

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chambers and by electronic means as authorized by Ministerial Order M192, at 1:30 p.m. and reconvened at 2:30 p.m. of the City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia on **Monday, March 8, 2021.**

PRESENT:

Mayor A. Harrison
Councillor D. Cannon
Councillor C. Eliason (participated remotely)
Councillor K. Flynn
Councillor T. Lavery (participated remotely)
Councillor S. Lindgren
Councillor L. Wallace Richmond (participated remotely) (entered the meeting at 2:45 p.m.)

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

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0146-2021

Moved: Councillor Flynn
Seconded: Councillor Lindgren
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 2:21 p.m.
Council recessed until 2:31 p.m.

3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

4. REVIEW OF AGENDA

Addition under item 9.7 Director of Engineering and Public Works - WPCC Stage IV Expansion - Process selection

Additions under item 23.1

- M. Larose - email dated March 8, 2021 and petition - Zoning 700 30 Street NE - ZON-1183
- J. Kuna - email dated March 7, 2021 - Proposed Amendment to Zoning Bylaw No. 2303
- S. Moorhead and L. Common - letter dated March 7, 2021 - ZON-1183 700 30 Street NE
- A. Wiebe - email dated March 7, 2021 - ZON1183/Bylaw No. 4406

Additions under item 23.2/23.3

- J. Beatty - letter dated March 6, 2021 - Rezoning Application for Two Parcels from A2 Rural Holdings to M2 Light Industrial
- A. Morris and C. McAndrew, Salmon Arm Ecumenical KAIROS Committee - letter dated March 6, 2021 - Rezoning and exclusion from the Agricultural Land Reserve
- J. Henderson - letter dated March 8, 2021 - Proposed Amendment to Zoning Bylaw No 2303 Civic Address 4270 10 Avenue SE and 3831 20 Avenue SE

Additions under item 23.3

- T. Spence - email dated March 5, 2021 - Civic Address: 4270 10 Avenue SE - Proposed Amendment to Zoning Bylaw No. 2303
- V. Stevens - letter dated March 5, 2021 - Proposed Amendment to Zoning Bylaw No. 2303 Civic Address: 4270 10 Avenue SE
- C. Stevens - letter dated March 5, 2021 - Proposed Amendment to Zoning Bylaw No. 2303
- K. Smith - email dated March 8, 2021 - Rezoning of 4270 10Ave SE to Light Industrial
- J. Wiebe - email dated March 7, 2021 - Petition Re: Little Mountain Rezoning
- C. Spence - letter dated March 7, 2021 - Rezoning of 4270 10 Avenue SE to M2 (Light Industrial)
- S. Wiebe - email dated March 7, 2021 - Add my name to the petition against rezoning the 10 Ave SE to light industrial
- J. Wiebe - email dated March 7, 2021 - rezoning land in the ALR
- J. Wiebe - letter dated March 7, 2021 - Proposed amendment to Salmon Arm Zoning Bylaw No. 2303
- V. Rogers - email dated March 7, 2021 - Against the rezoning of 4270 10 ave SE
- S. Eden - email dated March 7, 2021 - Rezoning of 4270 10 Ave. SE
- B. Eden - email dated March 7, 2021 - Rezoning 4270 10 Ave SE
- V. Stevens - letter dated March 5, 2021 and petition - Proposed Amendment to Zoning Bylaw No. 2303

Additions under item 24.4

- C. Grover, on behalf of the concerned residents of the Village at 10th and 10th - letter dated March 2, 2020 - Zoning Application 10th Ave. SW, Salmon Arm
- E. Hollaus - email dated March 5, 2021 - Rezoning Application
- R. and M. Timoffee - letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
- J. and L. Sawatzky - letter dated March 5, 2021 - Proposed Amendment to Zoning Bylaw No. 2303
- D. and D. Titus - letter dated March 3, 2021 - Regarding Rezoning of Property on 10th Ave. SW
- F. Prunkle - letter dated March 6, 2021 - Re-zoning of property of 10th Ave SW
- D. Clarke - letter dated March 5, 2021 - Re-zoning on Property of 10th Ave SW
- E. M. Houghton - letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

