1. June 27, 2022 - Council Agenda And Informatioal Correspondence

    Documents:

        JUNE 27, 2022 - INFORMATIONAL CORRESPONDENCE_REDACTED.PDF
        JUNE 27, 2022 - COUNCIL AGENDA PACKAGE.PDF

INFORMATIONAL CORRESPONDENCE - June 27, 2022

1.	J. McEwan, Chair, School of Public Administration, Local Government Programs, Capilano University - letter dated June 17, 2022 - Corinne Boback's graduation from Capilano University's Local Government Program	N
2.	M. Bradcoe & J. Wittstock, Founding Members, Shuswap Pride Society - letter dated May 20, 2022 - Picnic/BBQ at Marine Peace Park, Saturday, August 13, 2022	A
3.	D. Podlubny, Director, Shuswap Association for Rowing and Paddling - letter dated January 31, 2022 - Purple-Air Sensor at Canoe Beach	S
4.	J. Skinner, Ye Old Curiosity Shoppe - email dated June 18, 2022 - closing off street for Farmers Market	R
5.	J. Evans, Early Years Family Navigator and Outdoor Play Facilitator, Shuswap Children's Association - letter dated June 17, 2022 - Children's Outdoor Recreation Program for July and August at Blackburn Park	A
6.	J. Broadwell, Manager, Downtown Salmon Arm - letter dated June 14, 2022 - Theatre on the Edge Festival Use of Salmar Lot, West Side, July 15-17, 2022	A
7.	R. Scott, DZO, Skydive Salmon Arm, NOVA - letter dated June 21, 2022 - 2022 Skydiving Boogie Event - September 2nd - 5th	A
8.	P. Schmidt, Box Office Manager & Fundraising Associate, Caravan Farm Theatre - email dated June 13, 2022 - Caravan Farm Theatre Sponsorship 2022	R
9.	M. Solin, email dated June 21, 2022 - Salmon Arm landscaping and growth	R
10.	R. Ready, Grade 9 French Immersion Teacher, J.L. Jackson Secondary - 5 letters dated June 14 & 21, 2022 - new flag ideas	N
11.	E. Vieira, Program Manager, Shuswap Watershed Council - email dated June 14, 2022 - Draft meeting summary June 8, 2022	N
12.	D. Kayne, Chair, BC Council of Forest Industries - letter dated June 13, 2022 - New President and CEO of the BC Council of Forest Industries	N
13.	Office of the Medical Officers, Interior Health - letter dated June 8, 2022 - Mitigation of extreme heat and wildfire smoke event	N
14.	A. Barford, Canada Shipping Campaigner, Stand.earth - letter dated June 17, 2022 - Motion at UBCM Protecting BC Coasts From Acidic Washwater Dumping being brought forward by Vancouver	N
15.	W. Beamish, Mayor of Gibsons - letter dated June 16, 2022 - Hospice Services Funding - UBCM resolution from Town of Gibsons	N
16.	A. Todosichuk, Executive Director, Corporate Policy and Priorities Branch, Ministry of Agriculture and Food - letter dated June 17, 2022 - Amendments to the Agricultural Land Reserve Use Regulation	N
17.	J. Cote, Mayor, Corporation of the City of New Westminster- letter dated June 21, 2022 - Library Funding UBCM Resolution	N

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

CAPILANO
UNIVERSITY

June 17, 2022

Erin Jackson
Chief Administrative Officer
City of Salmon Arm
Box 40, 500 - 2 Avenue NE
Salmon Arm, BC

Dear Erin:

Re: Corinne Boback's graduation from Capilano University's Local Government Program

We would like to take this opportunity to acknowledge and celebrate the recent graduation of your employee, Corinne Boback, Deputy Corporate Officer, from the Local Government Administrative Diploma Program at Capilano University.

Many of our graduates tell us that Capilano's Local Government Programs have been essential to helping them to learn, grow and advance in their careers.

Thank you for your organizations commitment to local government professional education.

Sincerely,

Jamie McEwan, Chair
School of Public Administration
Local Government Programs
Capilano University

Shuswap Pride Society

May 20, 2022

Salmon Arm City Council

C/O Barb Puddifant

bpuddifant@salmonarm.ca

I write on behalf of the Shuswap Pride Society to request the use of the Marine Peace Park including the Gazebo for a family friendly picnic / BBQ. 11AM to 4 PM Sat. Aug. 13. We have been informed by the Rec office that this date is available.

Shuswap Pride is a new, not for profit society currently in the process of finalizing its official registration under the societies act. The purpose of our organization is to celebrate and empower all people, including those of diverse genders and sexualities to be their authentic selves through events that promote inclusivity.

This meet and greet, celebratory picnic will be among our initial events. At the picnic we hope to introduce ourselves and share with the broader Salmon Arm community a pleasant afternoon where all will be welcome, where we can all can have fun and celebrate our pride in community.

We hope to host the event largely with volunteer labour and with the help of business and individual donations. Food at the event will consist at minimum of BBQ hot dogs, beverages, and a sweet treat. These will be available by donation. Numbers are difficult to predict but we intend to prepare for a minimum of 50 and up to 150. We will arrange to put the necessary liability insurance in place and will adhere to all pertinent health regulations. It will be appreciated if someone can provide us details of the exact insurance coverage required and the details of any charges.

Thank you for your consideration of the matter. We look forward to a great future where, as the years pass there will be more and better events. We look forward to your hopefully affirmative reply, and finalization of arrangements. If there are problems or concerns, please feel free to contact me by phone (250-939-9500) and email so that we can quickly resolve any issues that may arise.

Best Regards

Shuswap Pride Society

Marsha Bradcoe & Joanne Wittstock
Founding Members

[redacted]

From: Rob Niewenhuizen <rniewenhuizen@salmonarm.ca>
Sent: Friday, June 17, 2022 11:10 AM
To: Corinne Boback <cboback@salmonarm.ca>; Barb Puddifant <bpuddifant@salmonarm.ca>
Cc: Sue Wood <swood@salmonarm.ca>; Darin Gerow <dgerow@salmonarm.ca>; Gerry Rasmuson <grasmuson@salmonarm.ca>
Subject: FW: [External] Purple Air monitor Shuswap rowing and Paddling Club

Good morning

Can I please have this email and the attached letter added to the next Council Correspondence?

City Council did receive this this correspondence on February 14th; however, no motion was given to approve the installation of a Purple Air Sensor at the Water Treatment Plant (WTP). Council asked staff to work with the Shuswap Rowing and Paddling Club (SRAPC) to determine if the installation was feasible.

Subsequently staff met with members of the SRAPC to discuss the details of the proposed installation and how it could be affixed to the building. Staff are now satisfied with the proposed location and the working arrangements. SRAPC will be responsible for the installation and operation of the sensor and the City is being asked to supply the location and the Wi-Fi link.

This information is respectfully submitted for City Council's review.

Robert Niewenhuizen
Director of Engineering & Public Works
Box 40, 500-2nd Avenue NE, Salmon Arm, BC, V1E 4N2
P 250.803.4017 | **F** 250.803.4041
E *rniewenhuizen@salmonarm.ca* **W** *www.salmonarm.ca*

CITY OF SALMON ARM
CLIMATE LEADER
BC CLIMATE ACTION COMMUNITY 2018

January 31, 2022

Darin Gerow
Manager of Roads and Parks
City of Salmon Arm
Box 40
500 2nd Avenue
Salmon Arm, BC VIE 4N2

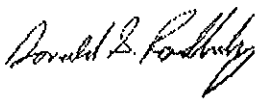
Darin:

Further to an earlier conversation regarding the installation of a Purple-Air Sensor at Canoe Beach, the Shuswap Association for Rowing and Paddling (SARP) discussed this as an agenda item at our Board meeting last evening in January 2022.

Respectfully, SARP is proposing a partnership where SARP will purchase a Purple-Air Sensor PA-II model and the City of Salmon Arm install the unit at the Canoe Beach Water Treatment Plant and provide a supported wi-fi network so air quality ratings can be shared throughout the community.

I have included the information that we had submitted to the City in September 2021 on a separate page. Thank you for your consideration of this request. If there is additional information, questions or considerations you may have with respect to this request, please feel free to contact me.

Respectfully,



Donald Podlubny
Director
Shuswap Association for Rowing and Paddling

BACK-GROUND: Purple-Air sensors are used to collect hyper-local, real-time air quality data and share on a map that is accessible to everyone. Two of these sensors are in use in Salmon Arm, one near the RCMP station in the NE and another in the SW of town. During the recent wildfire and smoke season in our region, an SARP member shared Purple-Air Sensor information with other SARP members. Immediately, several members began to reference these sensors to monitor the real time air quality from those 2 specific locations which helped guide decisions on whether air quality was at a healthy level for club members to paddle or row.

As this information was valuable, some club members began discussing whether having a Purple-Air Sensor installed at the Canoe Beach compound would be something to consider. At least one member researched this and confirmed that to operate the sensor, electricity and a supported wi-fi network connection is required. The nearest facility to the lake, paddling centre and beach to consider is the City of Salmon Arm Canoe Beach Water Treatment Plant.

The Purple-Air PA-II model is an air quality sensor that measures real-time PM2.5 concentrations for residential, commercial, or industrial use. Built-in WiFi enables the air quality measurement device to transmit data to the Purple-Air map, where it is stored and made available publicly to any smart device. The City was contacted in the summer of 2021 to discuss the option of installing a PA-II system at the water treatment plant.

ISSUE: The summers of 2017, 2018 and 2021 in Salmon Arm experienced poor air quality from wildfire smoke that resulted in the cancellation of the 2017 dragon boat festival and numerous cancelled rowing and paddling experiences in each of those years for SARP members.

In 2021, several air quality readings observed during a smoke-filled summer were extremely dangerous in the 20+ range. At those times paddling and rowing activities did not happen. Other times, readings would be in the 5 to 7 range which is cautionary, although SARP members who were at Canoe Beach reported at different times air quality seemed acceptable and perhaps may have different readings than at other locations throughout the community.

SARP members need to know what the air quality actually is at Canoe Beach. Members suggested having an actual reading nearer to the location where they would be paddling or rowing would be beneficial. This could also benefit many community members, tourists and visitors who use the Canoe Beach and boat launch. The SRPC compound does not currently have electrical power or able to support a wi-fi network.

COST, SHIPPING, INSTALLATION & REGISTRATION REQUIREMENTS

The price of a Purple-Air PA-II model is $249 USD plus estimated $39.94 shipping in US dollars. At an exchange rate of 1.3, this would be approximately $375.62 CDN.

The unit comes with a 1year limited warranty and is shipped directly from the Purple-Air factory - 12411 S 265 W, Suite B Draper, Utah, 84040 USA. https://www2.purpleair.com/pages/warranty

Installation required would be for the unit dimensions of 3.5 in x 3.5 in x 5 in (85mm x 85mm x 125mm). Power requirements are 5V USB Micro, 0.18A continuous, 600mA peak.

Start-up guide with installation and network details can be found at:
https://www2.purpleair.com/pages/install

Additional information including can be found at: https://www2.purpleair.com/

Once purchased, the sensor will need to be registered, purchaser information provided and terms and conditions agreed to that can be reviewed in advance at the following link: https://www.purpleair.com/register

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, June 18, 2022 2:26 PM
To: Alan Harrison <aharrison@salmonarm.ca>; Chad Eliason <celiason@salmonarm.ca>; Debbie Cannon <dcannon@salmonarm.ca>; Kevin Flynn <kflynn@salmonarm.ca>; Louise Wallace-Richmond <lwallacerichmond@salmonarm.ca>; Sylvia Lindgren <slindgren@salmonarm.ca>; Tim Lavery <tlavery@salmonarm.ca>; Barb Puddifant <bpuddifant@salmonarm.ca>; Erin Jackson <ejackson@salmonarm.ca>
Subject: [External] Online Form Submittal: Mayor and Council

Mayor and Council

First Name	Joyce
Last Name	Skinner
Address:	YE OLD CURIOSITY SHOPPE 270A Alexander Street Salmon Arm
Return email address:	yeoldcur@telus.ca
Subject:	closing off street for Farmers Market
Body	I would like to express my concerns about allowing closing of the street for the Farmers Market!! I have had my store in the same place for 28 years and have voiced my concerns about this earlier. My sales and walk ins have been reduced by 100% in the last month. I have talked to many shop owners downtown and they are all very upset with farmers market blocking off the street and have lost plenty of sales because of this as well. Saturdays are usually my busiest days but now I am considering closing because of this. My regular costumers have voiced their concerns to me and many other shop owners as well! All of us shop owners pay our taxes, rent, business license's and work hard to get by. I hope that you all would take this seriously and make the change by opening the street up again and give us a chance to stay open. The farmers market could move to Blackburn park or the old canadian tire parking anywhere but please do not allow this street to be blocked anymore. Thank you JOYCE SKINNER YE OLD CURIOSITY SHOPPE 250-833-1995.
Would you like a response:	Yes

June 17th, 2022
Mayor and Council
City of Salmon Arm
500 2 Ave NE
Salmon Arm, BC V1E 4N2

Dear Mayor Harrison and City Councilors,

The Shuswap Children's Associations has a new program called the Outdoor Recreational Program. The program is making use of family friendly spaces in the Salmon Arm area and would like to organize a series of play events at a few City of Salmon Arm parks. The program focuses on children birth to school age, and their parents/caregivers. The purpose of the group is to provide safe, accessible, and free outdoor programing for children and increase community connections for parents and caregivers. These groups are small in nature, and will follow our strict Covid-19 policies, as well as adhere to any provincial orders.

We would like permission to use these parks on the following dates:

July 26th, 2022 at Blackburn Park (10am-1pm)
August 2nd, 2022 at Blackburn Park (10am-1pm)
August 9th, 2022 at Blackburn Park (10am-1pm)
August 16th, 2022 at Blackburn Park (10am-1pm)
August 23rd, 2022 at Blackburn Park (10am-1pm)
August 30th, 2022 at Blackburn Park (10am-1pm)

Thank you so much for your consideration

Sincerely,

Jessica Evans
Early Years Family Navigator and Outdoor Play Facilitator
Shuswap Children's Association

DOWNTOWN
SALMONARM

Mayor and Council
City of Salmon Arm
PO Box 40
Salmon Arm, BC V1E 4N2

June 14, 2022

Dear Mayor and Council

RE: Theatre on the Edge Festival Use of Salmar Lot, West Side – July 15 – 17, 2022

Downtown Salmon Arm, on behalf of Theatre on the Edge Festival (TotE Fest) and Shuswap Theatre, is requesting the use of the West side of the Salmar Parking for the duration of their annual summer theatre festival starting at 10 am on Friday, July 15, until 11 pm on Sunday, July 17, for the use of the festival's 'Edge Club'.

The 'Edge Club' is a reserved social gathering space for festival patrons to eat, drink, and listen to live music before the start of each performance. With 7 to 10 one-hour performances throughout the weekend, this space will allow patrons to stay "on-site" and remain in the festival atmosphere while the theatre and stage are turned over. Historically, TotE Fest has used parking spaces East of the Shuswap Theatre, however, those spaces are now fully utilized by neighboring tenants.

Due to the licensing requirements of the beer garden, a security fence will be erected around approximately 10' x 40' of covered ten structures. The festival organizers desire to keep this area installed throughout the weekend; however, we look to City Staff's recommendation regarding best-practice security measures. Insurance requirements are forthcoming.

Despite the name "Salmar Parking Lot", this parking area is not directly positioned by the Salmar Theatre or any other single business, rather is a public lot for the greater downtown area. Images of the requested area are included.

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

DOWNTOWN
SALMONARM

We are optimistic you will see the value utilizing these parking spaces will add to this unique Salmon Arm experience. And most importantly, we hope we will see you there.

If any further clarification is required, please do not hesitate to contact me.

With respect,

Jennifer Broadwell, Manager

Cc: Marcus Smith, Theatre on the Edge, Executive Director

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

41 Hudson Ave NW
PO Box 2432
Salmon Arm, BC V1E 4N3
(250) 832-9283
www.totefestival.com - www.shuswaptheatre.com
Contact: Althea Mongerson totefestival@gmail.com

Shuswap Theatre's Vision is to enrich the lives of community members through diverse and inspiring live entertainment and opportunities for creative dramatic experience.

Theatre on the Edge Festival (TotE Fest), is dedicated to creating meaningful opportunities for performing artists to share their voices, connect with audiences, and embrace risks in a fun and supportive environment.

Type of Event:	Multi Day, Theatre Festival

Name of Event:	Theatre on the Edge Festival - *Edge Club*
Description of Event:	TotE Fest is a 3 day theatre festival held at Shuswap Theatre. We host 7- 10, 1hr long theatrical pieces that play throughout the weekend. The Edge Club is our outdoor space where patrons can relax and wait for the next play to begin. At the Edge Club we have live music, concession, and a beer garden that all together create a festival atmosphere.
Proposed Location:	Shuswap Theatre Main Festival Location **Edge Club: Eastern section of Salmar Lot. Section closest to Shuswap Theatre**
Road Closure details:	Seeking to close the Western section of Salmar Lot to host TotE Fest's Edge Club. From Friday morning – Sunday evening. July 15 - 17, 2022
Insurance acquired:	Forthcoming
Services Required:	No
Entertainment on Site:	Yes
Will alcohol be served?	Yes
Will temporary structures be erected on site? (ie.tents)	1, 10x20 tent, 2, 10x10 tents Security Fencing
Event Date & Time:	Friday, July 16 – Sunday July 18 Edge Club open Friday 2 - 9p. Sat 10 - 9p, Sun. 10 - 9p
Site Setup time:	**July 16, 10am**
Site Takedown Time:	Sunday 8 – 11pm

Shuswap Theatre

Mayor and Council
City of Salmon Arm
PO Box 40
Salmon Arm, BC V1E 4N2

June 13, 2022

Dear Mayor and Council

RE: Theatre on the Edge Festival Use of Salmar Lot, West Side – July 15 – 17, 2022

On behalf of Shuswap Theatre we are requesting the use of the West Side of the Salmar Parking lot during the days of our annual summer theatre festival, Theatre on the Edge (TotE Fest). Friday July 15 - Sunday July 17 for the use of our festivals 'Edge Club'.

The Edge Club is a space for patrons of the festival to socialize, eat, drink, and listen to live music while they wait for the next show to begin inside the theatre.It is a key part of our festival as it allows us to maintain the atmosphere between productions. In past years we have been able to use the alley way and private parking spaces immediately East of the Shuswap Theatre building, however with new tenants in the neighbouring building actively using their parking spaces this is not a feasible option this year.

Some background on TotE Fest: This is the 8th season Shuswap Theatre has put on TotE Fest. We welcome performing artists and patrons alike from across BC and AB for 3 days of fringe style theatre, live music, and a great deal of fun. We are excited for its return as an in-person festival for the first time since 2019. The festival brings many out of town people who stay for the weekend. Over the past seven years the festival has gained a faithful audience from the Thompson / Okanagan corridor.

Attached, please find a brief Edge Club outline and photos of the area for clairety. The Edge Club will operate from Friday to Sunday and will have daily set-up beginning at 9am - 9pm, and take-down lasting until 11pm. Shuswap Theatre will lead the planning and execution of this event; we have been in contact with Downtown Salmon Arm for assistance.

Please do not hesitate to contact me should you have any questions or concerns.

With respect,

Marcus Smith

Theatre on the Edge Executive Director

North Okanagan Vertical Adventures
2308 – 50 Avenue
Vernon, BC, V1T 9M8

Dear Mayor and Council

RE: 2022 Skydiving Boogie Event – September 2nd - 5th

North Okanagan Vertical Adventures Ltd (NOVA) is a experiential tourism company providing skydiving services in the Shuswap and Okanagan area for 20 years. The Shuswap Regional Airport has been our primary base of operations for the last **10** years.

We would like to host a skydiving event this coming September long weekend from the 2nd to the 5th. The event, commonly called a Boogie, in skydiver land, would officially run from Saturday to Monday; however, in most cases if there are enough jumpers available to begin Friday afternoon.

The attached maps show the staging areas for the proposed event:

Area 1: is our normal landing area, however, for this event we are using this as our backup landing area.

Area 2: will become our primary landing area for this event as it facilitates the jumpers walking back to the packing Area 4, via Area 3 taxiway access corridor. We will have crossing guards stationed at this point and control fencing so there is positive control of the active taxiway.

Area 4: is the fenced in area just east of the main terminal building and we will put down some tarps and tents for shade in this area.

Area 5: is the largest area that we propose to use for tent and vehicle camping for the 4 day event. This area will also encompass porta potties and hand wash facilities and a food truck.

Area 6: will be overflow parking for vehicles of tent campers and visitors that wish to watch the skydiving.

The weather plays a VERY large part in the skydive business and that will set the scene for the entire weekend. We cannot skydive in the rain, low cloud or high winds so quite a few stars have to align to keep this event on track.

As well, the entire fire season, or lack thereof, will play a large part. Depending on how active the RAP base is will play into our final plans. If the RAP base is basically done for the season and are not active, we will not have any coordination issues for skydive loads. If they are busy of course, we will have to work around their schedule as not to inhibit their flow in and out.

If the weather is clear, we will be putting up loads from 9am until sunset each day. If we are efficient, that will be about 2 loads an hour.

The aircraft we will be using for this event commonly known as a, Skydive BOOGIE, is a SHORTS SKYVAN. This particular aircraft is a major contractor to the Department of National Defense for SARTEC training and Canadian forces Skyhawks formation skydive demonstration team.

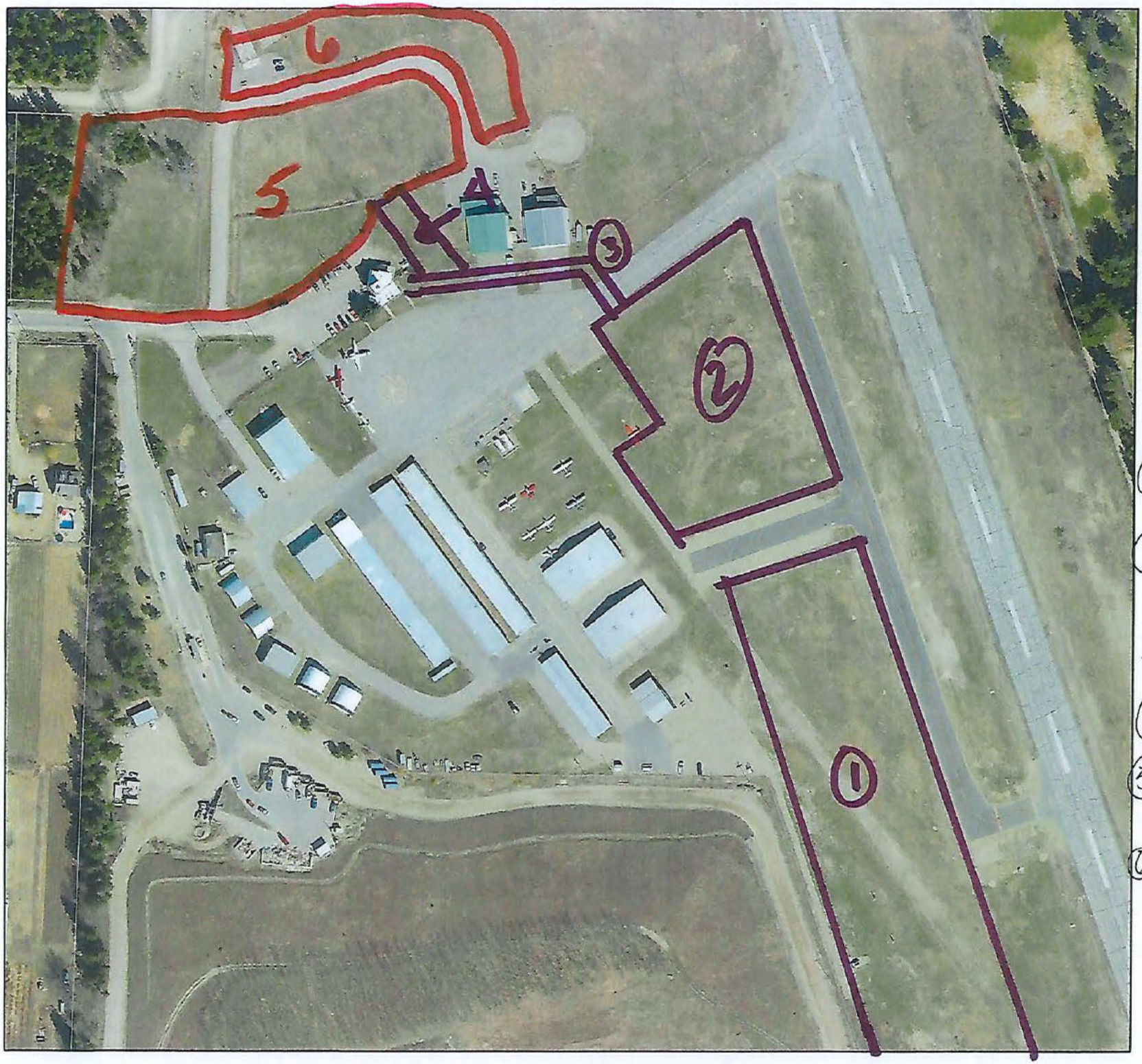
Through coordination with NOMAD AIR, the operators of the aircraft, I was able to establish a working arrangement so they can base their aircraft at Salmon Arm for a few months this summer. This will allow NOVA to have more access to it over the summer months in preparation for our Boogie. This as well will be more fuel purchases and be a larger return to the city over a longer stay here in our backyard. If this goes well this summer they may base it here more often therefore buying even more fuel regularly.

All skydivers that will be attending this Boogie, are CSPA, Canadian Sport Parachuting Association members or USPA, United States Parachuting Association members. All skydivers must be a member of either group to participate, which then ensures each skydiver has a 2,000,000 third party liability coverage.

Thanks for your consideration

Rick Scott

DZO, Skydive Salmon Arm, NOVA



CITY OF SALMONARM

N
W E
S

1:2,500

Shuswap Regional Airport

(1) NORMAL LANDING AREA.

(2) EVENT LANDING AREA.

(3) PROPOSED PATH WAY FOR JUMPER BACK TO PACKING AREA

(4) PACKING AREA

(5) PROPOSED CAMPING AREA.

(6) PROPOSED PARKING AREA

1

May 25, 2022

Corinne Boback

From: Box Office <boxoffice@caravanfarmtheatre.com>
Sent: Monday, June 13, 2022 2:21 PM
To: Corinne Boback
Subject: [External] Caravan Farm Theatre Sponsorship 2022
Attachments: CFT_Sponsorship_2022.pdf

Hello Corrine (hopefully spelling that right, apologies of not!),

So pleased we finally connected! Thank you so much for following through on everything for me about the potential sponsorships for Caravan Farm Theatre's 2022 Season!

I've attached the PDF with a tonne of information in it as well so you can read it at your leisure and pass it along to the others.

It would be wonderful to be able to promote Salmon Arm at our summer show: Blackhorse! It's coming up soon and should be a lot of fun! If you want to see more about what Blackhorse is about you can check it out here:

https://caravanfarmtheatre.com/show/blackhorse-2/

If you have any questions you can reply to me here or you can give me a call at 1-866-546-8533 (box office extension)! I'm usually here Tuesday-Saturday (aside from today of course!) 9-5, though that may get tweaked a little once Blackhorse starts its run!

Do let me know either way they decide!

Take care and looking forward to speaking with you again!

Thank you kindly,
Paula

--
Paula Schmidt
Box Office Manager + Fundraising Associate
Caravan Farm Theatre
boxoffice@caravanfarmtheatre.com
(250) 546-8500
1-866-546-8533

CARAVAN FARM THEATRE
PROFESSIONAL OUTDOOR THEATRE

CARAVAN FARM THEATRE

SPONSORSHIP

BECOME A SPONSOR

OUR 2022 SEASON

SUMMER SHOW
BLACKHORSE
July 12 to August 7

OUTDOOR CINEMA
FILM FESTIVAL
August 23 to 27

THE WALK OF TERROR
SPARAGMOS
October 11 to 29

THE WINTER SLEIGH RIDE SHOW
THE WONDERFUL
Dec 7 to 31

SPONSORSHIP LEVELS

Show Sponsor $500
Lobby Display on your night
Recognition in our program
Two tickets to the night of your choice

Production Sponsor $1000
Lobby Display throughout the run
Website and poster presence
Tickets to the Opening Night Gala

Season Sponsor $3000
Lobby display all year round
Website and Poster presence
Tickets to every Opening Night Gala

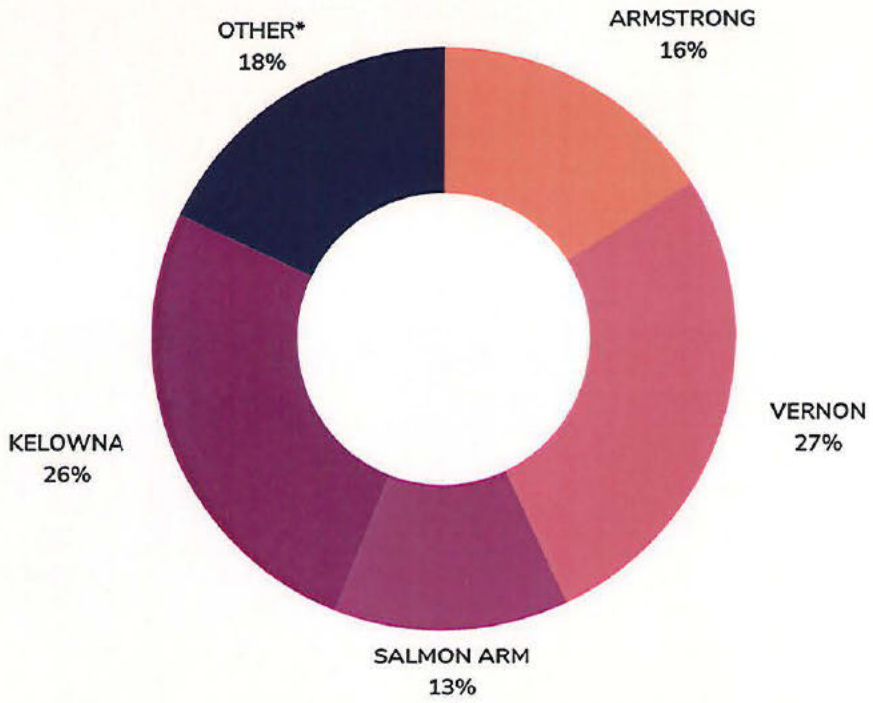
OUR AUDIENCE

15000
Total Patrons

9000
Email Subscribers

9000
Social Followers

1300
Monthly Web Views



*In smaller municipalities and outside Okanagan.

