Set
19. Interactive Table with Water, Sand & Topical Toy Figures
20. The Dock - A Raised "Loading Platform" with Cargo For the Steamboat
21. Simple Loading Crane - Hand-Cranked and Swinging

22./23./24. Museum Display Cases - Showcases for Artefacts & Special Projects



1. North Entry - from the Village - Steamboat Pilot House

The entry vestibule is raised above the main floor level, providing a slight overview of the Museum interior. The platform becomes the Steamboat Pilot House. Through the windows of the Steamboat Pilot House, upon entering one can see the several major areas of the Children's Museum, each defined by colours and styles of display elements. In the Pilot House, a Ship's Wheel and Compass provide character and activity along with a map of the Shuswap River and photos of the region's historic steamboats, captains and crew. The Ship's Wheel can be turned, and Ship's Bell will ring with a pull on a rope.

2. North Entry Wall - wall space beside the ramp and below the windows

On the North entry wall, immediately beside the Pilot House, is a statement Recognizing Presence in Traditional Shuswap Territory. There is also a Dedication to Children's Museum Sponsors, celebrating those who helped bring it to life. Listed can be those who contribute in any way to the creation of the project. Ideally, it will be made as an interactive display to engage visitors in the act of discovery. The North wall below the NW window will have thought provoking lists of interesting facts about the Salmon Arm region and its history.

3. The Salmon Arm Landscape - the Lake to Mt. Ida

Wrapping the NW corner of the room, is a sculptural/graphic representation of the Salmon Arm landscape with facts about the several geological and biological features of the area. Discovery Doors may be built into the wall, allowing access to information bits or mini display cases. The graphic wall will be very thin and built with doors to facilitate easy access to the two Electrical Panels. Special graphic covered doors in the display wall will provide the legally required access to the Electrical Panels. The entire thin and curved (around the NW corner) wall will also be built on rollers so that it can be easily moved to provide full access to the Electrical Panels. It will be as though the Panels were in a closet with a curved door.

We Are Water That Walks

To connect the topics of Nature and Culture in the Entry Area's introduction to the Children's Museum, an historic Weigh Scale will be located beside the Steamboat and facing the Salmon Arm (Mt. Ida) Landscape Wall. Visitors become part of the exhibit!

Our human bodies are more then 60% water. **"We are Water the Walks"**.

Community consultation discussions held at Haney Heritage Village during Children's Museum Planning identified Water as a key topic for inclusion in the Children's Museum & Discovery Centre. Water seemed to emerge as an important element in almost every aspect of the life of Salmon Arm. The amount of water that falls from the sky governs the types of plants and animals that thrive here. The presence of these particular species has governed the possibilities for human cultural life here. Everything from food to building materials is a result of these living features of the land. Historically, even the landscape has been noticeably shaped by water flowing in liquid form as well as carved by the frozen form of glacial ice. The landscape allowed installation of railroads, etc.

Culturally, the water of rivers and lake provided important transportation routes for both 1st Nations peoples and the Colonial peoples. Canoes and then steamboats served for long and short distance travel as well as the movement of trade goods. River and lake waters, connected to the distant ocean, also served as a home for Salmon, one of the most important food sources in the region. The waters have also been enjoyed for recreation.

The inclusion of the Weigh Scale in the Water story is to connect in a tangible manner the personal life of visitors with the museum's topics of Nature and Culture in the Salmon Arm region. It demonstrates that we are not just observers of Nature. We are actually an integrated part of it in a very visceral manner.

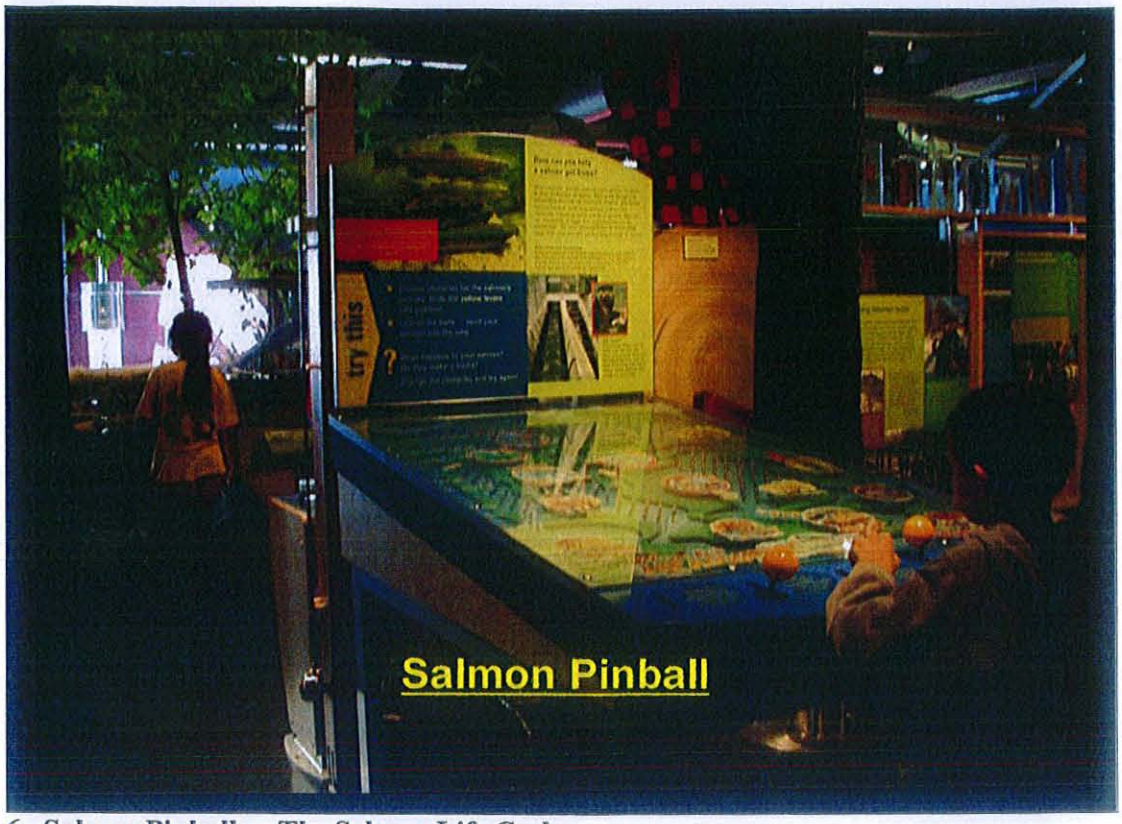
4. Water Wall - Uses of Water in Salmon Arm

With transparent plastic piping, blue coloured water, a hand pump, and many valves, the wall represents a number of diverse uses of Water in Salmon Arm life. The display wall will be covered with a graphic representing Salmon Arm and the uses being represented. At the base, a hand powered water pump allows children and adults to pump water up to "clouds" near the ceiling from a reservoir ("lake") at the bottom of the wall. A maze of pipes allow water to descend, controlled by many valves, each representing a particular use of water in the community. Children and adults can open and close any valves they wish, in order to allow the water to proceed downward through the town to the "Lake" at the bottom. Typical uses may include watering a garden, having a bath, washing dishes, making ice for the hockey arena, washing a car, fighting a fire, making a drink, watering a lawn, flushing a toilet, filling a swimming pool.

The very young will appreciate the simple activity of operating the hand pump and seeing the flow of the resulting water, even being able to control it by opening and closing valves. For older children and adults, representations of common water use in daily life will provide provocative links to real world experiences and appreciations of Water.

5. Nature in the News - A Tackboard for recent articles and photos about Nature

This Tackboard will fill the space above the Kitchen Counter, closing off the Kid's Kitchen from the Exhibit Space. The Tackboard will be installed to be easily removable when it is desired to open the Kitchen for special programs. The Tackboard will be divided into commonly recognized categories to prompt awareness of Nature's diversity. Through the posting of current articles and photos, it is intended to celebrate and inform about current affairs regarding local Nature and Natural Resources.



6. Salmon Pinball - The Salmon Life Cycle

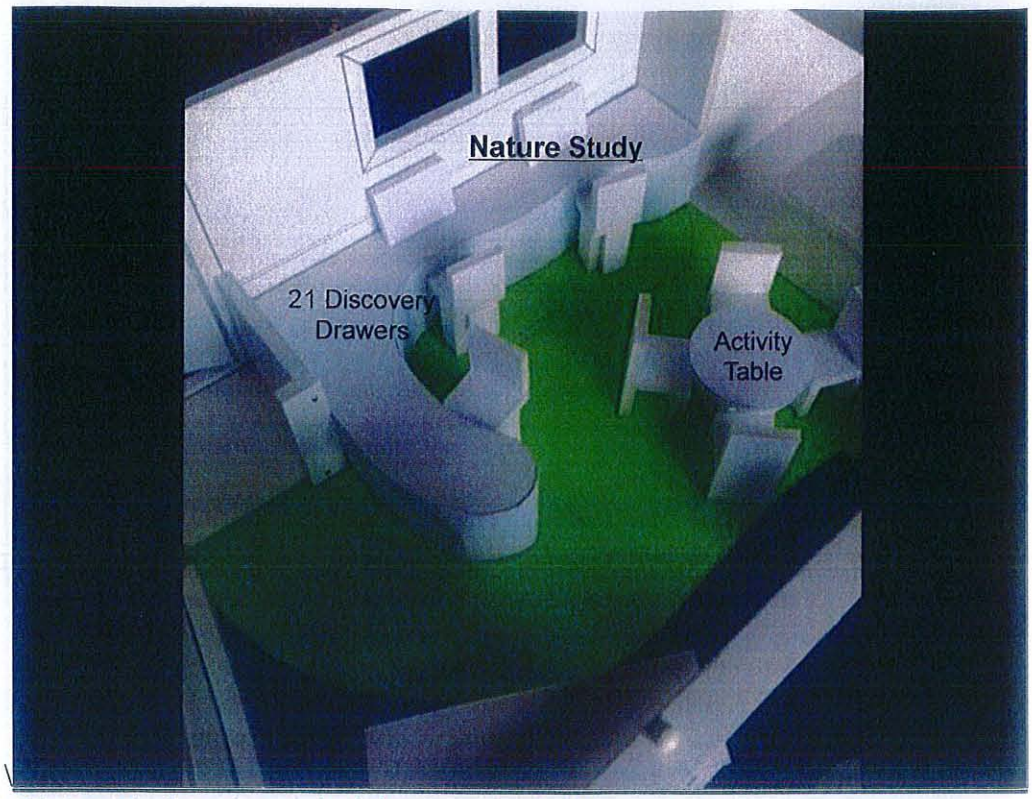
A pinball machine is made to represent the life cycle of salmon. A single ball represents a salmon fry, shot out into the world to grow and attempt to return to its spawning place. The ocean is at the top of the game and the return journey on the river is represented with obstacles and barriers in the return path, some of which can be controlled to allow the "salmon" to proceed. There would be a seal, fisherman, a hydroelectric dam, a bulldozer spoiling the water as it goes through the creek, a bear fishing, a Great Blue Heron, etc.

The game is based on one at the ECHO Discovery Centre in Burlington, Vermont.

7. Kid's Kitchen - A Place for Special Family Programs about Food

The commercial kitchen is repurposed as a place for special activity programs about food. Programs for children or family members together could include processing of fruits and vegetables, candy making, soup making, special healthy drinks and all manner of topics involving kitchen activities for making healthy foods.

The Kid's Kitchen will be closed to the public during normal visiting hours. A door will be installed to separate and secure the area. A Tackboard Screen will be made to fill the space above the existing counter, providing a visual and physical barrier to secure the Kitchen, but doing it in a manner that adds visually and meaningfully to the Children's Museum, as described above in "Nature in the News".



8. Nature Exploration - Activity Counter & Discovery Drawers
A long curving counter at normal table height displays items relevant to nature studies. 21 Discovery Drawers built into the counter are divided into 7 sets for different topics such as birds, snakes, insects, trees, flowers, berries, mammals, soils, ecological zones. Each drawer set has three drawers representing 1) Local, 2) Continental, 3) World examples. Drawers contain a variety of 1) specimen displays under glass, 2) hands-on activities to take to the Activity Table, 3) toy props or pictures from magazines such as National Geographic, etc. The variety of things one may find to do or see in the Discovery Drawers is intended to provoke curiosity and exploration of many drawers.

Special features of the Nature Counter are 1) Video Magnifiers, and 2) Binoculars. Scope-On-A-Rope hand held video magnifiers encourage group sharing of explorations when the images are visible on a video screen. Binoculars allow the experience of looking out into the Forest through the south wall's windows.

9. Activity Table with chairs for four or five people is a place for playing games, doing puzzles, and engaging with any of the activity boxes from the Discovery Drawers.

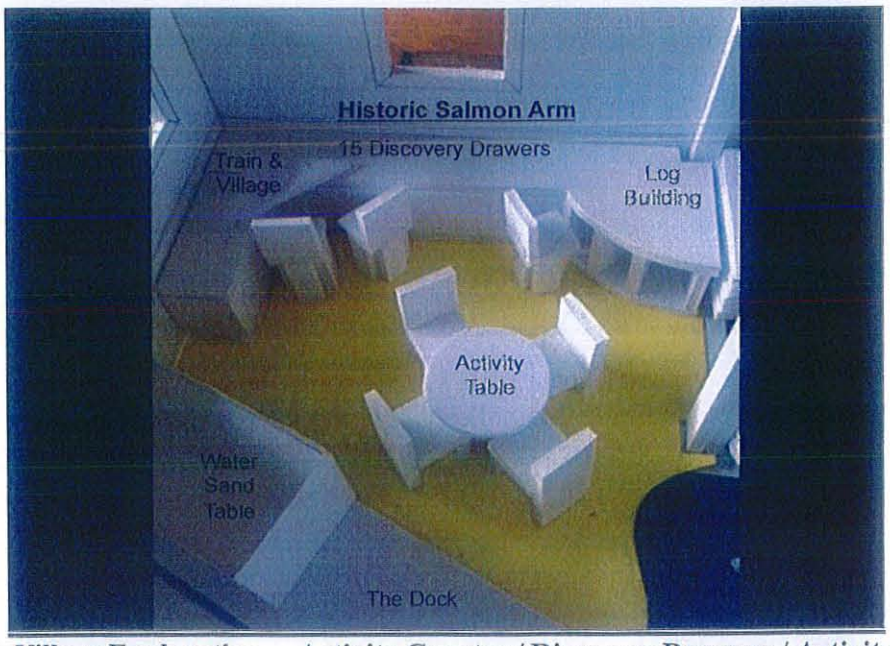
10. Enlarged South Wall Windows in SW Corner - to Allow Viewing of the Forest
In order to facilitate appreciation of the Forest and binocular viewing by children in the Museum, it is recommended that the SW windows be made larger, lowering the sills by adding one row of window panes similar to those already existing. This will not compromise the historic character of the Schoolhouse exterior because these are windows hidden away on the south side of the building and not visible from the main street or central area of the Heritage Village. The value to visitor experience will be to greatly open up interest, and integrate the Forest as a meaningful aspect of a visit to the Heritage Village and Park.

11. South Entry - from the Forest - Shuswap Canoe
A partial Shuswap Carved Canoe is connected to the entry platform at the south doors, the entry doors facing the Forest. The canoe may be entered by simply stepping in through an open portion near the door. It will have paddles and some typical items to suggest practical use.

12. Story Telling & Reading Circle - A Mini Suggestion of a Shuswap Winter Home
The circular sitting area promotes easy cozy comfort and sociability while reading or sharing stories. The top shelf is filled with books on all topics related to the Children's Museum, but especially those for Nature. A model of a Winter Home (Pit House) will be available in a small sealed case for easy handling and study. In addition to books, there may also be some simple games easy to play without a table.

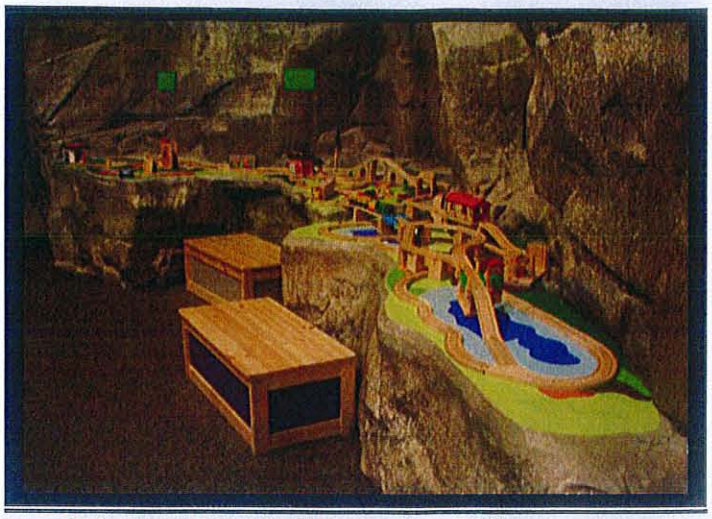
13. Log Building Counter - Canadian (Lincoln) Logs
Mini logs are available on the counter in abundant quantity to encourage creative use by children and adults. Tools and photos of local historic log buildings are on the walls.