4. REVIEW OF AGENDA – continued

Additions under item 24.4 – continued

- R. and E. Gawulik – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
- H. and J. Harder – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
- H. Maki – letter March 5, 2021 - Re-zoning on Property of 10th Ave SW
- D. Lepine – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
- H. Bettles – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
- E. Zauer – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
- M. Peterson – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
- A. and M. Van Vugt – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
- H. Nakrayko – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
- E. Hollaus – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
- G. and G. Steed – letter dated March 3, 2021 – Re-zoning on Property of 10th Ave SW
- P. Archer – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
- H. Norgaard – letter dated March 4, 2021 – Re-zoning on Property of 10th Ave SW
- E. and L. Foltan – letter dated March 4, 2021 – Re-zoning on Property of 10th Ave SW
- R. and R. Ulmer – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
- E. and J. Weleschuk – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
- J. Creasy – letter dated March 3, 2021 – Re-zoning on Property of 10th Ave SW
- B. Shrch – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
- V. Burton – email dated March 8, 2021 – Re Zoning of 1230, 1260, 1290 10 Ave SW Salmon Arm

5. DISCLOSURE OF INTEREST

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of February 22, 2021

0147-2021 Moved: Councillor Lavery
 Seconded: Councillor Eliason
 THAT: the Regular Council Meeting Minutes of February 22, 2021, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

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

0148-2021 Moved: Councillor Cannon
 Seconded: Councillor Lavery
 THAT: the Development and Planning Services Committee Meeting Minutes of March 1, 2021 be received as information.

CARRIED UNANIMOUSLY

7. **COMMITTEE REPORTS - continued**

2. **Environmental Advisory Committee Meeting Minutes of February 19, 2021**

0149-2021 Moved: Councillor Lindgren
 Seconded: Councillor Cannon
 THAT: the Environmental Advisory Committee Meeting Minutes of February 19,
 2021, be received as information.

CARRIED UNANIMOUSLY

3. **Greenways Liaison Committee Meeting Minutes of February 4, 2021**

0150-2021 Moved: Councillor Flynn
 Seconded: Councillor Lavery
 THAT: the Greenways Liaison Committee Meeting Minutes of February 4, 2021,
 be received as information.

CARRIED UNANIMOUSLY

4. **Social Impact Advisory Committee Meeting Minutes of February 19, 2021**

0151-2021 Moved: Councillor Flynn
 Seconded: Councillor Cannon
 THAT: the Social Impact Advisory Committee Meeting Minutes of February 19,
 2021, be received as information.

CARRIED UNANIMOUSLY

5. **Downtown Parking Commission Meeting Minutes of February 23, 2021**

0152-2021 Moved: Councillor Eliason
 Seconded: Councillor Lavery
 THAT: the Downtown Parking Commission Meeting Minutes of February 23,
 2021, be received as information.

CARRIED UNANIMOUSLY

6. **Active Transportation Task Force Meeting Minutes of March 1, 2021**

0153-2021 Moved: Councillor Lavery
 Seconded: Mayor Harrison
 THAT: the Active Transportation Task Force Meeting Minutes of March 1, 2021,
 be received as information.

CARRIED UNANIMOUSLY

7. **Community Heritage Commission Meeting Minutes of March 1, 2021**

0154-2021 Moved: Councillor Cannon
 Seconded: Councillor Eliason
 THAT: the Community Heritage Commission Meeting Minutes of March 1, 2021,
 be received as information.

CARRIED UNANIMOUSLY

8. **COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**

1. **Board in Brief - February 2021**

Received for information.

9. **STAFF REPORTS**

1. **Director of Development Services - Agricultural Land Commission Application No. ALC-403 [Miller, S./Lawson Engineering Ltd.; 2240 Highway 97B SE; Subdivision]**

0155-2021

Moved: Councillor Cannon
Seconded: Councillor Flynn
THAT: Agricultural Land Commission Application No. ALC 403 be authorized for submission to the Agricultural Land Commission.

The Mayor called three times for input.

Councillor Wallace Richmond entered the meeting at 2:45 p.m.

CARRIED
Councillors Eliason and Lindgren Opposed

2. **Director of Development Services - Recommendation to File Notice of Infraction of Building Bylaw No. 3939 [Grigorjew, S.; 2240 26 Avenue NE]**

0156-2021

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: a notice be filed against the title of Lot 1, Plan EPP30784, Section 24, Township 20, Range 10, W6M, KDYD, (2240 26 Avenue NE) pursuant to Section 57 of the Community Charter, as outlined in the staff report dated February 16, 2021.