PARTNER WITH ARTS & CULTURE

Hailed as a national treasure, Caravan Farm Theatre is one of Canada's premier professional outdoor theatre companies, and has been entertaining audiences young and old, from near and far, since 1978.

When you become a Caravan Farm Theatre sponsor you become part of our theatre community, and your business reaches a wide and diverse audience across the Thompson Okanagan region.

There are many unique sponsorship opportunities available for businesses of all sizes, ranging from cash and in-kind support.

Contact us today to learn more about our opportunities.

Ivan Habel
Managing Director
1 866 546 8533
ivan@caravanfarmtheatre.com

4886 Salmon River Road
Armstrong BC, V0E 1B4

Mayor and Council

First Name	Makahl
Last Name	Solin
Address:	*Field not completed.*
Return email address:	[redacted]
Subject:	Salmon arm landscaping and growth
Body	Hi Mayor, I travel for work and visit towns and cities throughout BC. Recently I has the pleasure of working in cities such as Chilliwack, Courtenay, Comox. Once I returned back to Salmon Arm, I realized that our city, although it is nice, was lacking the wow factor. Feels like stepping back in time when I drive through Salmon Arm. Some of the towns stated go above and beyond with landscaping, especially on main road ways throughout the towns. Trees and plants along the center meridians and sidewalks. It really adds to these places and Salmon Arm seems to be lacking compared to others. Any plans for future landscaping or improving our roadways? Another issue I noticed is the lack of shopping and food chains in Salmon Arm and the ones we do have, seem outdated and in need of repairs. I know this can be a hard issue to talk about as not everyone accepts chains. I believe they can be beneficial as to serve for jobs and taxes as well as less people leaving town to shop else where. Does Salmon Arm have any plans to entice commercial chains or developers (ex. Home depot, superstore, more fast food chains) to come to Salmon Arm? And maybe some type of funding to entice current chains to renovate? Thoughts?
Would you like a response:	Yes

Disclaimer
Written and email correspondence addressed to Mayor and Council may become public documents once received by the City. Correspondence addressed to Mayor

Dear Mayor and Council,

I am writing to you on behalf of the grade 9 French immersion classes. The reason I am writing is regarding our flag, or lack thereof. I am aware that we have changed our flag, however the old ones are still flying, so in reality we don't really have a new flag. If you weren't aware, as I'm sure you are, there are five principles of a good flag; 2-3 different colors, no words, simple, unique and symbolic. While our current flag does follow some of these principles it breaks more of these then it follows, as it is not symbolic it has words and is not unique at all.

Our current flag is a great slogan, but a terrible flag. I understand that our flag is a very small part of our town but it can help improve our town, our town's culture and the community within our town, and I understand that the flag of the Secwépemc nation has words, and you may be wondering as to why ours can't. By the Secwépemc flag having words it breaks western flag tradition and is an act of resilience shown by the Secwépemc Nation

Aswell, you have missed out on a great opportunity for community engagement, working with the youth that may live here for their whole life as well as working with local Salmon Arm artists this could have been a great opportunity however, you botched it, but because our old flag is still flying do you have a unique opportunity to try again. Please take the time to consider all that we have said, and consider changing the town flag

Thank you very much,

The Grade 9 French immersion classes

Ayanna

Madeleine Wilkie

Tara Patterson

I approve of this message Cole Bukmeier

Devan Lansdowne

Emerson Lawless

12.1.10

Dear Mayor and Council,

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Thank you very much,

The Grade 9 French immersion classes

Consider having a town wide contest and vote!

Fynn Hamilton

Nick

Letter No. 3

Dear Mayor and Council,

I am writing to you on behalf of the grade 9 French immersion classes. The reason I am writing is regarding our flag, or lack thereof. I am aware that we have changed our flag, however the old ones are still flying, so in reality we don't really have a new flag. If you weren't aware, as I'm sure you are, there are five principles of a good flag; 2-3 different colors, no words, simple, unique and symbolic. While our current flag does follow some of these principles it breaks more of these then it follows, as it is not symbolic it has words and is not unique at all.

Our current flag is a great slogan, but a terrible flag. I understand that our flag is a very small part of our town but it can help improve our town, our town's culture and the community within our town, and I understand that the flag of the Secwépemc nation has words, and you may be wondering as to why ours can't. By the Secwépemc flag having words it breaks western flag tradition and is an act of resilience shown by the Secwépemc Nation

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Thank you very much,

The Grade 9 French immersion classes

Enje

Katie Izzy

Grace

Dear Council,
We would like to acknowledge our city flag. Personally we think the slogan "Small City, Big Ideas" is great as a slogan, however for a flag we don't think it makes sense with the criteria for flags: 1. Simple 2. 2-3 colors 3. Symbolic 4. No words 5. Be related. We think it would be good to continue using the signs around town and use the flag as a banner, but reconsider the flag. If you decide to continue with the current flag, we would like to see it actually put up around town.

Thank you for taking this into consideration.

Max, Jocelyn, Eli, Kass, Kaydence, Jordyn, Morgan, Evie Katie Izzy Grace

Greetings Mayor and Council,

Firstly, I wanted to thank you all for all the work you do for and throughout our community. Secondly, thank you for tolerating one annoying young teacher's passion project and (hopefully) relatively neutral way of introducing our young students how to engage with a civic issue.

The letters and flag designs delivered this Tuesday, June 14th, are entirely my students based on studying the same principles of flag design mentioned in the previous two letters. The students had a whole variety of views and I encouraged them to include that in their write-ups, letters, and descriptions of their flag suggestions

While I understand the new flag is our town slogan and in line with all our new branding, I have yet to find one flying from a flagpole and so thought it still worthwhile to keep engaging with the issue. If I could echo one of my students' suggestions – a town wide design contest with criteria laid out by you all on council could be a great way to get our community engaged with the new image and direction you are fostering with the new parks' signs, banner, and indeed flag. Why not say the new design has to include Ida Blue and invite other local partners, like the Secwepemc bands among others, come up with themes and values our community deems important to include in a local flag?

It's my hope to keep engaging civically with my students, and if they float any other ideas, I'm sure we'll reach out again. Moreover, it is my hope come the fall to reach out and see if I can't organize a field trip down to City Hall with my Grade 10 classes (the 9s writing this year's letters) to see how our municipal government runs as part of our civics unit in the Sciences humaines curriculum.

Again, thank you for the energy and passion you bring to our community in everything that you do, and thank you for accepting my continued haranguing on our town flag.

Bien cordialement,

Ryon Ready

RECEIVED
JUN 21 2022
CITY OF
SALMON ARM

Subject: [External] Shuswap Watershed Council: draft mtg summary for June 8th 2022

Hello,

The draft summary of the Shuswap Watershed Council meeting held on June 8th 2022 is attached here for your information. The summary is subject to correction at the next Council meeting (September 21st 2022). A 'Meeting Highlights' one-pager is also attached here, FYI.

Meeting agendas and summaries are always available on the SWC website: www.shuswapwater.ca.

Feel free to contact me if you have any questions.

~~

Erin Vieira, BNRS
Program Manager
Shuswap Watershed Council
c/o Fraser Basin Council
200A – 1383 McGill Road
Kamloops, BC V2C 6K7
Secwepemc'ulecw (territory of the Secwepemc Peoples)
250 314-9660 (office)
250 819-7125 (cell)
evieira@fraserbasin.ca (NOTE: updated e-mail address)
www.shuswapwater.ca

SHUSWAP watershed council

SHUSWAP watershed council

Council meeting highlights

JUNE 8TH 2022

Introduction of new SWC members

Chair Simpson welcomed new Community Representatives: Erik Kok, Kimm Magill-Hofmann, and Phil Owen; he also welcomed Robyn Laubman, representative of Splatsin and Kelly Chiatto, representative of BC Ministry of Forests.

Report from Program Managers

Erin Vieira provided an update on program operations since the last SWC meeting:

- Water quality monitoring by partners is underway across the Shuswap watershed; the **Shuswap Regional Algal Bloom Response Plan** is ready to implement if needed
- The SWC has announced grant funding for two water quality improvement projects; the **SWC's Water Quality Grant Program** will open for applications in November
- Education and outreach campaigns for the preventing the spread of invasive mussels to BC are underway; staff are also delivering educational campaigns for safe boating and recreation
- The SWC **Annual Highlights Report for 2021-22** is complete, it can be viewed online at www.shuswapwater.ca.
- Staff submitted comments to the Province in response to the *Watershed Security Strategy and Discussion Paper*.

Last fiscal year (April 1st 2021 – March 2022) expenses were $216,696 against an Operational Budget of $298,500; of the $81,804 surplus, $71,430 is allocated toward projects carried into the new fiscal year.

Phosphorus Action Plan for the Shuswap watershed

Mike Simpson presented an overview of the final draft Phosphorus (P) Action Plan. The P Action plan is part of the SWC's strategy for protecting and improving water quality in Shuswap and Mara Lakes. Several organizations and orders of government contributed to the drafting of the P Action Plan. The P Action Plan summarizes legislation that manages and regulates phosphorus; the Plan also outlines non-regulatory stratetic initiatives and opportunities to better manage phosphorus in the Shuswap watershed to protect water quality. The P Action Plan is in the final draft stage; it will be published later this year.

Guest presentation on Upper Adams Salmon Restoration

Mr. Don Holmes, R.P.Bio, Lakeshore Environmental, provided an update on the four-year salmon restoration program taking place in Adams Lake led by the Adams Lake Indian Band. The restoration involves applying fertilizer to Adams Lake to enhance the food supply (plankton) for juvenile Sockeye salmon to increase their growth and survival before they migrate to the ocean. To-date, the program has had good results and juvenile salmon are observed to be double in size compared to pre-fertilization. Lake fertilization and water quality monitoring is occurring again this year according to a prescribed schedule.

A full meeting summary is available on the SWC website.

SWC MEMBERS:

Jay Simpson – Chair
CSRD Area 'F'

Paul Demenok – Vice Chair
CSRD Area 'C'

Rene Talbot
CSRD Area 'D'

Rhona Martin
CSRD Area 'E'

Rod Crowe
TNRD, Village of Chase

Ken Christian
TNRD, City of Kamloops

Debbie Cannon
City of Salmon Arm

Colleen Anderson
District of Sicamous

Howard Nordquist
Secwepemc Nation, Adams Lake Indian Band

Robyn Laubman
Secwepemc Nation, Splatsin

Rick Fairbairn
RDNO Area 'D'

Denis Delisle
RDNO Area 'F'

Kym Keogh
BC Ministry of Environment & Climate Change Strategy

Lindsay Benbow
BC Ministry of Agriculture, Food & Fisheries

Kelly Chiatto
BC Ministry of Forests

Natalya Melnychuk
Community Representative

Erik Kok
Community Representative

Kimm Magill-Hofmann
Community Representative

Phil Owen
Community Representative

Dennis Einarson
Senior Scientific Advisor

SHUSWAP
watershed council

Council Meeting
June 8th 2022 • 9:00 – 11:55 AM

Draft Record of Decisions and Action Items
This record is subject to correction at the next Council meeting

Meeting objectives
1. Receive update from program managers
2. Receive presentation from Mike Simpson on Phosphorus Action Plan for the Shuswap Watershed
3. Receive guest presentation from Don Holmes on Upper Adams Salmon Restoration Program

Present
Jay Simpson, Chair – Columbia Shuswap Regional District, Area F
Paul Demenok, Vice Chair – Columbia Shuswap Regional District, Area C
Rene Talbot – Columbia Shuswap Regional District, Area D
Rhona Martin – Columbia Shuswap Regional District, Area E
Ken Christian – Thompson-Nicola Regional District, City of Kamloops
Rod Crowe – Thompson-Nicola Regional District, Village of Chase
Debbie Cannon – City of Salmon Arm (*to 11:30 am*)
Colleen Anderson – District of Sicamous (*to 11:45 am*)
Howard Nordquist – Secwepemc Nation, Adams Lake Indian Band
Robyn Laubman – Secwepemc Nation, Splatsin
Rick Fairbairn – Regional District of North Okanagan, Area D
Denis Delisle – Regional District of North Okanagan, Area F (*from 9:50 am*)
Kym Keogh – BC Ministry of Environment & Climate Change Strategy
Lyndsay Benbow – BC Ministry of Agriculture, Food & Fisheries
Kelly Chiatto – BC Ministry of Forests (*to 11:30 am*)
Natalya Melnychuk – Community representative (*from 9:30 am*)
Kimm Magill-Hofmann – Community representative
Phil Owen – Community representative (*to 9:30 am*)
Dennis Einarson – Senior Scientific Advisor

Erin Vieira and Alex de Chantal – Fraser Basin Council

Guests and observers
Mike Simpson
Andrea Shaw
Barbra Fairclough
Rob Solinger
Ian Rogalski

Regrets
Erik Kok
Dave Nordquist

SHUSWAP
watershed council

Call to Order

Chair Jay Simpson called the meeting to order at 9:03 AM. He acknowledged the meeting taking place on Secwepemc Territory.

A round of introductions took place. Chair Simpson introduced new Community Representatives: Erik Kok (not present at the meeting), Kimm Magill-Hofmann, and Phil Owen. He also introduced Robyn Laubman, representing Splatsin, and Kelly Chiatto, representing BC Ministry of Forests. Chair Simpson also introduced Alex de Chantal, new staff person with Fraser Basin Council.

Adoption of meeting summaries

Moved/seconded by Vice Chair Demenok/Director Talbot that:

The draft meeting summary of the March 9th SWC meeting be approved.

Carried

Correspondence

Moved/seconded by Mayor Christian/Director Talbot that:

The correspondence be received for information.

Discussion:
Chair Simpson commented on the importance of the SWC continuing to push senior orders of government regarding invasive Zebra and Quagga Mussels.

Councillor Anderson agreed and remarked that businesses in BC should have a link on their website to 'Don't Move a Mussel'.

Carried

Old business

None

Report from Chair

Chair Simpson reported that he met with Sue McKortoff, Chair of the Okanagan Basin Water Board, at the Southern Interior Local Government Association (SILGA) Convention in April regarding mutual interests and concerns about invasive Zebra and Quagga Mussels. Chair Simpson suggested SWC partner with OBWB and other like-minded organizations in BC to send correspondence to senior government advocating for better protection against invasive mussels.

Chair Simpson also reported that the Shuswap Lake Watch website, a site run by a citizen volunteer that has been a useful resource since the 1990s is currently not operational. It has been offline since April. The Chair posed the question about the SWC reaching out to the webmaster to find out more about the website and possibly providing support to ensure its continuity.

Chair Simpson also reported that the Anglemont Marina has been very useful to houseboats and cabin cruisers by providing a commercial pump-out service for black and grey water. However, the marina has discontinued this service. There is some concern about the possibility that the lack of this service could lead to illegal discharge of black and grey water into the lake.

Discussion:
Chair Demenok commented that SWC should determine its specific request to senior government regarding Zebra and Quagga Mussels.

Mayor Christian cautioned against the SWC taking over the responsibility for reporting hydrometrics that is held by other agencies, such as the River Forecast Centre and Environment Canada Water Office; he suggested the SWC post the relevant weblinks on its website.

Councillor Anderson commented that waste-water pump-out from vessels is not a viable commercial service, and that other companies offering this service also struggle with the business case for it. Vice Chair Demenok suggested SWC write to BC Parks requesting a feasibility study.

Moved/seconded by Vice Chair Demenok/Mayor Christian that:

The SWC write to BC Parks explaining that black- and grey-water pump-out from watercrafts is an important service to maintain the health of Shuswap and Mara Lakes but that it isn't a viable commercial service, and requesting that BC Parks undertake a feasibility study for providing this service at various access points to the lakes.

Carried

Natalya Melnychuk entered the meeting at 9:30 am

Phil Owen left the meeting at 9:30 am

Action items:

- Staff will update the SWC website with links to hydro-metric data from Environment Canada and the BC River Forecast Centre.

Completed

- Staff will prepare a letter to BC Parks as described above.

Report from Program Managers

Erin Vieira provided a year-end financial update (April 1st 2021 – March 31st 2022) and revised budget for 2022-23:
(continued on next page...)

REVENUE - Source For the fiscal year April 1st 2021 - March 30th 2022	**$**
Surplus (from March 31st 2021)	69,072
Operating Reserve	198,995
Per Contribution Agreement *	
CSRD (Areas C, D, E, F and District of Sicamous)	97,200
TNRD	32,590
City of Salmon Arm	24,320
Adams Lake Indian Band	790
Contribution from partner: Shuswap Lifeboat Society	3200
RDNO (Area F)	5000
Total revenue	**431,167**

EXPENSES April 1st – March 31st 2022	**Budgeted ($)**	**Expense ($)**	**Variance ($)**
Water Quality Monitoring	32,950	25,274	7676
Water Quality Protection	111,650	46,751	64,899
Zebra & Quagga Mussel Prevention	42,750	44,354	-1604
Safe Recreation	21,550	24,090	-2540
Communications & advocacy	48,100	36,033	12,067
Management & administration	41,500	40,193	1307
Sub-total Program Operations	**298,500**	**216,696**	**81,804***
Operating Reserve	132,667	0	132,667
Total expenses	**431,167**	**216,696**	**214,471**

* Of the $81,804 surplus, $71,430 is allocated toward projects carried forward into the new fiscal year (April 1st 2022 - March 31st 2023).

Revised budget for 2022-23:

REVENUE - Source For the fiscal year April 1st 2022 – March 31st 2023	**$**
Surplus (from March 31st 2022)	81.804
Operating Reserve	132,667
Per Contribution Agreement *	
CSRD (Areas C, D, E, F and District of Sicamous)	160,000
TNRD	53,600
City of Salmon Arm	40,000
Adams Lake Indian Band	1300
Grant funding:	3200
Transport Canada – Boating Safety Contribution Program	22,900
Total revenue	**492,271**

(continued on next page...)

EXPENSES April 1st 2022 – March 31st 2023	Budgeted ($)
Water Quality Monitoring	28,850
Water Quality Protection*	150,730
Zebra & Quagga Mussel Prevention	35,875
Safe Recreation	27,600
Communications & advocacy	55,100
Management & administration	43,750
Sub-total Program Operations	341,905
Operating Reserve	150,366
Total expenses	**492,271**

* Of the $150,730 budget for Water Quality Protection, $71,430 is carried forward from last fiscal year.
** The Safe Recreation Program is funded by $22,900 grant funds from Transport Canada.

Director Delisle entered the meeting at 9:50 am

Erin Vieira provided an update on program operations since the last Council meeting in March:

- Field season for water quality monitoring by partners is underway; Shuswap Regional Algal Bloom Response Plan is ready to implement if needed
- Contribution Agreements are now in place with two recipients receiving grant funds through the SWC's Water Quality Grant Program; next round of intakes will open in November
- Final draft of Phosphorus Action Plan for the Shuswap Watershed is complete
- Education and outreach campaigns re: best practices to stop the spread of invasive mussels are underway; use of travel literature, billboards, radio, newspaper ads and editorial, social media to spread the message
- Safe boating and recreation campaigns are underway using same media as described above
- SWC Annual Highlights Report for 2021-22 was completed in April, circulated and posted online (www.shuswapwater.ca)
- Staff submitted comments to the Province in response to the *Watershed Security Strategy and Discussion Paper*; anticipate a reply in the fall
- Staff currently working on Annual Shuswap Water Quality Summary Report

Presentation: Phosphorus Action Plan

Mike Simpson, former Fraser Basin Council staff who is now under contract to assist in the completion of the Phosphorus (P) Action Plan, presented an overview of the plan which is now in the final draft stage:

- Mike explained that the development of a P Action Plan is referenced in the SWC's current Strategic Plan; he further explained the importance of phosphorus in aquatic environments and in an agricultural context
- Shuswap and Mara Lakes receive over 100,000 kg/year of phosphorus via the Shuswap River and Salmon River; agricultural lands contribute the highest proportion of this, with urban and forested lands contributing substantially less on a proportional basis
- Mike provided an overview of legislation currently in place by provincial government, federal government, local/regional governments, and First Nations that manage or regulate phosphorus
- He then provided an overview of strategic initiatives and opportunities that can be taken by other, non-regulatory groups to better manage phosphorus in the Shuswap watershed such as by the SWC, farms and agriculture sector, forest industry, homeowners and waterfront property owners, boaters, local governments, and provincial and federal governments
- Next steps for the P Action Plan will be to finalize the content (minor edits and additions still to come), graphic design, and publication and circulation. The P Action Plan will be a living document.

Discussion:
SWC members had some suggestions for additions to the P Action Plan.

Natalya Melnychuk inquired if the P Action Plan considers the draft Water Quality Objectives for Shuswap Lake prepared by the BC Ministry of Environment. Mike replied that at the time of writing the P Action Plan, the draft Objectives were not available; they can now be added. Natalya suggested that the SWC write a letter to the new Ministry of Land, Water & Resource Stewardship introducing the Council and the Phosphorus Action Plan, and requesting a meeting to review some of the items in the plan.

Vice Chair Demenok commented that he is in support of the SWC developing a wetland strategy and leading wetland restoration/construction. Mike replied that the SWC has applied for external funding for the past two years to support the development of a wetland strategy, but grant applications have not been successful to-date; a wetland strategy is identified in the SWC's Strategic Plan. In the interim, the SWC's Water Quality Grant Program provides support to other groups working on wetland restoration.

Chair Simpson inquired if Mike will make a final round of edits and additions to the Phosphorus Action Plan; Mike clarified that the Plan can be updated and then it will be ready for graphic design. The Plan will remain a living document.

Action items:

- Staff will bring a request for additional budget to complete the P Action Plan as described above, if necessary, to the September Council meeting.

- Staff will prepare an introductory letter to the new Ministry of Land, Water & Resource Stewardship as described above.

Guest presentation: Upper Adams Salmon Restoration Program

Don Holmes, R.P.Bio, Lakeshore Environmental, attended the meeting and presented an update on the salmon restoration program underway in Adams Lake to restore the native salmon population. He explained that Adams Lake is very low in nutrients and subsequently has a minimal plankton community (which is important to juvenile salmon as a food source). A four-year program was created in 2019 to fertilize Adams Lake which in turn would create better habitat and survival for juvenile salmon. In 2021, fertilizer was applied to the lake on a twice-monthly basis; water quality was monitored regularly and the program was achieving the desired results. Juvenile salmon that were captured were observed to be twice their usual size. The restoration program is now in the third year, and fertilizer is once again being applied to Adams Lake on a prescribed schedule. A technical committee supporting this program is considering how to bring more spawning salmon back to the Upper Adams River.

Discussion:
Mayor Christian inquired about the public feedback in response to the restoration program and the lake fertilization. Mr. Holmes replied that initially some residents were concerned about the possibility of deleterious effects to water quality; he has since spoken directly with those residents to answer questions and the program is now receiving positive feedback. There have been no algal blooms.

Chair Simpson invited Mr. Holmes to attend a future Council to provide another update.

Roundtable discussion: draft Water Quality Objectives for Shuswap Lake

Chair Simpson invited Dennis Einarson to provide comments on the draft Water Quality Objectives (WQOs) developed for Shuswap Lake by the BC Ministry of Environment and Climate Change Strategy. Dennis remarked that, overall, the ambient conditions in Shuswap Lake are excellent. The area of concern is Salmon Arm Bay and Tappen Bay, due to inputs via Salmon River.

Chair Simpson asked how the recommendations for water quality monitoring prescribed in the Objectives document will be carried out. Kym Keogh explained that staff within the BC Ministry of Environment are responsible for monitoring, and the City of Salmon Arm also does some monitoring in the lake. Dennis added that some of the proposed monitoring sites are existing, long-term monitoring sites on the lakes which creates the highest quality data; additional monitoring sites may be needed.

Chair Simpson suggested that the SWC submit brief satisfactory comments to the Ministry in response to the draft Water Quality Objectives.

Councillor Debbie Cannon left the meeting at 11:30 am

Kelly Chiatto left the meeting at 11:30 am

Guest presentation: Stewarding Agricultural Watercourses Survey	Andrea Shaw introduced herself as an agro-ecologist with the BC Ministry of Agriculture, Food & Fisheries. She explained that the Ministry has recently embarked on new project, "Stewarding Agricultural Waterways", in response to concerns about riparian management within the agriculture sector. The Ministry would like to create better solutions for the farming community to address several issues and complications with riparian management. As a starting point, the MAFF has released an online survey – meant for farmers and ranchers in BC. Future stages of this project will include interviews, the production of a discussion paper in the fall, followed by an action plan to address challenges facing the farming community early next year (March). Next year (April) move to implementation phase. Consultant Ione Smith / Upland Consulting.

Councillor Anderson left the meeting at 11:45 am

Roundtable updates	None
Adjourn	**Moved/seconded** by Vice Chair Demenok/Mayor Christian that: The June 8th meeting of the Shuswap Watershed Council be adjourned. **Carried** The meeting adjourned at 11:55 am.

CERTIFIED CORRECT:

_____

Chair

BC COUNCIL OF FOREST INDUSTRIES

1220 - 595 HOWE STREET
VANCOUVER, BC, V6C 2T5

604 684-0211
INFO@COFI.ORG

June 13, 2022

New President and CEO of the BC Council of Forest Industries

I am delighted to announce the appointment of Linda Coady as President and CEO of the BC Council of Forest Industries.

Linda is a life-long strategic sustainability professional in the resources sector and is widely respected as one of the most accomplished ESG executives in the country. While she is joining us from her role as Executive Director at the Pembina Institute, an independent Canadian think tank on energy and climate policies, she has deep roots in the forest sector, having started her impressive career path at COFI where she was Senior Manager of Public Affairs from 1981-1993.

After leaving COFI, Linda joined MacMillan Bloedel as Vice President, Environmental Affairs where, working with the Chief Forester, she led the engagement with stakeholders during the challenging Clayoquot Sound protests, eventually leading to resolution. When Mac Blo was acquired by Weyerhaeuser, Linda stayed on to manage the environment and regulatory files for the Company's Coastal region, leading the company through another very significant set of issues in the central and mid-coast.

In 2003, Linda was ready for a change and was approached by the World Wildlife Federation to join their team and establish their office in Vancouver. Then in 2005, Linda was invited to join the Vancouver Organizing Committee for the 2010 Winter Olympics to lead the sustainability strategy for the Games, a key differentiating element for the 2010 Olympics.

At the conclusion of the 2010 Games, Linda taught at the Sauder School of Business at UBC and consulted for a period before going back to industry and working for Enbridge as the company's first ever Chief Sustainability Officer. She spent 6 years in this role advancing business strategies to meet new social, economic and environmental challenges in the energy sector. She was then recruited to the Pembina Institute to support policies that can accelerate decarbonization and diversification of Canada's energy economy.

Linda brings deep experience, a balanced, collaborative approach, and a pragmatic commitment to finding inclusive and competitive solutions – a hallmark of a unique career path that has allowed her to see issues from many sides. With Linda's leadership, together with the efforts of our talented COFI team, I believe we have just the right group to lead COFI's important work at this time, advocating for this industry that makes life better for British Columbians, enhancing our partnerships with indigenous communities and showcasing the important role that low carbon BC forest products can play as part of the climate solution.

I know you will all join me in welcoming Linda back to COFI and wishing her well as she takes up her new role on July 18th.

As we make this transition, I want to again thank Susan Yurkovich for her outstanding leadership over the last seven years. During a complex time, she has represented our industry and our interests with

exceptional skill on both the provincial and national stage and built a brand and a team we can all be proud of. I also want to thank her personally for all that she has done to ensure this transition is as smooth as possible for all of us and for agreeing to our request to continue to lead the work of the BC Lumber Trade Council for the next number of months to allow more time for transition.

I know I am joined by our Board, member companies and COFI Team in expressing our sincere gratitude to Susan and wish her nothing but the best as she begins her next chapter.

Don Kayne

Chair, BC Council of Forest Industries

Interior Health

June 8, 2022

Dear Community Leaders, Local Government Elected Officials and Staff,

With the arrival of the summer season, we are sharing resources to mitigate health risks of extreme heat and wildfire smoke events. Extreme heat and wildfire smoke can have devastating impacts on our health and the environment.

There is a need for our communities to build resilience and adapt to climate change. Hazardous events are expected to become increasingly frequent and severe. Responding to the changing climate requires an all-of-society approach, with many organizations working together. The information below may help guide your community's preparedness and response to heat and wildfire smoke.

Heat and Health

Prolonged periods of extreme heat can lead to severe illness and death. Heat can affect anyone but some people are more susceptible than others, especially if they don't have access to air conditioning. Those at higher risk include:

- Seniors aged 65 years or older
- Infants and young children
- People with pre-existing health conditions such as diabetes, heart disease or respiratory disease
- People with mental illness such as schizophrenia, depression, or anxiety
- People who are pregnant
- People with limited mobility
- People who live alone
- People who are marginally housed
- People who work in hot environments
- People with substance use disorders

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

Preparing for the Heat Season

In preparation for the 2022 heat season, the provincial BC Heat Alert Response System (BC HARS) has been developed. The HARS aims to provide consistency and guidance for community response to heat across the province. It includes a two-tiered alert system issued by Environment and Climate Change Canada (ECCC). HARS criteria have been established in partnership between ECCC, Health Authorities, Health Canada, and the BC Centre for Disease Control (BCCDC). The alert levels are as follows:

Alert Level	Heat Warning	Extreme Heat Emergency
Public Health Risk	Moderate (5% increase in mortality)	Very high (20% or more increase in mortality)
Descriptor	Very hot	Dangerously hot
Criteria within Interior Health Region (listed as daytime temperature - nighttime temperature – daytime temperature)	Southeast Interior: 35 °C - 18 °C - 35 °C Northeast Interior*: 29 °C - 14 °C - 29 °C *includes North Thompson, 100 Mile House and part of Cariboo Chilcotin	Heat warning criteria have been met and forecast indicates that daily highs will substantively increase day-over-day for 3 or more consecutive days
Historic Frequency	1-3 per summer	1-2 per decade

Heat related illness and death are preventable. Planning for heat warnings and extreme heat emergencies can save lives. Emergency preparedness and response plans can include actions such as supporting communication of key heat messages (included in BC HARS), community outreach efforts focused on high-risk populations, supporting groups that provide services to vulnerable populations, establishing cooling shelters and extending hours at pre-existing cool public spaces, and exploring options for free transportation to parks, greenspaces, water parks, and cooling shelters.

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

For more information, please refer to the BC Heat Alert Response System (BC HARS), PreparedBC Extreme Heat Preparedness Guide and BCCDC –Plan for Heat webpage. You can also refer to the additional resources below.