14. View to the Village Main Street - Interactive Camera / Telescope
A controllable camera allows telescopic views of the Heritage Village Main Street and buildings. A video screen shares the view, encouraging a social experience among visitors while viewing and discussing the buildings and people on the street.



15. /16. Village Exploration - Activity Counter / Discovery Drawers / Activity Table
5 Discovery Drawer Sets (15 Drawers) are filled with items for handling, such as games, puzzles, photo albums, and appropriate artefacts. As in the Nature Discovery area, some drawers have sealed glass tops to allow viewing of artefacts on display inside them.

17. Countertop Viewing of Historic Photos with Scope-On-A-Rope
Historic photos placed under a glass countertop cover can be viewed in magnified detail through a Scope-On-A-Rope microscope and a Video Screen. A pack of "Scavenger Hunt Discovery Cards" can suggest things to look for in the photos.



18. Train Table - Brio Train Set & Salmon Arm Village

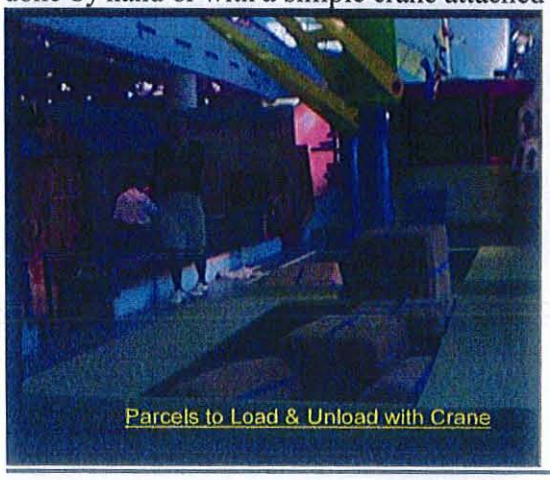
In a dedicated area at the NE corner of the Counter Top, a large quantity of Brio Train pieces encourages some elaborate train track building. Special items can be selected to represent features common to Salmon Arm. Simple wood block façade models of Salmon Arm historic buildings such as those in the Heritage Village will enhance this play area. Historic photos of the town and trains will be placed on the walls.

19. Interactive Table with Water, Sand & Topical Toy Figures

Water and sand combine for gentle play on a slightly sloping table-trough with low side walls. A closed water system involves a reservoir tank and small electric pump built in and hidden below the table. Mortar sand provides the moveable and shapeable landscape. A variety of toy props and figures can be available to create different scenes in the table's landscape. The play props can be changed from time to time for variety or to suit any special exhibits currently on display at the Heritage Village.

One side of the Water Table is easily accessed by adults. The other side can be accessed by young children while standing on the platform known as The Dock. With the small children's standing area located between the Water Table and the Steamboat wall, there is no risk of falling off the raised platform. Based on experience from other Children's Museums, this should be a satisfying play area for visitors of all ages, and in particular a place for social interaction area between them.

20. The Dock - A Raised "Loading Platform" with Cargo For the Steamboat
A simple wooden board deck on the floor between the "Blue Water" and the "Creamy Land" provides a place for Discovery Suitcases and Apple Boxes, stacked and ready to load on the deck of the Steamboat, or unload, as the case may be. The Suitcases can be filled with objects to represent particular people of local history. The Apple Boxes can be decorated with reproductions of historic box labels. Loading and unloading can be done by hand or with a simple crane attached to the nearby column.



21. Simple Loading Crane - Hand-Cranked and Swinging
A simple swinging crane arm supported by the column at the end of the Dock will allow crates and suitcases to be lifted and moved from the Steamboat to the Dock, or the other way. The elevated level of items lifted by the crane will be limited and always kept low for safety. However, the act of doing real "work" is what gives Children's Museums vitality. Lifting and lowering will be accomplished by a hand-cranked winch designed for safe use by small children.

22./23./24. - Museum Display Cases - Showcases for Artefacts & Special Projects
Attached to the room's central column, at the end of the Dock, a large Display Case with glass doors on both sides allows exhibits of artefacts and the results of museum program projects or contests. Objects on display might be things brought in by children, found things such as a wasp nest or a fossil, or crafted objects that help tell the story of local history. A display could be made of items made from Lego for a special contest. Photos of local wild flowers or special views of old buildings might be displayed. Diverse geological specimens could be displayed along with explanations of their origins and local locations. Creative models made by children could be displayed.
The Display Case is for changeable displays, as much as possible the result of collection activities by local children. These might be casual collection events or periodic contests. It offers a special yet simple opportunity for sharing and community engagement.

Sky Blue Ceiling & Ceiling Clouds - Reflectors and Refractors for Ceiling Lights
Sculptural thin cloth "Clouds" below each renovated light fixture disperse the light in the room while adding character and suggesting the atmospheric role of clouds in the Museum's theme of Water. Made with cloth on light wire frames, for convenient maintenance the "Clouds" will be designed for easy removal and washing.

The Floor - Colours - Carpet or Paint

Colours of flooring help define the four major areas of the Children's Museum. 1) Blue for Water, 2) Green for Nature, 3) Creamy Yellow for the Village, and 4) Tan for the Story Circle.

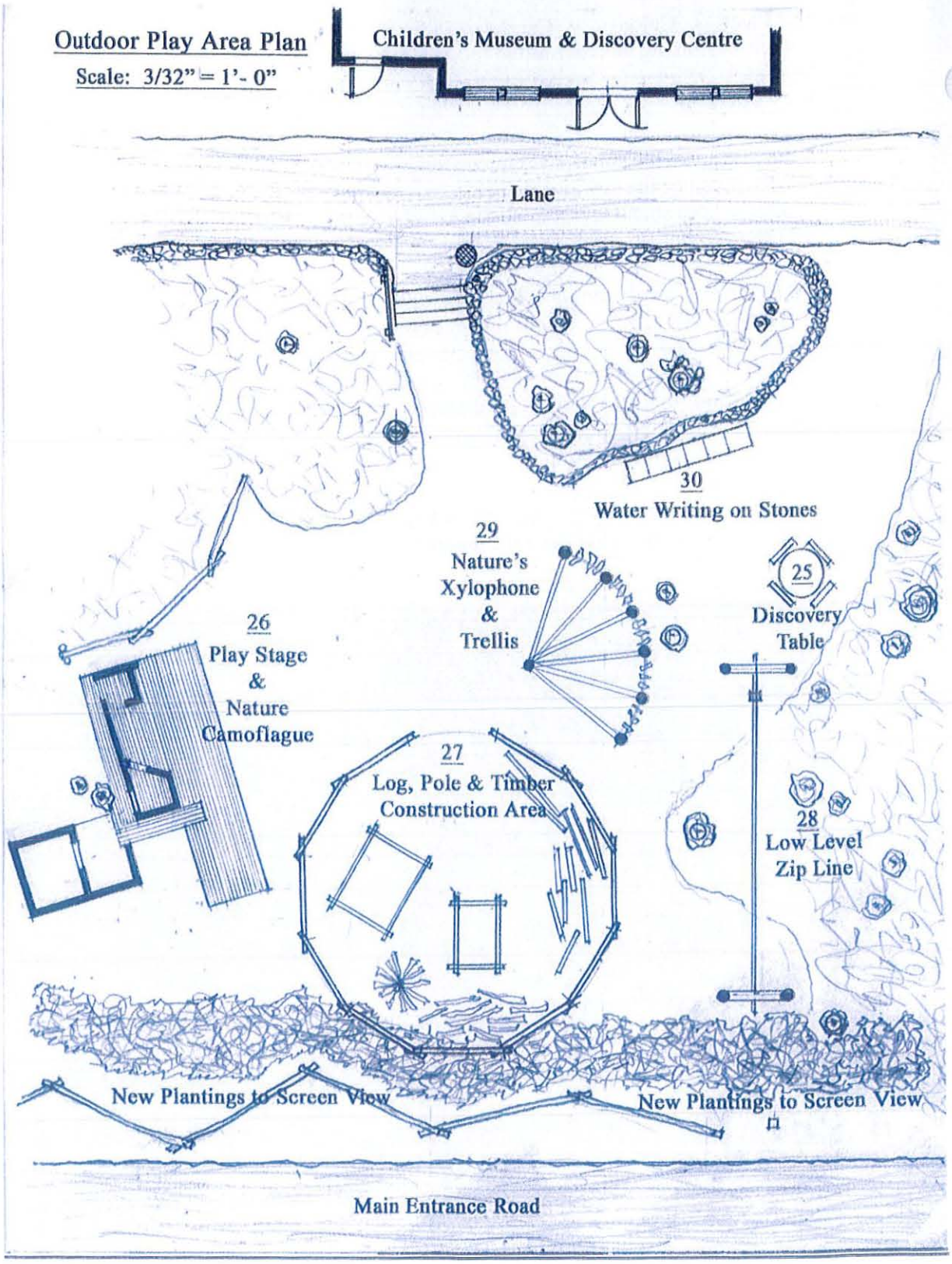
A floor helps set the atmosphere for any environment. In a Children's Museum, levels of activity can be the key ideas to consider in deciding on flooring. Carpet is preferred in order to keep sound levels low. Low sound levels promote thoughtfulness, sociability, and calm activities.

The softness of carpet compared to the hardness of painted concrete suggests a cozy friendly place like home. Carpet is also suitable for floor play by the very young because of its comfort. It makes the place comfortable for everyone.

Carpet requires regular vacuuming for cleaning and general maintenance. However, both carpet and painted surfaces have to be cleaned nicely for public occupancy, and painted floors require washing.

Modern Nylon Carpet Tiles would appear to provide the best flooring option for the Children's Museum. They offer the durability and comfort as well as layout economy.

Here is a Painted Floor at a Children's Museum. Every opportunity can help tell stories.


Outdoor Play Area Plan
Scale: 3/32" = 1'- 0"
Children's Museum & Discovery Centre
Lane
30
Water Writing on Stones
29
Nature's Xylophone & Trellis
25
Discovery Table
26
Play Stage & Nature Camoflague
27
Log, Pole & Timber Construction Area
28
Low Level Zip Line
New Plantings to Screen View
New Plantings to Screen View
Main Entrance Road

Outdoors in the Forest - Related Outdoor Activity Centres

There are many opportunities for outdoor Nature Discovery activities. Below are a few simple examples. Local naturalists could help expand this concept to the trails around the property, extending the Children's Museum outdoors to enhance the entire place as a unique "Discovery Centre" for marketing purposes.

25. A **Discovery Table** with benches can be located in the little wooded clearing just SE of the Schoolhouse. A few simple magnifying glasses can be secured to the table by chains, allowing personal exploration of natural subjects. If the table has a glass top, leaves and flowers and other specimens can be placed under the glass for viewing. Found items such as pine cones can be left on the table to prompt the ideas of discovery and examination.

Identity Cards can be available in boxes at the Table. They may have illustrations and descriptions of the various trees and shrubs and plants to be found in the area immediately around the table. The cards can be laminated to make them waterproof for outdoor use, simply leaving them available there in a box at the Table at all times.

A **Soil Discovery** activity involves digging a small sample of soil and using a magnifying lens to see what is living in it. Comparing samples from differing environments can be a delightful and enlightening experience. With hand-held magnifying lenses chained to a table, this activity can be combined with clipboards for drawing. Also available there is a homemade waterproof outdoor Field Book with pictures and simple descriptions of the most common soil critters living in the area(s). Fresh drawings can be posted for sharing on a large tack board.

26. An **Interactive Camouflage Display** located at the play place's Outdoor Stage, can include a mirror and some large pieces of selectively patterned cloths to allow observation of the effects of camouflaging oneself against background environments. Displays of insects that accomplish camouflage can be here too, sealed in cases and fixed to walls.

27. A **Log Building** area allows the construction of fantasy structures using logs, boards and poles of a variety of sizes. The materials will be carefully prepared and of appropriate sizes for safe use. This area will be surrounded by a low wooden fence to make sure that the risks are contained and those who might be vulnerable, especially tiny tots, do not enter. Boards and logs will be notched for interlocking use when stacked.

28. A **Low Level Zip Line** hanging from trees will allow participation in a popular activity. This will make use of the natural sloping of the land in the play area. A take off spot might be the south end of the stage platform. This would keep the flight zone off to the side of the play space, reducing risk of collisions.

29. A **Nature Xylophone** is made with resonant wood and metal pieces suspended from a sculptural structure of natural poles and tree limbs.

30. Water Writing Stones provide a water play activity where paint brushes are used with water to make temporary drawings on slate stone or faux-stone tablets.

Children's Museums with Outdoor Spaces & Activities

Here are six Children's Museums with outdoor activity areas. They are all very large museums, indicating substantial audience and visitor use.
https://www.playgroundprofessionals.com/playground/theme/6-great-childrens-museums-outdoor-play210

Of course, there are many small Children's Museums with outdoor areas, generally based on local interests of the local environment. The six large museums in this list simply have a greater web presence. It is well worth taking some time to explore their web sites to see the variety of approaches possible.

1) CHILDREN'S DISCOVERY MUSEUM OF SAN JOSE, CALIFORNIA
https://www.cdm.org/visit/exhibits/bills-backyard/

2) KIDSPACE CHILDREN'S MUSEUM, PASADENA, CALIFORNIA
https://www.kidspacemuseum.org/exhibits/arroyo-adventure

3) BAY AREA DISCOVERY MUSEUM, SAUSALITO, CALIFORNIA
http://bayareadiscoverymuseum.org/wp-content/uploads/2016/06/OnePageCampusMap_2017.pdf
and
https://bayareadiscoverymuseum.org/exhibit/lookout-cove/

4) PORTLAND CHILDREN'S MUSEUM, OREGON
https://www.portlandcm.org/exhibits/outdoor-adventure
and
https://www.portlandcm.org/exhibits/zoom-tree
Ahhhh, if only Haney Heritage Village had a Zoom Tree!!!

5) HANDS ON CHILDREN'S MUSEUM, OLYMPIA, WASHINGTON
https://www.hocm.org/outdoor-discovery-center/

6) CHILDREN'S MUSEUM OF DENVER, COLORADO
https://www.mychildsmuseum.org/exhibits/joy-park/
and
https://www.mychildsmuseum.org/exhibits/adventure-forest-in-joy-park/

Overall Budget for Planning Purposes

The values on the Planning Spreadsheet are for anticipated costs for each line item. They include Labour and Materials. Some, such as carpets and drawer cabinets, are based on quotes from local suppliers. Others are based on thoughtful consideration.

Following common practice, it would be advised to add a 10% Contingency Fund to the Budget in order to have a workable estimate of potential total costs.

For example:
With the Museum area at 864 sq ft : $70,000 = $81 per sq ft.

With a 10% Contingency Fund added : $77,000 = $89 per sq ft.

Common values for basic exhibit developments in Children's Museums in North America are from $125 to $170 per sq ft. More elaborate exhibits can cost $300 to $600 per sq ft. Estimates here are based on use of local skills, simplicity of design, and applying frugality to the process and finish. The level of use here will not be as intense as at museums in big cities, so there is some benefit from using more simple materials and methods. For example, graphics can be very elaborate or quite simple. A simple style of design can still communicate ideas very effectively while being less expensive. Where limited, available funds can be put more effectively to meaningful research and inspiring text writing than to elaborate graphic displays.

The Objective

Overall, the objective for this facility is to encourage life-long learning as a normal aspect of human development. For facility design, this means providing meaningful and engaging things for people of all ages, and also providing natural opportunities for social interactivity during the process of exploration. Tables and chairs promote social sharing. A diversity of displays and activities provide things suitable for a diversity of individuals. Hands-on activities stimulate the senses and promote active memories.

The diversity of topics possible in a Children's Museum or Discovery Centre creates opportunities for the museum's engagement with a variety of community organizations and individuals. By inviting them to contribute through sharing their special areas of expertise, a broad local interest in the use and support for the Children's Museum can grow naturally. Involving them in the details of display information and exhibit items will make for natural connections with the local community, and facilitate increased visitation. Children's Museums and Discovery Centres have a tendency to become extremely popular.

Every Children's Museum is visited by both Children and their Adults. It is an opportunity for the adults to demonstrate to the children what it is to be an interesting and interested adult. It is an opportunity for adults to be reminded what it is to be a child with an open mind and experiences yet to discover. It is an opportunity for all to learn something new and relevant for their local life and its environment.