CARRIED UNANIMOUSLY

3. **Director of Engineering and Public Works - New Pump Purchase - Rotten Row Lift Station**

0157-2021

Moved: Councillor Eliason
Seconded: Councillor Lavery
THAT: Council approve the purchase of a new 20 HP Flygt Sewerage Pump for the Rotten Row Sewer Lift Station from Electric Motors & Pump Service Ltd., (EMPS) for the quoted total price of \$26,249.00 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of a new 20 HP Flygt Sewerage Pump to authorize sole sourcing of same to Electric Motors & Pump Service Ltd., (EMPS).

CARRIED UNANIMOUSLY

9. **STAFF REPORTS - continued**

4. **Director of Engineering and Public Works - Hypo Generation Cell Replacement - Water Plant**

0158-2021

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: Council approve the purchase of three Denora Clortec 75 PPD Electrolytic Cells at a price of \$23,540.00 per cell for the replacement of the existing cells on the sodium hypochlorite generator for a total cost of \$70,620.00 plus applicable taxes;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of the material and to authorize sole sourcing of same to the provincial distributor of this product, Centrix Control Solutions.

CARRIED UNANIMOUSLY

5. **Director of Engineering and Public Works - Klahani Park Tennis & Basketball Courts Re-Surfacing**

0159-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: Council accept the quote received from Tomko Sports Systems Inc. to undertake the works to supply and install a new Tennis and Basketball Court Surface at Klahani Park in accordance with their quote price of \$57,000.00 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of the works to authorize sole sourcing to Tomko Sports Systems Inc.

CARRIED UNANIMOUSLY

6. **Director of Engineering and Public Works - 2021/2022/2023 Crack Sealing Program - 3 Year Award**

0160-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: Council accept the bid of Sealtec Industries Ltd. in accordance with the unit prices quoted as specified in the Contract, estimated to be:

- 2021 - \$41,200.00 (roadway) and \$10,300.00 (Airport) plus taxes;
- 2022 - \$41,200.00 (roadway) and \$10,300.00 (Airport) plus taxes; and
- 2023 - \$41,200.00 (roadway) and \$10,300.00 (Airport) plus taxes.

CARRIED UNANIMOUSLY

9. **STAFF REPORTS - continued**

7. **Director of Engineering and Public Works - WPCC Stage IV Expansion - Process selection**

0161-2021

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: Council award the AGS Pilot Study plant supply in relation to the Stage IV Water Pollution Control Centre Design project to Aqua-Aerobic Systems Inc. for the quoted total price of \$117,000.00 USD plus taxes as applicable estimated to be up to \$150,000.00 CAD including transportation costs;

AND THAT: The City's Purchasing Policy No. 7.13 be waived in the procurement of the AGS Pilot Study plant supply to authorize sole sourcing of same to Aqua-Aerobic Systems Inc.

AND THAT: Council award the AGS Pilot Study Engineering Work in relation to the Stage IV Water Pollution Control Centre Design project to WSP Canada Inc. for the quoted total price of \$109,700.00 plus taxes as applicable;

AND THAT: The City's Purchasing Policy No. 7.13 be waived in the procurement of the AGS Pilot Study to authorize sole sourcing of same to WSP Canada Inc.

CARRIED UNANIMOUSLY

10. **INDRODUCTION OF BYLAWS**

1. **City of Salmon Arm Zoning Amendment Bylaw No. 4439 [ZON-1199 [Burgi, M. & S.; 2891 25 Avenue NE; R-1 to R-8] - First and Second Readings**

0162-2021

Moved: Councillor Cannon

Seconded: Councillor Eliason

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4439 be read a first and second time.

CARRIED UNANIMOUSLY

11. **RECONSIDERATION OF BYLAWS**

12. **CORRESPONDENCE**

1. **Informational Correspondence**

5. **S. Niven, Cystic Fibrosis Canada, British Columbia and Yukon Region - email dated February 25, 2021 - May is CF Awareness Month 2021**

0163-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: Council direct staff to place blue and/or green lights in the bollard at City Hall for the month of May 2021, recognition of Cystic Fibrosis Awareness Month.

CARRIED UNANIMOUSLY

12. **CORRESPONDENCE – continued**

1. **Informational Correspondence – continued**

4. **W. Laird, Chairperson, Salmon Arm Economic Development Society – letter dated February 26, 2021 – Community Recovery Advisor Grant – Letter of Support Request**

0164-2021

Moved: Mayor Harrison

Seconded: Councillor Flynn

THAT: Council provide a letter of support to the Salmon Arm Economic Development Society for the Community Recovery Advisory Grant.