Additional Heat Information Resources

Heat & Health – General	Heat Alert & Response Planning
HealthLink BC: Beat the Heat Webpage	Heat Alert & Response Planning for Interior BC Communities: A Toolkit
Interior Health : Extreme Heat Webpage	BC Centre for Disease Control: Developing a Municipal Heat Response Plan: A Guide for Medium Sized Municipalities
Government of BC: Extreme Heat Social Media Package	Interior Health: Community Health and Climate Change Map

Wildfires, Smoke Pollution and Health

Wildfires can occur during heat season due to lack of rain and hot temperatures that dry up vegetation. This can lead to smoke pollution which can irritate the lungs, cause inflammation, and alter immune function. Wildfire smoke can also lead to worsening of heart and lung disease.

The length of exposure to wildfire smoke, as well as a person's age and underlying health conditions, determine the health impact. Children, older adults, and those with respiratory conditions or other chronic illness are at higher risk from the effects of wildfire smoke. Reducing exposure to wildfire smoke is the best way to protect health, but remember that heat poses a bigger risk to health than smoke for most people, so priority should be given to staying cool.

Prepare for Wildfire Smoke

During a wildfire, it is important that people have access to clean air. The Air Quality Health Index (AQHI) is designed to help people understand how air quality can affect their health. A cleaner air shelter is a room, area, or building that has an air filtration system that reduces the amount of pollution from wildfire smoke. Provision for a cleaner air space can allow the sheltering of large numbers of community members when outdoor air conditions are poor and contribute to reducing the health effects of pollutant exposure from smoke.

Wildfire smoke is an important consideration when planning outdoor community events. When possible, identification of an alternate indoor 'cleaner air space' location is ideal. When wildfire smoke is present, refer to the AQHI to determine the risk to attendees. The risk can be reduced by shortening the length of the event (i.e. reduced game time, shorten lesson/presentation/concert). Event organizers and coaches should be aware that people react differently to smoke and should pay special attention to younger, older and/or participants with respiratory or chronic illness.

See resources below for more information about the wildfire smoke planning resources and information regarding actions individuals can take to mitigate the impact of smoke in their homes.

Smoke Information Resources

Wildfire Smoke & Health – General	Wildfire Smoke & Health –Response Planning
BC Centre for Disease Control: Fact sheet series - Wildfire Smoke	BC Centre for Disease Control: Wildfire Smoke Response Planning
HealthLink BC: Wildfires and Your Health	Interior Health : Emergency Information Wildfires Page
BC Centre for Disease Control: Wildfire Smoke and Outdoor Exercise	Interior Health: Community Health and Climate Change Map

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

Adaptation to climate change requires a multi-sectoral approach with local government, community leader, organizations and the health sector all playing a role. The Interior Health - Healthy Communities Team and Medical Health Officers can support planning of your community's responses to mitigate health impacts of heat and wildfire smoke and can be contacted at hbe@interiorhealth.ca.

Sincerely,

Dr. Sue Pollock
Interim Chief Medical Health Officer

Dr. Carol Fenton
Medical Health Officer

Dr. Karin Goodison
Medical Health Officer

Dr. Jonathan Malo
Medical Health Officer

Dr. Shobhit Maruti
Medical Health Officer

Dr. Silvina Mema
Medical Health Officer

Dr. Fatemeh Sabet
Medical Health Officer

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

Anna Barford
Stand.earth
5307 Victoria Drive, Suite 347
Vancouver, BC, V5P 3V6
anna@stand.earth, 604-757-7029

17 June 2022

Mayor and Council
City of Salmon Arm

Box 40,
Salmon Arm, BC,
V1E 4N2

Sent via: email

Re: Motion at UBCM Protecting BC Coasts From Acidic Washwater Dumping being brought forward by Vancouver

We are writing today as Stand.Earth to bring your attention to an important resolution that will be coming before UBCM, having passed unanimously at LMLGA, to address acidic wastewater discharge in all waters off BC.

It is well established that ocean acidification has devastating effects on marine life, aquaculture, and coastal communities dependent on a thriving ocean. In recent years a new device has been taken up in record numbers that is dumping catastrophic volumes of acidic wastewater directly into the ocean from vessels.

In order to mitigate sulphur air pollution from burning heavy oil, the maritime shipping industry employs exhaust gas cleaning systems (scrubbers) instead of simply switching to lower sulphur fuels which are already available on the market. Scrubbers result in a solution of concentrated acidic sulphates, metals, and other toxins that are dumped directly into the ocean while the ship is in operation.

Cruise and cargo vessel traffic in Canadian jurisdiction annually discharge tens of millions tonnes of this acidic washwater directly into the coastal waters of BC. The International Council for the Exploration of the Seas has found that scrubber washwater has lethal and sub-lethal effects on plankton, a critical component of marine ecosystems.

The Vancouver Fraser Port Authority is demonstrating regional leadership in preventing acidic wastewater dumping and is phasing in a requirement simply for ships to burn cleaner fuels. They join the Port of Seattle, Quebec's Port Sept-Iles, The State of California and ports around the world in taking steps to prevent the use of scrubbers and mandate a transition to cleaner fuels.

The resolution before UBCM is critical to bring this issue to the table with levels of government that have jurisdiction over territorial waters and can protect the Salish and Great Bear Seas. We urge you to support the motion "Protecting B.C.'s Coasts From Acidic Washwater Dumping" at the upcoming UBCM convention in September.

Thank you for your consideration of our letter. Please do not hesitate to reach out at anna@stand.earth or call during daytime hours to 604-757-7029.

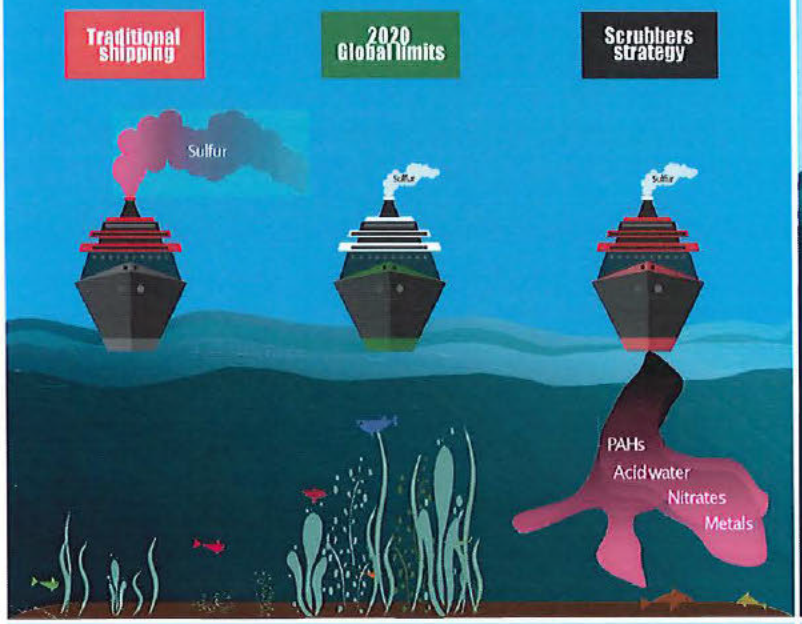
Sincerely,

Anna Barford
Canada Shipping Campaigner
Stand.earth
Vancouver, BC

We Need to Move Faster on the Ban of Marine Scrubbers in the Port of Vancouver and Across Canada

WHAT ARE MARINE SCRUBBERS?

Marine Scrubbers were created as a **loophole** for ships to avoid switching to cleaner fuels in response to more strict 2020 sulfur emission guidelines.

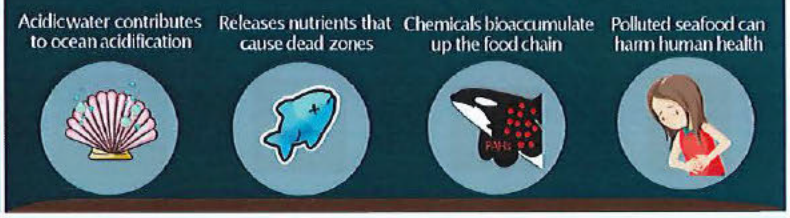


WHY ARE SCRUBBERS BAD?

Scrubbers use alkaline water (often seawater) to transfer harmful air pollutants such as sulfur oxides and other air pollutants into washwater.



This washwater is **dumped** into coastal ecosystems, posing a threat to aquatic organisms.



WHAT IS BEING DONE LOCALLY?

The Port of Vancouver has enacted a 3 phase ban of scrubbers in its jurisdiction:



Phase 1: No scrubber discharge when ships are anchored in the Port

March 1, 2022



Phase 2: No scrubber discharge in all Port of Vancouver regulated waters

TBD



Phase 3: Ban on scrubbers in all Port of Vancouver regulated waters

TBD

Currently, **ships can still dump scrubber washwater** while moving in and out of port. We need to move faster to a full scrubber ban.

We also need **Canada-wide** legislation banning scrubber use to protect all Canadian waters.

WHAT CAN YOU DO?

1. Get Talking



Spreading awareness about the issue helps to put more pressure on local and federal governments to **ban scrubbers now.**

2. Put Pressure on Government

@Transport_gc

Write an **e-mail** to your local MP or **tweet** Transport Canada.

#banscrubbers #nodumping

UBC Ocean Leaders

STAND .earth

GRAPHICS ATTRIBUTION

TOWN OF GIBSONS
PO Box 340
474 South Fletcher Road
Gibsons BC | VON 1VO

T 604-886-2274
F 604-886-9735
info@gibsons.ca
www.gibsons.ca

OFFICE OF THE MAYOR | WILLIAM BEAMISH

June 16, 2022 0560-30

Via Email

Dear Mayor and Council,

Re: Hospice Services Funding – UBCM resolution from Town of Gibsons

At our May 17, 2022 Regular meeting, Council considered and adopted the following resolution:

> "WHEAREAS Hospice Societies across BC offer services and innovative programs which enhance the quality of life of palliative patients and their caregivers in the community where they live, as well as supportive bereavement programs for those who are left behind:
>
> AND WHEREAS reliable government funding necessary for the sustainability of the essential social service provided by Hospice Societies is inconsistent and irregular:
>
> NOW THEREFORE BE IT RESOLVED that UBCM call upon the Government of British Columbia to recognize the established place of Hospice Societies in the continuum of palliative care and bereavement support and develop a funding model which provides annual operational funding to community-based hospice societies for the provision of programs and services:
>
> AND FURTHER THAT UBCM encourages local governments to also contribute financial support to Hospice Societies within their communities."

Thank you in advance for your support and consideration for this resolution. Please feel free to contact our office should you have any questions or comments.

Yours truly,

William Beamish
Mayor of Gibsons

June 17, 2022

File: 0280-30
Ref: 197425

Dear Local Governments and First Nation Governments:

On February 18th, 2022, government approved amendments to the Agricultural Land Reserve Use Regulation (ALRUR) under the *Agricultural Land Commission Act* (ALCA). The amendments provide clarity to local governments, First Nation governments that are Treaty First Nations or First Nation governments with settlement or proposed settlement lands – referred to hereafter as First Nation Governments, and interested parties that the use of agricultural land to construct, maintain or operate a controlled environment structure is designated as a farm use under the ALCA. That means farmers do not need to make a non-farm use application to the Agricultural Land Commission (ALC) to have a controlled environment structure on the Agricultural Land Reserve (ALR). The changes can be seen on B.C. Laws: Order in Council 83/2022

This regulatory change was required to provide clarity to the agricultural industry, local governments and First Nation Governments about what uses may occur on the ALR and the regulatory authority local governments or First Nation Governments have over controlled environment structures.

Controlled environment structures are still governed by other legal requirements, including those under the ALCA and local government zoning bylaws or First Nation Government rules. Although a controlled environment structure does not require a non-farm use application to the ALC, if the removal of soil or placement of fill is required to construct or maintain the structure, then the activity would be subject to the soil and fill rules under the ALCA. A Notice of Intent or a Placement of Fill or Removal of Soil Application would need to be submitted to the ALC if the total area from which soil is removed or fill is placed exceeds 1000m².

.../2

Ministry of Agriculture and Food

Corporate Policy and Priorities Branch

Mailing Address:
PO Box 9120 Stn Prov Govt
Victoria, BC V8W 9B4

Phone # 778 698-3889
Fax # 250 387-0357

Location:
5th floor, 545 Superior Street
Victoria BC V8V 1T7

Web Address:
http://www.gov.bc.ca/agri/

After this regulatory change comes into effect, it will be clear that local governments and First Nation Governments can prohibit these structures. These amendments will come into force on August 31st, 2022, to provide local governments, First Nation Governments, and other interested parties adequate time to prepare for the changes. Some local governments and First Nation Governments may wish to develop bylaws for these industries within their regions.

If you have questions on bylaw development please contact Jeffrey Weightman, Team Lead, Land Use Planning, Ministry of Agriculture and Food at jeffrey.weightman@gov.bc.ca or 236 478-3272.

If you have questions about the interpretation of the regulation, please contact the ALC at ALCBurnaby@Victoria1.gov.bc.ca.

Background information on the regulatory change is provided in the attached Appendix – Supplemental Information. If you have any questions or concerns related to policy intent please contact Elissa Whittington, Acting Policy Team Lead, Ministry of Agriculture and Food at Elissa.Whittington@gov.bc.ca or 236 478-1638.

Sincerely,



Ardice Todosichuk
Executive Director
Corporate Policy and Priorities Branch
Ministry of Agriculture and Food
Phone: 250 978-9767
Email: Ardice.Todosichuk@gov.bc.ca

Enclosures:

- Order in Council 83/2022
- Appendix – Supplemental Information

Appendix - Supplementary Information

On July 11, 2019, the Government of British Columbia announced the Food Security Task Force (Task Force) – a commitment identified in the 2019 Speech from the Throne. The Task Force's mandate was to provide recommendations on how to:

- Apply agricultural technology ("agri-tech") to enhance sector productivity, economic competitiveness and sustainability, reduce waste and tailor productivity to market demands;

- Grow the emerging agri-tech sector in B.C. as a standalone economic sector that can produce technologies that will be in demand globally; and

- Support the objectives of CleanBC through the adoption of technologies and practices that will help reduce greenhouse gas emissions and increase access to fresh, healthy food and stimulate local economic activity.

The Task Force released their final report on January 30, 2020. The report included four major recommendations:

- applying the United Nations' Sustainable Development Goals to agricultural policies;

- establishing an incubation/acceleration strategy for B.C.'s agritech sector;

- creating an agriculture and agritech institute in B.C. in partnership with post-secondary institutions; and

- reviewing land-use planning policies and regulations to ensure B.C.'s agritech sector has a place to grow.

The Task Force report is available online at https://engage.gov.bc.ca/app/uploads/sites/121/2020/01/FSTF-Report-2020-The-Future-of-Food.pdf.

The Minister's mandate letter for 2022 directs the Minister to draw on the recommendations from the Task Force, to take steps to make B.C. a leader in food security and the emerging agritech sector, and to help BC companies that are bringing innovation to agriculture grow, hire more workers and position B.C. as an agri-tech leader, while protecting farmland in the ALR.

The Minister's mandate letter is available online at https://www2.gov.bc.ca/assets/gov/government/ministries-organizations/premier-cabinet-mlas/minister-letter/agf-popham-mandate_2022_-_secured.pdf.

Defining Agri-tech

Agri-tech is a term used to describe an emerging sector that exists at the interface of technology and agriculture. Agri-tech is the development and application of technology and innovation to the farm and food sectors to improve production, profitability, and sustainability.

The Agri-tech sector includes companies involved in the development, production, commercialization and facilitation of products, services, research or adoption of applications for farm, food and seafood businesses/operations. Examples of sector components include: agri-tech facilities built for product research; agri-tech farming for intensive crop production (e.g., vertical/container farms to support intensive vegetable/fruit/berry production); and agri-tech food processing and manufacturing.

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 83 *, Approved and Ordered* February 18, 2022

Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that, effective August 31, 2022, the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019, is amended as set out in the attached Schedule.

Minister of Agriculture, Food and Fisheries

Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, s. 58

Other: OIC 67/2019

R10556337

SCHEDULE

1 *Section 1 of the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019, is amended by adding the following definition:*

"controlled environment structure" means a structure that provides a controlled environment intended to intensify crop production, including, without limitation,

(a) a vertical farming system,

(b) a rotating tray system, or

(c) any other structure that minimizes the use of land, controls the use of light, air, water or nutrients or relies in whole or in part on automation,

but not including

(d) a greenhouse,

(e) a structure for mushroom production, or

(f) a structure described in section 8 (1) (b) or (2) that is used for producing cannabis in accordance with section 8; .

2 *Part 2 is amended by adding the following Division before section 4:*

Division 1 – Farm Uses That May Be Prohibited .

Controlled environment structures

3.1 The use of agricultural land to construct, maintain or operate a controlled environment structure is designated as a farm use.

3 *The following heading is added after section 3.1:*

Division 2 – Farm Uses That May Not Be Prohibited .

4 *Sections 4 and 5 (1) are amended by striking out* "this Part" *and substituting* "this Division".

5 *The following section is added to Part 2:*

Controlled environment structures

13.1 The use of agricultural land to construct, maintain or operate a controlled environment structure may not be prohibited as described in section 4 if

(a) the structure that is being constructed, maintained or operated as a controlled environment structure was constructed or was under construction before August 31, 2022, and

(b) the structure is constructed in accordance with all applicable authorizations and enactments.

Jonathan X. Coté
Mayor

June 21, 2022

Dear Mayor and Council,

Re: Library Funding UBCM Resolution

I am writing to ask for your support for a resolution that the City of New Westminster is bringing to the UBCM Annual Convention in September.

The Province of British Columbia provides grants to public libraries annually. In 2009, provincial funding for BC's public libraries was reduced from $17.9 million to $14 million. The grant has remained static at $14 million since 2010. The lack of annual increases means that each year libraries receive less provincial funding as a portion of overall revenue, which results either in cuts to services or an increased cost to municipalities. Inflationary pressures compound the financial situation of BC libraries. Funding is provided to individual libraries; in 2022, the New Westminster Public Library (NWPL) received a grant of $146,300, which represents 2.9% of NWPL's total operating budget, and a one-time COVID-19 relief and recovery grant of $79,933.53 that will help address some needs this year only.

As in previous years, the BC Public Library Partners (BC Library Trustees Association, Association of BC Public Library Directors, BC Library Association and BC Libraries Cooperative) are coordinating advocacy efforts to increase provincial funding for libraries. The budget request in 2023 is for $22 million.

In response to an appeal from our Library Board, at a meeting on June 13, 2022, New Westminster City Council received passed the following resolution to be considered by the UBCM:

> WHEREAS libraries in British Columbia are largely financed by levies paid by local governments, and where provincial library funding has remained stagnant for the past 10 years;
>
> AND WHEREAS public libraries are central to communities, provide equitable access to vital resources, including internet, computers, digital

Office of the Mayor
Corporation of the City of New Westminster
511 Royal Avenue, New Westminster, BC • Canada V3L 1H9 T (604) 527 4522 F (604) 527 4594
www.newwestcity.ca

library tools and in-person services from expert staff which are essential for low-barrier services and support job seekers and small businesses, that increase literacy in communities, that advance reconciliation with Indigenous peoples, and that promote equity and inclusion;

THEREFORE BE IT RESOLVED that the Union of the BC Municipalities call on the Government of British Columbia to provide long-term sustainable funding for public libraries in BC and that the Province ensure that BC Libraries will henceforth receive regular increases to Provincial Government funding in subsequent years.

The support of your delegates to UBCM for this motion would be greatly appreciated.

Sincerely,



Jonathan X. Cote
Mayor

Office of the Mayor
Corporation of the City of New Westminster
511 Royal Avenue, New Westminster, BC • Canada V3L 1H9 T (604) 527 4522 F (604) 527 4594
www.newwestcity.ca

SALMONARM
SMALL CITY, BIG IDEAS

AGENDA

City of Salmon Arm
Regular Council Meeting

Monday, June 27, 2022
1:30 p.m.

[Public Session Begins at 2:30 p.m.]
Council Chambers of City Hall
500 – 2 Avenue NE
Salmon Arm, BC

Page #	Item #		Description
	1.		**CALL TO ORDER**
1 - 2	**2.**		**IN-CAMERA SESSION**
	3.		**ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY** *We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.*
	4.		**ADOPTION OF AGENDA**
	5.		**DISCLOSURE OF INTEREST**
	6.		**CONFIRMATION OF MINUTES**
3-20		1.	Regular Council Meeting Minutes of June 13, 2022
	7.		**COMMITTEE REPORTS**
21-24		1.	Development and Planning Services Committee Meeting Minutes of June 20, 2022
25-28		2.	Downtown Parking Commission Meeting Minutes of June 21, 2022
29-34		3.	Shuswap Regional Airport Operations Committee Meeting Minutes of June 15, 2022
	8.		**COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**
	9.		**STAFF REPORTS**
35-38		1.	Chief Financial Officer – Annual Financial Audit Services – 2022 and 2023
39-42		2.	Chief Administrative Officer – Community Resiliency Investment Program – 2022 FireSmart Community Funding & Supports Application

	9.		**STAFF REPORTS - continued**
43-46		3.	Chief Administrative Officer – 55+ BC Games Bid
47-50		4.	Director of Corporate Services, Naming and Advertising Agreement for the Recreation Centre
51-52		5.	Director of Corporate Services – 2021 Annual Report
53-56		6.	Director of Engineering & Public Works – Canada Community – Building Fund in BC 2022 Strategic Priorities Fund
	10.		**INTRODUCTION OF BYLAWS**
	11.		**RECONSIDERATION OF BYLAWS**
57-62		1.	City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 – Final Reading
63-70		2.	City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543 - Final Reading
71-84		3.	City of Salmon Arm Zoning Amendment Bylaw No. 4526 [ZON-1239; Struk, K. & C.; 6841 46 Street NE; R-1 to R-8] – Final Reading
	12.		**CORRESPONDENCE**
85-86		1.	Informational Correspondence
	13.		**NEW BUSINESS**
	14.		**PRESENTATIONS**
	15.		**COUNCIL STATEMENTS**
	16.		**SALMON ARM SECONDARY YOUTH COUNCIL**
	17.		**NOTICE OF MOTION**
	18.		**UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
	19.		**OTHER BUSINESS**
87-88		1.	2022 Shuswap Trails Roundtable Event [Councillor Lavery's Notice of Motion from the June 13, 2022 Regular Council Meeting]
	20.		**QUESTION AND ANSWER PERIOD**

7:00 p.m.

Page #	Item #		Description
	21.		**DISCLOSURE OF INTEREST**
	22.		**HEARINGS**
89-110	1.		Development Permit Application No. DP-443 [Blanleil Cranbrook Holdings Ltd; 2800 10 Avenue (TCH) SW; Form and Character]
111-140	2.		Development Permit Application No. DP-441 [1334672 Ltd., Inc. No. BC1334672/ Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]
	23.		**STATUTORY PUBLIC HEARINGS**
141-164	1.	a.	Official Community Plan Amendment Application No. OCP4000-49 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]
165-166		b.	Zoning Amendment Application No. ZON-1237 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] *(See item 23.1.a for Staff Report)*
167-182	2.		Zoning Amendment Application No. ZON-1241 [McCann, D. & K. / Orchard Valley Homes Ltd; 961 17 Street SE; R-1 to R-8]
183-196	3.		Zoning Amendment Application No. ZON-1243 [Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8]
197-206	4.		Zoning Amendment Application No. ZON-1244 [Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8]
207-218	5.		Zoning Amendment Application No. ZON-1245 [Barrett, D.; 1071 12 Avenue SE; R1 to R8]
219-222	6.		Land Use Contract Termination Application No. LUC P1971 [Canoe Creek Estates]
	24.		**RECONSIDERATION OF BYLAWS**
223-226	1.	a.	City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 [OCP4000-49; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR] - Third Reading
227-230		b.	City of Salmon Arm Zoning Amendment Bylaw No. 4511 [ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] – Third Reading
231-234	2.		City of Salmon Arm Zoning Amendment Bylaw No. 4528 [ZON-1241; McCann, D. & K. / Orchard Valley Homes Ltd; 961 17 Street SE; R-1 to R-8] – Third and Final Readings
235-238	3.		City of Salmon Arm Zoning Amendment Bylaw No. 4535 [ZON-1243; Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8] – Third and Final Readings
239-242	4.		City of Salmon Arm Zoning Amendment Bylaw No. 4537 [ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8] – Third Reading
243-246	5.		City of Salmon Arm Zoning Amendment Bylaw No. 4538 [ZON-1245; Barrett, D.; 1071 12 Avenue SE; R1 to R8] – Third and Final Readings

24. RECONSIDERATION OF BYLAWS - continued

247-260 6. City of Salmon Arm Zoning Amendment Bylaw No. 4533 - [Canoe Creek Estates] – Third Reading (Public Hearing Waived)

261-264 7. City of Salmon Arm Amendment Bylaw No. 4532 to Land Use Contract Termination No. LUC P1971 [Canoe Creek Estates] – Third Reading

25. QUESTION AND ANSWER PERIOD

265-266 **26. ADJOURNMENT**

Item 2.

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: pursuant to Section 90(1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality necessary for that purpose of the Community Charter, Council move In-Camera.

Vote Record

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

Opposed:

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

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Item 6.1

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Regular Council Meeting Minutes of June 13, 2022, be adopted as circulated.

Vote Record

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

Opposed:

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

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chambers of City Hall 500 – 2 Avenue NE and by electronic means, at 1:00 p.m. and reconvened at 2:30 p.m. on **Monday, June 13, 2022.**

PRESENT:

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

Chief Administration Officer Erin Jackson (participated remotely)
Director of Engineering and Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Director of Corporate Services S. Wood
Chief Financial Officer C. Van de Cappelle
Deputy Corporate Officer C. Boback (participated remotely)
Fire Chief B. Shirley

ABSENT:

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 1:00 p.m.

2. IN-CAMERA SESSION

0246-2022 Moved: Councillor Lindgren
Seconded: Councillor Flynn
THAT: pursuant to Section 90(1) (d) the security of the property of the municipality, (g) litigation or potential litigation affecting the municipality and (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:00 p.m.
Council returned to Regular Session at 2:17 p.m.
Council recessed until 2:30 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

Correction of Item 22.2 – Resolution page should read "Development Variance Permit No. VP-552" not "Development Permit No. DP-552."

Addition of Submission Item 12.1.17 – B. Laird – letter dated June 10, 2022 – Opening Lakeshore

Addition of Submission Item 22.4 – R. & A. Cogar - letter dated June 10, 2022 – VP-549; Setbacks

Addition of Submission Item 23.2 - C. Wiseman & I. Thompson - letter dated June 11, 2022 - ZON-1234

Addition of Submission Item 23.2 – S. Hilna - letter dated June 11, 2022 - ZON-1234

5. DISCLOSURE OF INTEREST

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of May 24, 2022

0247-2022 Moved: Councillor Lindgren
Seconded: Councillor Cannon
THAT: the Regular Council Meeting Minutes of May 24, 2022, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of June 6, 2022

0248-2022 Moved: Councillor Lavery
Seconded: Councillor Flynn
THAT: the Development and Planning Services Committee Meeting Minutes of June 6, 2022 be received as information.

CARRIED UNANIMOUSLY

2. Community Heritage Commission Meeting Minutes of May 2, 2022

0249-2022 Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: the Community Heritage Commission Meeting Minutes of May 2, 2022 be received as information.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS - continued

4. Active Transportation Task Force Meeting Minutes of June 6, 2022

0251-2022 Moved: Mayor Harrison
Seconded: Councillor Lavery
THAT: the Active Transportation Task Force Minutes of June 6, 2022 be received as information.

CARRIED UNANIMOUSLY

3. Traffic Safety Committee Meeting Minutes of May 19, 2022

0250-2022 Moved: Councillor Eliason
Seconded: Councillor Lavery
THAT: the Traffic Safety Committee Meeting Minutes of May 19, 2022 be received as information.

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

Board in Brief – May 2022 – Received as information.

9. STAFF REPORTS

1. Chief Financial Officer – 2022/2023 Revised RCMP Funding (2022 Budget) – 2023/2024 RCMP Funding (2023 Budget)

0252-2022 Moved: Councillor Lavery
Seconded: Councillor Eliason
THAT: the City of Salmon Arm approve the revised contract estimate and spending cap for 2022/2023 estimated at $4,792,618 under the Municipal Policing Contract of which the City is responsible for 90% thereof;

AND THAT: the City of Salmon Arm approve in principle the 2023/2024 budget of $5,010,790 under the Municipal Policing Contract of which the City is responsible for 90% thereof.

CARRIED UNANIMOUSLY

2. Director of Engineering & Public Works – Airport Instrument Approach Maintenance – Cyclic Review

0253-2022 Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: the 2022 Budget contained in the 2022-2026 Financial Plan be amended to reflect funding for the GPS & WAAS Instrument Protocol – Cyclic Review in the amount of $15,000.00 funded from the Airport – O&M Reserve;

9. STAFF REPORTS - continued

2. Director of Engineering & Public Works – Airport Instrument Approach Maintenance – Cyclic Review

AND THAT: Council award the Cyclic Review of the Airport GPS & WAAS instrument approaches to Cormier Aviation Consultation for the quoted price of $12, 500.00 plus taxes as applicable;

AND FURTHER THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of the Cyclic Review of the Airport instrument approaches to authorize the sole sourcing of same to Cormier Aviation Consultation.

CARRIED UNANIMOUSLY

3. Director of Engineering & Public Works – Annual Transit Operating Agreements

0254-2022 Moved: Councillor Flynn
Seconded: Councillor Cannon
THAT: the Mayor and Corporate Officer be authorized to execute the Amended 2021/2022 Annual Operating Agreement for Transit Services between the City of Salmon Arm and BC Transit;

AND THAT: the Mayor and Corporate Officer be authorized to execute the 2022/2023 Annual Operating Agreement for Transit Services between the City of Salmon Arm and BC Transit.

CARRIED UNANIMOUSLY

4. Director of Engineering & Public Works – Parks & Washroom Security Contract Award

0255-2022 Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: Council award a contract to Salmon Arm Security Inc. for the Parks Security Services & Washroom open/close for a one (1) year term commencing July 1, 2022 for the unit prices as outlined in the Staff report dated June 7, 2022;

AND THAT: an option for a two (2) year extension in years 2023/2024 and 2024/2025 at the quoted unit rates, provided that both parties are in agreement.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond declared a conflict of interest with Item 9.5 as Salmon Arm Economic Development Society is a client of her firm and left the meeting at 3:08 pm.