CHILDREN"S MUSEUM & DISCOVERY CENTRE - R.J. Haney Heritage Village & Salmon Arm Museum

No.	ITEM - Last update November 2 -	DETAILS	SIZE or Qty	UNIT COST $	TOTAL COST
	TOTAL PROJECT COST - Costs include Materials and Labour				**79,075**
	Cost for Interior Museum Furnishings & Displays				**71,075**
	Cost for Outdoor Discovery & Play Features				**8,000**
1	**Steamboat Pilot House** - North Entry Vestibule	Steamboat Deck & Cabin & Ramp - 7' x 9' = 64 sf	64	40	2,560
		Ship's Wheel & Interior Hardware	1	500	500
		Ship's Bell	1	100	100
		Graphics = Maps, Photos, Texts, Ship's Log & Day Notes	1	400	400
2	**North Entry Wall**				0
	a) **Honour Wall** - Commemoration Plaque	Recognize Contributors, Supporters & Donors	1	200	200
	b) **Salmon Arm Facts & Statistics** - Wall Graphic	Interesting facts and statistics about Salmon Arm	1	500	500
					0
3	**Mt. Ida Wall** - Salmon Arm Landscape	Local Geology and Landscape brought to life - graphic display	1	2000	2,000
					0
4	**Interactive Water Wall** - Water Uses in Salmon Arm	Water Pump, Pipes, Valves & Graphics to Illustrate Local Uses	1	2500	2,500
					0
5	**Nature in the News** - Removeable Tackboard	- Current nature stories from newspapers and magazines	1	200	200
	or Nature Banner - filling space at Kitchen Counter	or Graphic Forest Photo on roll-up hardware - 7' x 4' = 28 sf		2,000	0
					0
6	**Salmon Pinball** - Interactive Ecco-Game	Salmon Life Cycle Illustrated through Pinball Game	1	3000	3,000
					0
7	**Kid's Kitchen** - existing kitchen facility	Retain existing kitchen for special program use	1	0	0
	a) Door to Kitchen - Install a Door to Secure Kitchen	Plain Door Skin to allow installation of a Nature Graphic	1	300	300
					0
8	**Discovery Drawer Counter** - Nature Studies	Counter and Drawers - 18' x $50/ft	18	50	900
		7 - 24" wide 3 Drawer Sets @ $600 = $4,200	7	600	4,200
	a) **Interactive Discovery Items** - Access in Drawers	A variety of artefacts, specimens & interactive games (8x3+24)	24	100	2,400
	b) **Interactive Magnifiers** - for Top of Counter	2 Scope-On-A Rope Magnifiers, 4 lenses & Stand	2	1,000	2,000
	c) **Nature Specimens** - for Display and Examination	A Variety of Specimens - Flora, Fauna, Insect, Geological	1	3,000	3,000
	d) **Binoculars or Telescope** - to View Forest	Binoculars or Video Telescope to share views of the forest	1	500	500
	e) **Graphics for Nature Study Area**	A variety of graphics, photos and texts	1	3,000	3,000
					0

9	**Discover Table & Chairs** - Activity Place	Social Place for Interactive use of Discovery Drawers, Etc.	1	300	300 0
10	**Enlarge SW Windows** - to Improve View to Forest	Lower Sill to add one layer of panes, improving view access	1	2,000	2,000 0
11	**Shuswap Dugout Canoe** - beside South Entry	Half of a Traditional Carved Canoe - positioned for easy access	1	5,000	5,000
	a) **Landscape Around Canoe** - Rocks & Faux Soil	Faux Landscape built with carved foam insulation	1	2,000	2,000 0
12	**Story Telling Circle** - for Sitting, Reading, Talking	Construction of the Story Circle - 10' x 14' = 140sf	140	20	2,800
	a) **Books & Resources** - for Reading & Story Circle	Books, Faux Furs & Props for Storytelling (Hand Puppets)	1	1,500	1,500 0
13	**Log Building Activity**	"Canadian Logs" (Lincoln Logs) in abundant quantity	1	100	100 0
14	**Video Telescope** - to View Main Street Buildings	Interactive Telescope & Video Screen	1	1,000	500 0
15	**Village History Discovery Drawer Counter**	Counter & Drawers - 18' x $50/ft	18	50	900
		5 - 24" wide 3 Drawer Sets @ $600 = $3,000	5	600	3,000
	b) **Interactive Items** - for Access in Drawers	A variety of artefacts, specimens & interactive games (8x3+24)	24	100	2,400 0
16	**Discover Table & Chairs** - Activity Place	Social Place for Interactive use of Discovery Drawers, Etc.	1	300	300 0
17	**Interactive Magnifier** - Scope-On-A- Rope	Video Microscope & Video Screen - to study Historic Photos	1	1,200	1,200 0
18	**Countertop Interactives** - re Village Life	Village Building Pieces, Brio Train Set, etc.	1	2,000	2,000 0
19	**Interactive Water Table** - Water, Sand & Story Props	Slow-flow Water & Sand Table for use by Adults and Children	1	3,000	3,000 0
20	**Dock for the Steamboat** - Wooden Raised Platform	Wooden Deck, Suitcases, Apple Boxes & Crates - 14'x4'=56 sf	56	20	1,120 0
21	**Simple Loading Crane to Load Cargo at Dock**	Hand Cranked & Swinging - light weight parcels			0 0
22	**Museum Display Case** - Large	Glass Walled Display Case for Specimens and Projects	1	1,200	1,200 0
23	**Museum Display Case** - Medium	Glass Walled Display Case for Specimens and Projects	1	800	800 0
24	**Museum Display Case** - Small	Glass Walled Display Case for Specimens and Projects	1	600	600 0

A-1	**Floor Paint** - 32' x 27' = 864 sf or	Painted Floor Option - $740 Epoxy or & $600 Porch & Floor or (includes paint & installation)	864		0 0
A-2	**Floor - Carpet Tiles** - 582 sf needed in 3 colors	Commercial Carpet Option - Nylon Tiles - 4 colors (includes delivery, special floor prep, instalation)	65		4,975 0
A-3	**Ceiling Light Fixtures & Clouds**	Broad Reflective Lighting Fixtures & Suspended "Clouds"	1	4,000	4,000 0
A-4	**Paint Ceiling** - Sky Blue	Paint ceiling & walls down to window tops 34' x 29' = 986 sf	986	2	620 0
A-5	**Kid's Kitchen** - Special Space for Food Programs	Retain Existing Kitchen Facilities for Special Activities		0	0 0
A-6	**Storm Windows** - to retain heat during Winter	Removeable Storm Windows - 10 units @ $250	10	250	2,500 0

OUTDOOR DISCOVERY ACTIVITIES & PLAY YARD

8,000

25	**Discovery Table, Benches & Hands-On Activities** a) **Magnifying Glasses, Activity Cards, Games**	A large rustic table with Nature items for studying objects. Waterproof cards for games and identifying natural specimens.	1	800	800 0 0
26	**Camoflage Display** - Become a Butterfly or Moth	With a mirror on the stage and some patterned cloth to wear, it is possible to see how camoflague works for animals.	1	200	200 0 0
27	**Log Building** - An Activity Place for Little Engineers	Small logs, poles and timbers allow construction projects. A Rail Fence encloses the work area for safety and interest.	1	2,000	2,000 0 0
28	**Low Level Zip Line** - Fly through the Forest	A 30' long Zip Line suspended low enough to allow children to hang and just above the ground.	1	2,000	2,000 0 0
29	**Nature Xylophone & Trellis** - musical sounds	Diverse materials are hung from the Trellis so they can make musical sounds when struck with a wooden mallet.	1	2,000	2,000 0 0
30	**Water Writing Stones** - Slate / Water / Paint Brushes	Drawings with water on slate allow creating temporary art.	1	1,000	1,000 0

****

NOTES & QUOTES for MATERIAL CHOICES

Floor Paint - 32' x 27' = 864 sf / plan for 800 sf	1) Epoxy - 400 sf = $120 x 2 = $240	2	120	240
- - - Materials Only (General Paint/Sherwin WIlliams)	2) Water Based - 400 sf = $40 x 2 = $80 (Ben Moore = $100)	2	40	80
- - - Labour	$500	1	500	500
- - - Total Installation (Epoxy)				740
Floor Carpet - 32' x 37' = 864 sf = 96 sq yds	1) Nylon - Better Lasting & Easier Cleaning = $40/sq yd	96	40	3,840
- - - Materials Only	2) Polypropylene - Less Costly = $20/sq yd	96	20	1,920
- - - Labour	$1,000	1	1,000	1,000
- - - Total Installation	Nylon carpet			$4,848
Floor - Nylon Carpet Tiles (Nufloors quote - Vernon)	"Color Frame" style / 3 colours - includes special floor prep			$4,975
Ceiling Paint - 34' x 29' = 986 sf	1) Water Based - for economy in ceiling painting			
- - - Materials Only (General Paint/Sherwin WIlliams)	Water Based - 400 sf = $40 x 3 = $120	3	40	120
- - - Labour	$500	1	500	500
- - - Total Installation				$620

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Item 18.1

CITY OF SALMON ARM

Date: October 15, 2019

a) Moved: Councillor

Seconded: Councillor

THAT: Council accept the revised 2019 Community Resiliency Investment application that proposes an adjustment to treatment unit locations in the Canoe Creek Watershed from the TU requiring road upgrade and bridge/culvert installation to a treatment unit across from the gravel pit TU2 ~5.1ha. This revised application also includes shifting a couple of treatment units on IR 2 for NIB to treat TUs 3a and 4c.

b) Moved: Councillor

Seconded: Councillor

THAT: Council accept the 2020 CRI application to treat TU1&3 in the Canoe Creek watershed to accommodate a Fir Bark Beetle outbreak, and to treat Little Mountain Park as well as support treatments of IR2 TUs 2a,b and 3b,c,d and IR3 TU1.

c) Moved: Councillor

Seconded: Councillor

THAT: the proposed changes to the 2019 FES proposal shifting the treatment areas to accommodate the Bark Beetle outbreak on the west side of East Canoe Creek to accommodate the beetle management work being carried out by Canoe Forest Products on Crown Provincial Lands, and to undertake wildfire fuel management work along the base of Mt. Ida in cooperation with BC Timber Sales, and to undertake fuel management. Further changes will also be proposed to treating areas around IR2 Chase. TU's have not been confirmed for Mt. Ida.

Vote Record

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

  Opposed:

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

Item 18.1 – continued

CITY OF SALMON ARM

Date: October 15, 2019

d) Moved: Councillor

Seconded: Councillor

THAT: motion 0458-2018 be amended as follows:

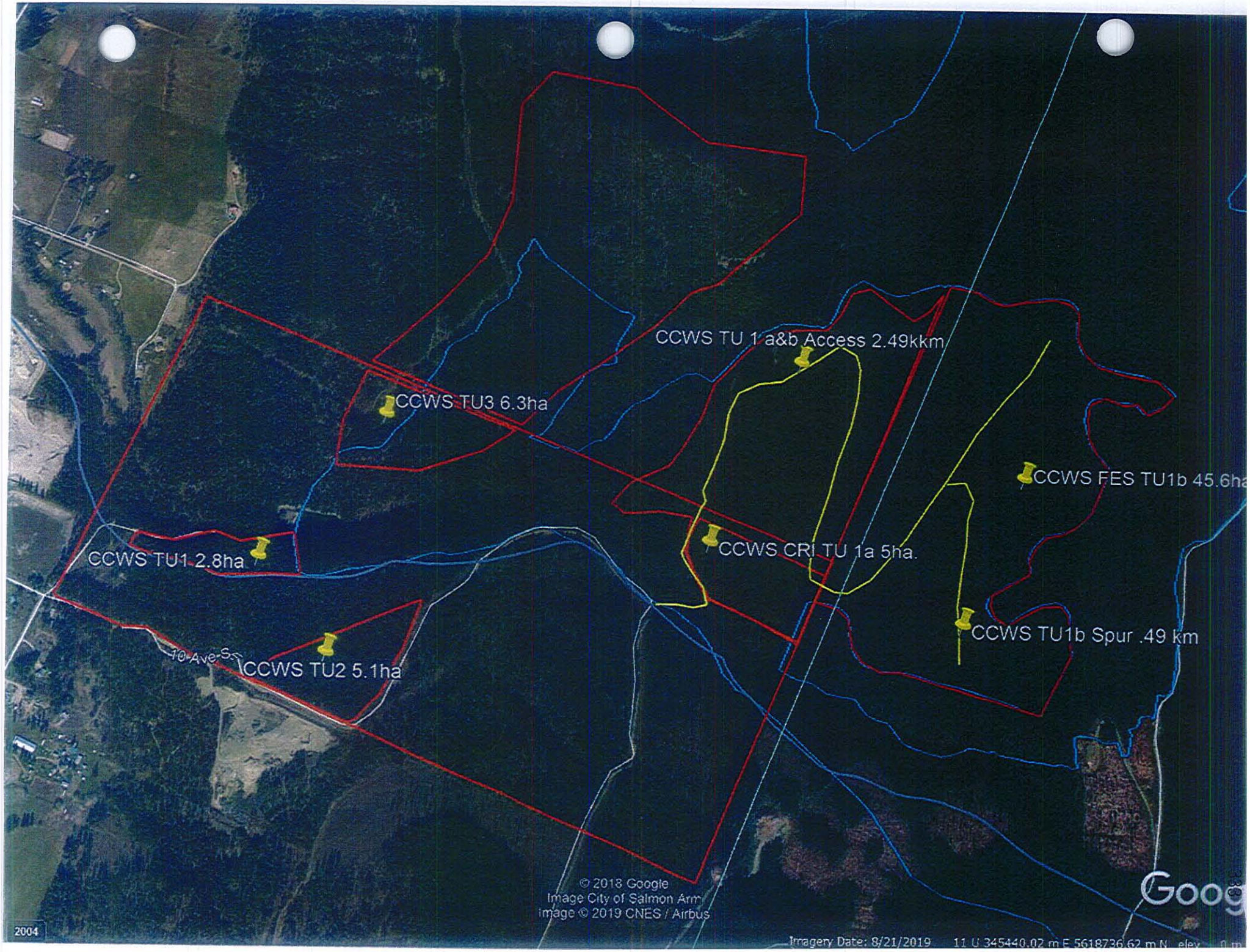
"Council authorize the sole sourcing of these works and services to "Sk'atsin Silvatech Ventures LLP", a Neskonlith Indian Band subsidiary ."

Vote Record

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

  Opposed:

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


CCWS TU 1 a&b Access 2.49kkm
CCWS TU3 6.3ha
CCWS FES TU1b 45.6ha
CCWS TU1 2.8ha
CCWS CRI TU 1a 5ha.
CCWS TU1b Spur .49 km
10 Ave S
CCWS TU2 5.1ha
© 2018 Google
Image City of Salmon Arm
Image © 2019 CNES / Airbus
2004
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Neskonlith Indian Band