CARRIED UNANIMOUSLY

2. **J. Sham, Deputy Manager, Columbia Shuswap Regional District – email dated March 1, 2021 – Council support for the Shuswap Search and Rescue Amendment Bylaw No. 5827, 2021**

0165-2021

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the City of Salmon Arm support the enactment of the Columbia Shuswap Regional District Search and Rescue Grant-in-aid Service Amendment Bylaw No. 5827, 2021.

CARRIED UNANIMOUSLY

15. **COUNCIL STATEMENTS**

0166-2021

Moved: Mayor Harrison

Seconded: Councillor Flynn

THAT: Mayor and Council be authorized to attend the 2021 virtual Council of Forest Industries Convention.

CARRIED UNANIMOUSLY

The Meeting recessed at 3:26 p.m.

The Meeting reconvened at 3:45 p.m.

13. **NEW BUSINESS**

14. **PRESENTATIONS**

1. **Jennifer Broadwell, Events and Membership Coordinator, Downtown Salmon Arm – Downtown Salmon Arm Highlights of 2020, Year End Presentation**

Jennifer Broadwell, Events and Membership Coordinator, Lindsay Wong, Manager and Ron Langridge, Downtown Salmon Arm provided the financial and 2020 Highlights of Downtown Salmon Arm. They were available to answer questions from Council.

14. PRESENTATIONS - continued

1. Jennifer Broadwell, Events and Membership Coordinator, Downtown Salmon Arm - Downtown Salmon Arm Highlights of 2020, Year End Presentation - continued

i. Chief Financial Officer - Business Improvement Area - 2021 Annual Budget and 2020 Revenue & Expense Statement - continued

0167-2021

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: Council approve the Business Improvement Area 2021 Budget and 2020 Financial Statements as presented.

CARRIED UNANIMOUSLY

2. Amy Vallarino, Environmental Advisory Committee - The City of Salmon Arm is no place for Rodenticides

Amy Vallarino, member of the Environmental Advisory Committee provided a report on Rodenticides use and request to ban on City owned properties. She was available to answer questions from Council.

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

1. Rodenticides - Councillor Lindgren Notice of Motion from February 22, 2021

0168-2021

Moved: Councillor Lindgren

Seconded: Councillor Cannon

THAT: Council adopt the policy of introducing a complete ban on use of anticoagulant rodenticides on all City of Salmon Arm owned properties, with immediate effect;

AND THAT: Council directs staff to communicate this policy direction to residents and businesses, including information on the harmful impacts of anticoagulant rodenticides and the availability of more ecologically sustainable alternatives;

AND THAT: the Mayor write, on behalf of Council, to the provincial Minister of Environment, requesting that the Province of British Columbia introduce a province-wide ban on the use of anticoagulant rodenticides, to increase protection for wildlife species;

AND FURTHER THAT: the City of Salmon Arm incorporate humane practices in regards to pest control in all City of Salmon Arm owned properties.

CARRIED UNANIMOUSLY

20. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 4:47 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

Mayor A. Harrison
Councillor D. Cannon (participated remotely)
Councillor C. Eliason (participated remotely)
Councillor K. Flynn
Councillor T. Lavery (participated remotely)
Councillor Lindgren
Councillor L. Wallace Richmond (participated remotely)

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

21. DISCLOSURE OF INTEREST

22. HEARINGS

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1183 [Edelweiss Properties Inc./TSL Developments; 700 30 Street NE; R-1 to R-4]

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

Submissions were called for at this time.

M. Larose - email dated March 8, 2021 and petition - Zoning 700 30 Street NE - ZON-1183

J. Kuna - email dated March 7, 2021 - Proposed Amendment to Zoning Bylaw No. 2303

S. Moorhead and L. Common - letter dated March 7, 2021 - ZON-1183 700 30 Street NE

A. Wiebe - email dated March 7, 2021 - ZON1183/Bylaw No. 4406

J. Bear, TSL Developments, expressed disappointment with the inclusion of the potential future road development. He concluded that the development fits with the City's Official Community Plan.

23. **STATUTORY PUBLIC HEARINGS - continued**

1. **Zoning Amendment Application No. ZON-1183 [Edelweiss Properties Inc./TSL Developments; 700 30 Street NE; R-1 to R-4] - continued**

M. Larose, 3070 8 Avenue NE, summarized his letter and spoke to safety concerns along 30th Street NE. He questioned if the signage requirements had been met.

J. Bear, TSL Developments, confirmed that signage was installed in accordance with the City regulations.

M. Larose, 3070 8 Avenue NE, spoke to safety concerns along 30th Street NE.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:36 p.m. and the next item ensued.