9. STAFF REPORTS - continued

5. Director of Corporate Services – Municipal Regional District Tax (MRDT) Agreement Renewal June 2022 – May 2027

0256-2022 Moved: Councillor Eliason
Seconded: Councillor Lavery
THAT: the Mayor and Corporate Officer be authorized to execute the Municipal Regional District Tax (MRDT) Agreement for the five (5) year term of June 1, 2022 to May 31, 2027 between the City of Salmon Arm and the Salmon Arm Economic Development Society for the administration of the Municipal Regional District Tax.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond returned to the meeting at 3:13 pm

6. Chief Administrative Officer - Living Wage

0257-2022 Moved: Councillor Lindgren
Seconded: Councillor Lavery
WHEREAS: a Living Wage is the hourly rate needed for two working adults to meet the basic needs of a family of four in order to meet the basic costs of living - food, clothing, accommodation, transportation and childcare in the community they reside in;

AND WHEREAS: a Living Wage has been studied and recommendations made for various regions of BC and Canada;

AND WHEREAS: many local governments are champions for fair Living Wages for their direct employees and contracted services;

THEREFORE BE IT RESOLVED THAT: the City of Salmon Arm become a Living Wage Employer committed to a living wage for direct employees and requiring the same for specified contracted workers on city premises and properties to take effect on January 1, 2023;

AND THAT: Council direct staff to draft such a Living Wage policy for Council's consideration.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 – First, Second and Third Readings

0258-2022 Moved: Councillor Cannon
Seconded: Councillor Lavery
THAT: Fire Prevention and Fire Department Amendment Bylaw No. 4534 be read a first, second and third time.

CARRIED UNANIMOUSLY

Councillor Cannon left the meeting at 3:57 p.m. and returned at 3:59 p.m.

11. RECONSIDERATION OF BYLAWS

4. City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502 – Final Reading *(See Item 10.2 for Staff Report)*

0259-2022 Moved: Councillor Flynn
Seconded: Councillor Eliason
THAT: the Certificate of Sufficiency regarding the City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502 be received;

AND THAT: Bylaw No. 4502 cited as the City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502 be read a final time.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS...continued

2. City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543 - First, Second and Third Readings

0260-2022 Moved: Councillor Eliason
Seconded: Councillor Flynn
THAT: Bylaw No. 4543 cited as the City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543 be read a first, second and third time.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Zoning Amendment Bylaw No. 4528 [ZON-1241; McCann, D. & K. / Orchard Valley Homes; 961 17 Street SE; R-1 to R-8] – First and Second Readings

0261-2022 Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4528 be read a first and second time.

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4535 [ZON-1243; Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8] – First and Second Readings

0262-2022 Moved: Councillor Lavery
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4535 be read a first and second time.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS - continued

5. City of Salmon Arm Zoning Amendment Bylaw No. 4537 [ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8] – First and Second Readings

0263-2022 Moved: Councillor Flynn
Seconded: Councillor Eliason
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4537 be read a first and second time;

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

CARRIED UNANIMOUSLY

6. City of Salmon Arm Zoning Amendment Bylaw No. 4538 [ZON-1245; Barrett, D.; 1071 12 Avenue SE; R1 to R8] – First and Second Readings

0264-2022 Moved: Councillor Lindgren
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4538 be read a first and second time.

CARRIED UNANIMOUSLY

7. a. City of Salmon Arm Zoning Amendment Bylaw No. 4533 – Council Waive the Public Hearing for Zoning Amendment Bylaw No. 4533

0265-2022 Moved: Councillor Wallace Richmond
Seconded: Councillor Lindgren
THAT: Council waive the Public Hearing for Zoning Bylaw Amendment No. 4533, Pursuant to Local Government Act Section 464 (2).

CARRIED UNANIMOUSLY

7. b. City of Salmon Arm Zoning Amendment Bylaw No. 4533 – [Canoe Creek Estates] – First and Second Readings

0266-2022 Moved: Councillor Cannon
Seconded: Councillor Eliason
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4533 be read a first and second time;

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

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS - continued

8. City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532 [LUC P1971 Canoe Creek Estates] – First and Second Readings

0267-2022 Moved: Councillor Wallace Richmond
Seconded: Councillor Flynn
THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532 be read a first and second time.

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Cemetery Management Amendment Bylaw No. 4536 – Final Reading

0268-2022 Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Cemetery Management Amendment Bylaw No. 4536 be read final time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 [OCP4000-49; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR] - Second Reading

0269-2022 Moved: Councillor Eliason
Seconded: Councillor Lavery
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, Council has considered the proposed Official Community Plan 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 FURTHER THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 be read a second time.

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS - continued

3. City of Salmon Arm Zoning Amendment Bylaw No. 4511 [ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] – Second Reading *(See item 11.2 for Staff Report)*

0270-2022 Moved: Councillor Lavery
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4511 be read a second time.

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

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

10. S. Caner, Executive Director, Shuswap Food Action Society – letter dated June 1, 2022 – Storage shed behind Ross Street Plaza

0271-2022 Moved: Councillor Flynn
Seconded: Councillor Cannon
THAT: Council approve the construction of a new storage shed for Shuswap Food Action to replace the current shed located behind the Ross Street Plaza subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

11. D. Mills, Shuswap Cycling Society – letter dated June 7, 2022 – 7th Annual Shuswap Cross, Cyclocross Race

0272-2022 Moved: Councillor Flynn
Seconded: Councillor Lindgren
THAT: Council approve the submission of the 7th Annual Shuswap Cross, Cyclocross race at the Klahani Park on Sunday, September 11, 2022 subject to the provision of adequate liability insurance;

AND THAT: the Shuswap Cycling Club work with City staff to ensure all required road closure and Interior Health permits are in place prior to the event.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

7. J. Evans, Early Years Family Navigator and Outdoor Play Facilitator, Shuswap Children's Association – letter dated May 25, 2022 – Story Time in the Park, August 10, 2022

0273-2022 Moved: Councillor Wallace Richmond
Seconded: Councillor Lavery
THAT: Council approve Story Time in the Park Summer Fun Day for the Shuswap Children's Association at Blackburn Park on August 10th, 2022 subject to the provision of adequate liability insurance as advised by Municipal Insurance Association of BC;

AND THAT: Council approve the change of date for Story Time in the Park from July 10, 2022 to July 13, 2022 at Fletcher Park;

AND FURTHER THAT: Council approve the change of date from June 19th, 2022 to July 29, 2022 for Story Time in the Park at McGuire Lake Park.

CARRIED UNANIMOUSLY

9. E. Cleaver, Classroom Manager, Maple Tree Montessori – email dated June 6, 2022 – End of School Year Celebration Friday, June 24, 2022

0274-2022 Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: Council approve the end of year celebration for the Maple Tree Montessori at Blackburn Park on Friday June 24th, 2022, from 11am – 2pm subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

13. M. Matheson, Manager, Shuswap Tourism & Shuswap Film Commission – Letter Dated June 8, 2022 - Documentary Filming in Salmon Arm

0275-2022 Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: Council grant permission for Wall to Wall Productions to film in the Salmon Arm area during the week of June 13 – 17, 2022.

CARRIED
Councillor Lindgren opposed

12. CORRESPONDENCE - continued

1. Informational Correspondence

12. J. Bellhouse, Executive Director, Shuswap Trail Alliance – letter dated April 28, 2022 – West Bay Connector Plan Project Management

0276-2022 Moved: Councillor Lavery
Seconded: Councillor Eliason
THAT: Council provide a letter to Neskonlith Indian Band and Adams Lake Indian Band in support of their grant applications to the Federal Active Transportation Grant program for the West Bay Connector Trail project.

CARRIED UNANIMOUSLY

0277-2022 Moved: Councillor Lavery
Seconded: Councillor Lindgren
THAT: Council supports, in principle, the request from the Shuswap Trail Alliance to manage the West Bay Connector Trail Plan Project on behalf of Neskonlith Indian Band and Adams Lake Indian Band subject to further information from staff.

CARRIED UNANIMOUSLY

13. NEW BUSINESS

14. PRESENTATIONS

1. J. Bellhouse, Shuswap Trail Alliance – Shuswap Trails 17th Annual 2021 Progress Report

J. Bellhouse, Executive Director, Shuswap Trail Alliance provided an overview of the Shuswap Trails 17th Annual 2021 Progress Report. She was available to answer questions from Council.

17. NOTICE OF MOTION

1. Councillor Lavery - 2022 Shuswap Trails Roundtable Event

THAT: $1,500.00 be allocated from Council Initiatives for the 2022 Shuswap Trails Roundtable event.

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

1. Released from In-Camera – 2022 Community Resiliency Investment Application

0042-2022 (ic) Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: The City sever the 2022 Community Resiliency Investment joint grant application with Neskonlith Indian Band and pursue an application individually.

2. Office of the Premier and Ministry of Municipal Affairs - 2022 Union of British Columbia Municipalities (UBCM) – Meeting Requests

Council provided UBCM Minister meeting requests.

20. QUESTION AND ANSWER PERIOD

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

2. IN-CAMERA SESSION – continued

0246-2022 Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: pursuant to Section 90(1) (d) the security of the property of the municipality, (g) litigation or potential litigation affecting the municipality and (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 5:19 p.m.
Council returned to Regular Session at 6:08 p.m.
The Meeting recessed to 7:00 p.m.

PRESENT:

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

Chief Administrative Officer Erin Jackson (participated remotely)
Director of Engineering and Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Director of Corporate Services S. Wood
Deputy Corporate Officer C. Boback

ABSENT:

21. DISCLOSURE OF INTEREST

Councillor Eliason entered the meeting at 7:07 p.m.

22. HEARINGS

1. **Development Permit Application No. DP-442 [AR Broadview Holdings Ltd./Lake Monster Studio: Architecture + Design; 1231-1 Street SE; 10 unit - Medium Density Residential]**

0278-2022 Moved: Councillor Cannon
Seconded: Councillor Flynn
THAT: Development Permit No. DP-442 be authorized for issuance for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 in accordance with the drawings attached as Appendix 3 of the Staff Report dated May 18, 2022;

AND THAT: Issuance of Development Permit No. DP-442 be withheld subject to:

1. Registration of a Section 219 Land Title Act covenant on title restricting development to a total of 10 rental units and prohibits stratification of the development on the subject parcel, and;

2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:08 p.m.

CARRIED UNANIMOUSLY

22. HEARINGS - continued

2. Development Variance Permit Application No. VP-552 [Nakazawa, B; 2371 Auto Road SE; Servicing]

0279-2022 Moved: Councillor Lindgren
Seconded: Councillor Lavery
THAT: Development Variance Permit No. VP-552 be authorized for issuance for Subdivision Plan EPP112221 of Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 3075 Except Plan 32461, KAP62839, EPP63695, EPP75660, EPP83031 and EPP105897 which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

Section 9.1 – Service Requirements – Waive the requirement to install underground Hydro/Telecom distribution.

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

J. & B. Nakazawa, the applicants, spoke regarding the Development Variance Permit request and were available to answer questions.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:24 p.m.

DEFATED UNANIMOUSLY

3. Development Variance Permit Application No. VP-555 [Piggott, J. & C.; 4440 20 Street NE; Swimming Pool Setback]

0280-2022 Moved: Councillor Eliason
Seconded: Councillor Lindgren
THAT: Development Variance Permit No. VP-555 be authorized for issuance for Lot 1, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP53097 which will vary Zoning Bylaw No. 2303 as follows:

Section 4.15.1 - Front parcel line setback reduction from 6.0m to 4.0m for the construction of a swimming pool and;
Section 4.12.1(b) - Fence height increase for a fence located in the front yard of a residential property from 1.2m (3.9ft) to 1.5m (5.0ft).

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

Councillor Lindgren left the meeting at 7:40 p.m. and returned to the meeting at 7:41 p.m.

22. HEARINGS - continued

3. Development Variance Permit Application No. VP-555 [Piggott, J. & C.; 4440 20 Street NE; Swimming Pool Setback]

J. Piggott, the applicant, spoke regarding the Development Variance Permit request and was available to answer questions.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:43 p.m.

CARRIED UNANIMOUSLY

4. Development Variance Permit Application No. VP-549 [Sandhu, A., J. & P. / Franklin Engineering Ltd; 1281 20 Avenue SW; Setbacks]

0280-2022 Moved: Councillor Wallace Richmond
Seconded: Councillor Eliason
THAT: Development Variance Permit No. VP-549 be authorized for issuance for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719 which will vary Zoning Bylaw No. 2303 as follows:

Section 9.9.2 – Reduce the proposed future Rear Parcel Line Setback along the west parcel line from 5m to 4.5m.

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

J. Wickner, Franklin Engineering Ltd., the agent, spoke regarding the Development Variance Permit request and was available to answer questions.

Submissions were called for at this time.

R. & A. Cogar - letter dated June 10, 2022 – VP-549; Setbacks

I. Thompson – 20 1791 10th Street SW – questioned if other variances might be required along the back of the property.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:52 p.m.

CARRIED UNANIMOUSLY

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1239 [Struk, K. & C.; 6841 46 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.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:02 p.m. followed by comments from Council.

2. Zoning Amendment Application No. ZON-1234 [Sandhu, A., J. & P. /Franklin Engineering Ltd.; 1281 20 Avenue SW; R-1 to R-4] (See item 22.4 for Staff Report)

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

Submissions were called for at this time.

C. Wiseman & I. Thompson - letter dated June 11, 2022 - ZON-1234

S. Hilna - letter dated June 11, 2022 - ZON-1234

I. Thompson – #23 1791 10th St SW – raised concerns about the proximity of the new road to the back of her property, street lighting shining into their property and visitor parking. I. Thompson also requested a privacy fence between the development and her property.

S. Hilna – 1791 10th St SW – raised concerns with the lift station and an increase in the smell of sewage.

J. Wickner/ Franklin Engineering Ltd, the agent, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:52 p.m. followed by comments from Council.

24. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4526 [ZON-1239; Struk, K. & C.; 6841 46 Street NE; R-1 to R-8] – Third reading. (See item 23.1 for Staff Report)

0281-2022 Moved: Councillor Lindgren
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4526 be read a third time.

24. RECONSIDERATION OF BYLAWS...continued

1. City of Salmon Arm Zoning Amendment Bylaw No. 4526 [ZON-1239; Struk, K. & C.; 6841 46 Street NE; R-1 to R-8] – Third reading. (See item 23.1 for Staff Report)

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

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4505 [ZON-1234; Sandhu, A., J. & P. / Franklin Engineering Ltd; 1281 20 Avenue SW; R-1 to R-4] – Third and Final reading. (See item 22.4 for Staff Report)

0283-2022 Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4505 be read a third and final time.

CARRIED UNANIMOUSLY

Councillor Cannon left the meeting at 8:22 p.m. and returned at 8:23p.m.

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

0283-2022 Moved: Councillor Wallace Richmond
Seconded: Councillor Flynn
THAT: the Regular Council Meeting of June 13, 2022, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:41 p.m.

CERTIFIED CORRECT:

_____
CORPORATE OFFICER

Adopted by Council the day of , 2022.

_____
DEPUTY MAYOR

Item 7.1

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Deputy Mayor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee Meeting Minutes of June 20, 2022 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, City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, and by electronic means on Monday, **June 20, 2022.**

PRESENT:

Deputy Mayor L. Wallace Richmond
Councillor K. Flynn
Councillor T. Lavery (participated remotely)
Councillor S. Lindgren
Councillor C. Eliason (participated remotely)

Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Corporate Services S. Wood
Senior Planner C. Larson
Planner M. Smyrl
Executive Assistant B. Puddifant

ABSENT:

Mayor A. Harrison
Councillor D. Cannon

1. CALL TO ORDER

Deputy Mayor Wallace Richmond called the meeting to order at 8:00 a.m.

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

3. REVIEW OF THE AGENDA

4. DISCLOSURE OF INTEREST

5. REPORTS

1. Development Permit Application No. DP-443 [Blanleil Cranbrook Holdings Ltd.; 2800 10 Avenue (TCH) SW; Form and Character]

Moved: Councillor Flynn
Seconded: Councillor Lavery
THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-443 be authorized for issuance for Parcel A (DD 136157F Plan B6396) of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4550, Except Plan H401, KAP55184, KAP69718, KAP78951 and EPP7474 in

5. REPORTS - continued

1. Development Permit Application No. DP-443 [Blanleil Cranbrook Holdings Ltd.; 2800 10 Avenue (TCH) SW; Form and Character] - continued

accordance with the Development Permit drawings attached as Appendix 5 to the Staff Report dated June 15, 2022;

AND THAT: Development Permit DP-443 vary Zoning Bylaw No. 2303 for Building 1 as shown in the drawings attached as Appendix 5 as follows:

1. Section 17.8.2 – Minimum Interior Parcel Line setback of 1.0m reduced to 0.0m;

AND FURTHER THAT: Issuance of Development Permit No. DP-443 be withheld subject to receipt of an Estimate and Irrevocable Letter of Credit (in the amount of 125% of the Estimate) for landscaping.

A. Blanleil, Blanleil Cranbrook Holdings Ltd., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Development Permit Application DP-441 [1334672 BC Ltd./Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

Moved: Councillor Lavery
Seconded: Councillor Lindgren
THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-441 be authorized for issuance for Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 in accordance with the drawings dated March 22, 2022 and attached as Appendix 6 to the Staff Report dated June 1, 2022;

AND THAT: Development Permit No. DP-441 include the following variances to Zoning Bylaw No. 2303:

1. Section 4.9.1 – decrease the special building setback from the center line of an Arterial Street from 17.5 metres (57.4 feet) to 15.4 metres (50.5 feet) in accordance with the attached drawings;

2. Section 4.12.1 – increase the maximum height of a retaining wall from 2.0 metres (6.5 feet) to 2.5 metres (8.2 feet) in accordance with the attached drawings; and

3. Section 9.4 – increase the maximum height of a principal building from 10.0 metres (32.8 feet) to 12.1 metres (39.7 feet) in accordance with the attached drawings;

5. REPORTS - continued

2. Development Permit Application DP-441 [1334672 BC Ltd./Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential] - continued

AND FURTHER THAT: issuance of Development Permit No. DP-441 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscape plan and installation of fencing.

A. Waters, Lawson Engineering Ltd., the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. IN-CAMERA

8. ADJOURNMENT

Moved: Councillor Eliason
Seconded: Councillor Flynn
THAT: the Development and Planning Services Committee meeting of June 20, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:13 a.m.

Deputy Mayor L. Wallace Richmond
Chair

Minutes received as information by Council at their Regular Meeting of day of , 2022.

Item 7.2

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Downtown Parking Commission Meeting Minutes of June 21, 2022 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 by electronic means on **Tuesday, June 21, 2022.**

PRESENT:

Chad Eliason	Councillor, City of Salmon Arm
Bill Laird	Member at Large
Gerald Foreman	DSA Representative
Cathy Ingebrigston	Member at Large
Morgen Matheson	DSA Representative
Jacquie Gaudreau	DSA Representative, Chair
Jenn Wilson	Resource Personnel, City Engineer
Sam Darlington	Resource Personnel, City Bylaw Officer
Debbie Wood	Resource Personnel, City Bylaw Officer
Maurice Roy	Resource Personnel, Manager of Permits & Licensing
Robert Niewenhuizen	Resource Personnel, Director of Engineering & Public Works, Recorder

ABSENT:

Vic Hamilton	Member at Large
Vera Chomyshen	DSA Representative
Regan Ready	Member at Large

GUEST:

The meeting was called to order at 8:00 a.m. by Chair, Jacquie Gaudreau.

1. **INTRODUCTIONS AND WELCOME**

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

3. **PRESENTATIONS:**

None

4. APPROVAL / CHANGES / ADDITIONS TO AGENDA

Moved: Cathy Ingebrigston
Seconded: Bill Laird
THAT: the Downtown Parking Commission Meeting Agenda of June 21, 2022 be approved as circulated.

CARRIED UNANIMOUSLY

5. APPROVAL OF MINUTES FROM APRIL 26, 2022

Moved: Bill Laird
Seconded: Cathy Ingebrigston
THAT: the Downtown Parking Commission Meeting Minutes of April 26, 2022 be adopted.

CARRIED UNANIMOUSLY

6. OLD BUSINESS ARISING FROM MINUTES

7. NEW BUSINESS

a) Ross Street Underpass update

- Construction at 50% complete
- Lakeshore Drive will be open for traffic for July & August
- Ross Street parking lot will still have a construction staging area; however, it will be reduced in size slightly making 10 stalls available for public parking

b) Parking Meter update

- Parking ticket machine has been removed from in front of the post office
- 15 min parking will be enforced
- Ticket machine will be repurposed for metered parking on Hudson Street

- City Finance Department is making some progress with "Moneris" payment solutions and "MacKay" supplier of ticket machines on installing pay by card options.

c) Street Patios update

- The temporary sidewalk patio's for Weekend's Restaurant & Stillfood Bistro were approved by City Council

7. **NEW BUSINESS - continued**

c) **Street Patios update – continued**

- Patios will be allowed to operate from 5:30 pm to 10:00 pm

d) **Letter from D. Gollan – New Parking Rates**

- Discussion was had regarding the concerns expressed in Mr Gollan's letter
- The DPC felt that the rate increase was fair in that it has been well over 20 years since any of the parking rates have been modified or increased.
- Rate increase affective July 1, 2022
- City staff will prepare a written response

e) **Staff response to Salmon Arm Liquor Store parking inquiry**

- Provided for information

8. **OTHER BUSINESS**

- None

9. **NEXT MEETING – Tuesday, July 19, 2022**

The next meeting of the Downtown Parking Commission will be Tuesday, July 19, 2022. The Chairperson will be Morgen Matheson.

10. **ADJOURNMENT**

Moved: Bill Laird
Seconded: Cathy Ingebrigston
THAT: the Downtown Parking Commission Meeting of June 21, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:20 a.m.

_____
Rob Niewenhuizen

Minutes received as information by Council
at their Regular Meeting of , 2022.

Item 7.3

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of June 15, 2022 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 in Council Chambers at City Hall, Salmon Arm, BC on **Wednesday, June 15, 2022** at 3:00 p.m.

PRESENT:

Chad Eliason	Councillor, City of Salmon Arm, Chair
Keith Watson	Airport Manager
Terry Rysz	Mayor, District of Sicamous
John McDermott	Lakeland Ultralights
Gord Newnes	Hangar Owner
Doug Pearce	Salmon Arm Flying Club
Darin Gerow	City staff, Manager of Roads & Parks
Robert Niewenhuizen	City staff, Director of Engineering & Public Works

ABSENT:

John Hansen	Hanger owener
Mark Olson	Hanger owner
Jeremy Neufeld	BC Wildfires Rap Attack

GUESTS:

The meeting was called to order at 3:00 p.m. chaired by Chad Eliason

1. Introductions and Welcome

2. Acknowledgement of Traditional Territory

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

3. Approval of Agenda and Additional Items

Addition to Item 8.e – NOVA Skydive Event

Moved: John McDermott
Seconded: Keith Watson
THAT: The Shuswap Regional Airport Operations Committee Meeting Agenda of June 15, 2022, be approved with additions.

CARRIED UNANIMOUSLY

4. Approval of Minutes of March 16, 2021 Shuswap Regional Airport Operations Committee Meeting

Moved: Keith Watson
Seconded: Gord Newnes
THAT: the minutes of the Shuswap Regional Airport Operations Committee Meeting of March 16, 2022 be approved as circulated.

CARRIED UNANIMOUSLY

5. Approval of Minutes of March 8, 2022 Shuswap Regional Airport Safety Committee Meeting

Moved: Chad Eliason
Seconded: Keith Watson
THAT: the minutes of the Shuswap Regional Airport Safety Committee Meeting of March 8, 2022 be approved as circulated.

CARRIED UNANIMOUSLY

6. Airport Managers Update

- The airport has now been decertified resulting in
  - Runway back to full length
  - Night lights on
  - Taxiway Charlie opened
  - GPS restricted
  - Flight supplement updated
  - Medivac/Carson Air notified of changes
- New ERP reviewed (some updates required)
- Grass cutting equipment serviced
- City removed brush from fence line

7. Old Business /Arising from minutes

a) Shuswap Trail Alliance request for lease area – withdrawn
b) Airport De-certification
   i) Flight Supplement update
   ii) Aerodrom Operator Attestation
   iii) Notams
   iv) Medivac notification

- Discussion regarding the changes to the airport instrument approach procedures, GPS approach which is now RCAP. Only aircraft operators with specific authority from Transport Canada (Ops Spec), can legally fly these procedures because they have been designed with certain deviations from the regulations.

c) Future hangar development
   i) Lease areas
   ii) Request for proposals
   iii) Advertising

- General discussion regarding the steps involved in opening up new lease areas for hanger construction
- Proposed lots to be surveyed in 2022

7. Old Business /Arising from minutes – continued

c) Future hangar development - continued

- Prior to any City lands at the airport being lease, the City must submit an application to the Ministry of Environment for review. This application is in regards to the lands being free of any contamination.
- City has completed a phase I & II environmental study at the airport (SLR 2013)
- All lease areas must be approved by City Council
- Staff will prepare a draft request for proposal (RFP)
- The intent of this RFP is to garner interest in maximizing the available build out area of each available lease area
- Further discussion on this topic of the RFP and process will be had during the September meeting

8. New Business

a) Airport Management Contract (July 2022 to July 2025)
   a. Committee thanked Keith and John for their commitment to the Airport
   b. KS2 Management will commence July 1, 2022
b) NAV Canada Cyclic (5 year) Review of Flight approaches
   a. Proposal received from Cormier Aviation Consultation
   b. City Council approval received and purchase order has been issued
c) Old Fuel Tank decommissioning (Fall 2022)
   a. Work to be tendered out his fall,
d) Policy 5.13 – Amendment
   a. The ground was not as contaminated as was thought, therefore opening up more land to build. Some of the current hangers can now put down a solid floor (indicated on map).
e) NOVA Skydiving Event Request
   a. support from Operations Committee
   b. Council approval required

f) NOVA Skydiving "Airside" stage area request
   a. support from Operations Committee

9. Other Business &/or Roundtable Updates

- None

10. Next meeting – Wednesday, September 21, 2022

11. Adjournment

Moved: John McDermott
Seconded: Gord Newnes
THAT: the Shuswap Regional Airport Operations Committee Meeting of June 15, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:00 p.m.

Robert Niewenhuizen, AScT
Director of Engineering & Public Works

Minutes received as information by Council
on the day of , 2022

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Item 9.1

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: BDO Canada LLP, Chartered Accountants, be appointed as the Municipal Auditors for the City of Salmon Arm for the two (2) year term of 2022 and 2023;

AND THAT: the fee for services provided be as follows:

- 2022 - $25,000.00 (plus taxes as applicable); and
- 2023 - $25,000.00 plus BC CPI (plus taxes as applicable).

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

To: His Worship Mayor Harrison and Members of Council
From: Chelsea Van de Cappelle, Chief Financial Officer
Date: June 20, 2022
Subject: Annual Financial Audit Services – 2022 and 2023

Recommendation:

That: BDO Canada LLP, Chartered Accountants, be appointed as the Municipal Auditors for the City of Salmon Arm for the two (2) year term of 2022 and 2023;

And that the fee for services provided be as follows:

- 2022 - $25,000.00 (plus taxes as applicable); and
- 2023 - $25,000.00 plus BC CPI (plus taxes as applicable).

Background:

Pursuant to Section 169 of the *Community Charter*, the Municipal Auditors must be appointed by Council.

As required by Policy No. 7.6, an invitational Request for Proposal for the Annual Financial Audit Services was undertaken in 2019 for the term 2019 to 2021 inclusive, with a City option to extend for an additional two (2) year period.

The City received four (4) proposals, all of which met the mandatory submission criteria. The proposals were evaluated and rated in consideration of the evaluation criteria and ranked as follows:

Audit Firm	Ranking
BDO	1
MNP	2
KPMG	3
Grant Thornton	4

The table below reflects the proposed audit fees, inclusive of all disbursements, travel and administrative fees over the next five (5) years from each of the proponents.

Year	BDO	%	MNP	%	KPMG	%	Grant Thornton	%
2019	$ 19,100.00	2.85%	$ 16,800.00	(9.54%)	$ 24,100.00	29.77%	$ 27,500.00	48.08%
2020	19,600.00	2.62%	17,325.00	3.13%	24,600.00	2.07%	28,400.00	3.27%
2021	20,000.00	2.04%	17,850.00	3.03%	25,100.00	2.03%	29,400.00	2.52%
2022	20,500.00	2.50%	18,375.00	2.94%	25,600.00	1.99%	30,400.00	3.40%
2023	21,000.00	2.44%	18,900.00	2.86%	26,100.00	1.95%	31,500.00	3.62%
Total	$100,200.00		$89,250.00		$125,500.00		$147,200.00	

All four (4) proposals demonstrated the required technical experience and qualifications needed as well they all provided a wide range of additional services to address the City's needs. While MNP proposed the lowest cost, staff had concerns with MNP's proposed substantive audit approach and the implications of this on staff time.

Overall, BDO Canada LLP (BDO) was the successful proponent and was awarded the contract from 2019 to 2021. BDO has agreed to provide the Financial Audit Services to the City under the same terms and conditions however have revised their pricing proposal for 2022 and 2023. Like many businesses, BDO has experienced significant inflation and an overall increase in labour costs. This is consistent with a cumulative minimum wage increase of 19% from 2019 through 2021.

The table below reflects the audit fees that were proposed in 2019 compared to actual audit fees incurred and revised fees proposed for 2022 and 2023.

Year	2019 Proposal	%	Actual /Proposed
2019	$ 19,100.00	2.85%	$19,100.00
2020	19,600.00	2.62%	19,600.00
2021	20,000.00	2.04%	24,500.00
2022	**20,500.00**	**2.50%**	***25,000.00***
2023	**21,000.00**	**2.44%**	***26,000.00***
Total	$100,200.00		$114,200.00

**2023 fee has been estimated based on a BC CPI increase of 4%.*

BDO has an excellent understanding of the City's structure, governance and processes. The revised fees proposed for 2022 and 2023 continue to be less than those initially proposed from KPMG and Grant Thornton. The proposed fees are consistent with those of Sicamous, Revelstoke and the CSRD as well as those reflected in a survey of similar sized municipalities undertaken by staff.

Oak Bay - (Pop. 18,930)	$25,000.00 (2021 rates)
Pitt Meadows - (Pop. 20,112)	$21,500.00 (2021 rates)

Overall, the City has enjoyed an excellent working relationship with BDO and consider the revised proposed fees reasonable given the current inflationary environment. It is therefore recommended that BDO Canada LLP be awarded the Annual Financial Audit Services Contract for the two (2) year term of 2022 and 2023.