FIRST NATIONS' Emergency Services BRITISH COLUMBIA

FN690 Neskonlith Indian Band

Threat Assessment Plot

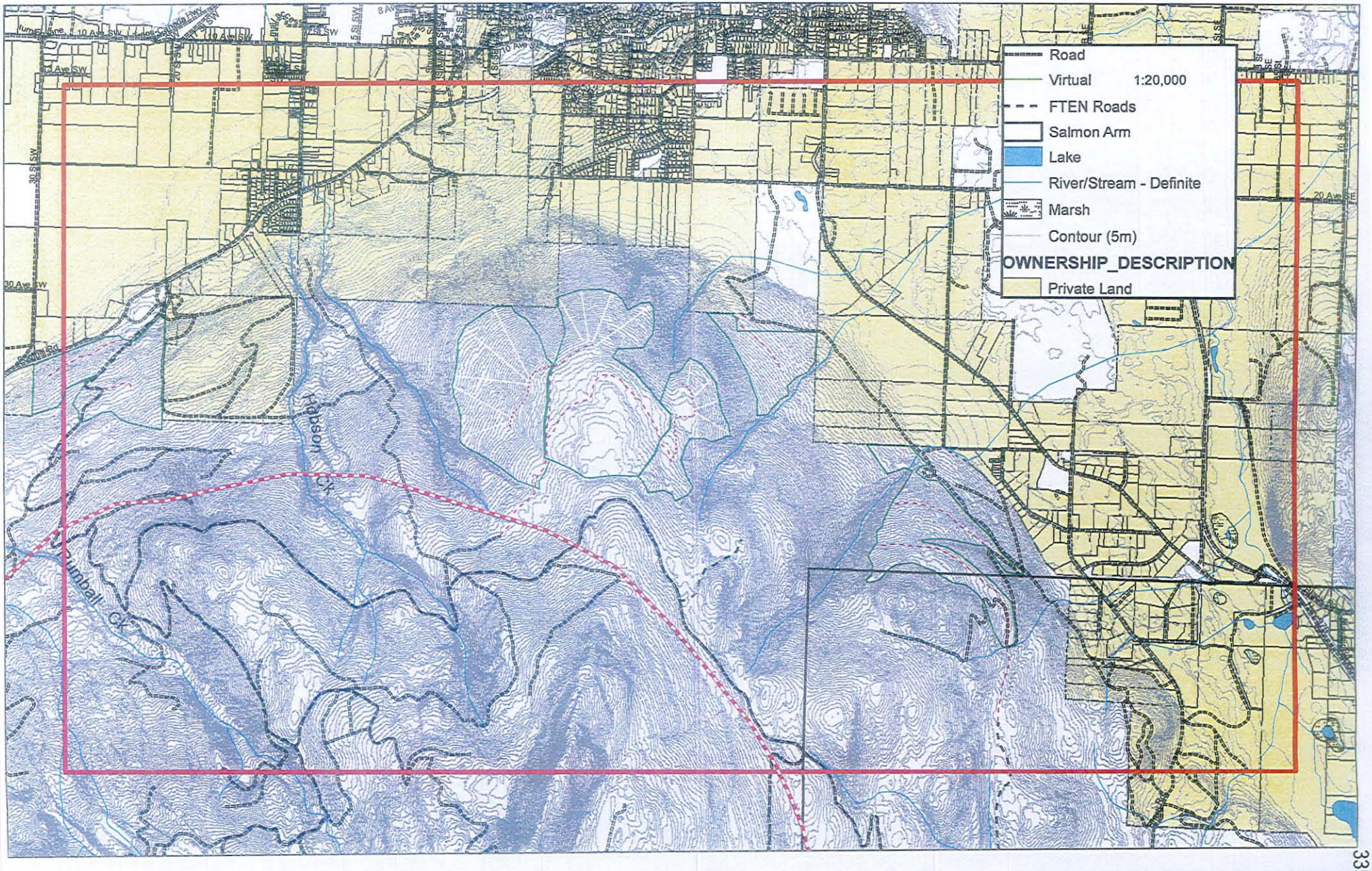
Stock Plots *Survey Data Locations*

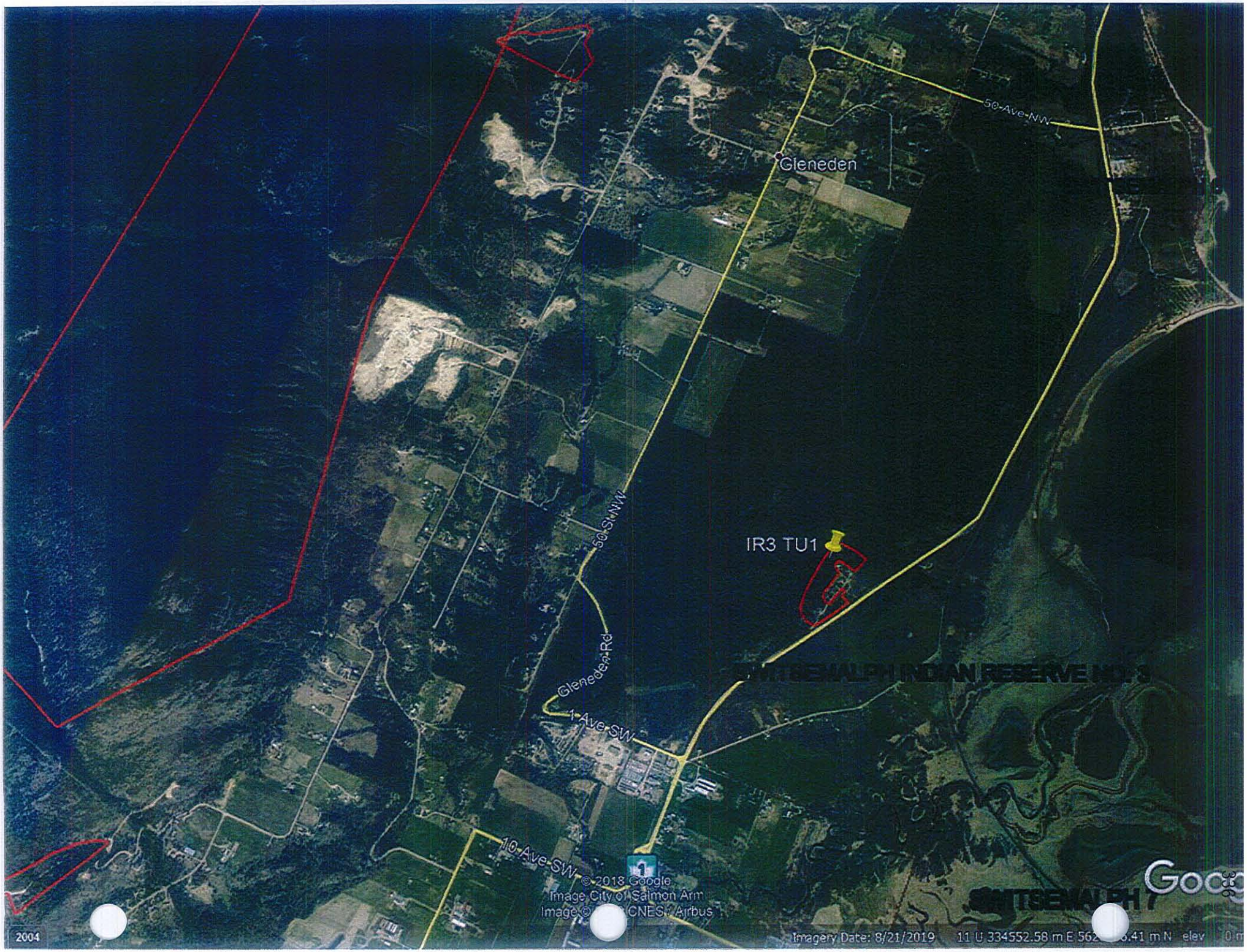
Treatment Unit

Indian Reserve

1:5,000

100 Meters


Road
Virtual
1:20,000
FTEN Roads
Salmon Arm
Lake
River/Stream - Definite
Marsh
Contour (5m)
OWNERSHIP_DESCRIPTION
Private Land
Hobson Ck
Tumbull Ck
10 Ave SW
20 Ave SE
30 Ave SW


50-Ave-NW
Gleneden
IR3 TU1
50-St-NW
Gleneden-Rd
1-Ave-SW
10-Ave-SW
© 2018 Google
Image City of Salmon Arm
Image © CNES / Airbus
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18. OTHER BUSINESS

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

Councillor Lavery spoke regarding the Wildfire Protection (Community Resiliency Investment Program and Forest Enhancement Society Wildfire Risk Reduction Program).

0458-2018

Moved: Councillor Lavery
Seconded: Councillor Jamieson
WHEREAS the City of Salmon Arm and neighbouring lands have been and are vulnerable to the threat of wildfire;

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

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

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

> THAT: Council direct staff to move forward with option 1, as outlined in the staff report dated May 1, 2018;
>
> AND THAT: associated costs of data collection and/or preparation of an application for Provincial funding be shared with the Neskonlith Indian Band;
>
> AND FURTHER THAT: Council authorize the sole sourcing of these works and services to Silvatech Consulting Ltd.;

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

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

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

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

CARRIED UNANIMOUSLY

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Item 22.1

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit No. VP-501 be authorized for issuance for Lots 1 & 3, Section 5, Township 20, Range 9, W6M, KDYD, Plan 31652, which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install a fire hydrant to the minimum 90 metre spacing along Auto Road SE.

[Presch, A./Neudorf, W.; 5501 46 Avenue SE; Fire Hydrant Requirement]

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

FROM: Director of Development Services

DATE: September 16, 2019

SUBJECT: Development Variance Permit Application No. VP-501
Legal: Lots 1 & 3, Section 5, Township 20, Range 9, W6M, KDYD, Plan 31652
Civic Address: 5501 – 46 Avenue SE
Owner / Applicant: Presch, A.
Agent: Neudorf, W.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-501 be authorized for issuance for Lots 1 & 3, Section 5, Township 20, Range 9, W6M, KDYD, Plan 31652, which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

Waive the requirement to install a fire hydrant to the minimum 90 metre spacing along Auto Road SE.

STAFF RECOMMENDATION

THAT: The motion for consideration be defeated.

PROPOSAL

The subject property is located in the Industrial Park at 5501 – 46 Avenue SE (Appendix 1 & 2). The applicant is requesting to vary the provisions of the Subdivision and Development Servicing Bylaw No. 4163, by waiving the requirement to install a fire hydrant along Auto Road SE, to meet the minimum spacing of 90 metres as specified for properties zoned industrial. The applicant has submitted a letter of rationale, site plan and photos attached as Appendix 3.

BACKGROUND

The property is designated Industrial - General in the City's Official Community Plan (OCP) and is zoned M-1 General Industrial Zone in the City's Zoning Bylaw (Appendix 4 & 5).

The owner of the property leases the property to Talius, a business which specializes in rollshutters & screens. The building on the property contains both Talius's head office and manufacturing plant. Building Permit No. 16112B was issued for a 600 m² (6,459 ft²) addition to the building to increase warehouse space and to add a loading bay. The building permit was issued in May, 2019 with a declared value of construction of $475,000.

As a condition of the building permit, two fire hydrants are required as frontage improvements. The subject property has existing fire hydrants along the Auto Road and 46 Avenue frontages. The three closest fire hydrants to the subject property are spaced on average approximately 130 metres apart and do not meet the required minimum spacing of 90 metres as specified in the Subdivision and Development Servicing Bylaw (Appendix 6).

The estimated cost for the fire hydrants, including a standard 25% contingency is $30,000. The owner/applicant has bonded for the cost of two fire hydrants and this variance request is to waive the requirement to install one of the two required fire hydrants. The applicant is requesting to waive the fire hydrant along Auto Road SE as they feel the grade would make the proposed fire hydrant inaccessible; contour map is attached as Appendix 7. However, the applicant does not object to the installation of the required fire hydrant along 46 Avenue SE, as they feel it would be beneficial.

STAFF COMMENTS

Fire Department
See attached referral comments (Appendix 8).

Building Department
No BC Building Code concerns.

Engineering Department
See attached engineering report (Appendix 9).

Planning Department
As per Subdivision & Development Servicing Bylaw No. 4163, all development (which includes building permits), are subject to the minimum servicing levels as specified in Table 1: Service Levels for Subdivision & Development (Appendix 10). Fire hydrants are included in the water service level and are to be spaced every 90 metres in industrial areas.

Industrial properties are exempt from frontage improvements if the footprint of expansion is equal to or less than 50m^2 (538 ft^2). The building permit is for a 600 m^2 (6,459 ft^2) addition to the building; therefore, it does not qualify for an exemption. The owner/applicant has been approved for an Industrial Revitalization Tax Exemption as the property is within the Industrial Revitalization Tax Exemption Area and the building permit value is in excess of $300,000.

Currently there are six active building permits in the Industrial Park. Four properties (including this property) out of the six, have had a related variance application this year to waive the requirement to install fire hydrants (Appendix 11). One of the four applications, VP-497 for The Woodshop Millwork & Joinery Inc., located at 4921 Auto Road SE has an approved variance to waive the installation of one fire hydrant. VP-499 for T-1 Enterprises (5731 Auto Road SE) and Dinoflex (5590 – 48 Avenue SE) was a request to waive the installation of two hydrants; that application was defeated. In addition to the properties with active building permits, there have been three recent preliminary development proposals northwest of the subject property. If any of these proposed development plans proceed, each proposed development would trigger a minimum of two to four hydrants per development to be installed.

CONCLUSION
Staff appreciates the applicant's rationale and recognizes the lot has two frontages with three existing City fire hydrants; and, the applicant's proposal to install one hydrant along 46 Avenue SE is recognised.

Although, Fire Department comments indicate current hydrant locations are sufficient should a fire occur on the subject property, the department is not opposed to additional hydrants. In addition, the engineering report strongly recommends that the requirement to waive the installation of a fire hydrant be denied.

Considering the potential for future development in the industrial park, the City's ongoing participation in the Fire Underwriters Survey (which has an impact on insurance rates) and, the servicing level requirements of the Subdivision & Development Servicing Bylaw No. 4163, it is recommended Council deny this variance request.

Denise Ackerman
Planner, Development Services Department

Kevin Pearson, MCIP,RPP
Director of Development Services

N

0 37.5 75 150 225 300 Meters

Subject Parcel

N

0 12.5 25 50 75 100 Meters

Subject Parcel

Andreas Presch

To:

City Of Salmon Arm
Development Services Department
500 – 2nd Avenue NE
Salmon Arm, BC V1E 4N2

September 12, 2019

Re: Variance Permit Application for 5501 – 46 Avenue SE

Dear Sir/Madam

This letter replaces the letter sent to you on July 17, 2019.

I have filed a variance permit application for the above address. The City Of Salmon Arm has requested that I pay for the installation of two fire hydrants in the Industrial Park. My request is that the City reduces its demand to the cost of the installation of one hydrant and that it produces a cost accounting after installation is complete.

My request rests on these points:

1. The proposed hydrant along Auto Road SE is of little benefit to my property as it is nearly inaccessible to my property. It is of much benefit to the businesses on the other side of the street who should pay for its eventual installation.
2. There is no binding external requirement that would press the City to implement its bylaw of the 90m rule right now.
3. The estimated cost of $ 15,000 per installed hydrant seems high. I'd like to receive a cost accounting after substantial completion.

1671 24 Street NE Salmon Arm, B.C. V1E 3M5 Canada
email: presch@presch.org
Mobile: 250-832-5851

Andreas Presch

Point 1:

The hydrants in question will be installed like this:

One hydrant would be located alongside my property on 46 Avenue SE. I accept that this hydrant will be of benefit to my property and I am willing to pay the cost of installation.

The second hydrant would be installed on Auto Road SE. While this location also abuts my property it would add little value as it will be inaccessible, down a heavily wooded 7 meter high embankment. The other three hydrants - one existing and one proposed along 46 Avenue SE plus one existing at my driveway on Auto Road SE - would be far more accessible. Pictures are attached of Auto Road SE, showing the steep and wooded embankment as well as the easily accessible area along 46 Ave SE. Existing and proposed hydrant locations are marked in orange.
In case of fire the existing hydrants would also be abundantly sufficient as was confirmed by a representative of the fire department upon a recent unrelated visit.

The proposed hydrant on Auto Road SE would be of significantly greater benefit to the properties across the road. It appears that the City of Salmon Arm has adopted the principle that property owners who require a building permit are asked to pay for planned hydrants in the vicinity of their properties. If that is indeed the principle then I request that you approach the property owners across the street on Auto Road SE to pay for the hydrant whenever they require a permit next.

1671 24 Street NE Salmon Arm, B.C. V1E 3M5 Canada
email: presch@presch.org
Mobile: 250-832-5851

Andreas Presch

Point 2:

At the hearing on August 12th re Development Variance Permit 499 (Dinoflex) I heard city staff and the fire chief state that they believe the City's Insurance might possibly be cancelled if the 90 m hydrant spacing by-law was not implemented. "Believe" and "might" expressed the uncertainty about the statement. Factual evidence was not presented regarding the City's insurance coverage being at risk. For example, a statement from the insurance company would have clarified the matter. This indicates that there hasn't been great concern about the matter or it would have followed it already.

I subsequently followed up with an engineer whose career has been spent working for seven municipalities throughout British Columbia. These are his responses:
The Underwriters' Society recommends the 90 m rule. It is a private society and it does not create laws. Insurance companies may prefer to follow its recommendations but they are by no legal means bound by them. Significantly, there has not been a case in British Columbia where a city has been denied insurance coverage due to not following the 90 m spacing recommendation. The impression gained is that it is sufficient to gradually move towards the guideline's implementation as a best practise. Progress towards that goal will be considered sufficient by insurers. The City of SA has time to implement its bylaw. Therefore it is reasonable to request that the City waits until the property owners across from my property along Auto Road SE apply for building permits and at that time be approached to pay for the additional hydrant.

1671 24 Street NE Salmon Arm, B.C. V1E 3M5 Canada
email: presch@presch.org
Mobile: 250-832-5851

Andreas Presch

Point 3:

I would like to receive a cost accounting for the installed hydrant. I was charged $ 30,000 for the installation of two hydrants which includes an estimated contingency of 15% – 20 %. Even disregarding the contingency the cost seems high. After a collision by a truck in Tsawwassen a hydrant was replaced for a total of about $ 8,000. A damaged hydrant could potentially be more labour intensive to replace than cutting a new one into an existing waterline. A physical hydrant itself seems to cost about $ 5,000. Considering that along my property the feeder pipes are already in place, located in shallow depth consisting of mere sand and easily accessible from the roadside it seems that an installed cost of $ 12,000 - $ 15,000 per hydrant is high. A cost accounting is therefore appreciated.