2. **Zoning Amendment Application No. ZON-1192 [Mierau, B. & R/Laird, B.; 3831 20 Avenue SE; A2 to M2]**

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

Submissions were called for at this time.

J. Beatty - letter dated March 6, 2021 - Rezoning Application for Two Parcels from A2 Rural Holdings to M2 Light Industrial

A. Morris and C. McAndrew, Salmon Arm Ecumenical KAIROS Committee - letter dated March 6, 2021 - Rezoning and exclusion from the Agricultural Land Reserve

J. Henderson - letter dated March 8, 2021 - Proposed Amendment to Zoning Bylaw No 2303 Civic Address 4270 10 Avenue SE and 3831 20 Avenue SE

B. Laird, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:39 p.m. and the next item ensued.

3. **Zoning Amendment Application No. ZON-1192 [Charlton, S. & H. /Laird, B.; 4270 10 Avenue SE; A2 to M2]**

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

Submissions were called for at this time.

J. Beatty - letter dated March 6, 2021 - Rezoning Application for Two Parcels from A2 Rural Holdings to M2 Light Industrial

A. Morris and C. McAndrew, Salmon Arm Ecumenical KAIROS Committee - letter dated March 6, 2021 - Rezoning and exclusion from the Agricultural Land Reserve

J. Henderson - letter dated March 8, 2021 - Proposed Amendment to Zoning Bylaw No 2303 Civic Address 4270 10 Avenue SE and 3831 20 Avenue SE

23. **STATUTORY PUBLIC HEARINGS - continued**

3. **Zoning Amendment Application No. ZON-1192 [Charlton, S. & H. /Laird, B.; 4270 10 Avenue SE; A2 to M2] - continued**

T. Spence - email dated March 5, 2021 - Civic Address: 4270 10 Avenue SE - Proposed Amendment to Zoning Bylaw No. 2303

V. Stevens - letter dated March 5, 2021 - Proposed Amendment to Zoning Bylaw No. 2303
Civic Address: 4270 10 Avenue SE

C. Stevens - letter dated March 5, 2021 - Proposed Amendment to Zoning Bylaw No. 2303

K. Smith - email dated March 8, 2021 - Rezoning of 4270 10Ave SE to Light Industrial

J. Wiebe - email dated March 7, 2021 - Petition Re: Little Mountain Rezoning

C. Spence - letter dated March 7, 2021 - Rezoning of 4270 10 Avenue SE to M2 (Light Industrial)

S. Wiebe - email dated March 7, 2021 - Add my name to the petition against rezoning the 10 Ave SE to light industrial

J. Wiebe - email dated March 7, 2021 - rezoning land in the ALR

J. Wiebe - letter dated March 7, 2021 - Proposed amendment to Salmon Arm Zoning Bylaw No. 2303

V. Rogers - email dated March 7, 2021 - Against the rezoning of 4270 10 ave SE

S. Eden - email dated March 7, 2021 - Rezoning of 4270 10 Ave. SE

B. Eden - email dated March 7, 2021 - Rezoning 4270 10 Ave SE

V. Stevens - letter dated March 5, 2021 and petition - Proposed Amendment to Zoning Bylaw No. 2303

B. Laird, the applicant, was available to answer questions from Council.

V. Stevens, 4190 10 Avenue SE, provided an overview of his letter and spoke to disturbance of wildlife and nature, lack of infrastructure, increased traffic and agricultural use.

B. McCay, 4090 10 Avenue SE, spoke regarding water pressure concerns, lack of infrastructure and increased traffic.

T. Lund, 4211 10 Avenue SE, spoke in agreeance with neighbours concerns and to negative impact to neighbourhood and multiuse corridor.

J. Henderson, questioned if the Official Community Plan was still what Salmon Arm envisions for the neighbourhood and if infrastructure improvements are worth the development.

23. **STATUTORY PUBLIC HEARINGS - continued**

3. **Zoning Amendment Application No. ZON-1192 [Charlton, S. & H. /Laird, B.; 4270 10 Avenue SE; A2 to M2] - continued**

Staff confirmed the following:

- A wildlife impact assessment is not required for development;
- Sewer will be managed onsite; and
- This development will not negatively impact water pressure in the area.

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

4. **Zoning Amendment Application No. ZON-1200 [LST Ventures Ltd./West Urban Developments Ltd.; 1230, 1260 & 1290 10 Avenue SW; C-3 to C-2]**

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

Submissions were called for at this time.