Respectfully submitted,

Chelsea Van de Cappelle, CPA

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Item 9.2

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: Council supports the activities outlined in the Community Resiliency Investment Program – 2022 FireSmart Community Funding & Supports grant application;

AND THAT: Council agrees that the City of Salmon Arm will act as the primary applicant to apply for, receive and manage the 2022 grant funding.

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: June 7, 2022

SUBJECT: Community Resiliency Investment Program – 2022 FireSmart Community Funding & Supports Application

Recommended Motion:

THAT: Council supports the activities outlined in the Community Resiliency Investment Program – 2022 FireSmart Community Funding & Supports grant application;

AND THAT: Council agrees that the City of Salmon Arm will act as the primary applicant to apply for, receive and manage the 2022 grant funding.

Background:

The City of Salmon Arm received funds from UBCM to develop a Community Wildfire Protection Plan (CWPP), which was completed 2019. Since that time, the City has received funding in both 2020 and 2021 to carry out fuel mitigation treatments and FireSmart community education activities that align with that plan.

Previous applications were submitted jointly with Neskonlith Indian Band. For the 2022 application, the City will be moving forward with its own application, and focusing entirely on FireSmart community education activities.

The activities proposed in the 2022 application are as follows:

- Update signage, social media, websites and/or newsletters, and community education materials or displays - $10,000;

- Promote/distribute FireSmart educational materials and resources - $3,000;
- Organize and participate in a Wildfire Community Preparedness Day - $2,000;
- Attend 2022 BC FireSmart Conference (2 firefighters) - $1,850;
- Provide Local FireSmart Representative (LFR) Training (2 firefighters) - $700;
- Complete 50 FireSmart Home Ignition Zone Assessments - $6,300; and
- Reimburse CSRD Yard Waste Tipping Fee on tandem axle vehicles/trailers (10 loads) - $1,200.

TOTAL - $25,050.

The Fire Department, led by Chief Brad Shirley, will undertake the proposed activities and work collaboratively with the Columbia Shuswap Regional District on advertising and events. The Finance Department will manage the funds and submit all required reporting.

Information about the 2023 Community Resiliency Investment Program has not yet been released.

Respectfully Submitted,

Erin Jackson
Chief Administrative Officer

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Item 9.3

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: Council authorizes the submission of a bid package and letter of support for the 2024, 2025 and 2026 55+ BC Games;

AND THAT: Council commits to providing a cash contribution of $60,000.00 as well as in-kind support of services and facilities with a deemed value of $55,000.00 to the Games should the bid be successful.

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: June 21, 2022

SUBJECT: 55+ BC Games Bid

Recommended Motion:

THAT: Council authorizes the submission of a bid package and letter of support for the 2024, 2025 and 2026 55+ BC Games;

AND THAT: Council commits to providing a cash contribution of $60,000.00 as well as in-kind support of services and facilities with a deemed value of $55,000.00 to the Games should the bid be successful.

Background:

At the Special Council Meeting of November 29, 2021, Council allocated $60,000.00 to a Senior Games Reserve for the purpose of submitting a bid to host a future 55+ BC Games in Salmon Arm.

Darby Boyd, General Manager of Shuswap Recreation Society, has been leading the application process in collaboration with Mayor Harrison, Councillor Cannon and Lana Fitt and Caitlin Thompson from Salmon Arm Economic Development Society. The group has received an outpouring of support from the community and presented to the School District on Tuesday, June 21 to request the use of venues and bussing during the event.

The Games will bring up to 4,000 registered participants from across BC to compete in 20-31 different sports competitions over 4 days. An event of this magnitude will necessitate the commitment of over 1,200 community volunteers, and as part of the letters of support

from community groups, we have identified a combined volunteer pool that exceeds this requirement. Core event activities include sports events, athlete registration, opening ceremonies, participant celebration, passing of the flag ceremony and volunteer appreciation event.

Dates:
Wednesday, September 11 through Saturday, September 14, 2024; or
Wednesday, September 10 through Saturday, September 13, 2025; or
Wednesday, September 16 through Saturday, September 19, 2026.

The economic benefit to the community and surrounding area during the shoulder season would be substantial (+/-$3million), but the opportunities for joint asset development, senior and youth partnerships and community pride and volunteerism are also tremendous.

Respectfully Submitted,

Erin Jackson
Chief Administrative Officer

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Item 9.4

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the Mayor and Corporate Officer be authorized to execute the Naming and Advertising Agreement for the Recreation Facility with Salmon Arm Savings and Credit Union and Shuswap Recreation Society, for a period of five (5) years, commencing May 1, 2022 to April 30, 2027.

Vote Record

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

Opposed:

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

CITY OF
SALMONARM

To: His Worship Mayor Harrison & Members of Council

Date: June 23, 2022

Subject: Naming and Advertising Agreement for the Recreation Centre

Recommendation:

THAT: the Mayor and Corporate Officer be authorized to execute the Naming and Advertising Agreement for the Recreation Facility with Salmon Arm Savings and Credit Union and Shuswap Recreation Society, for a period of five (5) years, commencing May 1, 2022 to April 30, 2027.

Background:

In 2005, Salmon Arm Savings and Credit Union (SASCU) entered into an agreement with the City of Salmon Arm to acquire the right to name the Recreation Centre (as "Salmon Arm Savings and Credit Union Recreation Centre") and install signage at the facility located at 2550 - 10 Avenue NE.

In 2016, upon the expiry of the 2005 agreement, the Shuswap Recreation Society (SRS) negotiated the Naming and Advertising Agreement with SASCU for a five year term ending December 31, 2021. SRS has now completed an RFP process for a new agreement (see attached report from SRS). Staff support the recommendation.

Respectfully Submitted,

Wood

Sue Wood
Director of Corporate Services

TO:	His Worship Mayor Harrison and Members of Council
FROM:	David Knight, Arena Manager, Shuswap Recreation Society
PREPARED BY:	David Knight
DATE:	April 29th, 2022
SUBJECT:	**Proposed Naming Rights Sponsorship - Recreation Centre**

RECOMMENDATION:

THAT: **Council accept SASCU Credit Union's proposal to retain the naming rights of the Recreation Centre be accepted on a 5 year term.**

Background

We are seeking support from Council to accept the SASCU Credit Union proposal to retain the naming rights to the Salmon Arm Recreation Centre on a 5 year term from 2022-2027. A "Request for Proposal" (RFP) was opened to the public in April 2022 to garner interest from other potential community businesses and organizations.

SASCU Credit Union, established in 1946, offers personal and business services to nearly 20,000 community and business members through out the Okanagan. As part of their strategic plan, a main focus for the community lies within their "Building Healthy Community" initiative where they identify one of their priorities as Community Gathering and Youth – Sport and Arts.

The proposal entails a $75,000 contribution for the 5 year term, which is a 50% increase from their previous contribution. The agreement would include signage in 6 locations of the Recreation Centre on the interior and exterior of the building. The agreement would also include the use of their logo on promotional materials published by the Salmon Arm Recreation and one event per year to be hosted in their name in connection with their "Building Healthy Community" initiative.

SASCU's historical management of the naming rights agreement for the Recreation Centre, along with their involvement and contribution to numerous other projects throughout the community over the last 20 years, is a testament to their statement – "it is not just where we work, it is where we live".

Respectfully submitted,

Prepared by: David Knight
Arena Manager of the Shuswap Recreation Society

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Item 9.5

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: Council receive the City of Salmon Arm 2021 Annual Report for information.

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

To: His Worship Mayor Harrison & Members of Council

Date: June 15, 2022

Subject: 2021 Annual Report

Recommendation:

THAT: Council receive the City of Salmon Arm 2021 Annual Report for information.

Background:
The City of Salmon Arm 2021 Annual Report has been compiled pursuant to Section 98 of the *Community Charter*, which also requires that the report be made available for public inspection.

The report was available for viewing on the City's website on June 15, 2022 and hard copies were made available at the front counter of City Hall on June 15, 2022.

In addition, a notice was published in the Salmon Arm Observer on June 15 and 22, 2022 to advise that Council will consider submissions from the public about the report at the June 27, 2022, Regular Council Meeting.

A copy of the 2021 Annual Report has been distributed to Mayor and Council under a separate cover.

Respectfully Submitted,

Wood

Sue Wood
Director of Corporate Services

Item 9.6

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the 2022 Budget contained in the 2022-2026 Financial Plan be amended to include the following projects to be funded from the Canada Community-Building Fund in BC, 2022 Strategic Priorities Fund:

- $1,500,000 Foreshore Main Renewal – Phase 2
- $200,000 Transportation Master Plan

AND THAT: Council authorize submission of a grant application under the Canada Community-Building Fund in BC, 2022 Strategic Priorities Fund, for the following projects:

- Foreshore Main Renewal – Phase 2 (Capital Infrastructure Stream), estimated cost $1,500,000 plus taxes
- Transportation Master Plan (Capacity Building Stream), estimated cost $200,000 plus taxes.

Vote Record

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

Opposed:

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

CITY OF
SALMONARM

File: XXXX

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Jennifer Wilson, City Engineer

DATE: June 22, 2022

SUBJECT: **CANADA COMMUNITY-BUILDING FUND IN BC**
2022 STRATEGIC PRIORITIES FUND

STAFF RECOMMENDATION

THAT: **The 2022 Budget contained in the 2022-2026 Financial Plan be amended to include the following projects to be funded from the Canada Community-Building Fund in BC, 2022 Strategic Priorities Fund:**

- **$1,500,000 Foreshore Main Renewal - Phase 2**
- **$200,000 Transportation Master Plan**

AND THAT: **Council Authorize Submission of a grant application under the Canada Community-Building Fund in BC, 2022 Strategic Priorities Fund, for the following projects:**

- **Foreshore Main Renewal - Phase 2 (Capital Infrastructure Stream), estimated cost $1,500,000 Plus taxes.**
- **Transportation Master Plan (Capacity Building Stream), estimated cost $200,000 Plus taxes.**

BACKGROUND

The Government of Canada, Province of BC and Union of BC Municipalities (UBCM) have recently announced a new intake for applications for the 2022 Strategic Priorities Fund (SFP).

Each eligible Local Government may submit two (2) applications: one (1) under the Capital Infrastructure stream and one (1) under the Capacity Building stream.

A SPF grant can fund up to 100% of the eligible cost of a project to a maximum amount of $6,000,000. The application deadline for the SPF funding opportunity is June 30, 2022. All applications for funding require a resolution of Council indicating *"support for the proposed activities and willingness to provide overall grant management".*

The following projects have been sourced from the City's short term infrastructure priority list and meet the grant criteria:

Capital Infrastructure Stream

Foreshore Main Renewal - Phase 2: The Foreshore Main Renewal - Phase 2 project is identified as a short-term priority through recent Strategic Planning efforts and Capital Planning Priorities. The project involves lining approximately 780m of 500mm diameter asbestos concrete sanitary main located within the foreshore of Shuswap Lake, internal reconstruction of three manholes and construction of an access road.

SPF Category: Wastewater

Other projects:
Staff considered three other projects for this grant; however, the projects were discounted for this grant due to the following reasons: Lakeshore Road Improvement Project includes tight timelines and borrowing of Capital funds, so if the grant was unsuccessful the project would be delayed a minimum of two years; Zone 2 Booster Station has the same concerns as Lakeshore and additionally, the Opinion of Probable Cost is not yet available; and Zone 5 Booster Station the borrowing process has already commenced. No other projects were considered a higher priority than the above noted projects.

Capacity Building Stream

Transportation Master Plan: The Transportation Master Plan has been identified as a short-term priority through recent Strategic Planning efforts and Capital Planning Priorities and is the last outstanding Master Plan that would inform a long-term financial plan update. With the completion of the Active Transportation Master Plan anticipated in 2022, it will be excellent timing to carry on the transportation planning exercise in 2023.

SPF Category: Long-term Infrastructure Planning

Other Projects:
Other projects that could be applied for under the Capacity Building stream would be Asset Management projects as defined within the Service Delivery Management Roadmap such as Facility Inventory and Condition Assessments and Enterprise Information Systems Evaluation; the Water Master Plan update; or the Dam Safety Review update.

STAFF COMMENTS

Staff recommend that the Financial Plan be amended to include the Foreshore Main Renewal - Phase 2 in the amount of $1,500,000 Funded from the Canada Community-Building Strategic Priorities Fund, Capital Infrastructure stream and the Transportation Master Plan in the amount of $200,000 funded from the Capacity Building Stream and that a grant application be submitted for the same.

Respectfully submitted,

pcs: Robert Niewenhuizen, AScT
Director of Engineering and Public Works

X:\Operations Dept\Engineering Services\5220-CAPITAL\2022\2022-99 Grants\Strategic Priorities Fund\HWM Report - SPF Grant Application - Foreshore Main Phase 2 & Transportation Master Plan.docx

Item 11.1

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 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: His Worship Mayor Harrison and Members of Council

DATE: May 4, 2022

SUBJECT: Amendment to Fire Prevention and Fire Department Bylaw No. 3792

MOTION FOR CONSIDERATION:

THAT: City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 by read a first second and third time.

BACKGROUND:

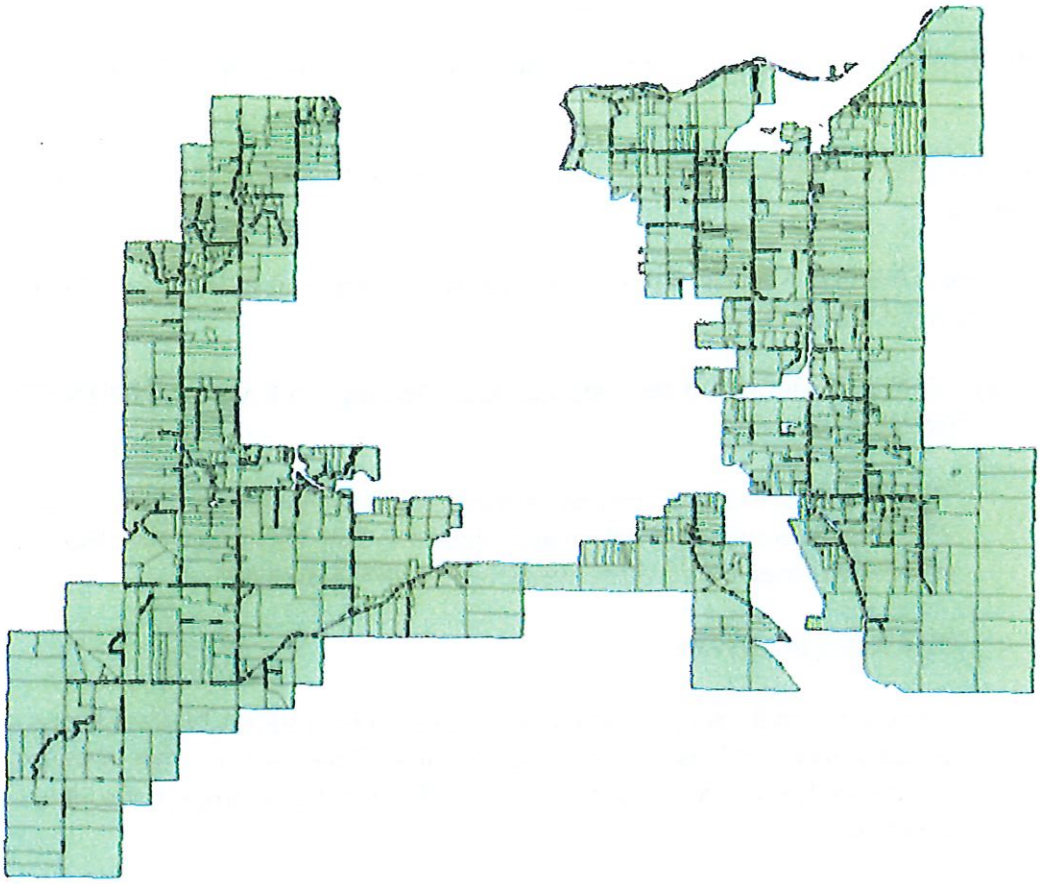
City of Salmon Arm Fire Prevention and Fire Department Bylaw No. 3792 currently does not include provisions for burning that may be required by the owners of properties with Wildfire Covenants to facilitate mitigation of the fuel loads on their rural properties.

Wildfire Covenants are common throughout BC. Section 6.3.6 of the City's Official Community Plan reads as follows:

In consideration of potential wildfire, lands outside the Urban Containment Boundary (Map 4.1 Urban Containment Boundary), will be required, as a condition of subdivision approval or issuance of a building permit, to register a Land Title Act s. 219 restrictive covenant on title. The covenants notify land owners that the land may be at the risk of a wildfire, and that they should take appropriate precautions in accordance with Fire Smart principles. The covenants also save the City harmless in the event of a wildfire event.

As such, staff believe that charging for a permit in these circumstances may create a barrier to wildfire fuel mitigation efforts on rural properties and recommend adding this definition under the Special Open Burning category. While there will be no charge to the property owner for these permits, properties under application for subdivision are not eligible as the intent is not to facilitate land clearing for development purposes. All of the same stipulations will apply to this type of burning, therefore there is no additional risk introduced by approving this amendment.

There are approximately 76 properties that have Wildfire Covenants, and 1,301 properties outside of the Urban Containment Boundary (UCB) that the covenants could be applied to. The number of covenants is relatively low because subdivision and development is restricted outside of the UCB.



Respectfully Submitted,

Erin Jackson
Chief Administrative Officer

CITY OF SALMON ARM

BYLAW NO. 4534

A bylaw to amend the Fire Prevention and Fire Department Bylaw No. 3792

WHEREAS it is deemed expedient to amend the Fire Prevention and Fire Department Bylaw;

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

1. "City of Salmon Arm Fire Prevention and Fire Department Bylaw No. 3792" is hereby amended as follows by:

   a) deleting the definition for "Special Open Burning" in **PART 1 DEFINITIONS,** Section 1 that reads:

   "Special Open Burning" means a permit issued by the Fire Chief to address special circumstances such as Western and Mountain Pine Beetle or other diseased, dead or infested trees and or wood waste from a wild fire event;

   And replacing it with:

   "Special Open Burning" means a permit issued by the Fire Chief to address special circumstances such as Western and Mountain Pine Beetle or other diseased, dead or infested trees, wood waste from a wild fire event, and properties with a wildfire covenant;

   b) adding item 12 in its appropriate location to **PART 4 GENERAL,** 11 Special Open Burning that reads:

   12. Special permits may be issued on properties with a wildfire covenant if deemed to be for the reason of fuel mitigation. Special permits will not be granted for properties under application for subdivisions.

2. 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.

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited for all purposes as "City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534"

READ A FIRST TIME THIS	13	DAY OF	JUNE	2022
READ A SECOND TIME THIS	13	DAY OF	JUNE	2022
READ A THIRD TIME THIS	13	DAY OF	JUNE	2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

_____
MAYOR

_____
CORPORATE OFFICER

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Item 11.2

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543 be read a final time.

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

To: Mayor Harrison and Members of Council
Date: June 1, 2022
From: Chelsea Van de Cappelle, Chief Financial Officer
Subject: Loan Authorization Bylaw No. 4502 – Zone 5 Booster Station

Recommendation:

THAT: The Certificate of Sufficiency regarding the City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502 be received;

AND THAT: Bylaw No. 4502 cited as the "City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502", be reconsidered and adopted;

AND THAT: Bylaw No. 4543 cited as the "City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543", be given three (3) readings.

Background:

Council was presented with a report in February 2022, which identified the need to replace and upgrade the Zone 5 Booster Station. The following table summarizes the total estimated costs to undertake the construction of the Zone 5 Booster Station upgrade, with the net costs to be funded by long term debt:

Description	Cost
Construction Costs	$ 1,923,000.00
Engineering (15%)	288,500.00
Contingencies (15%)	288,500.00
Borrowing Costs	23,000.00
Total Costs	2,523,000.00
Less: Development Cost Charges	(225,000.00)
Net Costs	$ 2,298,000.00

Elector Assent is required to undertake long-term borrowing. The City proceeded with obtaining assent through the Alternative Approval Process. Notice of the approval process was published in the newspaper on April 20 and 27, 2022.

As outlined in the attached Certificate of Sufficiency, the number of Elector Responses requesting Council not to proceed with the borrowing of $2,298,000.00 for the construction of the replacement Zone 5 Booster Station and related works does not meet the minimum requirements. As a result, Council may now adopt Loan Authorization Bylaw No. 4502.

The City intends to fund the project utilizing the temporary borrowing provisions (Section 181) of the *Community Charter*. Temporary borrowing may only be accessed once Council has adopted the loan authorization bylaw and obtained the necessary approvals. Under temporary borrowing, the City will be responsible for monthly interest (at a variable rate) only on any outstanding balance.

Once the project is complete, the City will transfer the outstanding balance to long-term borrowing. It is anticipated that this will occur in the fall of 2022 or spring of 2023. At this time a further report will be brought forward to Council to pass a Security Issuing Resolution pursuant to Section 182 of the *Community Charter*. This will allow the City to access the long term bond market. Access to the long term bond market is undertaken by the Municipal Finance Authority (MFA) twice annually (Spring and Fall). Once the long term bond market is accessed, the interim financing will be paid in full.

Respectfully submitted,

Chelsea Van de Cappelle, CPA

COPY

CORPORATE OFFICER'S CERTIFICATE (Form CO1)

The City of Salmon Arm (the "Local Government")

The undersigned, Corporate Officer, as the person responsible for corporate administration of the Local Government under section 148 of the *Community Charter* (the *Charter*) or section 236 of the *Local Government Act*, hereby certifies as follows:

1. That Loan Authorization Bylaw No. 4503 (the "Loan Authorization Bylaw") was duly and properly enacted in accordance with the provisions of the local government legislation at a duly constituted meeting of the Local Government in accordance with the requirements of the Local Government's applicable procedure bylaw and at which a quorum was present and acting throughout. **(Attached is an adopted copy of the Loan Authorization Bylaw)**

2. That the Loan Authorization Bylaw has not been amended or repealed and is in full force and effect as at the date hereof.

3. That the Local Government has obtained the approval of the electors under section 180 of the *Charter* or section 407 of the *Local Government Act* for the adoption of the Loan Authorization Bylaw by one of the following methods:

   ☐ **Assent of the electors** was obtained by a vote held on the _____ day of _____, 20 _____ and the chief election officer published notice of the voting in a newspaper on the _____ day of _____, 20_____. Or, if publication in a newspaper was not practicable, the notice was given to the public by alternative means being _____ _____ on the _____ day of _____, 20_____. **(A copy of the notice is attached)** or;

   ☒ An **alternative approval process** and for that purpose notice was published in two separate issues of a newspaper and the date of the last publication of the notice was the 27th day of April, 2022. Or, if publication in a newspaper was not practicable, the notice was given by alternative means being _____ on the _____ day of _____, 20_____ **(A copy of the notice is attached)** or;

   ☐ A **petition** in relation to a municipal local area service or in relation to a regional district electoral area service that was requested by the area electors and the petition contemplated the borrowing or;

☐ A **council initiative** in relation to a municipal local area service and for that purpose notice was published in two separate issues of a newspaper and the date of the last publication of the notice was on the _____ day of_____, 20_____. Or, as publication in a newspaper was not practicable, the notice was given by alternative means being _____ on the _____ day of _____, 20_____. **(A copy of the notice is attached)**

☐ For municpal participating area that is all of the municipality, consent given in accordance with section 346 [*consent on behalf of municipal participating area*] of the *Local Government Act*.

4. No application has been made or action or proceeding brought to quash or to set aside the Loan Authorization Bylaw under section 623 of the *Local Government Act* or otherwise and the validity of the Loan Authorization Bylaw has not been attacked, questioned or adjudicated in any court and to the best of the knowledge of the undersigned no such action is pending or has been threatened and the undersigned knows of no objections to the validity of the Loan Authorization Bylaw.

DATED this 1 day of JUNE, 2022.

Wood
Corporate Officer

SUE WOOD
(Please print full name)

CITY OF SALMON ARM

BYLAW NO. 4543

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. 4502, cited as the "City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502", authorizing the construction of the replacement Zone 5 Booster Station and related works and subsequent borrowing in the amount of $2,298,000.00.

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 $2,298,000.00, 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. 4502.

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 Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543."

READ A FIRST TIME THIS	13	DAY OF	June	2022
READ A SECOND TIME THIS	13	DAY OF	June	2022
READ A THIRD TIME THIS	13	DAY OF	June	2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

_____
MAYOR

_____
CORPORATE OFFICER

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Item 11.3

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4526 be read a final time.

[Struk, K. & C.; 6841 46 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: May 2, 2022

Subject: Zoning Bylaw Amendment Application No. 1239

Legal: Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597
Civic Address: 6841 46 Street NE
Owner/Applicant: K. & C. Struk

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 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).**

AND THAT: **final reading of the zoning amendment bylaw be withheld subject to approval by the Ministry of Transportation and Infrastructure.**

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite.

BACKGROUND

The subject property is located in the new Turtle Ridge subdivision in the Canoe neighbourhood (Appendix 1 & 2). The parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwelling	Zoned R1
South:	single family dwelling (under construction)	Zoned R8
East:	single family dwelling (under construction)	Zoned R8
West:	vacant lot (future subdivision)	Zoned R1

The subject property is 849.4 m^2 in area/size. A 24'x56' (1,344ft^2) lower floor foundation with a manufactured home above is being proposed, as permitted in the proposed R-8 zone. The proposed basement suite (finished floor area) is 537 ft^2. The plans show that the entrance to the proposed suite will be on the east side of the building. Drawings provided in support of the rezoning application are attached as Appendix 5. Parking is to be provided onsite within the eventual driveway.

The site contains a 6.0 m Statutory right of way along the east property line (adjacent to 46 Street NE), as well as a 21.348 m wide (329.5 m^2) covenant on the west side of the property. The right of way protects BC Hydro and Power Authority utility connections, while the covenant area is intended for Geotech/steep slope-related purposes. The proposed development will not impact either of these areas. To date, there are

currently two other properties in this subdivision that were recently rezoned from R1 to R8 (6821 and 6840 46 Street NE) and approximately ten (10) other R8 properties within the greater Canoe community. Site photos are attached, in Appendix 6.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTS

FortisBC

FortisBC has no issues with this proposal.

Building Department

New construction, no concerns. BCBC applies.

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

Engineering Department

No engineering concerns.