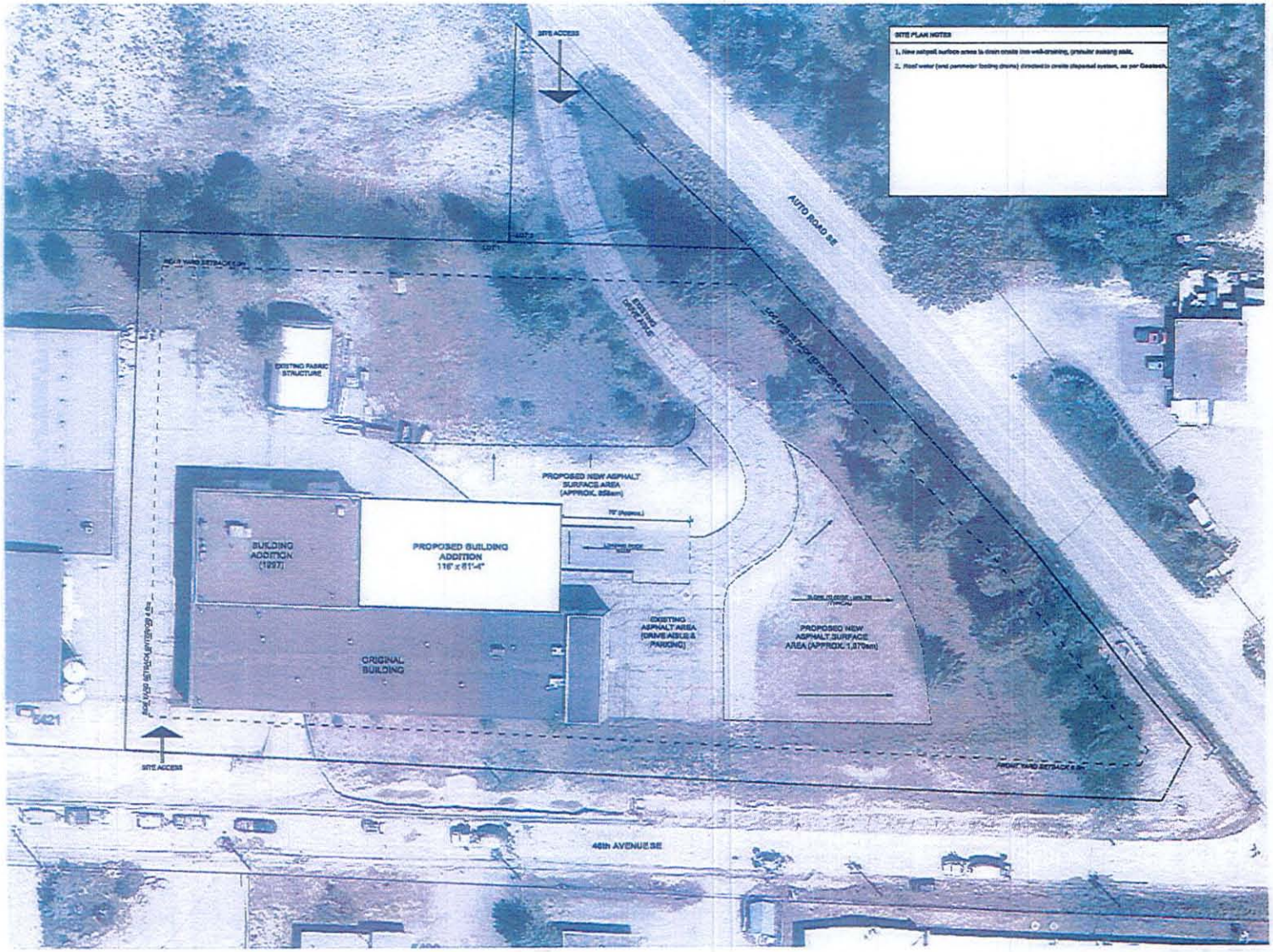
I have prepaid the anticipated cost of two hydrants in the amount of $ 30,000 which should not be interpreted that I was in agreement with the City's request for two hydrants.

Thank you for your time and consideration. I or my contractor, Wolfgang Neudorf, would like to be in attendance at the hearing.

Sincerely,

Andreas Presch

1671 24 Street NE Salmon Arm, B.C. V1E 3M5 Canada
email: presch@presch.org
Mobile: 250-832-5851



PRELIMINARY

ISSUE	DATE
-	-
-	-
-	-
-	-
-	-
-	-

DRAWN BY: PL/D
DATE: Mar 2019
SCALE: 1:200

P.O. BOX 2250
4168 - 4th ST. NE
SALMON ARM, BC V1E 4R3
T 250-515-4601
E mark@marcalmeida.ca
W www.marcalmeida.ca

PROJECT: 19-001

TALIUS ADDITION

5501 - 46th Avenue S.E.
Salmon Arm BC

DRAWING TITLE:

SITE PLAN

DRAWING NO:

A01

Approximate location of proposed hydrant

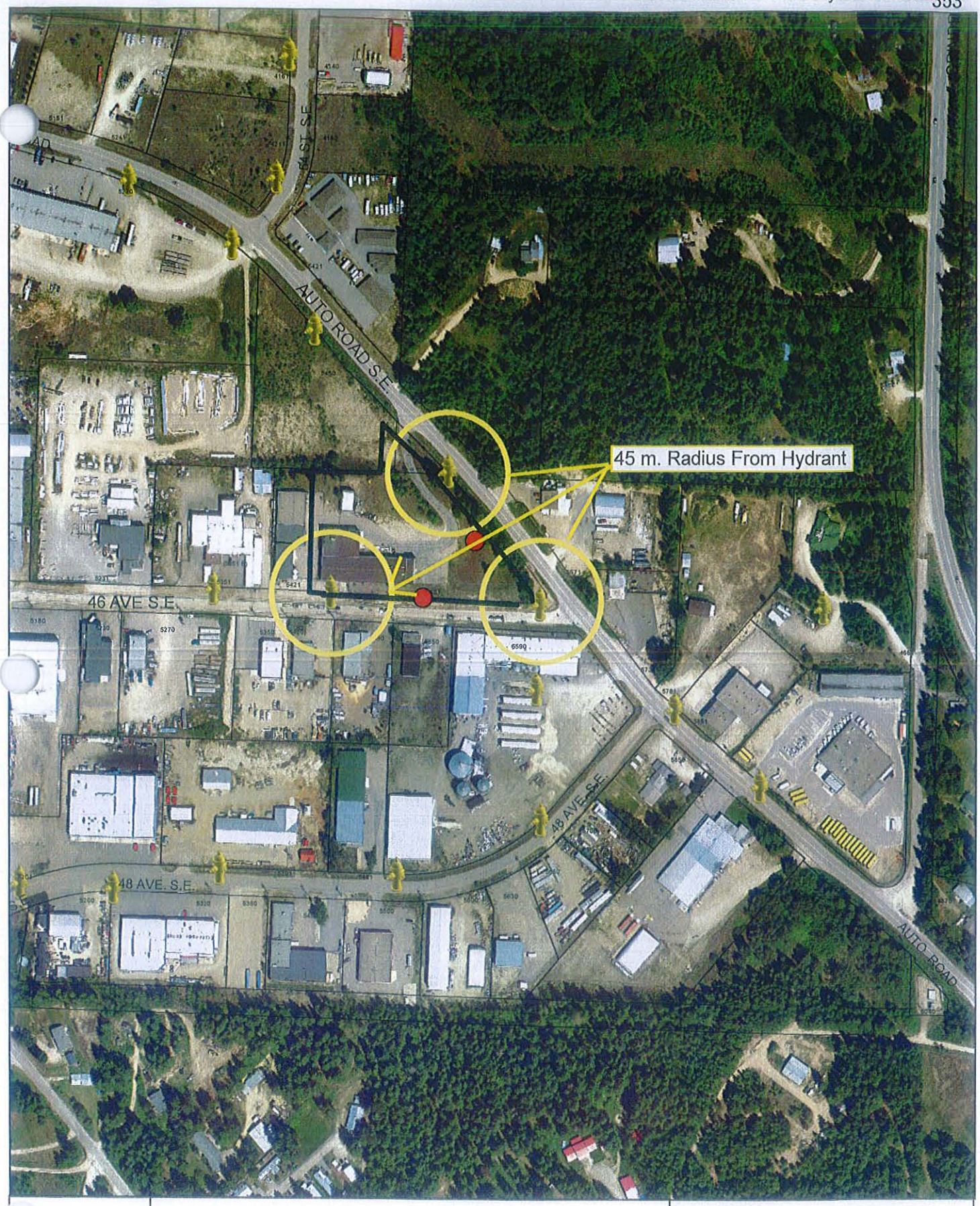
Hydrant on 46 Avenue SE

Hydrant on Auto Road SE

Hydrant at the corner of Auto Road & 46 Avenue SE

34 AVE. S.E.
GRINDROD - SALMON ARM HIGHWAY
44 ST. S.E.
ROAD
48 AVE. S.E.
48 AVE. S.E.
AUTO ROAD
GRINDROD - SALMON ARM HIGHWAY
AUTO ROAD
(50 AVE. S.E.)
N
0 30 60 120 180 240
Meters
Acreage Reserve
Industrial - General
Industrial - Airside
Subject Parcel

P-1
M-4
A-2
M-1
m-1
GRINDROD - SALMON ARM HIGHWAY
54 ST. S.E.
48 AVE. S.E.
AUTO ROAD
N
0 2040 80 120 160
Meters
M-1 General Industrial Zone
A-2 Rural Holding Zone
M-4 Abattoir Zone
Subject Parcel



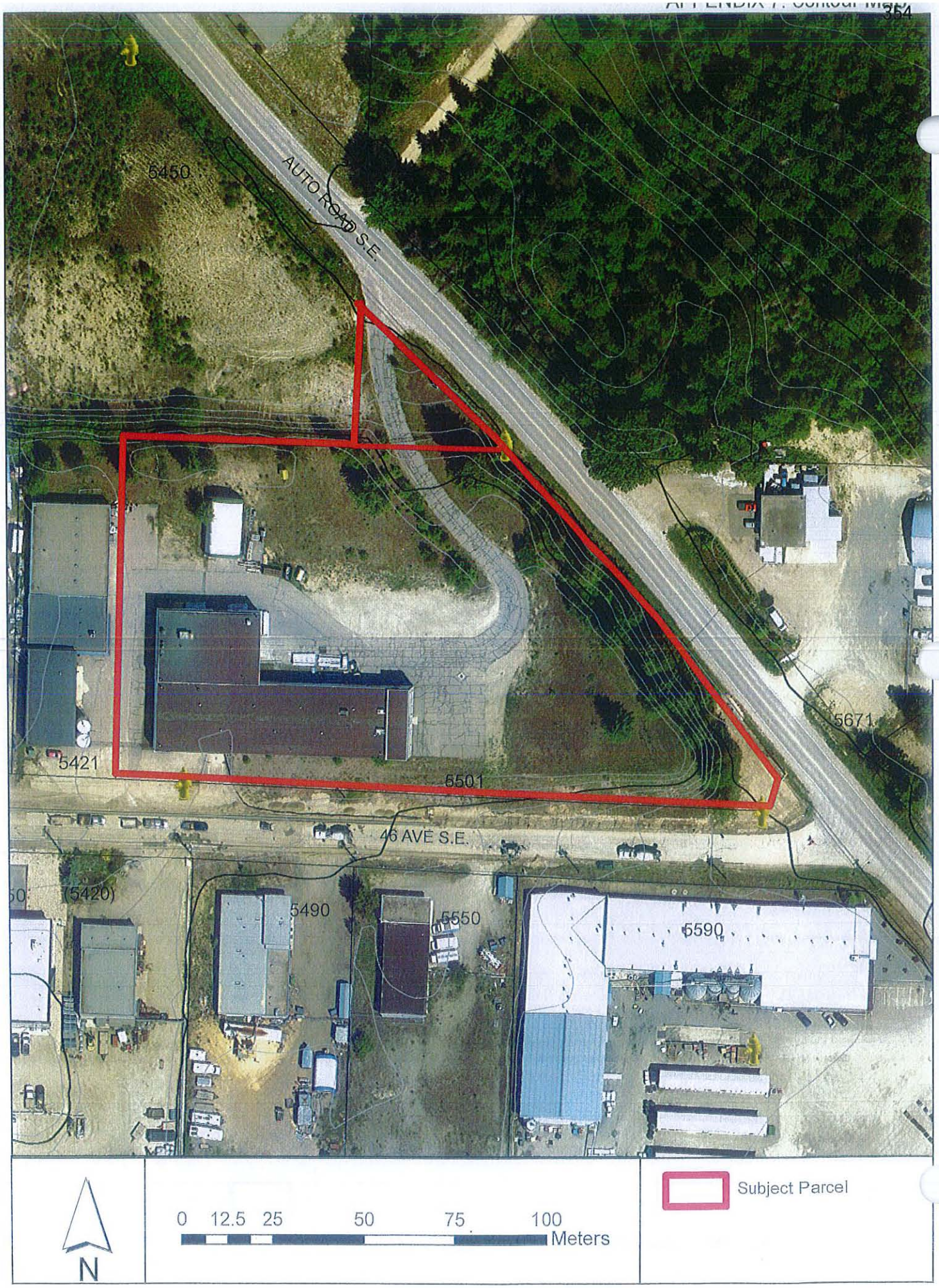
N

0 37.5 75 150 225 300 Meters

Subject Parcel

Required Hydrant

Existing Hydrant


AUTO ROAD S.E.
5450
5421
5501
5671
46 AVE S.E.
(5420)
5490
5550
5590
N
0 12.5 25 50 75 100
Meters
Subject Parcel

Print Submit Form

CITY OF SALMONARM

DEVELOPMENT SERVICES DEPARTMENT
Box 40, 500 - 2nd Avenue NE, Salmon Arm, BC, V1E 4N2
Phone: 250-803-4010 FAX: 250-803-4041

TO:

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)
PLANNING AND DEVELOPMENT OFFICER (Scott)
PLANNING AND DEVELOPMENT OFFICER (Chris)
PLANNING AND DEVELOPMENT OFFICER (Denise)
MANAGER OF PERMITS & LICENSING (Maurice)
FIRE DEPARTMENT (Brad)
ENGINEERING & PUBLIC WORKS DEPARTMENT (Shelly)
BC HYDRO, via email utilities group
FORTISBC, via email utilities group
TELUS, via email utilities group
SHAW CABLESYSTEMS, via email utilities group

REFERRAL:

DATE:	July 31, 2019
OWNER:	**Presch, Andreas**, 1671 – 24 Street NE, Salmon Arm, BC V1E 3M5
APPLICANT / AGENT:	**Neudorf, Wolfgang**, 2281 – 24 Avenue NE, Salmon Arm, BC V1E 3Y4
SUBJECT:	**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 501**
LEGAL:	Lot 1 & 3, Section 5, Township 20, Range 9, W6M KDYD, Plan KAP31652
CIVIC:	**5501 – 46 Avenue SE**
ASSOCIATED:	n/a
PREVIOUS:	n/a

Attached is an application and supporting documentation for a variance to the Subdivision & Development Servicing Bylaw No. 4163. The applicant is requesting to waive the requirement to install fire hydrant(s)

Your comments are required A.S.A.P.

Thank you.

Denise Ackerman
Planner - Development Services

COMMENTS for VP-501

Current hydrant locations sufficient for combatting fire at this business however not opposed to additional hydrants

SIGNATURE: B.Shirley

DATE: August 1st, 2019

CITY OF
SALMONARM

Memorandum from the Engineering and Public Works Department

TO:	Kevin Pearson, Director of Development Services
DATE:	05 September 2019
PREPARED BY:	Chris Moore
OWNER:	**Presch, Andreas**, 1671 – 24 Street NE, Salmon Arm, BC V1E 3M5
APPLICANT:	Neudorf, Wolfgang, 2281 – 24 Avenue NE, Salmon Arm, BC V1E 3Y4
SUBJECT:	**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 501**
LEGAL:	Lot 1 & 3, Section 5, Township 20, Range 9, W6M KDYD, Plan KAP31652
CIVIC:	**5501 – 46 Avenue SE**

Further to the request for variance dated May 3, 2019; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

1. Waive the requirement to install a fire hydrant.

Subdivisions and Developments are required to complete frontage improvements to meet the service levels required in the Subdivision and Development Services Bylaw 4163 (SDSB) unless they fall under one of several exemptions.

Industrial properties are exempt from frontage improvements if the footprint of expansion is equal to or lesser than 50m2. This exemption was changed from the previous SDSB which had a value based exemption of up to $150,000 because this resulted in many developers artificially lowering their building permit values in order to fall under the exemption. This building permit value is $475,000 and does not fall under any previous or current exemptions.

The SDSB states that fire hydrant spacing shall be approximately, and in all cases shall not exceed 150 meters in low density residential zones and 90 meters in medium and high density residential zones, commercial, industrial and institutional (ICI) zones and 300 meters in ALR/Rural zones. Please refer to the attached map showing the hydrant coverage deficiencies. The hydrant installations are the only frontage improvement that this property is subject to through the SDSB.

It is understood that the applicant is willing to pay for the hydrant on 46 Avenue SE, but requests a variance to the one required on Auto Road, because he sees the hydrant on 46 Avenue as being of direct benefit to his property, but believes that the hydrant on Auto Road would only benefit the property across the road. It should be noted that the SDSB requirement to install hydrants is not intended to directly benefit only the property fronting the hydrant, but is a frontage upgrade obligation that benefits all properties using that part of the road. Waiving this requirement would put the full burden of providing this hydrant on the much smaller property on the north side of the road should they undertake any development in the future.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-501
Page 2

Fire Hydrant spacing recommendations are provided by the Fire Underwriters Survey (formerly the Insurers' Advisory Organization and Canadian Underwriters Association), a national organization that provides data on public fire protection for fire insurance statistical work and underwriting purposes of subscribing insurance companies. Specifically, the Water Supply for Public Fire Protection (Fire Underwriters Survey – A service to insurers and municipalities, 1999) states:

"The maximum recommended spacing of hydrants in commercial, industrial, institutional and multi-family residential areas is 90 meters; in single family residential areas 180 metres is recommended."

Staff reviewed over 25 other municipalities and found that the City of Salmon Arm's bylaw is very consistent with municipalities throughout BC and Canada.