C. Grover, on behalf of the concerned residents of the Village at 10th and 10th - letter dated March 2, 2020 - Zoning Application 10th Ave. SW, Salmon Arm

E. Hollaus - email dated March 5, 2021 - Rezoning Application

R. and M. Timoffee - letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

J. and L. Sawatzky - letter dated March 5, 2021 - Proposed Amendment to Zoning Bylaw No. 2303

D. and D. Titus - letter dated March 3, 2021 - Regarding Rezoning of Property on 10th Ave. SW

F. Prunkle - letter dated March 6, 2021 - Re-zoning of property of 10th Ave SW

D. Clarke - letter dated March 5, 2021 - Re-zoning on Property of 10th Ave SW

E. M. Houghton - letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

R. and E. Gawuluk - letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW

H. and J. Harder - letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW

H. Maki - letter March 5, 2021 - Re-zoning on Property of 10th Ave SW

D. Lepine - letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW

H. Bettles - letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW

E. Zauer - letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW

M. Peterson - letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW

A. and M. Van Vugt – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW

H. Nakrayko – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

E. Hollaus – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

G. and G. Steed – letter dated March 3, 2021 – Re-zoning on Property of 10th Ave SW

P. Archer – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

H. Norgaard – letter dated March 4, 2021 – Re-zoning on Property of 10th Ave SW

E. and L. Foltan – letter dated March 4, 2021 – Re-zoning on Property of 10th Ave SW

R. and R. Ulmer – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

E. and J. Weleschuk – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

J. Creasy – letter dated March 3, 2021 – Re-zoning on Property of 10th Ave SW

B. Shrch – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW

V. Burton – email dated March 8, 2021 – Re Zoning of 1230, 1260, 1290 10 Ave SW Salmon Arm

S. Alexander, Director of Development, West Urban Developments, outlined the application including proposed changes resulting from public consultation and was available to answer questions from Council.

C. Grover, spoke on behalf of the residents at 10th and 10th and their concerns relating to property values, building height, access and egress of proposed development, proposed dumpster location, vehicle pollution, light and parking. She asked Council to consider a maximum height of three stories.

Staff advised that a restrictive covenant could limit building height and that a development agreement could include a minimum number of rental units.

S. Alexander, Director of Development, West Urban Developments, confirmed that garbage bins, parking, number and size of units could be addressed during the Development Permit. She confirmed that the applicant would be in favour of a covenant to set minimum number of rental units; however the proposed building would need to be similar in height to allow for density.

C. Grover, questioned why Council had not considered a maximum building height.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:44 p.m.

The Meeting recessed at 8:44 p.m.

The Meeting reconvened at 8:50 p.m.

24. RECONSIDERATION OF BYLAWS

- 1. City of Salmon Arm Zoning Amendment Bylaw No. 4406 [ZON-1183; Edelweiss Properties Inc./TSL Developments; 700 30 Street NE; R-1 to R-4] - Third Reading**

0169-2021

Moved: Councillor Eliason
Seconded: Councillor Flynn
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4406 be read a third time.

Amendment:

Moved: Councillor Lavery
Seconded: Councillor Eliason
THAT: the developer provide a cash contribution of \$24,000.00 for future roadworks.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

- 2. City of Salmon Arm Zoning Amendment Bylaw No. 4428 [ZON-1192; Mierau, B. & R/Laird, B.; 3831 20 Avenue SE; A2 to M2] - Third Reading**

0170-2021

Moved: Councillor Flynn
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4428 be read a third time.

CARRIED UNANIMOUSLY

- 3. City of Salmon Arm Zoning Amendment Bylaw No. 4441 [ZON-1192; Charlton, S. & H./Laird, B.; 4270 10 Avenue SE; A2 to M2] - Third Reading**

0171-2021

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4441 be read a third time.

CARRIED UNANIMOUSLY

- 4. City of Salmon Arm Zoning Amendment Bylaw No. 4440 [ZON-1200; LST Ventures Ltd./West Urban Developments Ltd.; 1230, 1260 & 1290 10 Avenue SW; C-3 to C-2] - Third Reading**

0172-2021

Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4440 be read a third time.

CARRIED UNANIMOUSLY

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

0173-2021

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the Regular Council Meeting of March 8, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:39 p.m.

CERTIFIED CORRECT:

"E. JACKSON"

CORPORATE OFFICER

Adopted by Council the 22nd day of March, 2021.

"A. HARRISON"

MAYOR