Fire Department

No Fire Department concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the statutory public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

Planning Department

Based on the parcel area and considering the right of way and covenant area, the subject property still has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy, and the proposed layout of the unit is compliant with zoning requirements. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

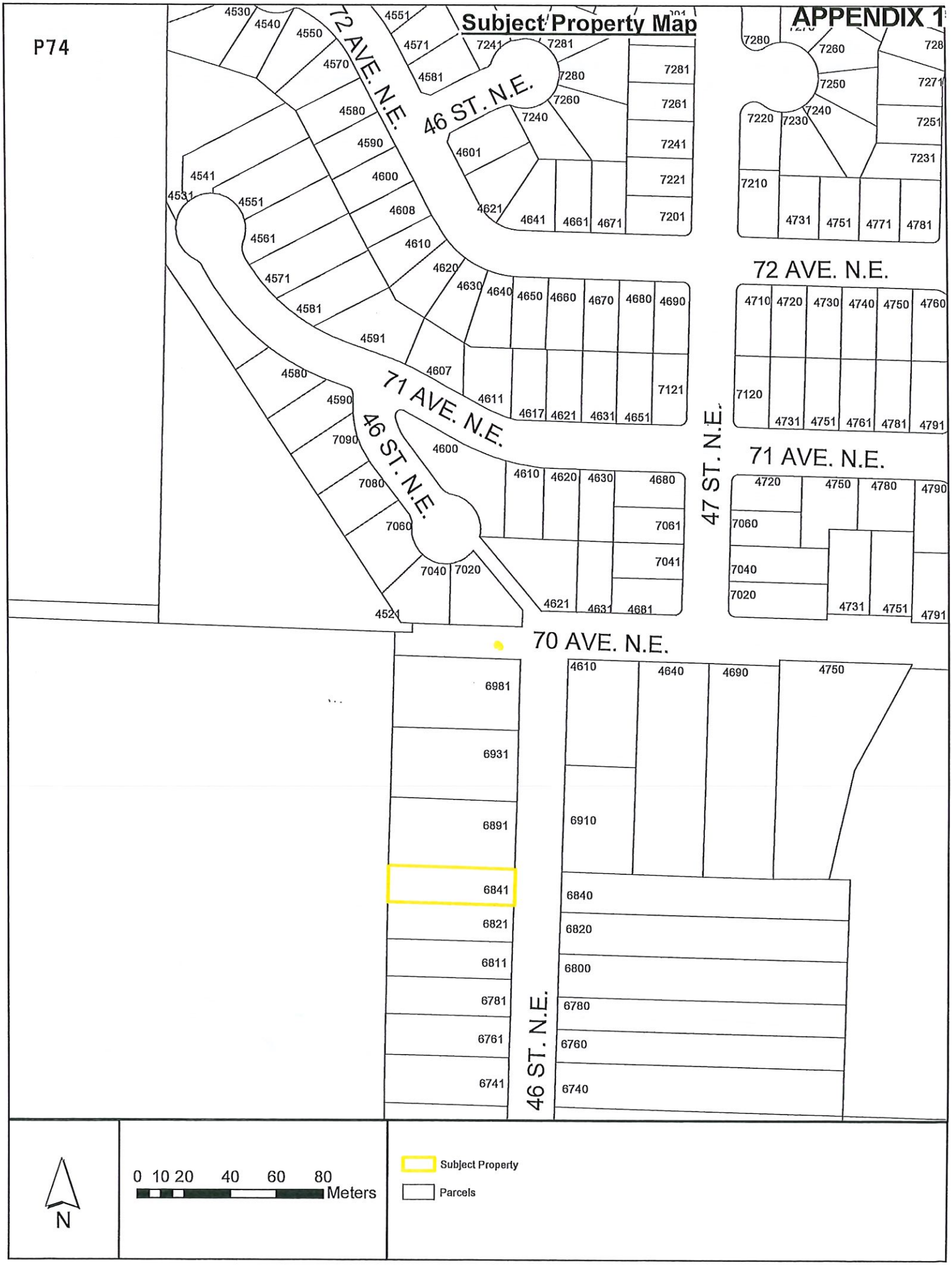
Prepared by: Evan Chorlton
Planner I

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

P74

Subject Property Map

APPENDIX 1



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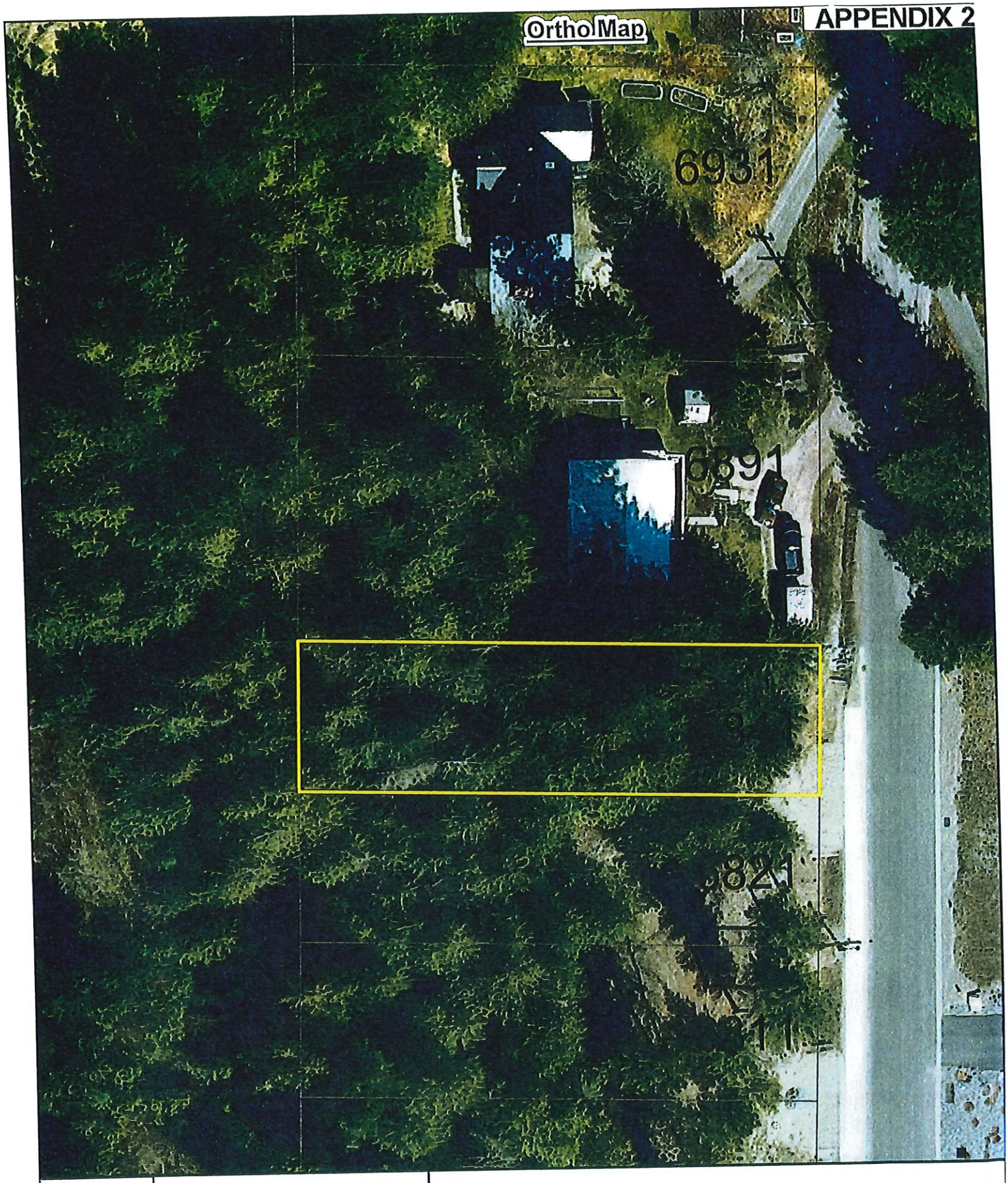
0 10 20 40 60 80 Meters

Subject Property

Parcels


Ortho Map
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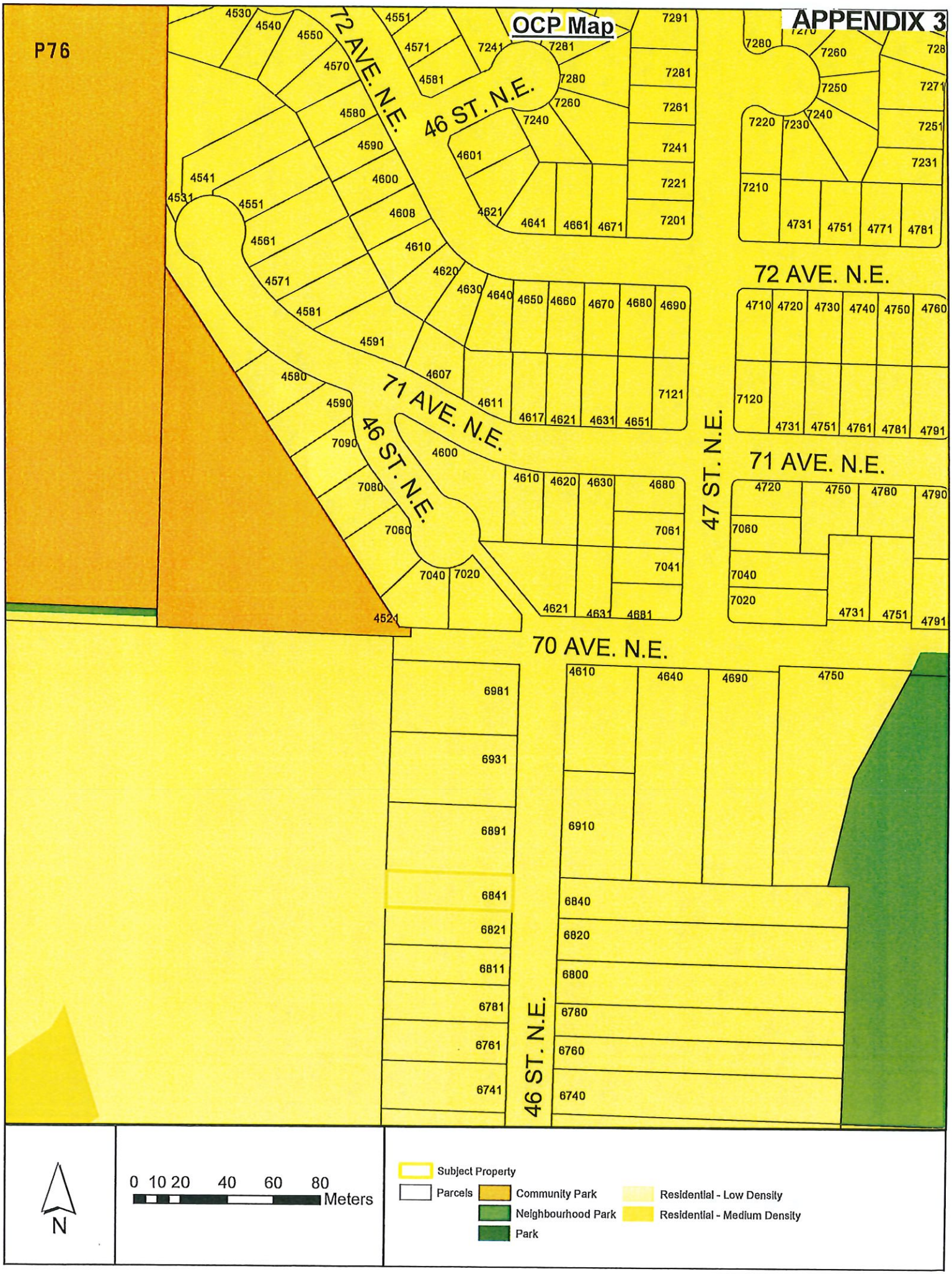
Subject Property
Parcels


OCP Map
APPENDIX 3
P76
72 AVE. N.E.
46 ST. N.E.
71 AVE. N.E.
47 ST. N.E.
70 AVE. N.E.
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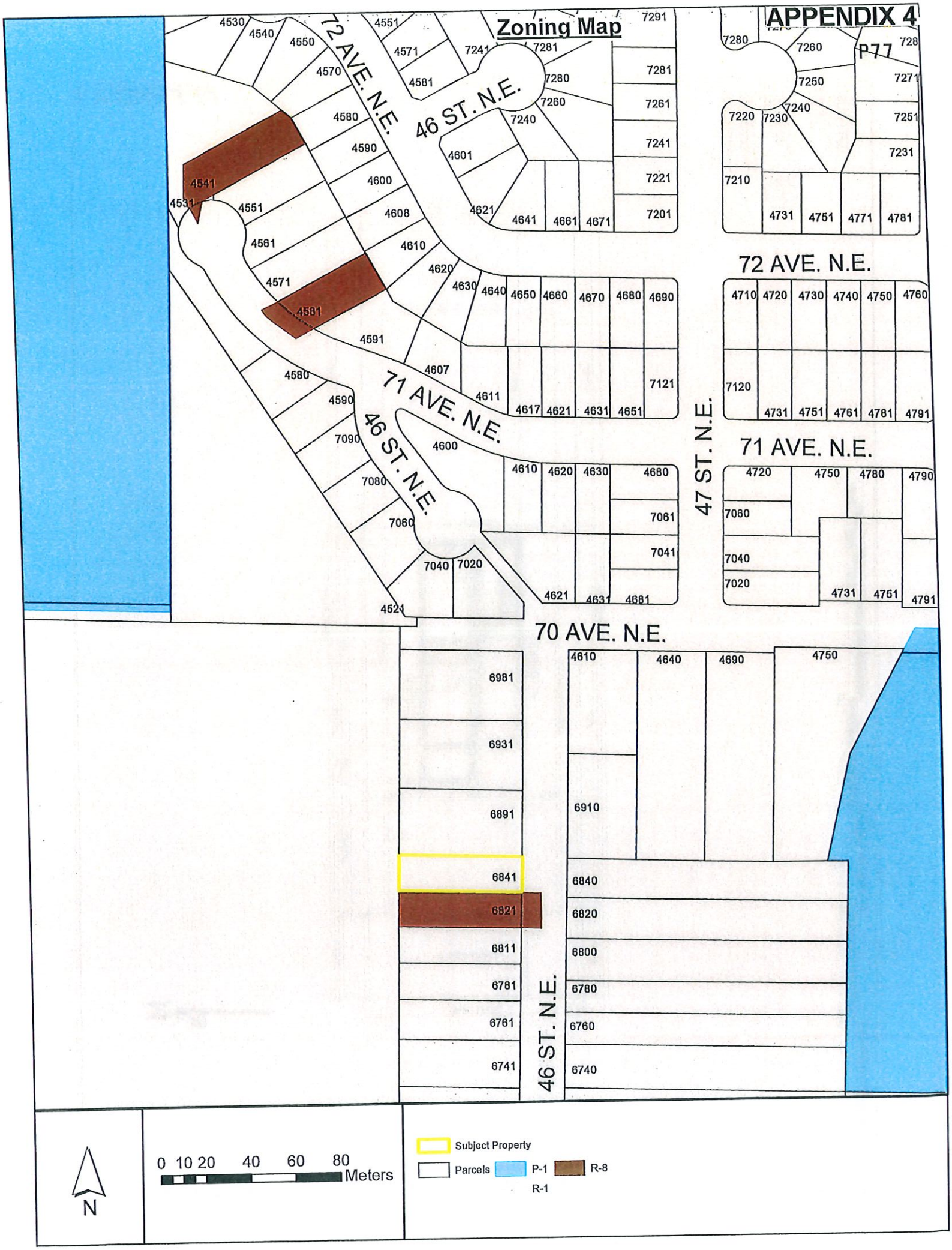
Subject Property
Parcels
Community Park
Neighbourhood Park
Park
Residential - Low Density
Residential - Medium Density


Zoning Map
APPENDIX 4
72 AVE. N.E.
46 ST. N.E.
71 AVE. N.E.
46 ST. N.E.
72 AVE. N.E.
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Subject Property
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P-1
R-8
R-1

APPENDIX 5

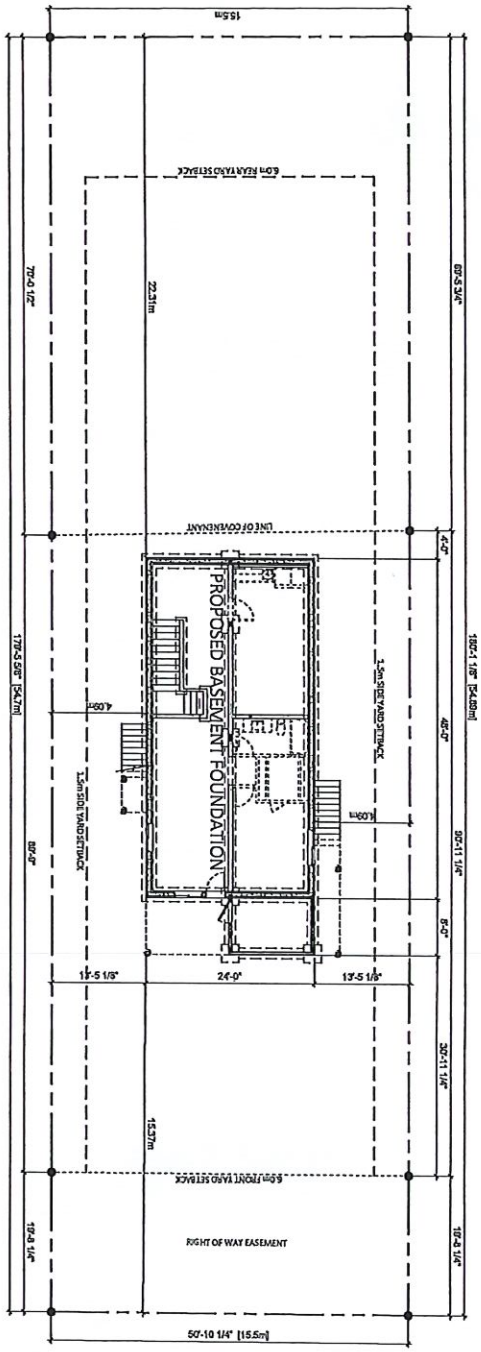
SITE PLAN

SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION:
6841 46 STREET NE
SALMON ARM, BC
LOT 1 PLAN EPP108597, KDYD

SITE STATISTICS
ZONING R1 - SINGLE FAMILY RESIDENTIAL
TOTAL LOT AREA = 11,145 SQ.FT.
MAXIMUM ALLOWABLE COVERAGE = 4,514 SQ.FT.
COVERAGE AS PROPOSED = 1,290 SQ.FT.

REQUIRED:	PROPOSED:
MAX HEIGHT: 10.0m	7.58m
FRONT YARD SETBACK: 6.0m	11.53m
SIDE YARD SETBACK: 1.5m	2.00m/6.38m
REAR YARD SETBACK: CONFORMANT	22.31m





N

A1	SHEET TITLE: SITE PLAN		PROJECT NAME: MANUFACTURED HOME - BASEMENT
	SCALE: 1/8" = 1'-0"	DATE: YYYY-MM-DD 2021-04-07	ISSUED FOR: SUITE DRAWING
	LEGAL DESCRIPTION: 6841 46 STREET NE, SALMON ARM, BC LOT 1 PLAN EPP108597, KDYD		DRAWN BY: RK
			NOTES:

RK | STUDIO
RESIDENTIAL DESIGN AND DRAFTING
1760 KLOPPENBURG RD, KELOWNA, BC
(250)-317-6875 ryan.rkstudio@gmail.com

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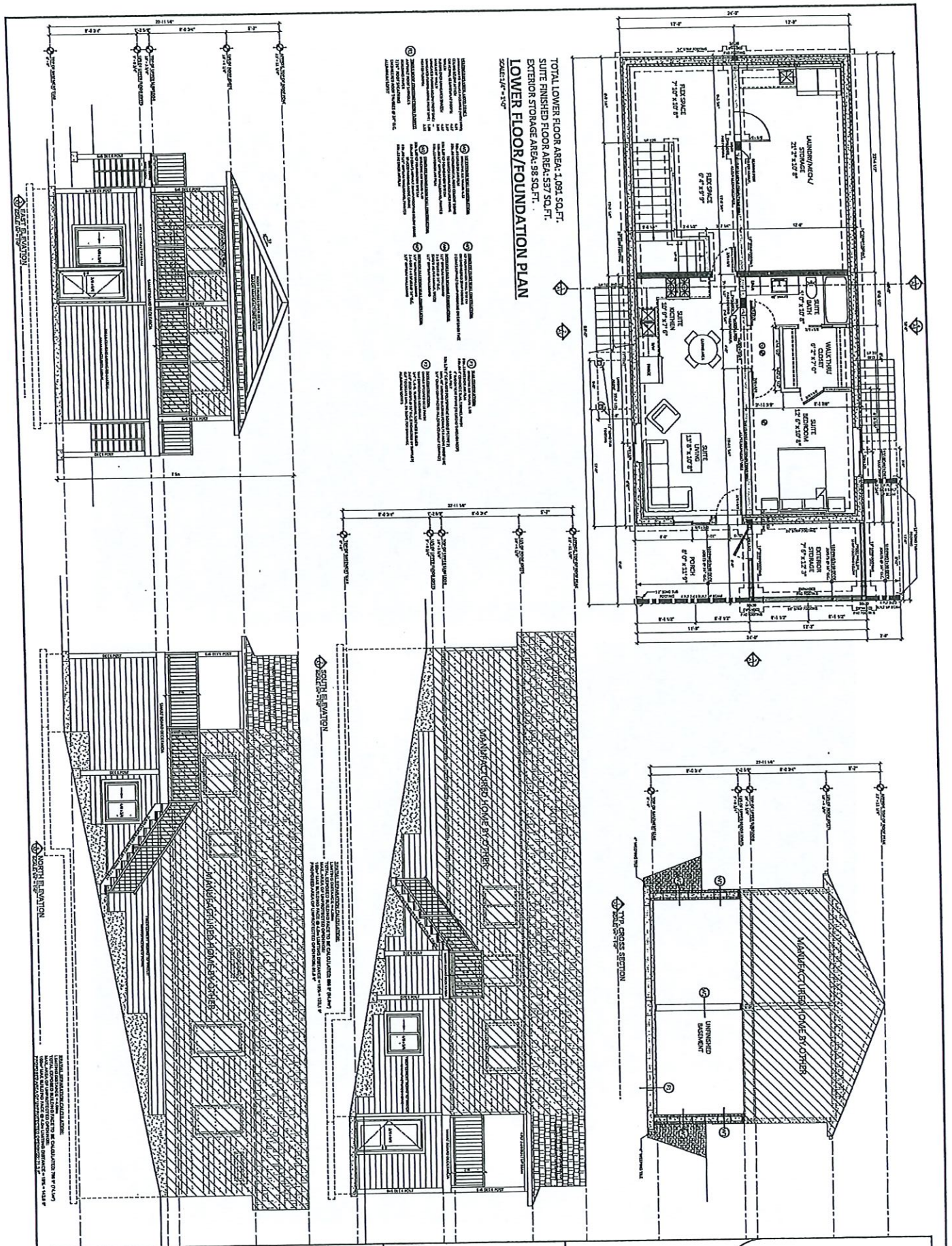

A2	SHEET TITLE: LOWER FLOOR		PROJECT NAME: MANUFACTURED HOME - BASEMENT
	SCALE: 1/4" = 1'-0"	DATE YYYY-MM-DD: 2021-04-07	ISSUED FOR: SUITE DRAWING
			DRAWN BY: RK
	LEGAL DESCRIPTION: 6841 46 STREET NE. SALMON ARM, BC LOT 1 PLAN EPP106597, KDYD		NOTES:

RK | STUDIO
RESIDENTIAL DESIGN AND DRAFTING
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APPENDIX 6


46 STREET NE

CITY OF SALMON ARM

BYLAW NO. 4526

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on June 13, 2022 at the hour of 7:00 p.m. was published in the June 1 and 8, 2022 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 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 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. 4526"**

READ A FIRST TIME THIS	24th	DAY OF	MAY	2022
READ A SECOND TIME THIS	24th	DAY OF	MAY	2022
READ A THIRD TIME THIS	13th	DAY OF	JUNE	2022

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 16 DAY OF JUNE , 2022

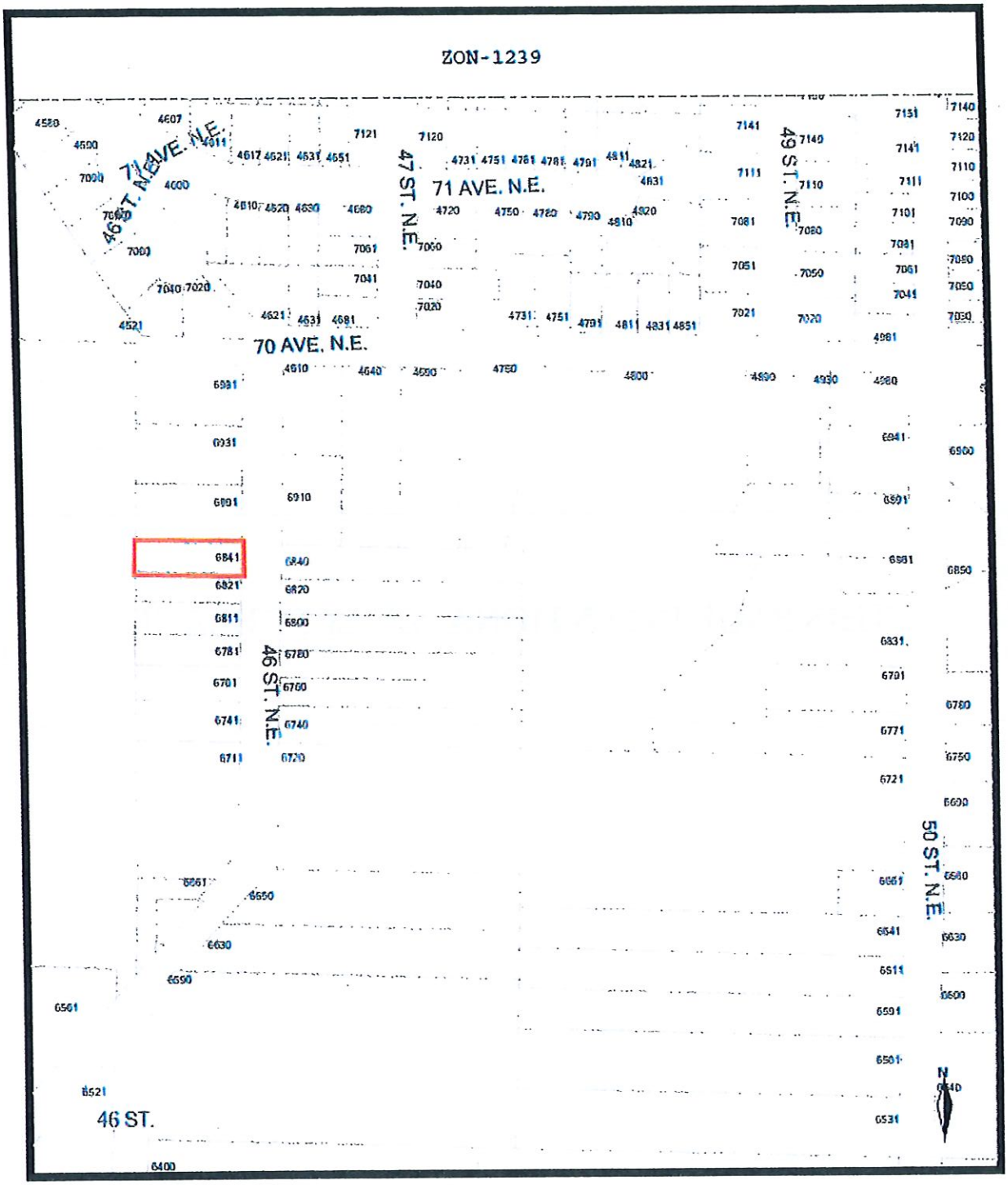
Elizabeth Keam
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

MAYOR

CORPORATE OFFICER

Schedule "A"


ZON-1239
71 AVE. N.E.
70 AVE. N.E.
46 ST. N.E.
47 ST. N.E.
49 ST. N.E.
50 ST. N.E.
46 ST.
N

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INFORMATIONAL CORRESPONDENCE – June 27, 2022

1.	J. McEwan, Chair, School of Public Administration, Local Government Programs, Capilano University – letter dated June 17, 2022 – Corinne Boback's graduation from Capilano University's Local Government Program	N
2.	M. Bradcoe & J. Wittstock, Founding Members, Shuswap Pride Society – letter dated May 20, 2022 – Picnic/BBQ at Marine Peace Park, Saturday, August 13, 2022	A
3.	D. Podlubny, Director, Shuswap Association for Rowing and Paddling – letter dated January 31, 2022 - Purple-Air Sensor at Canoe Beach	S
4.	J. Skinner, Ye Old Curiosity Shoppe – email dated June 18, 2022 – closing off street for Farmers Market	R
5.	J. Evans, Early Years Family Navigator and Outdoor Play Facilitator, Shuswap Children's Association – letter dated June 17, 2022 - Children's Outdoor Recreation Program for July and August at Blackburn Park	A
6.	J. Broadwell, Manager, Downtown Salmon Arm – letter dated June 14, 2022 – Theatre on the Edge Festival Use of Salmar Lot, West Side, July 15-17, 2022	A
7.	R. Scott, DZO, Skydive Salmon Arm, NOVA – letter dated June 21, 2022 – 2022 Skydiving Boogie Event – September 2nd – 5th	A
8.	P. Schmidt, Box Office Manager & Fundraising Associate, Caravan Farm Theatre – email dated June 13, 2022 – Caravan Farm Theatre Sponsorship 2022	R
9.	M. Solin, email dated June 21, 2022 – Salmon Arm landscaping and growth	R
10.	R. Ready, Grade 9 French Immersion Teacher, J.L. Jackson Secondary – 5 letters dated June 14 & 21, 2022 – new flag ideas	N
11.	E. Vieira, Program Manager, Shuswap Watershed Council – email dated June 14, 2022 – Draft meeting summary June 8, 2022	N
12.	D. Kayne, Chair, BC Council of Forest Industries – letter dated June 13, 2022 – New President and CEO of the BC Council of Forest Industries	N
13.	Office of the Medical Officers, Interior Health – letter dated June 8, 2022 – Mitigation of extreme heat and wildfire smoke event	N
14.	A. Barford, Canada Shipping Campaigner, Stand.earth – letter dated June 17, 2022 – Motion at UBCM Protecting BC Coasts From Acidic Washwater Dumping being brought forward by Vancouver	N
15.	W. Beamish, Mayor of Gibsons – letter dated June 16, 2022 – Hospice Services Funding – UBCM resolution from Town of Gibsons	N
16.	A. Todosichuk, Executive Director, Corporate Policy and Priorities Branch, Ministry of Agriculture and Food – letter dated June 17, 2022 – Amendments to the Agricultural Land Reserve Use Regulation	N
17.	J. Cote, Mayor, Corporation of the City of New Westminster- letter dated June 21, 2022 – Library Funding UBCM Resolution	N

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

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Item 19.1

CITY OF SALMON ARM

Date: June 27, 2022

OTHER BUSINESS

June 13, 2022 Notice of Motion - Councillor Lavery - 2022 Shuswap Trails Roundtable Event

THAT: $1,500.00 be allocated from Council Initiatives for the 2022 Shuswap Trails Roundtable event.

Vote Record

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

Opposed:

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

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Item 22.1

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: Development Permit No. 443 be authorized for issuance for Parcel A (DD 136157F Plan B6396) of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4550, Except Plan H401, KAP55184, KAP69718, KAP78951 and EPP7474 (2800 10 Avenue (TCH) SW) in accordance with the Development Permit drawings attached as APPENDIX 5 to the staff report dated June 15, 2022;

AND THAT: Development Permit No. 443 vary Zoning Bylaw No. 2303 for Building 1 as shown in the drawings attached as APPENDIX 5 as follows:

1. Section 17.8.2 – Minimum Interior Parcel Line setback of 1.0m reduced to 0.0m;

AND FURTHER THAT: Issuance of Development Permit No. 443 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for landscaping.

[Blanleil Cranbrook Holdings Ltd; 2800 10 Avenue (TCH) SW; Form and Character]

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: June 15, 2022

Subject: Development Permit Application No. 443 (Form and Character)
Civic Address: 2800 10 Avenue (TCH) SW
Owner/Applicant: Blanleil Cranbrook Holdings Ltd.

MOTION FOR CONSIDERATION:

THAT: Development Permit No. 443 be authorized for issuance for Parcel A (DD 136157F Plan B6396) of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4550, Except Plan H401, KAP55184, KAP69718, KAP78951 and EPP7474 (2800 10 Avenue (TCH) SW) in accordance with the Development Permit drawings attached as APPENDIX 5;

AND THAT: Development Permit No. 443 vary Zoning Bylaw No. 2303 for Building 1 as shown in the drawings attached as APPENDIX 5 as follows:

1. **Section 17.8.2 – Minimum Interior Parcel Line setback of 1.0m reduced to 0.0m;**

AND FURTHER THAT: Issuance of Development Permit No. 443 be withheld subject to receipt of an Estimate and Irrevocable Letter of Credit (in the amount of 125% of the Estimate) for landscaping.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

To review the Development Permit package attached as Appendix 5. The applicant is proposing a commercial development consisting of three buildings, two of the buildings include drive thru services.

BACKGROUND

The subject property is located on the west side of the town center, within a Highway Commercial Corridor area described as per Official Community Plan (OCP) Section 9.3.18 (a). Further, in the OCP the subject property is designated within the Commercial Highway Service/Tourist Development Permit area and the Urban Containment Boundary. It is zoned C3 (Service Commercial Zone) in Zoning Bylaw No. 2303. The subject property is approximately 5900m² (1.45ac) and is currently vacant.

Adjacent Land Uses/Development:

North:	Trans Canada Highway & Smart Centres Development	Zoned CD8
South:	Industrial Concrete Facility	Zoned M1
East:	Building Supply Establishment	Zoned C3
West:	Retail Sales	Zoned C3

As noted in the recommendation, the proposal includes a variance request to reduce the required interior parcel line setback from 1.0m to 0.0m to accommodate the proposed Building 1 (Appendix 5). There are no other variance requests. The proposed commercial uses (*retail sales and restaurant*) are permitted uses in the C3 zone.

COMMENTS

Building Department

The Building Department has no concerns with the proposed development, noting that the buildings labelled 1 and 3 would be considered Part 3 Buildings requiring full professional review. The review would include an assessment for the level of fire separation needed given the proximity to the property line for both buildings.

At the time of Building Permit, Development Cost Charges are calculated based on the gross area of the proposed building as per the Commercial DCC rate ($34.65 per m^2/$3.22 per ft^2).

Fire Department

No concerns.

Engineering Department

Comments provided by the Engineering Department are enclosed as Appendix 6. The road fronting the subject property is included in the Trans Canada Highway #1 four-laning and upgrade project. Frontage improvements are to be completed through the Ministry of Transportation and Infrastructure (MOTI) as part of the project and frontage improvements will not be required of the developer.