We note that the cost of hydrant installation in ICI & high density areas can be quite high due to the size of the water mains (a significant portion of the cost is the hot-tap into the watermain). We also note that **the estimate that has been given to the applicants has significant contingency values added and it would be expected that the applicant will pay 75% of the estimate or less if no issues are encountered during installation.**

Recommendation:

The Engineering Department recommends that the requirement to waive the installation of a fire hydrant be denied. Setting a precedent of waiving safety related requirements against the recommendation of FUS would likely cause liability issues for the City and creates a grey area for applicants on City requirements.

Although Engineering would not support such an initiative, if the hydrant spacing in the ICI & high density residential areas is deemed too onerous by Council the inherent risks of reduced coverage should be explored and the service level (SDSB hydrant spacing requirements) should be decreased to create a known requirement for applicants.

Chris Moore
Engineering Assistant

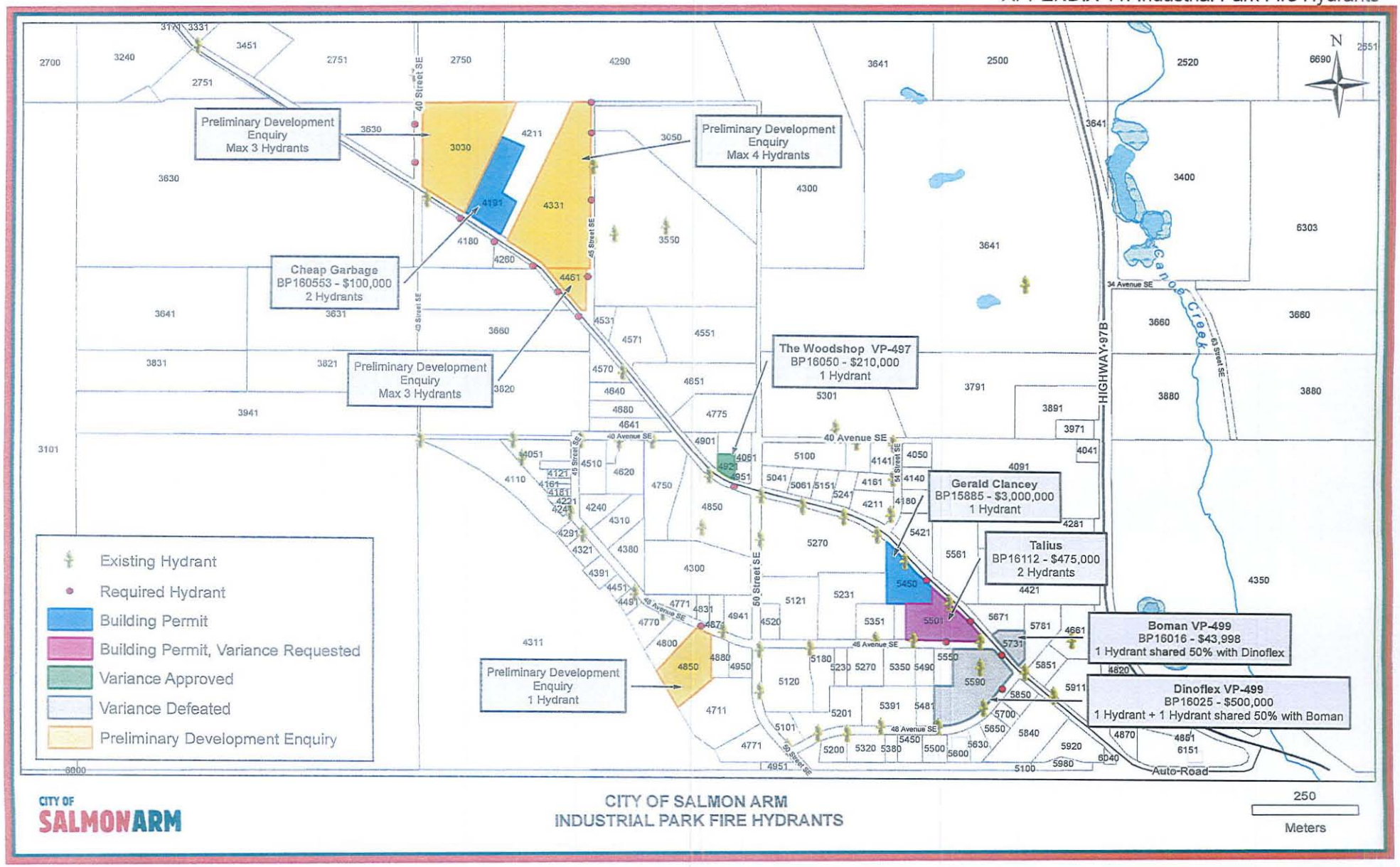
Jenn Wilson, P.Eng., LEED® AP
City Engineer

APPENDIX 10: Table 1 - Service Levels For Subdivision & Development

TABLE 1: Service Levels for Subdivision and Development (1)

SERVICE	SERVICE LEVEL	DEVELOPMENT AREA						
		Urban	Rural	Industrial	Light Industrial	*City* Centre	Urban Hillside	Rural Hillside
Highways: Road Standards, including curb, gutter, paving, etc. shown on applicable specification drawing. Collector and Arterial Road Standards shall be applied where designated in the *Official Community Plan*	RD-1 - Urban Local (18m)	X					X	
	RD-2 - Urban Local (20m)	X					X	
	RD-3 - Urban Collector (20m)	X					X	
	RD-4 - Urban Arterial (25m)	X (7)					X (7)	
	RD-5 - Town Centre (Varies)	X				X		
	RD-6a - Industrial Area (20m)			X				
	RD-6b – Light Industrial (20m)				X			
	RD-7 - Rural Local (20m)		X					X
	RD-8 - Rural Collector (20m)		X	X				X
	RD-9 - Rural Arterial (25m)		X (7)	X (7)				X (7)
	RD-14 – Canoe Beach Drive (20m)	X						
	RD-15 – Urban Local Hillside (18m)						X	
	RD-16 – Rural Local Hillside (18m)							X
Road dedication	Based on applicable road cross-section (2)	X	X	X	X	X	X	X
Water	*City* Water System including fire hydrants	X	(8)	X	X	X	X	(8)
	Alternate Water Supply		X (6)					X (6)
Sanitary	*City* Sewer System	X		X (3)	X (3)	X	X	
	Sewage Disposal to Ground System		X	X	X			X
Storm	*City* Storm Sewer System	X		X	X	X	X	
	Open Channel System	X (10)	X	X	X		X (10)	X
	Ground Discharge	X (10)	X	X	X		X (10)	X
Hydro, Telecommunications (Civil Works Required)	Overhead Distribution to Property Line	(4)	X	X	X		(4)	X
	Underground Distribution to Property Line	X (5)				X (5)	X (5)	
	Overhead Service (within lot)	(4)	X	X	X		(4)	X
	Underground Service (within lot)	X				X	X	
Natural Gas (Optional)	Underground	X	X	X	X	X	X	X
Street Lighting	Schedule B, Part 1, Section 8.0	X	(9)	X	X	X	X	(9)
Sidewalk	One Side (Limited Local)	X		X	X		X	
	Two Sides (Collector/ Arterial or Medium to High Density Development)	X				X	X	
Street Tree & *Boulevard* Furnishings & Planting	Street Trees/Park Benches/Planters					X		
Trail and Roadside Corridors	CGS-7 to CGS-12	X	X	X	X	X	X	X

1 The applicable service level is indicated with an X.
2 Road dedication is capped at a 20 metre wide right-of-way and is not required for *Development*.
3 Required where the *City* system is within 100 metres and a gravity connection is possible.
4 Small *Subdivisions* and *Developments* do not require underground distribution where they are in an area of existing overhead distribution and the *City Engineer in consultation with BC Hydro* approves overhead works.
5 Three-phase BC Hydro distribution to be located underground only where a tri-party cost sharing agreement is in place between the *Owner/Developer*, BC Hydro and the *City*.
6 The *Owner/Developer* is required to grant a potable water treatment covenant in a form acceptable to the *Approving Officer*.
7 The *Owner/Developer* is to construct adjacent arterial road *Frontage* with one traffic lane (second lane funded by *City* if required).
8 Extension of municipal system into the rural area is permitted where supported by the OCP.
9 If street lighting is required for safety purposes. Rural Street lighting covered under Policy 5.5.
10 With specific approval from the *City Engineer* as part of an integrated stormwater management plan. *Owner/Developer may be* required to grant an Alternative Stormwater maintenance covenant in a form acceptable to the *Approving Officer* and the *Director of Development Services*.



CITY OF SALMONARM

CITY OF SALMON ARM
INDUSTRIAL PARK FIRE HYDRANTS

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Item 22.2

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit No. VP-502 be authorized for issuance for Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the residential development of a single family dwelling and secondary suite (or detached suite) as permitted under the current A-2 – Rural Holding Zoning regulations as follows:

1. Waive the requirement to upgrade the frontages of the subject property;
2. Waive the requirement to extend and connect to the sanitary sewer system; and
3. Waive the requirement to upgrade the water system.

[Forsyth, K., Hartwig, T. & JJH Investment Corp.; 5161 60 Avenue NE; 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: September 12, 2019

SUBJECT: Variance Permit Application No. VP-502 (Servicing)
Legal: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322
Civic Address: 5161 – 60 Avenue NE
Owner/Applicant: Forsyth, K., Hartwig, T. & JJH Investment Corp.

MOTION FOR CONSIDERATION

THAT: **Development Variance Permit No. VP-502 be authorized for issuance for Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the residential development of a *single family dwelling* and *secondary suite* (or *detached suite*) as permitted under the current A-2 – Rural Holding Zoning regulations as follows:**

1. **Waive the requirement to upgrade the frontages of the subject property;**
2. **Waive the requirement to extend and connect to the sanitary sewer system; and**
3. **Waive the requirement to upgrade the water system.**

STAFF RECOMMENDATION

THAT The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 5161 – 60 Avenue NE (Appendix 1 and 2), directly adjacent to the Rural Area, a location with known servicing deficiencies (the nearest sanitary sewer line is north of the Trans Canada Highway). The owners wish to remove an existing older single family dwelling and construct a new one, potentially with a secondary suite (or detached suite), which triggers full service and frontage upgrades. The applicant is requesting that Council vary the provisions of the Subdivision and Development Servicing (SDS) Bylaw No. 4163 as outlined in the Motion for Consideration. A letter of rationale has been provided (Appendix 3), including conceptual plans of potential future development.

BACKGROUND

The subject parcel is approximately 0.8 hectares (2 acres) in size, and there is an existing single family dwelling on the property which the owners intend to demolish as well as an accessory building.

The parcel is designated "Commercial Highway Service / Tourist" in the City's Official Community Plan (OCP), is just within the Urban Containment Boundary, and is zoned Rural Holding (A-2) in the Zoning Bylaw (Appendix 4 & 5). A *single family dwelling* and *secondary suite* (or *detached suite*), as well as a *home occupation*, are permitted uses within the A-2 zone. Site photos are attached as Appendix 6.

Staff note that limited commercial use is permitted on the subject parcel under the *home occupation* provisions (with a maximum commercial floor area of 100 square metres and a maximum screened outside storage area of 200 square metres) of the zoning bylaw.

An application to rezone the parcel to permit a commercial use would be required for future commercial development as described in the letter of rationale. Such a future application would trigger the full service upgrades as required by SDS Bylaw No. 4163 that are being requested to be varied at this time.

While the subject parcel primarily fronts 60 Avenue NE, along the west parcel line of the subject parcel is an unopened, unconstructed 8 m wide municipal road. Engineering comments indicate no current plans for this road and that no improvements are required at this time relative to the current application. Under some unforeseen future development scenario, this road may or may not be required, along with additional dedication and construction to an Urban standard, as triggered by either some form of subdivision or and/or commercial development.

COMMENTS

Engineering Department
Attached as Appendix 7. Recommends that the requested variances be granted.

Building Department
No concerns.

Fire Department
No concerns.

Planning Department
The applicant is requesting three variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate redevelopment permitted by the present A-2 zoning. Given the zoning, the parcel does not qualify for residential exemptions and full upgrades are triggered. However, as noted in Appendix 7, exemptions would apply to the frontage and sewer service requirements if in the Rural area on the other side of 60 Avenue NE, and the property would meet water system requirements.

Frontage Upgrades

Upgrades triggered by development to the RD-2 standard would involve road widening, curb, gutter, sidewalk, and street lighting installation. If the parcel was within the Rural area directly adjacent or within a residential zone, the redevelopment proposed would be exempt from these requirements. Given the proposal is a residential redevelopment replacing an existing single family home (possibly including a secondary suite), with the current frontage matching the adjacent rural standard frontage, the requested variance is considered reasonable to staff at this time.

Sanitary System

The closest sanitary system connection is on the north side of the Trans Canada Highway approximately 315 m from the subject parcel. As such, under residential zoning the parcel would be exempt from this requirement. Given the proposal is a residential redevelopment and considering the distance to create a connection, the requested variance is considered reasonable to staff at this time.

Water System

The applicant has had a flow test conducted that indicates the parcel exceeds the 30 litre per second fire flow requirement. While the 30 l/s flow meets the Rural area standard, the Urban area standard is 60 l/s. However, given the proposal is a residential redevelopment directly adjacent the Rural area, the requested variance is considered reasonable to staff at this time.

Staff consider the requested variances to be reasonable given the proposed development at this time, the unique location of the parcel at the edge of the Urban/Rural areas, and the potential for future upgrades associated with the applicant's vision of the property. Should the owner choose to undertake commercial development in the future, service upgrades will be required to the full standard of the SDS bylaw.

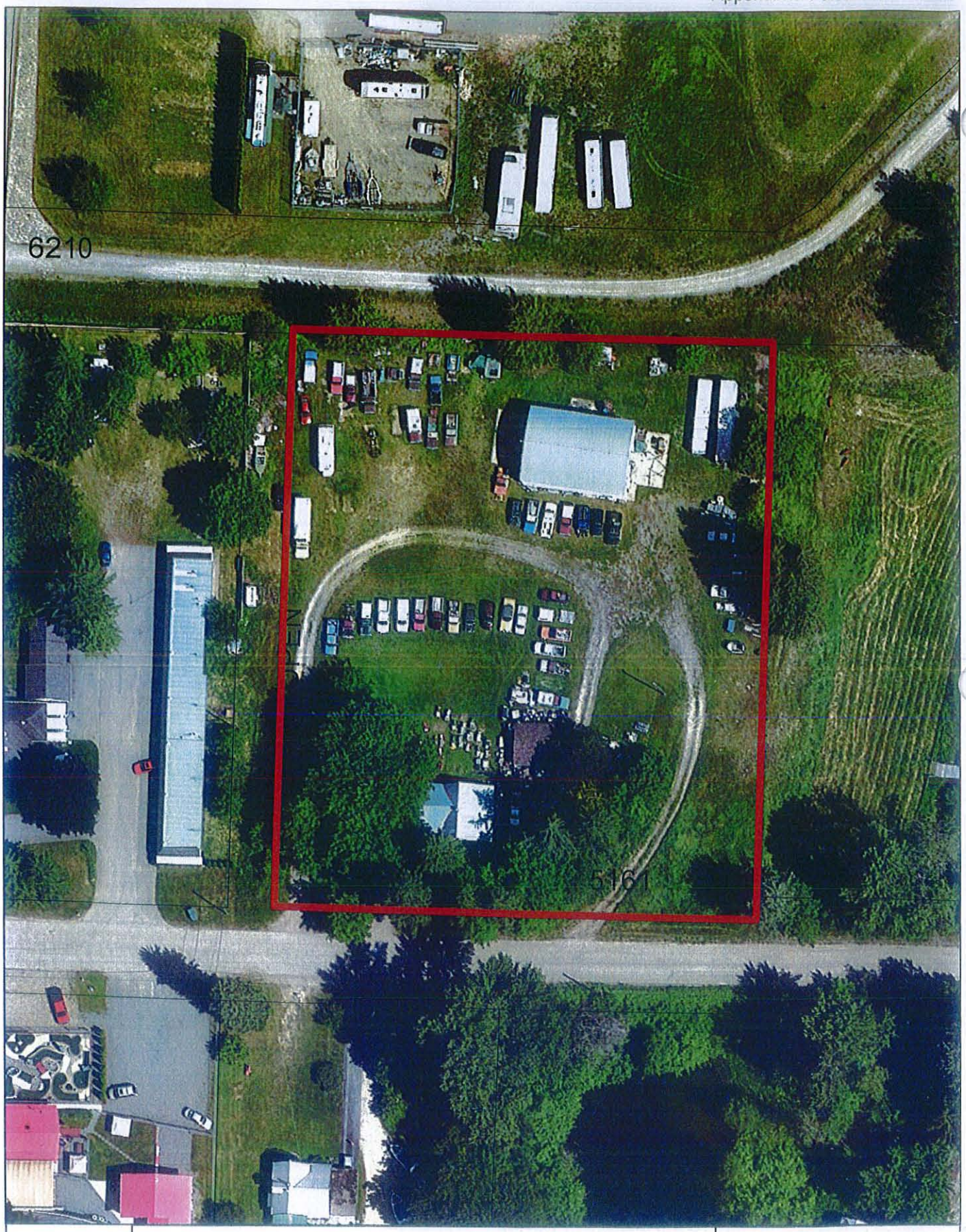
Prepared by: Chris Larson, MCP
Planning and Development Officer

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

N

0 45 90 180 270 360 Meters

Subject Parcel



N

0 10 20 40 60 80 Meters

Subject Parcel

Ty Hartwig
On behalf of Ty Hartwig, Kevin Forsyth, Jamie Hodgson
5161 60 Ave NE || Canoe BC, V1E 1Y6
(780) 360-5733 || ty@c3powersports.com

June 19, 2019

City of Salmon Arm Development Services
500 2nd Avenue || Salmon Arm, BC V1E 4N2

Dear Chris / team,

As outlined in the attached forms and supporting material, we (the property owners Kevin, Jamie, and I) intend to begin a project on our A2 property 5161 60 Ave NE in late summer 2019.

There is an existing ~1100 sqft 1-storey home in the center of the property. The condition of this structure is dismal. Rather than undergo extensive repair, we plan to invest in the property and community and construct a new ~1400 sqft 2.5-storey building near the southeast corner of the property as a replacement. It will utilize the natural topography and be constructed from high-quality materials in a pleasing style. An accompanying accessory suite is also being considered.

We require variance from bylaw requirements on three counts:

1. Sanitary - it is impossible/impractical to extend the City sanitary sewer to this property (nearest existing pipe is ~0.4km away and on the other side of the TCH). We propose to reuse the existing septic system for the forseeable future.
2. Water - the 2011 Water Study has a theoretical flow in the City line of 17L/s here, short of the 30L/s required. Again, it is unlikely that this can be remedied without extensive construction including crossing the highway. We propose to connect to the existing line, using proper materials to ensure forward compatibility.
3. Roads - if applicable, any upgrading 60th Ave to Urban Local Road RD-2 should also be considered beyond the reasonable scope of this project.

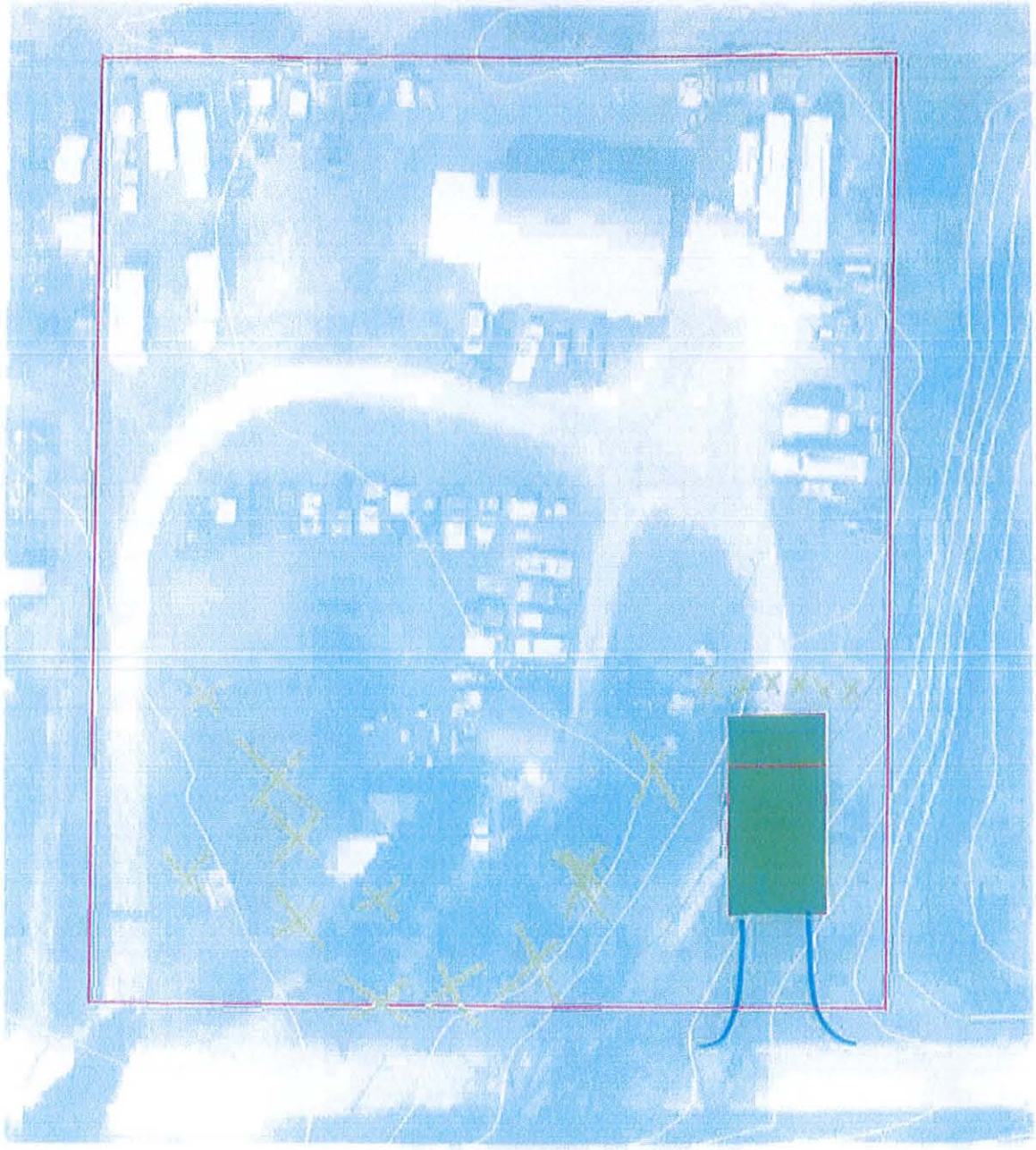
I hope the City will agree that the above would be considered unreasonable and far beyond what should be expected when replacing our existing building with a similar building.

It is worth mentioning that we are considering commercial rezoning and expansion on the property in the 3-10 year timeframe, once the available services permit. We are currently petitioning local property owners whether to initiate City-led expansion of the sanitary and water infrastructure in the neighbourhood. City engineers have indicated that this path forward may be favourable for the City as well. As such, the structures of interest in this application will be constructed in a style and to the codes that would enable the future switch. Some rough details also attached.

Best regards,

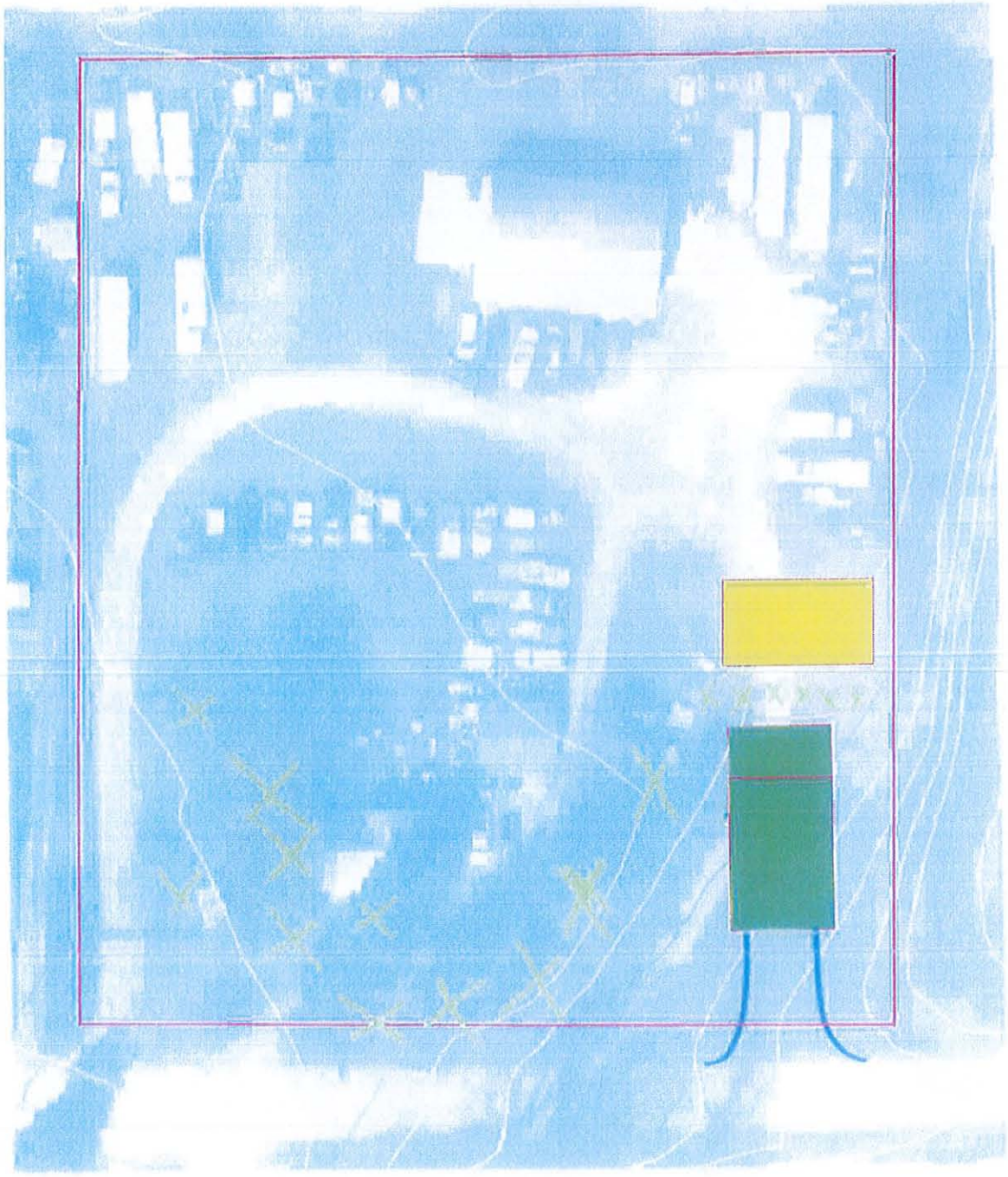
Ty Hartwig

Rough site overview. Parked cars are no longer present. 40x60 shop on north half would stay for the forseeable future; dilapidated shed and house on south half would be disposed of

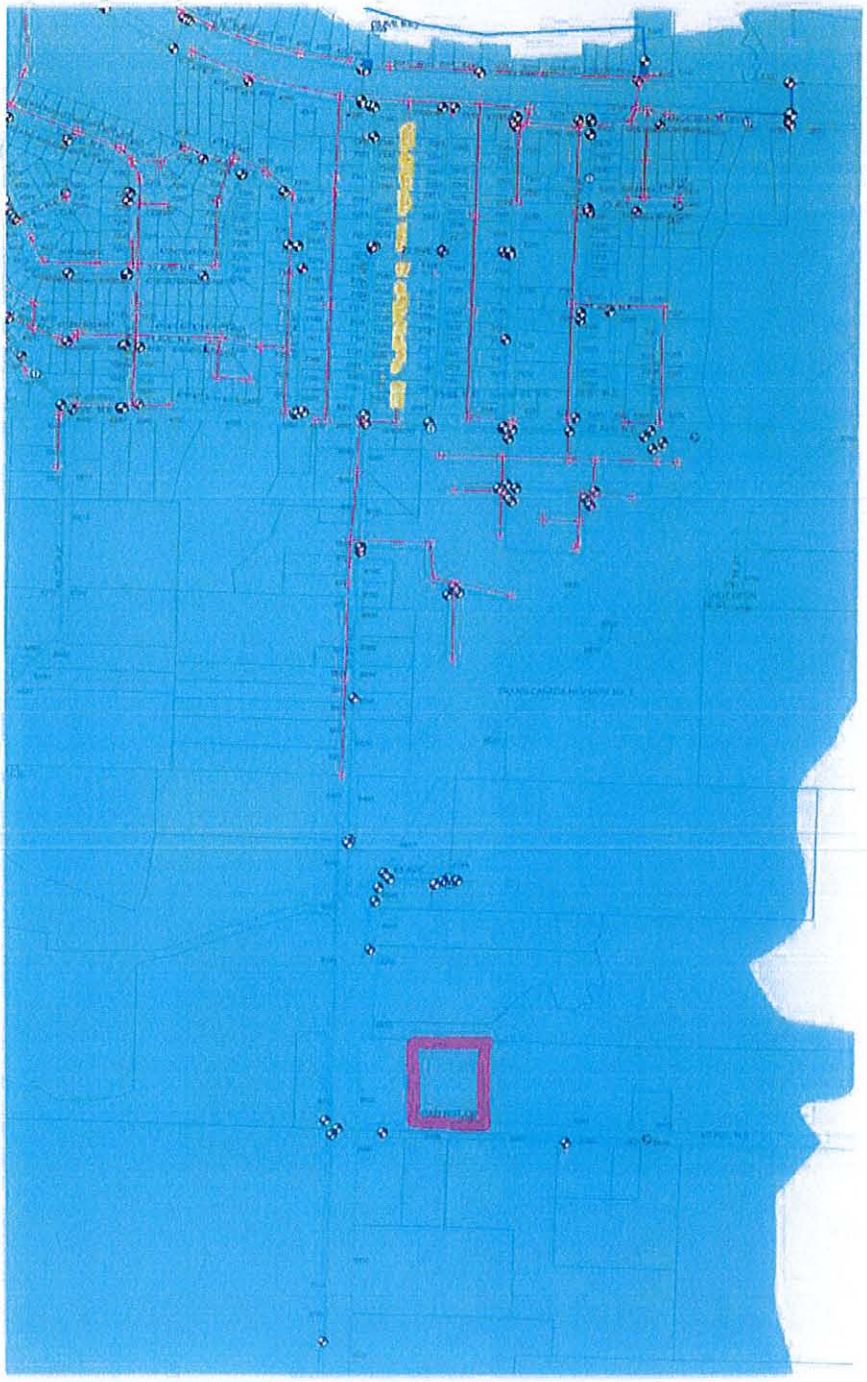


Rough overview of planned "walk-up" home and driveway. Existing trees shown, will be preserved as best as possible throughout. Fair amount of dirtwork here.