Design Review Panel (DRP)

At their June 9, 2022 meeting the Design Review Panel passed the following recommendation:

> "THAT the DRP supports application DP No. 443 subject to the consideration of the following conditions:
>
> - along the north facing wall (highway side) of Building 2, rock treatment from the bottom of the building to the roof line for the centre section.
> - the inclusion of lighting on the outside of building similar to the samples provided by the applicant."

The applicant has worked with staff and been amenable to revise their proposal to align with the OCP Guidelines and the DRP recommendations. Specifically, the applicant amended the landscape plan to address tree locations and plantings, and as per the recommendation of the DRP, the applicant amended the drawings to include the rock detail on the north side of Building 2 to improve the building face and highway exposure. Additionally, the applicant has committed to install the lighting as per the examples provided in the Development Permit application package.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Development Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Official Community Plan (OCP)
OCP Section 9.3.18(a) describes the Highway Commercial Corridor as an area oriented toward vehicle service and retail warehousing uses. For development within the Highway Service/Tourist Commercial Development Permit Area the OCP requires the issuance of a Development Permit. The Development Permit approval process is an opportunity to review and address any issues with internal traffic circulation, site access and site egress, as well as, form and character and landscaping of the proposed development. OCP Section 9.6 describes the Guidelines for the Highway Service/Tourist Commercial Development Permit area.

Siting and Building
The proposed development consists of three separate contemporary styled commercial buildings. Proposed Building 1 is to be 929m² (9669ft²), proposed Building 2 is to be 472m² (5076ft²), and proposed Building 3 is 219m² (2256ft²). The buildings are oriented toward the frontage road with parking oriented away from the frontage road. Each building appears to be of high quality materials with articulated faces and varied height that adds architectural interest. Each building has well defined entrances, lighting and windows. All elements of the building design, massing and siting are consistent with the OCP guidelines.

Landscape and Screening
The landscape plan has been completed in consultation with the OCP guidelines. The landscape plan includes street trees along the frontage road (five London Plane trees) and areas of shrubs and low level landscaping areas within the development site that are consistent with the OCP guidelines and "Fire Smart" recommendations for plant species and spacing. A screened refuse and recycling area is provided (along the east parcel line in between the Building 1 and 3, see Site Plan). Should Council support the Development Permit with variance a landscape estimate and security would be approved prior to issuance of the Permit.

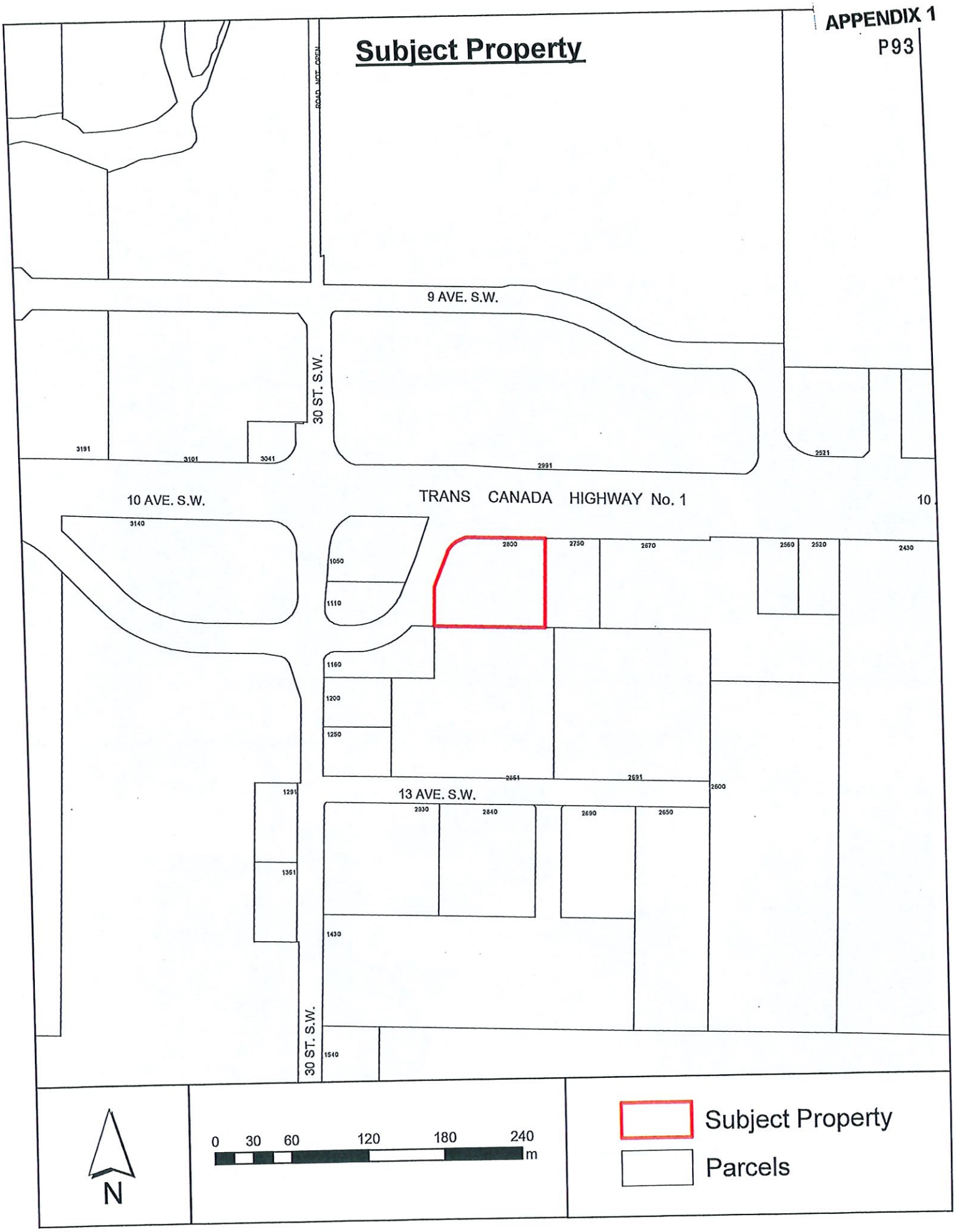
Access, Circulation and Parking Area
With regard to access and site circulation staff have reviewed the drive thru and vehicle queuing provided and it is sufficient for the development site. There are two access/egress locations, at the north location there is a sign structure proposed. The parking areas are located toward the rear of those proposed buildings along the frontage minimizing the view of parking lots from the street. There are three accessible parking spaces noted on the site plan and each of the parking spaces are located at the entrance of each of the buildings. The access and site circulation is consistent with the OCP guidelines.

Setback Variance
When considering the variance request to reduce the interior parcel line setback from 1.0m to 0.0m a number of factors are taken into consideration including – the potential negative impact to adjacent and affected properties, current land use and future land use of the affected adjacent parcel to assess for potential conflict(s). In this instance, locating the building closer to the property line removes a small area in between the proposed building and the property line to be maintained. In the case of the property to the east, the proposed Building 1 would help to screen outdoor storage areas to the rear of the neighbouring property. Provided that Buildings 1 and 3 are reviewed by a professional as per the Building Department comments, staff are supportive of the variance requests.

Given that the drawings submitted in support of the application are consistent with the OCP Guidelines for the Highway Service/Tourist Commercial Development Permit Area and the proposed uses are permitted under the C3 zoning, staff support the issuance of the Development Permit.

Prepared by Melinda Smyrl, MCIP, RPP
Planner

Reviewed by Chris Larson, MCIP, RPP
Senior Planner


Subject Property
ROAD NOT OPEN
9 AVE. S.W.
30 ST. S.W.
10 AVE. S.W.
TRANS CANADA HIGHWAY No. 1
13 AVE. S.W.
30 ST. S.W.
3191
3101
3041
2991
2521
3140
1050
1110
2800
2750
2670
2560
2520
2430
1160
1200
1250
2851
2691
2600
1291
1351
2330
2840
2690
2650
1430
1540
N
0 30 60 120 180 240 m
Subject Property
Parcels

APPENDIX 2

Ortho Map

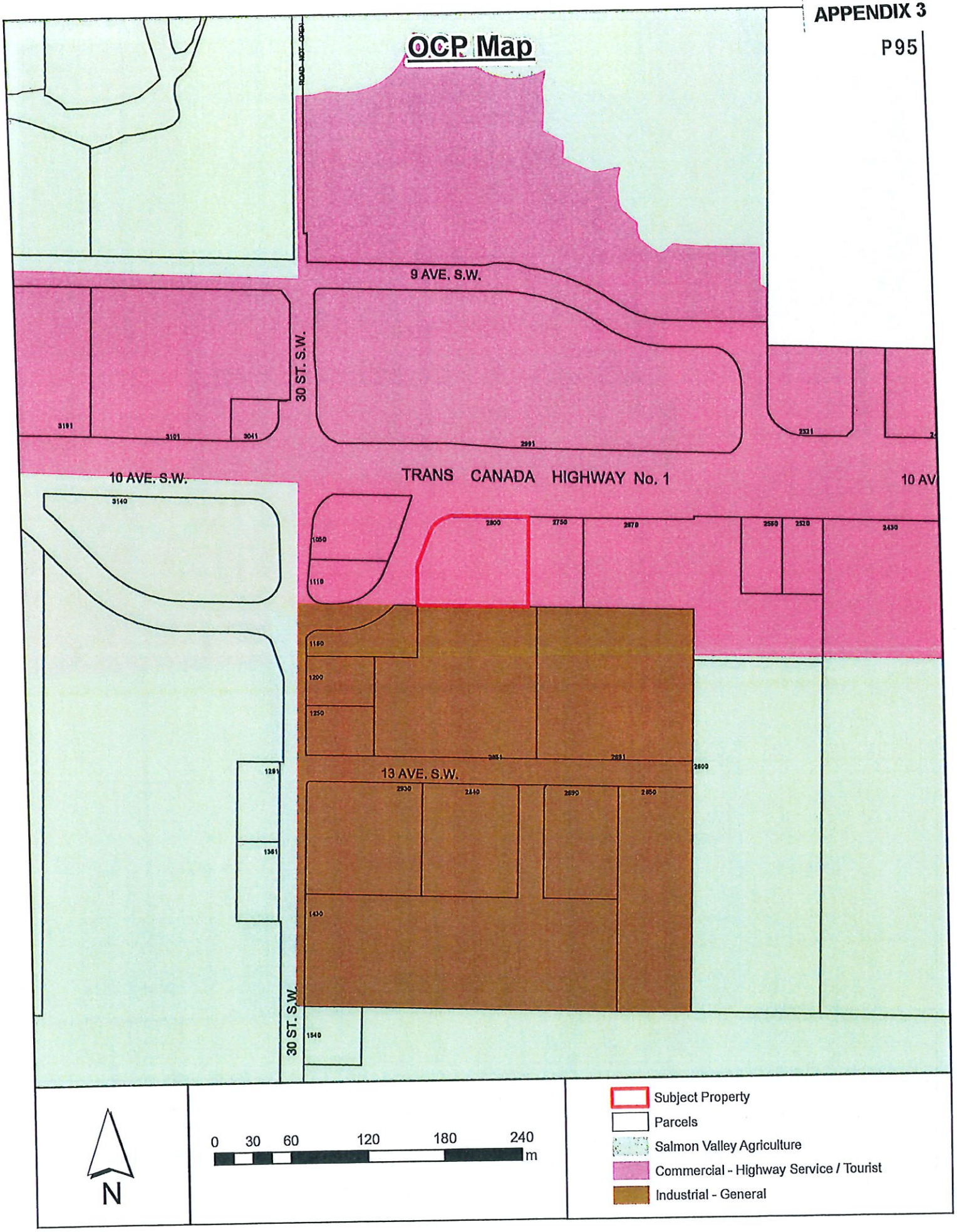


N

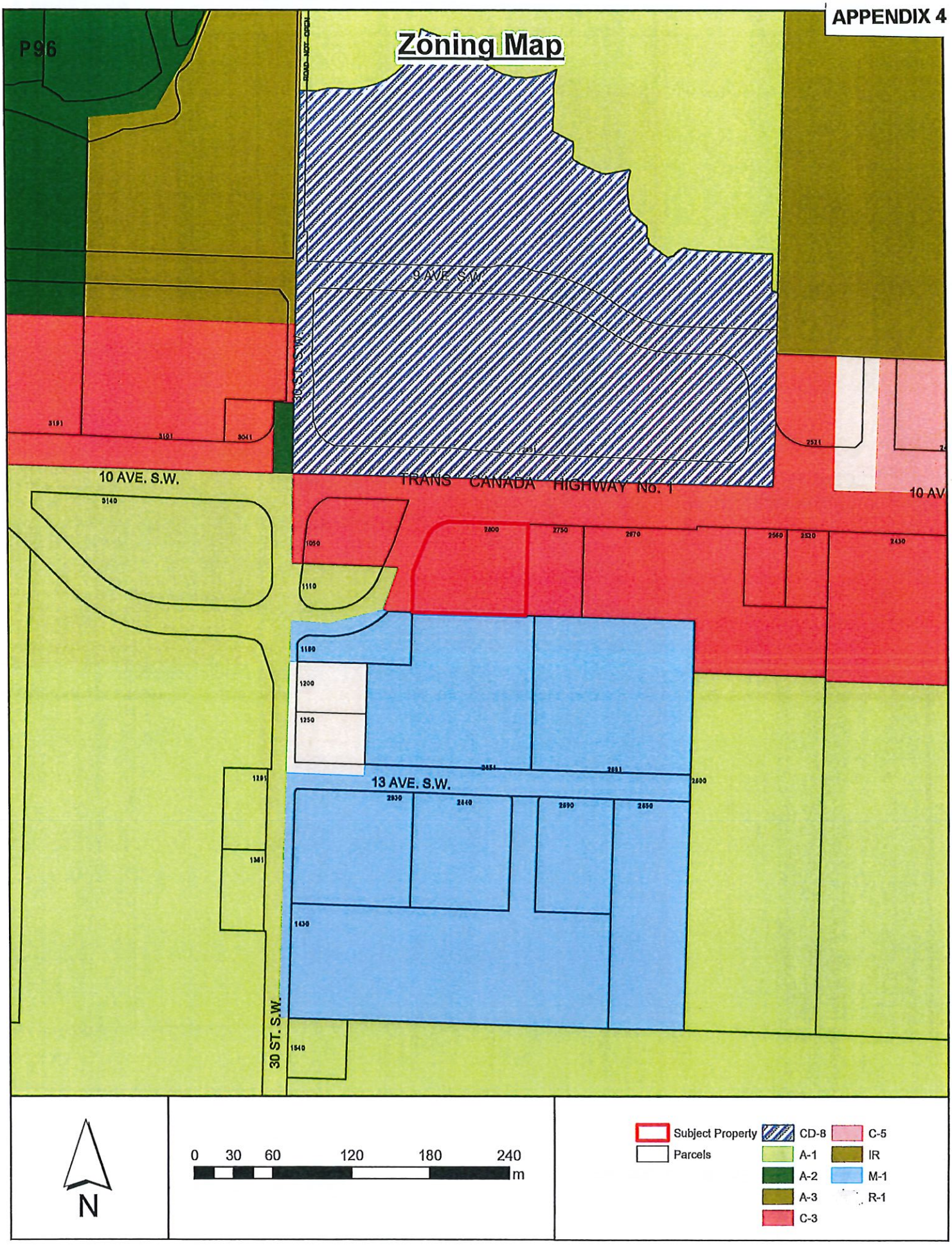
0 10 20 40 60 80 m

Subject Property

Parcels


OCP Map
ROAD NOT OPEN
9 AVE. S.W.
30 ST. S.W.
10 AVE. S.W.
TRANS CANADA HIGHWAY No. 1
13 AVE. S.W.
N
0 30 60 120 180 240 m
Subject Property
Parcels
Salmon Valley Agriculture
Commercial - Highway Service / Tourist
Industrial - General

APPENDIX 4


Zoning Map
P96
ROAD NOT OPEN
9 AVE. S.W.
30 ST. S.W.
10 AVE. S.W.
TRANS CANADA HIGHWAY No. 1
13 AVE. S.W.
30 ST. S.W.
N
0 30 60 120 180 240 m
Subject Property
Parcels
CD-8
A-1
A-2
A-3
C-3
C-5
IR
M-1
R-1



LOCATION MAP

BUILDING CODE SYNOPSIS

- AS PER BC BUILDING CODE 2018 for up to 1 storey Combustible Buildings

BUILDING CHARACTERISTICS/ CONSTRUCTION

Building #1

Occupancy: Group E, Up to 2 storeys, 3.2.2.68
Building Area: 928.6 sqm (9,996.0 sqft)
Building Height: 1 storey, (19.8')
Streets Facing: 2
Construction: Combustible and Non-Combustible
Sprinklers: No
Floor Assemblies: NA
Roof Assemblies: NA
Suite Demising Walls: 1H FRR

Building #2

Occupancy: Group E, Up to 2 storeys 3.2.2.68
Building Area: 471.6 sqm (5,076.0 sqft)
Building Height: 1 storeys, less than 20m
Streets Facing: 2
Construction: Combustible and Non-Combustible
Sprinklers: No
Floor Assemblies: NA
Roof Assemblies: NA
Suite Demising Walls: 1H FRR

Building #3 (Popeyes)

Occupancy: Group A2, One Storey, 3.2.2.28
Building Area: 218.9 sqm (2,356.0 sqft)
Building Height: 1 storeys
Streets Facing: 1
Construction: Combustible and Non-Combustible
Sprinklers: No
Floor Assemblies: NA
Roof Assemblies: na
Suite Demising Walls: NA

FIRE PROTECTION
Meets min. 10% building perimeter within 15m of a street (fire department access route).
Fire/Smoke alarm and detection systems, exit lights and emergency lighting.
Emergency Power duration of 60min.
Horizontal concealed spaces (such as attics) to be fire blocked into compartments (unless filled with non-combustible insulation).

SPATIAL SEPARATION AND EXPOSURE CALCULATION

- CALCULATIONS BASED ON TABLE 3.2.3.1-D
(VALUES HAVE BEEN INTERPOLATED WHERE THE LIMITING DISTANCE OR FIRE COMPARTMENT VALUES ARE IN BETWEEN THOSE LISTED IN THE TABLE.)
ALL LIMITING DISTANCES HAVE BEEN MEASURED TO PROPERTY LINE.

BUILDING #1 LEVEL COMPARTMENT	FACE	OCCU-PANCY	LIMITING DISTANCE (m)	AREA (sqm)	UNPROTECTED OPENINGS (sqm)	ACTUAL OPENINGS	OPENINGS PERMITTED	CLADDING REQ.	CONST. REQ.
ENTIRE FACE	W	E	35.6	117.8	22.5	19.1%	100.0 %	CNC	CNC
ENTIRE FACE	N	E	10.5	324.6	55.7	17.2%	19.5 %	CNC	CNC
ENTIRE FACE	S	E	1	307.3	5.0	1.6%	4.0 %	CNC	CNC
ENTIRE FACE	E	E	.3	117.8	0.0	0.0%	0.0 %	CNC	CNC

BUILDING #2 LEVEL COMPARTMENT	FACE	OCCU-PANCY	LIMITING DISTANCE (m)	AREA (sqm)	UNPROTECTED OPENINGS (sqm)	ACTUAL OPENINGS	OPENINGS PERMITTED	CLADDING REQ.	CONST. REQ.
ENTIRE FACE	W	E	12.8	119.8	8.4	7.0%	64 %	CNC	CNC
ENTIRE FACE	N	E	8.0	163.2	4.0	2.5%	12 %	CNC	CNC
ENTIRE FACE	S	E	10.5	163.2	38.1	23.4%	33 %	CNC	CNC
ENTIRE FACE	E	E	9.45	119.8	8.4	7.0%	40 %	CNC	CNC

BUILDING #3 (POPEYES) LEVEL COMPARTMENT	FACE	OCCU-PANCY	LIMITING DISTANCE (m)	AREA (sqm)	UNPROTECTED OPENINGS (sqm)	ACTUAL OPENINGS	OPENINGS PERMITTED	CLADDING REQ.	CONST. REQ.
ENTIRE FACE	W	A2	9.3	113.7	13.4	10.0%	65 %	CNC	CNC
ENTIRE FACE	N	A2	8.0	47.9	14.9	31.1%	45 %	CNC	CNC
ENTIRE FACE	S	A2	10.5	48.6	2.3	4.7%	100 %	CNC	CNC
ENTIRE FACE	E	A2	4.3	113.8	9.0	8.7%	16 %	CNC	CNC

PROJECT INFORMATION

LEGAL DESCRIPTION: SITE PLAN OF PARCEL A (DD 136579F PLAN B6396) OF LOT 1
SEC. 10, TP.20, R10, KDYD, PLAN 4550 EXCEPT PLANS H401, KAP55184, KAP78951 AND EPP7474
CIVIC ADDRESS: 2600 10th, AVENUE SW

ZONING: C3

DEVELOPMENT INFORMATION

ZONING ANALYSIS TABLE BASED ON CITY OF SALMON ARM D.C, BYLAW No. 2303

SITE DETAILS:

PARCEL AREA: MINIMUM (ha)	(acres)	(m²)	(ft²)	PROPOSED (ha)	(acres)	(m²)	(ft²)
0.046	0.115	465.0	5,005.4	0.56	1.39	5,619.7	60,492.0

MINIMUM PARCEL FRONTAGE:	MINIMUM (m)	(ft)	PROPOSED (m²)	(ft²)
	15.0	49.2	60.9	199.8

MINIMUM PARCEL SETBACKS:	MINIMUM (m)	(ft)	PROPOSED (m)	(ft)
FRONT:	6.0	19.7	6.0	19.7
INTERIOR SIDE :	1.0	3.3	0.3	1.0
EXTERIOR SIDE:	6.0	19.7	12.7min	41.7
REAR:	1.0	3.3	1.0	3.3

DEVELOPMENT DETAILS:

FLOOR AREAS:	(m²)	(ft²)
BUILDING 1:	928.62	9,996.0
BUILDING 2:	471.56	5,076.0
BUILDING 3: (POPEYES)	218.87	2,356.0
TOTAL:	1,619.05	17,428.0

MAXIMUM BUILDING HEIGHT:	MAXIMUM (m)	(ft)	PROPOSED (m)	(ft)
BUILDING 1:	10.0	32.8	6.0	19.8
BUILDING 2:	10.0	32.8	5.12	16.8
BUILDING 3: (POPEYES)	10.0	32.8	5.12	16.8

PARKING:

PARKING REQUIRED:
BUILDING 1 928.62sm/24sm = 38.7 STALLS
BUILDING 2 471.56sm/24sm = 19.7 STALLS
BUILDING 3 24 SEATS/3 = 8.0 STALLS
TOTAL = 66.4 STALLS

PARKING PROVIDED:
REGULAR SIZE = 66 STALLS
HC = 3 STALLS
TOTAL = 69 STALLS

VARIANCE REQUIRED
A VARIANCE IS REQUIRED FOR THE WEST PROPERTY SETBACK FOR BUILDING #1 FROM 1m TO .3m.

NOTE:
DRAWINGS ARE NOT TO BE SCALED.
Confirm all dimensions on site. Bring any discrepancies to the Architect's attention immediately prior to construction.
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NOT FOR CONSTRUCTION

Seal

1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrew van Mulekom, Architect AIBC
[redacted]

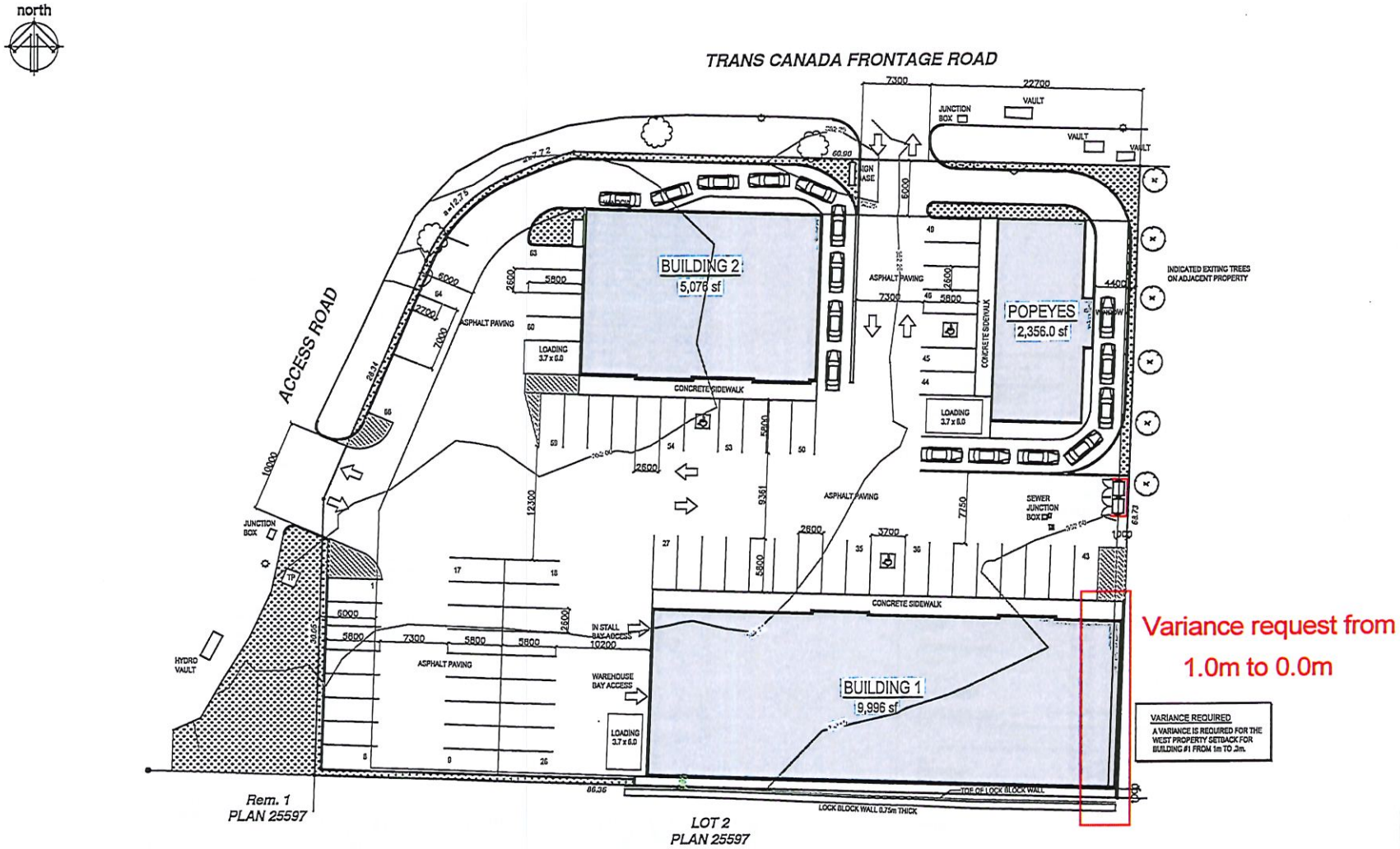
Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

drawing title
ZONING & CODE ANALYSIS

scale
NTS

DP1

date
2022-05-10



SITE PLAN
SCALE: 1:200

NOTES:
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NOT FOR CONSTRUCTION

Seal

1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrea van Nieuwkerk, Architect, AIBC

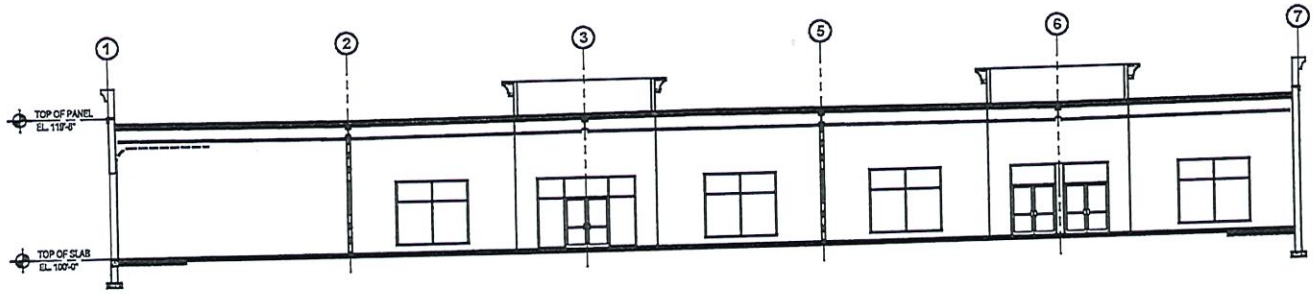
Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

drawing title
SITE PLAN

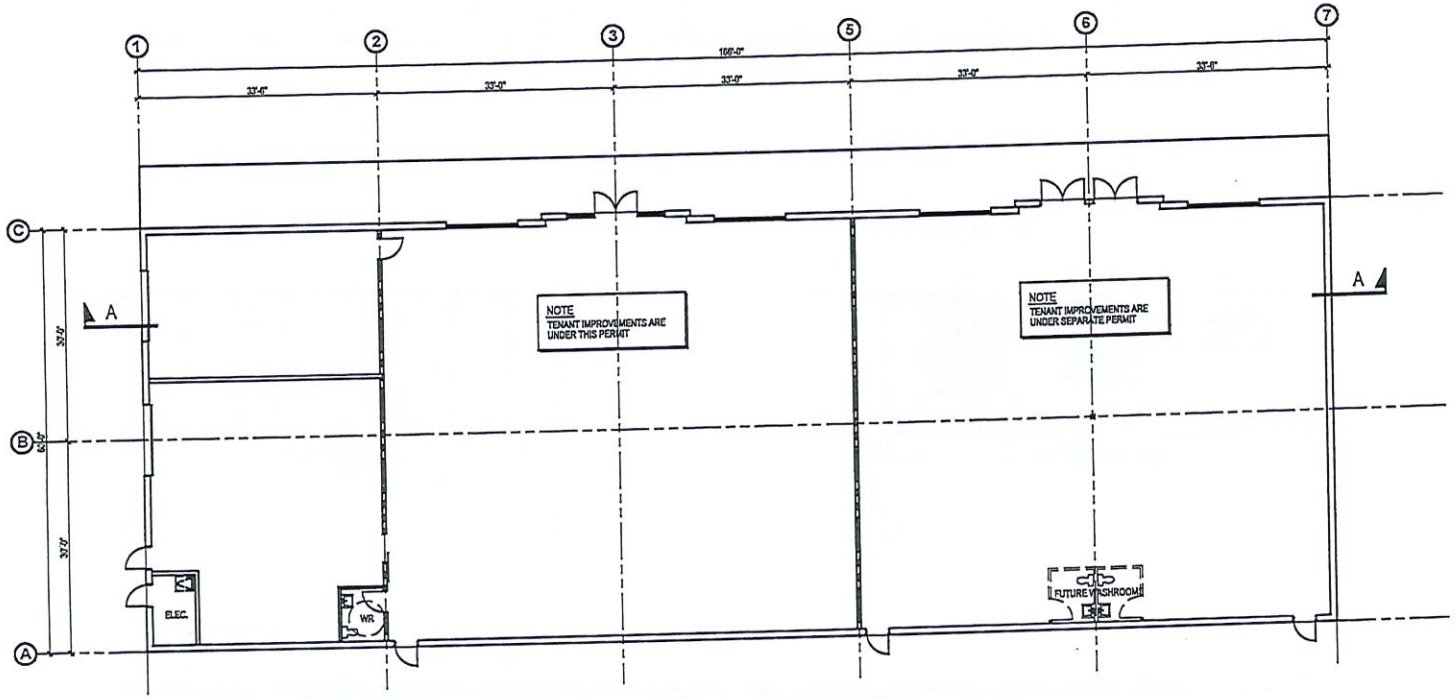
scale
1:200

drawing no
DP2

date
2022-05-10



LONGITUDINAL SECTION A-A
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES
DRAWINGS ARE NOT TO BE SCALED.
Confirm all dimensions on site. Bring any discrepancies to the Architect's attention immediately prior to construction.
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NOT FOR CONSTRUCTION