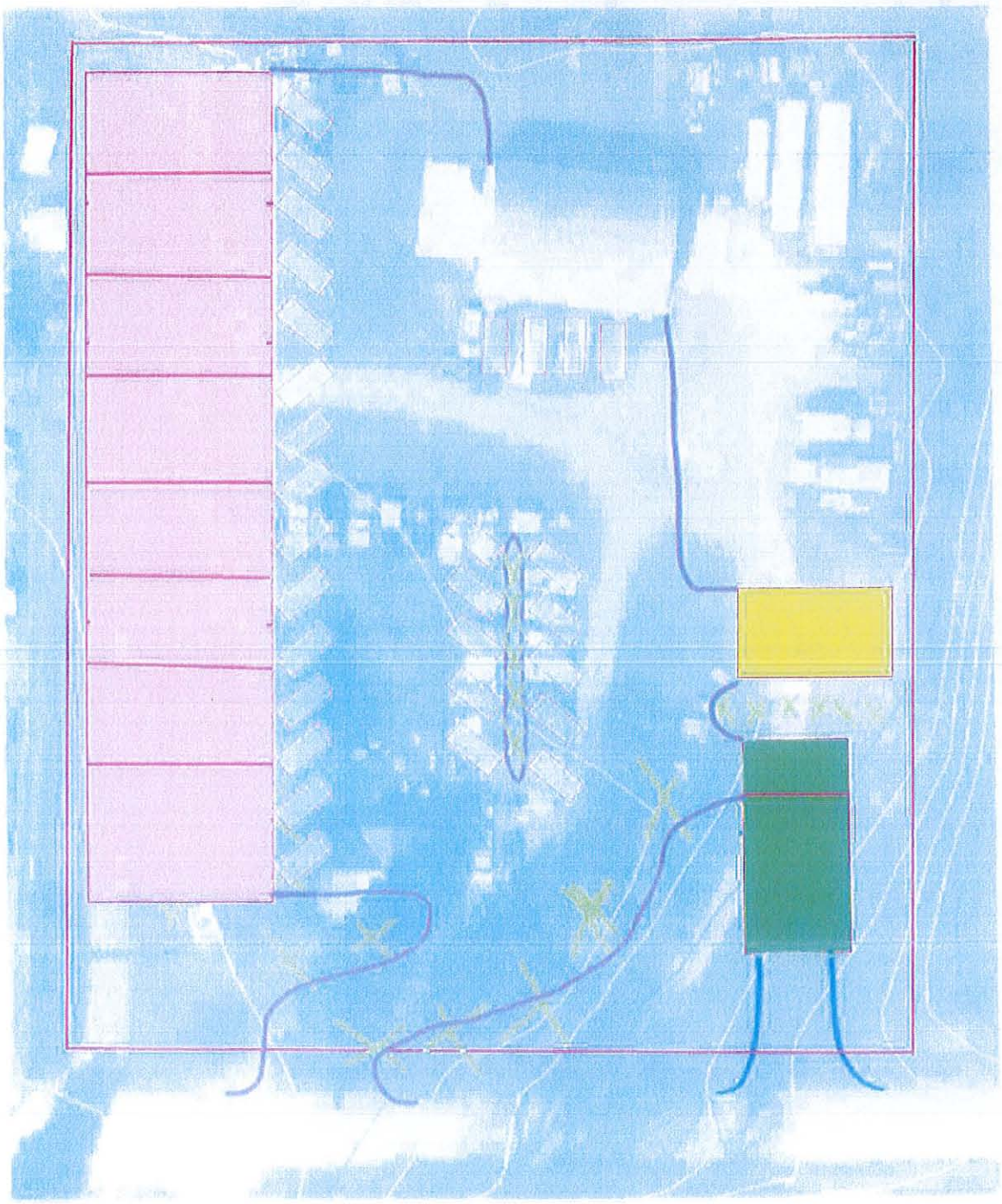
and. new



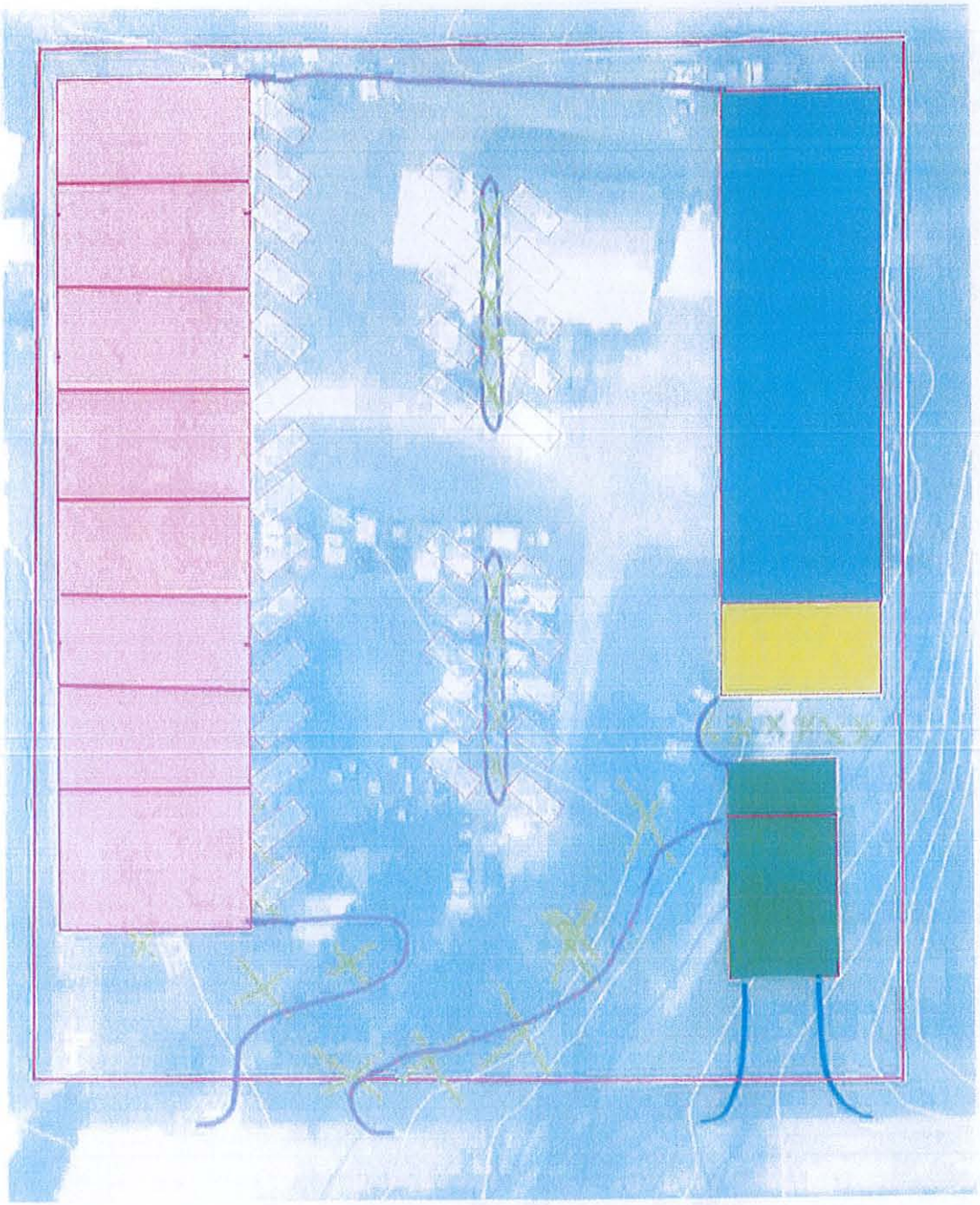
Rough overview including possible Accessory detached secondary suite



Roughly showing sewer and sanitary constraints

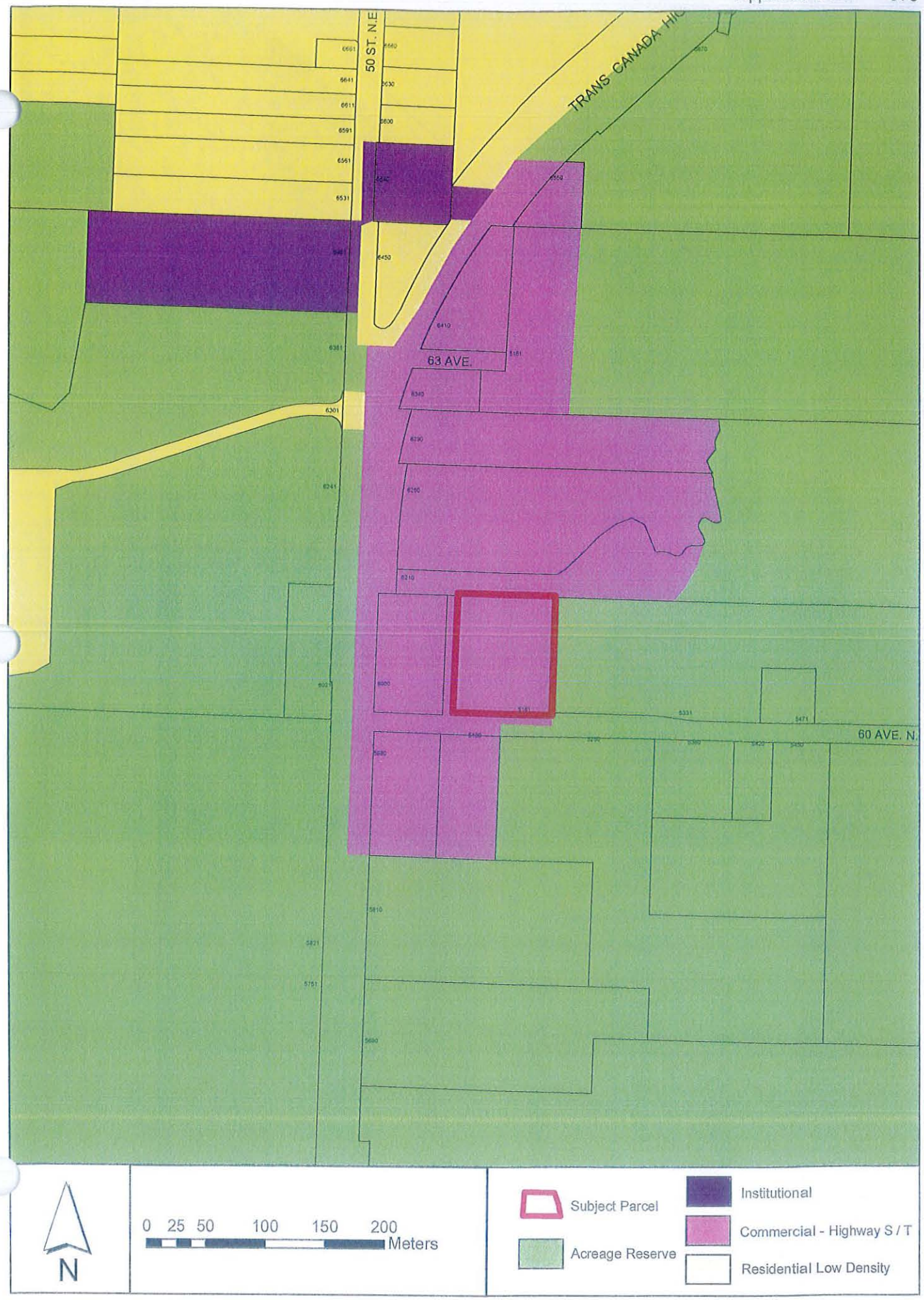


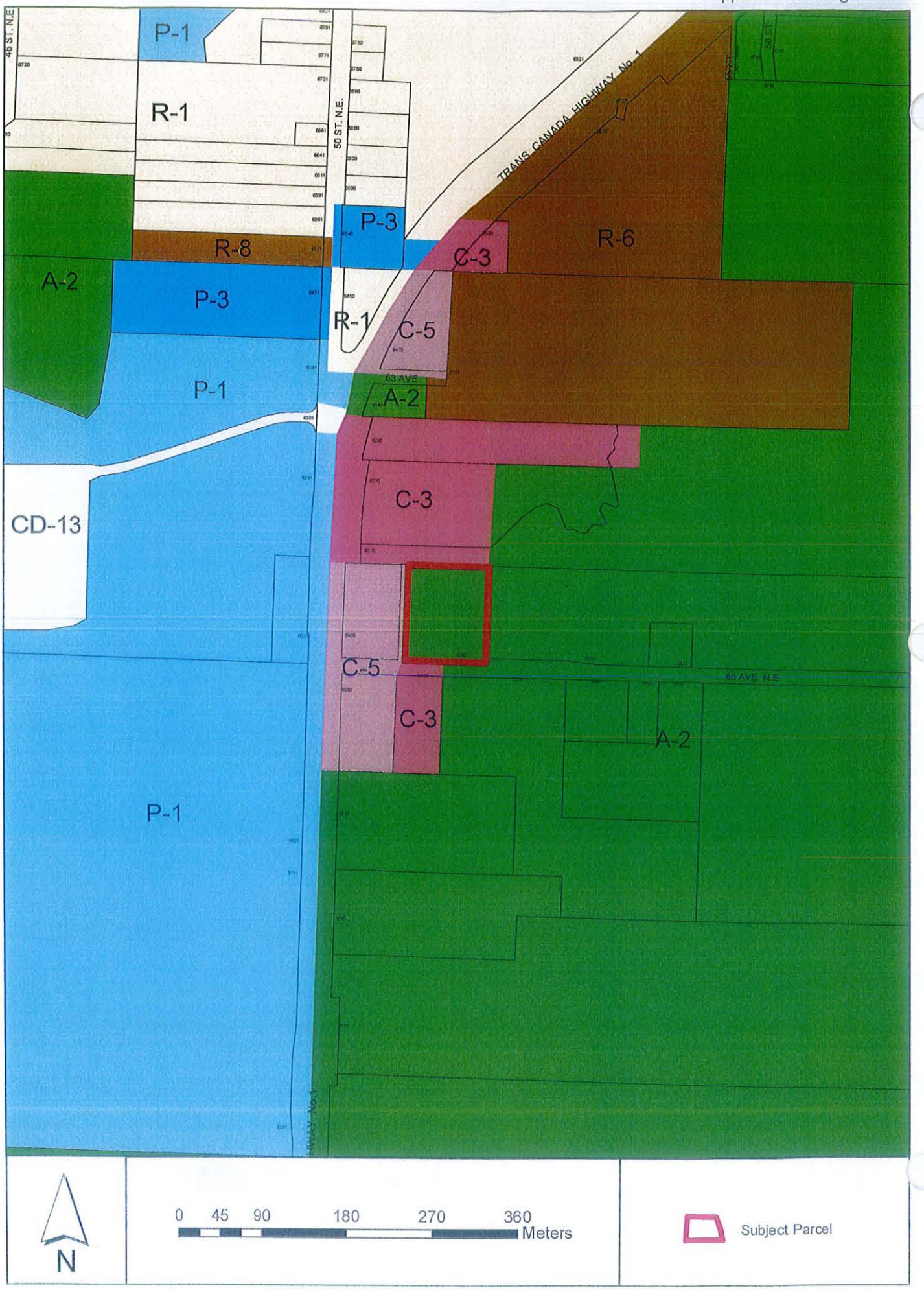
Rough overview of possible "Phase 2" commercial development, showing paved parking areas. This would occur after a city-led expansion of sanitary and suitable water.



Rough overview of possible "Phase 3" to replace existing 40x60 shop and expand parking area accordingly. Architecture, landscaping, and construction materials would be cohesive, modern, and attractive through all 3 phases.

Some examples of possible sources of inspiration for building style


50 ST. N.E.
TRANS CANADA HIG
63 AVE.
60 AVE. N.
N
0 25 50 100 150 200
Meters
Subject Parcel
Acreage Reserve
Institutional
Commercial - Highway S / T
Residential Low Density


46 ST. N.E.
P-1
R-1
50 ST. N.E.
TRANS. CANADA HIGHWAY No. 1
P-3
R-8
C-3
R-6
A-2
P-3
R-1
C-5
63 AVE.
A-2
P-1
C-3
CD-13
C-5
60 AVE. N.E.
C-3
A-2
P-1
HWAY No. 1
N
0 45 90 180 270 360
Meters
Subject Parcel

View of subject parcel looking north-east on 60 Avenue NE.

View of subject parcel looking north-west on 60 Avenue NE.

CITY OF
SALMONARM

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

TO:	Kevin Pearson, Director of Development Services
DATE:	05 September 2019
Prepared by:	Chris Moore, Engineering Assistant
OWNER:	**T. Hartwig, PO Box 531, Salmon Arm, BC, V1E 1Y6**
SUBJECT:	**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-502**
LEGAL:	Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAP9322
CIVIC:	**5161 – 60 Avenue NE**

Further to the request for variance dated 29 July, 2019; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

The applicant is requesting a variance to Subdivision & Servicing Bylaw 4163, Section 3.0 as follows:

1. Waive the requirement to upgrade the frontages of the subject property;
2. Waive the requirement to extend and connect to the sanitary sewer system; and
3. Waive the requirement to upgrade the water system.

1. Waive the requirement to upgrade the frontages of the subject property

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

60 Avenue NE is currently constructed to an Interim Rural Local Road standard. The subject property is within the Urban Containment Boundary and as such upgrading to the Urban Local Road standard is required by the SDSB, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications.

The location of the subject property is unusual, since it is in the Urban area, but all properties beyond it and on the opposite side of 60 Ave NE are in the Rural area. Furthermore, the property is currently zoned A-2, but identified in the OCP as C-3. If the subject property was in the Rural area, then the existing Rural Road Standard would not require any further upgrades. Likewise if the property was zoned Residential then the development would be exempt under Section 5.5 of the SDSB and frontage upgrades would not be required.

Under the circumstances, the Engineering Department supports the variance to waive the requirement to upgrade the 60 Ave NE frontage to the Urban Local Road standard, for the purposes of replacing the existing Residential Dwelling only. Should the owner choose in the future to undertake a commercial development of this property, full upgrading to the Urban Local Road standard will be required.

The Subject Property also fronts onto a closed road on the west property line. The City has no plans to open or upgrade this road and no improvements are required.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to upgrade the frontages of the subject property be approved.

2. Waive the requirement to extend and connect to the sanitary sewer system.

As discussed above, the location of this property is unusual. For construction of a single family dwelling, properties in the Rural area are exempt from connection to the City sanitary system, however this A-2 property is actually in the Urban area. Properties in the Urban Area are exempt from sanitary extensions over 100m, but must be zoned Residential.

Under the circumstances, the Engineering Department supports the variance to waive the requirement to extend and connect to the sanitary sewer system. The owner will be required to prove that the existing septic system has sufficient capacity for the proposed development or install a new onsite sanitary system which will require approval by the Interior Health Authority. Should the owner choose in the future to undertake a commercial development of this property, extension of the sanitary sewer to the property will be required.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to extend and connect to the sanitary sewer system be approved.

3. Waive the requirement to upgrade the water system.

The subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). The SDSB requires that fire flows should be at least 30 litres/second in the rural area; and 60 litres/second in the Urban area. The owner's Engineer has carried out flow tests and the recorded flows exceed the 30 l/s requirement for the Rural area but do not reach the 60 l/s required for the Urban area.

As discussed above, the subject property is immediately adjacent to the Rural area and since the minimum 30 l/s has been met, the Engineering Department supports the variance to waive the requirement to upgrade the City watermain, for the construction of a residential dwelling only. Should the owner choose in the future to undertake a commercial development of this property, offsite upgrades will be required to achieve 150 l/s; which is the SDSB requirement for commercial properties.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to upgrade the water system be approved.

Chris Moore
Engineering Assistant

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

Item 25.

CITY OF SALMON ARM

Date: October 15, 2019

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Regular Council Meeting of October 15, 2019, be adjourned.

Vote Record

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

  Opposed:

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

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