Seal

1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrea von Mohrfeld,
Architect AIBC
[illegible]
[illegible]
[illegible]

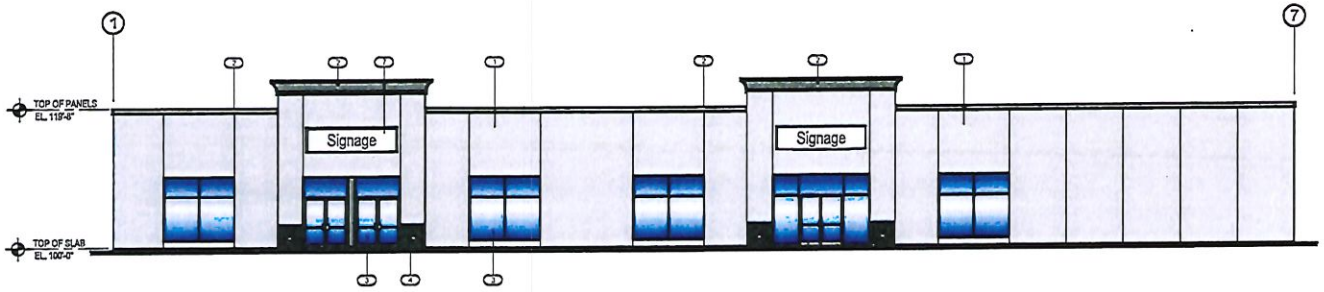
Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

drawing title
BUILDING #1
FLOOR PLAN

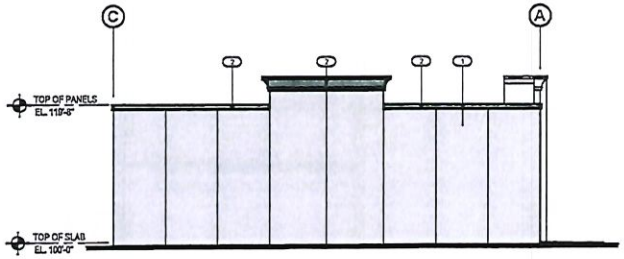
scale
1/8" = 1'-0"

drawing no
DP3

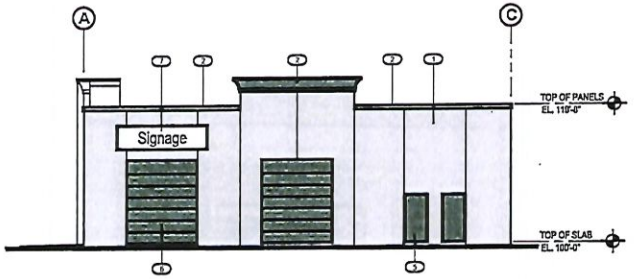
date
2022-05-10



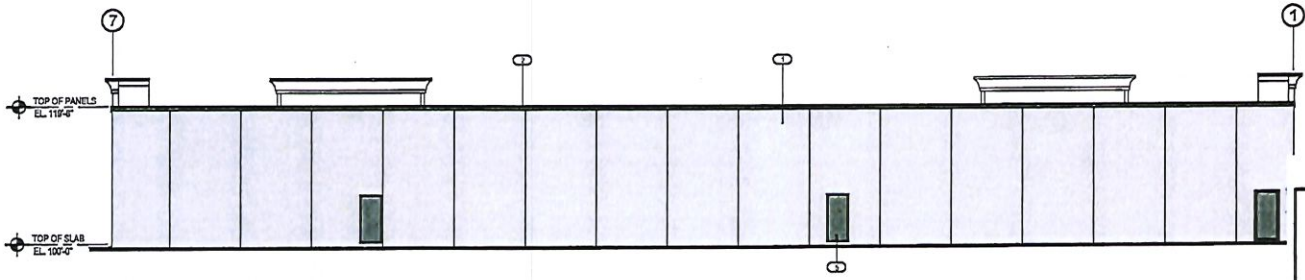
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION



WEST ELEVATION



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

MATERIAL LEGEND

1. CONCRETE INSULATED TILT UP PANELS
2. STYROFOAM BUILD OUT WITH ACRYLIC STUCCO SMOOTH TECTURE, COLOUR TBC
3. STOREFRONT DOOR / WINDOW
4. PRO-FIT LEGERSTONE IN BLACK RUNDLE OR SIMILAR
5. MANDOOR
6. O/H DOOR
7. TENANT SIGNAGE

NOTES:
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NOT FOR CONSTRUCTION

Seal

1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrea van Niekerk,
Architect AIBC
[illegible]

Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

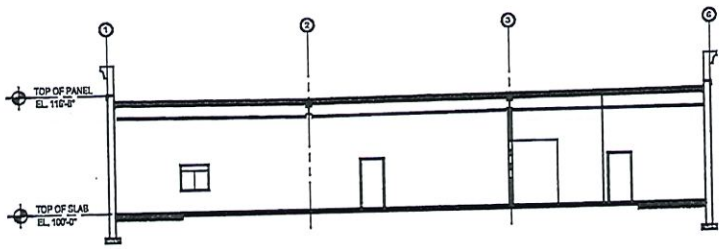
drawing title
BUILDING #1
ELEVATIONS

scale
1/8" = 1'-0"

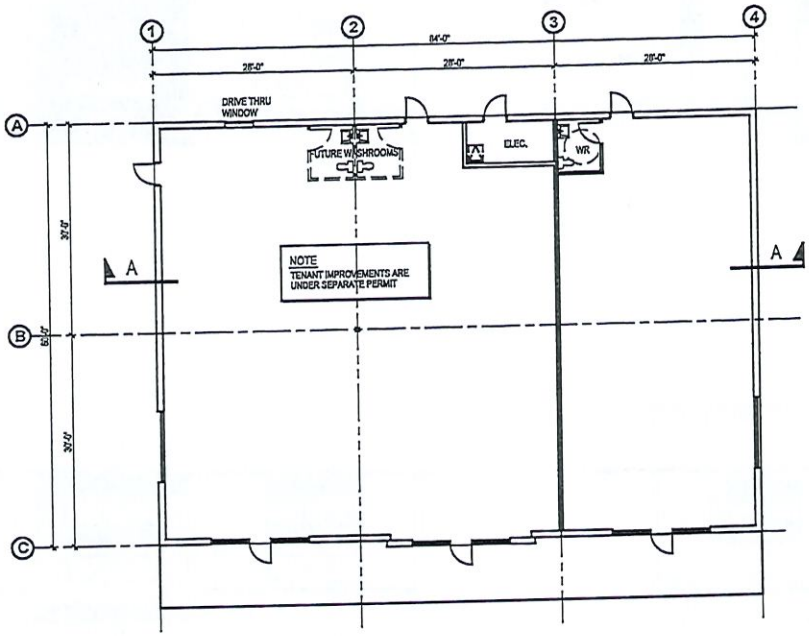
drawing no
DP4

date
2022-05-10





LONGITUDINAL SECTION A-A
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
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NOT FOR CONSTRUCTION

Seal

1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrea van Niekerk,
Architect AIBC

Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

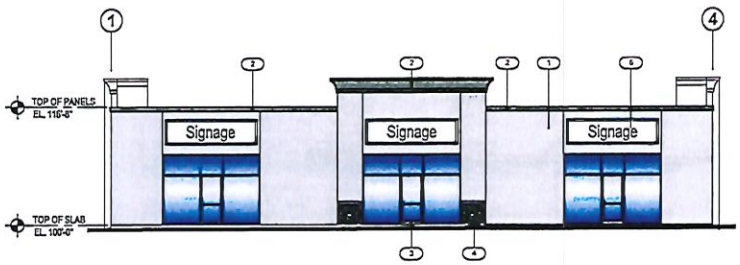
drawing title
BUILDING #2
FLOOR PLAN

scale
1/8" = 1'-0"

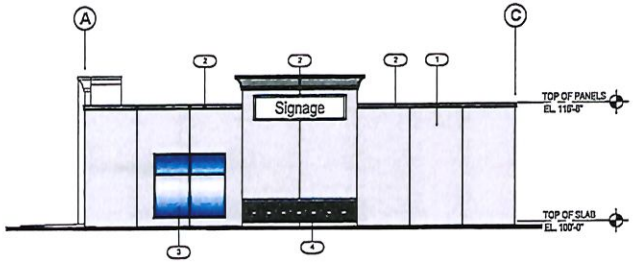
drawing no
DP5

project
2022-05-10

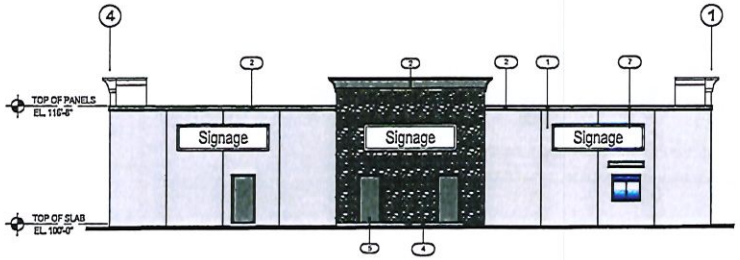
P101



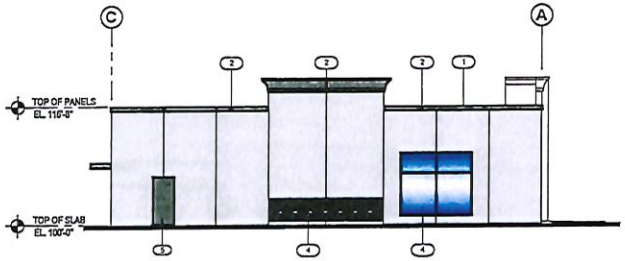
SOUTH ELEVATION



EAST ELEVATION



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



WEST ELEVATION

MATERIAL LEGEND

1. CONCRETE INSULATED TILT UP PANELS PAINTED FINISH, COLOUR TBC
2. STYROFOAM BUILD OUT WITH ACRYLIC STUCCO SMOOTH TEXTURE, COLOUR TBC
3. STOREFRONT DOOR / WINDOW
4. LEGERSTONE - IN BLACK RUNDLE OR SIMILAR
5. MANDOOR
6. O/H DOOR
7. TENANT SIGNAGE

NOTES:
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NOT FOR CONSTRUCTION

Seal

2	2022-06-10	North Elevation Revised
1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrea van Niekerk, Architect AIBC
201-3050 Pandora St Kelowna, BC
250-469-3190
andrea@axoarchitecture.ca

Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

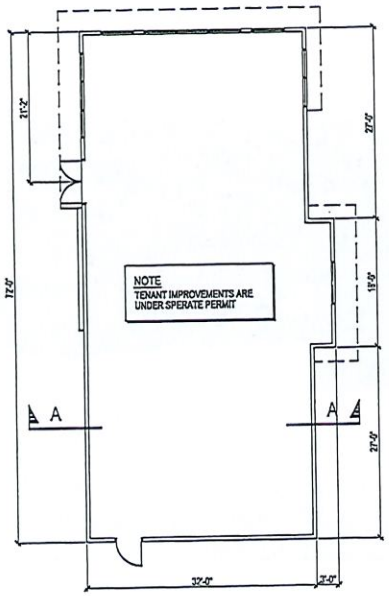
drawing title
BUILDING #2
FLOOR PLAN

scale
1/8" = 1'-0"

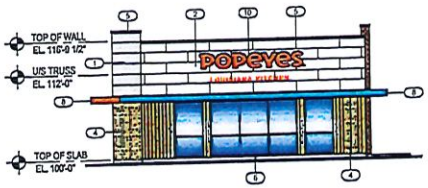
drawing no
DP6

period
2022-06-10

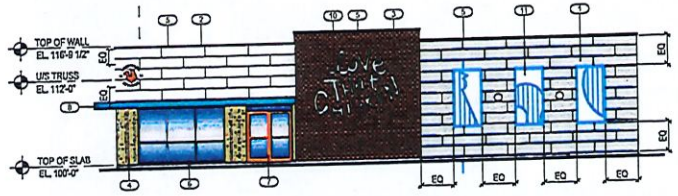
north



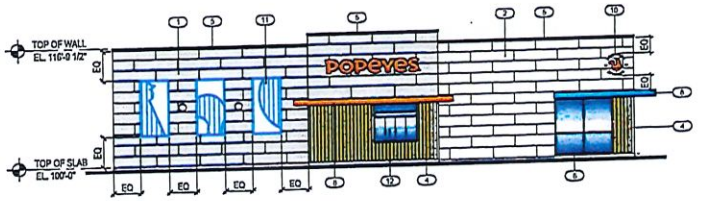
FLOOR PLAN
SCALE: 1/8" = 1'-0"



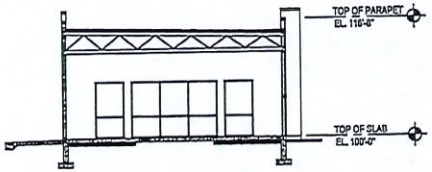
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



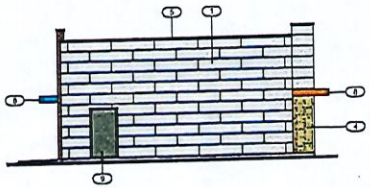
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



GENERAL BUILDING SECTION A-A
SCALE: 1/8" = 1'-0"



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

MATERIAL LEGEND

1. NICHIHA 72" x 16" - ARCHITECTAL BLOCK FIBER CEMENT PANEL, COLOUR GREY
2. NICHIHA NOVENARY PANEL - OPAL
3. NICHIHA VINTAGE BRICK VENEER - ALEXANDER BLUFF
4. NICHIHA VINTAGE WOOD AMP 2030 - CEDAR
5. FLASHING - CHARCOL
6. STOREFRONT FRAMES - CHARCOL
7. STOREFRONT DOORS (ONLY) - ORANGE - PANTONE 1356AC
8. OVERHANGS CANOPY - NOLA TEAL/ ORANGE
9. DOOR - CHARCOL
10. TENANT SIGNAGE
11. SHUTTERS
12. PASS-THROUGH WINDOW

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NOT FOR CONSTRUCTION

Seal

2	2022-05-16	Issued for Popeye's approval
1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrea von Maltzahn, Architect AIBC
201-3010 Pomeroy Dr Kelowna, BC
250-491-2190
drawings@axoarchitecture.ca

Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

drawing title
BUILDING #3
PLAN, ELEVATIONS
& SECTION

scale
1/8" = 1'-0"

drawing no
DP7

print
2022-05-16

P103









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NOT FOR CONSTRUCTION

Seal

1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrea van Niekerk,
Architect AIBC
[illegible]
[illegible]
[illegible]

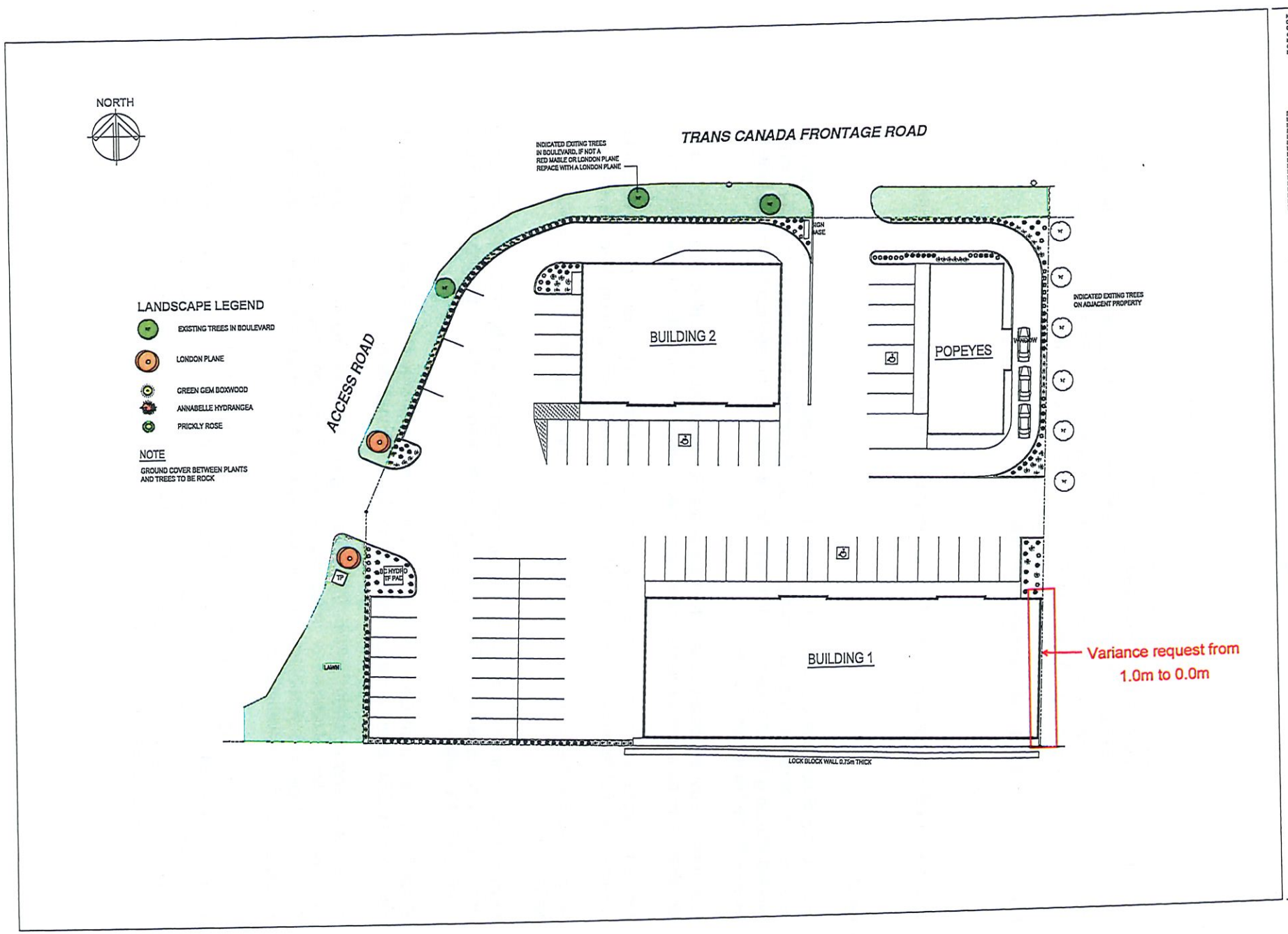
Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

drawing title
PICTURES OF EXISTING DEVELOPMENT IN QUESNEL

scale
NTS

drawing no
DP8

plotted
2022-05-10



NOTES:
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NOT FOR CONSTRUCTION

Seal

2	2022-05-16	Landscaping revised
1	2022-05-10	Issued for preliminary DP review

Revisions

AXOarchitecture
Andrea van Niekerk, Architect AIBC

Project Title
ANDRE'S DEVELOPMENT
SALMON ARM, BC

drawing title
LANDSCAPE PLAN

scale
1:200

drawing no
DP9

project
2022-05-13

CITY OF SALMON ARM

Memorandum from the Engineering and Public Works Department

TO:	Kevin Pearson, Director of Development Services
DATE:	May 24, 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	**Blanleil Cranbrook Holdings Ltd**
SUBJECT:	**DEVELOPMENT PERMIT (with Variance) APPLICATION NO. DP-443**
LEGAL:	Parcel A (DD 136157F Plan B6396) of Lot 1, Section 10, Township 20, Range10, W6M, KDYD, Plan 4550, Except Plans H401, KAP55184, KAP69718, KAP7895 and EPP7474
CIVIC:	**2800 – 10 Avenue (TCH) SW**

Further to your referral dated May 16, 2022, we provide the following servicing information:

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.

2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.

3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with (underground) electrical and telecommunication wiring upon development.

4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.

5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.

6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.

7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

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

10. 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. 10 Ave SW, on the subject property's northern and western boundary, is designated as an Urban Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).

2. The Ministry of Transportation and Infrastructure (MOTI) has constructed 10 Ave SW to the Urban Collector standard. No further upgrade is required.

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

4. As 10 Ave SW is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Only two driveway accesses will be permitted onto 10 Ave SW. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 300mm diameter Zone 1 watermain on 10 Ave SW. No upgrades will be required at this time.

2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.

3. Records indicate that the existing property is serviced by a 150mm service from the 300mm diameter watermain on 10 Ave SW. No further upgrading will be required at this time. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

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

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

6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 300mm diameter sanitary sewer on 10 Ave SW. No upgrades will be required at this time.

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

3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

4. Records indicate that the existing property is serviced by a 200mm service from the sanitary sewer on 10 Ave SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 900mm diameter storm sewer on 10 Ave SW. No upgrades will be required at this time.

2. Records indicate that the existing property is serviced by a 300mm service from the storm sewer on 10 Ave SW. No upgrade is required. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)

4. 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.

5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate /

unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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

Mustafa Zakreet
Engineering Assistant

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

From: luke@salmonarmwindow.ca <luke@salmonarmwindow.ca>
Sent: Friday, June 17, 2022 5:44 PM
To: Barb Puddifant <bpuddifant@salmonarm.ca>
Subject: [External] Development Variance Permit DP-443

To: Kevin Pearson, Director of Development Services, City of Salmon Arm.

Please accept this email submission is support of Development Variance Permit DP-443 in regards to the application for development variances for Blanleil Cranbrook Holdings Ltd at 2800 10 Ave SW. As a neighbouring business, we are very happy to have some positive development happening on the adjacent empty lot and have no concerns about the proposed plans. We are anticipating increased traffic to this side of the highway which will be good for all of the businesses in this area.
The interior parcel line set back variance will put Building 1 directly on our property line, but as noted in the report, the building will actually screen our outdoor storage area and will improve the appearance of our property so we have no issues with this variance.

Sincerely,

Luke Engel
General Manager
Salmon Arm Window & Door Ltd.

SALMON ARM WINDOW & DOOR

2750 10 Ave SW Salmon Arm, BC V1E 3J9
250-832-8884 www.salmonarmwindow.ca

Item 22.2

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: Development Permit No. 441 be authorized for issuance for Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 (1180 Old Auto Road SE) in accordance with the drawings dated March 22, 2022 and attached as Appendix 6 to the staff report dated June 1, 2022;

AND THAT: Development Permit No. 441 include the following variances to Zoning Bylaw No. 2303:

Section 4.9.1 – decrease the special building setback from the center line of an Arterial Street from 17.5 metres (57.4 feet) to 15.4 metres (50.5 feet) in accordance with the attached drawings;

Section 4.12.1 – increase the maximum height of a retaining wall from 2.0 metres (6.5 feet) to 2.5 metres (8.2 feet) in accordance with the attached drawings;

Section 9.4 – increase the maximum height of a principal building from 10.0 metres (32.8 feet) to 12.1 metres (39.7 feet) in accordance with the attached drawings;

AND FURTHER THAT: Issuance of Development Permit No. 441 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscape plan and installation of fencing.

[1334672 Ltd., Inc. No. BC1334672/ Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

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: June 1, 2022

Subject: Development Permit Application DP-441 (Residential)

Legal:	Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 Except Plan EPP3209
Civic:	1180 Old Auto Road SE
Owners:	1334672 BC Ltd., INC.NO. BC1334672
Agent:	Lawson Engineering Ltd.

MOTION FOR CONSIDERATION

THAT: **Development Permit No. 441 be authorized for issuance for Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 (1180 Old Auto Road SE) in accordance with the drawings dated March 22, 2022 and attached as Appendix 6;**

AND THAT: **Development Permit No. 441 include the following variances to Zoning Bylaw No. 2303:**

Section 4.9.1 – decrease the special building setback from the center line of an Arterial Street from 17.5 metres (57.4 feet) to 15.4 metres (50.5 feet) in accordance with the attached drawings;

Section 4.12.1 – increase the maximum height of a retaining wall from 2.0 metres (6.5 feet) to 2.5 metres (8.2 feet) in accordance with the attached drawings;

Section 9.4 – increase the maximum height of a principal building from 10.0 metres (32.8 feet) to 12.1 metres (39.7 feet) in accordance with the attached drawings;

AND FURTHER THAT: Issuance of Development Permit No. 441 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscape plan and installation of fencing.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The irregularly shaped subject parcel is located at 1180 Old Auto Road SE and has an area of just under 0.6 acres (Appendix 1). The parcel is vacant and designated Medium Density Residential in the Official Community Plan (OCP) Bylaw, and R4 Medium Density Residential in the Zoning Bylaw (Appendix 2 & 3). Site photos are attached (Appendix 4).

This application is to permit a 9 unit multi family residential development with a total of 3 residential buildings, as described in the applicant's letters (Appendix 5) and shown in the proposed Development Permit drawings (Appendix 6). Given parcel area, the maximum density permitted is 9 dwelling units.

COMMENTS

Building Department

No limiting distance concerns and fire department access should be satisfactory.

Fire Department

No fire department concerns.

Engineering Department

No concerns. Engineering comments are attached as Appendix 7.

Design Review Panel

With the proposal for multi family development, the application was referred to the Design Review Panel (DRP) for review (Appendix 8). The Panel was supportive of the proposal as presented.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Permit Procedures Bylaw* notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

As supported by the Medium Density OCP designation and the R4 Zoning regulations, the proposed 9 unit development is subject to the guidelines of the "Residential Development Permit Area" as described in the section 8.4 of the OCP. This section recommends characteristics under the topics of siting and building, landscape and screening guidelines, as well as access, circulation and parking area guidelines.

Siting and Building
The applicant is proposing a 9 unit multi family development in the form of 3 residential buildings, each with 3 units. The site is sloping. The southern portion of the parcel along Auto Road is proposed to be brought up to the second level of buildings 2 and 3 to provide rear yard walkout access. This orientation towards the street frontage is aligned with OCP policy 8.4.11, which supports defined entries to the street.

The proposed buildings as illustrated would have footprints of approximately 230 square metres each and are generally comprised of 3 storeys in height (up to 12.1 m). The building designs feature a contemporary style with varied facades, colours, and linear rooflines reasonably unified on all elevations and providing visual interest. Multiple buildings generally present less of an impact than a single larger building in terms of overall massing on any site, allowing for sightlines between buildings. High quality materials are incorporated with proposed cladding featuring fiberboard siding.

Landscape and Screening
A landscape plan has been completed in consultation with the OCP guidelines. The landscape plan prescribes plantings throughout the site, including "Red Sunset" and Norway" maple trees, reducing the impact of the proposed development on the streetscape. Staff have provided the City's list of "Fire Smart" landscaping to the proponents, which appear to be incorporated. Furthermore, staff note that the plans address OCP Policy 8.4.28, indicating installation of street trees along the road frontages at a 15 m spacing along the Auto Road frontage to the south (approximately 7 trees), and 10 m spacing along Old Auto Road SE (3 trees). An estimate for landscaping will be required, including irrigation.

Access, Circulation and Parking Area
Vehicle access proposed is via a single shared 7.3 metre wide access route with turnarounds. There are a total of 17 parking stalls proposed (14 are required), with 14 parking stalls proposed in garages (6 in building 1, 4 in building 2, 4 in building 3) and an additional 3 surface parking stalls on site. Aligned with

OCP policy, parking is largely under-building, with surface parking and building massing is broken up and screened with landscaping. The proposed parking exceeds the bylaw requirements.

Variance – Special Building Setback - 17.5 to 15.4 metres
Special Building Setbacks help to ensure that ultimate road widths may be achieved in the future along primary arterial roads within the City's road network. A variance has been requested to reduce the special building setback from the centreline of Auto Road (an Arterial) from 17.5 m to 15.4 m (Appendix 6). This 2.1 m variance affects the patio/porch structures of 2 units in the south east corner of the proposed development. Staff note that these structures meet the required 5 m external parcel line setback requirement. As building setbacks between the proposed development and all parcel lines have been achieved, and with no further dedication required at this time, staff have no concerns with this request.

Variance - Retaining Wall Height - 2 to 2.5 metres
A variance has been requested to increase the permitted height of a retaining wall from 2 to 2.5 metres for the retaining wall along the west parcel line (Appendix 6). Requests such as this are not uncommon on sloping sites. Staff have no concerns with the requested retaining wall height considering terrain and that the relatively small increase requested will have minimal related impact on adjacent parcels.

Variance – Building Height - 10 to 12.1 metres
A variance has been requested to increase the permitted height from 10 to 12.1 metres for the proposed buildings (Appendix 6). Building 1 is proposed to be 12.1 m, Building 2 is 11.2 m and Building 3 is 9.5m in height. This request is to accommodate the peaked roof designs relative to the sloping site. The building heights proposed are aligned with the maximum 10-to-13 m permitted height in the R4 zone (under R4 zoning, the maximum height can be increased up to 13 metres with the inclusion of specified special amenities), and are substantially consistent with development in the area (10 m maximum permitted height in the R1 zone). Staff note that manner in which height is defined, averaging lowest and highest points over an exterior wall, can be challenging across sloping sites. Staff have no concerns with the requested building height considering: the relatively small increase requested, the slope across the development site, and as it is a variance only applicable to the north faces of the buildings (the buildings are set into the sloping site and the south-facing elevations are two storeys in height). Furthermore, landscape trees have been proposed along the north parcel line to help limit related impacts.

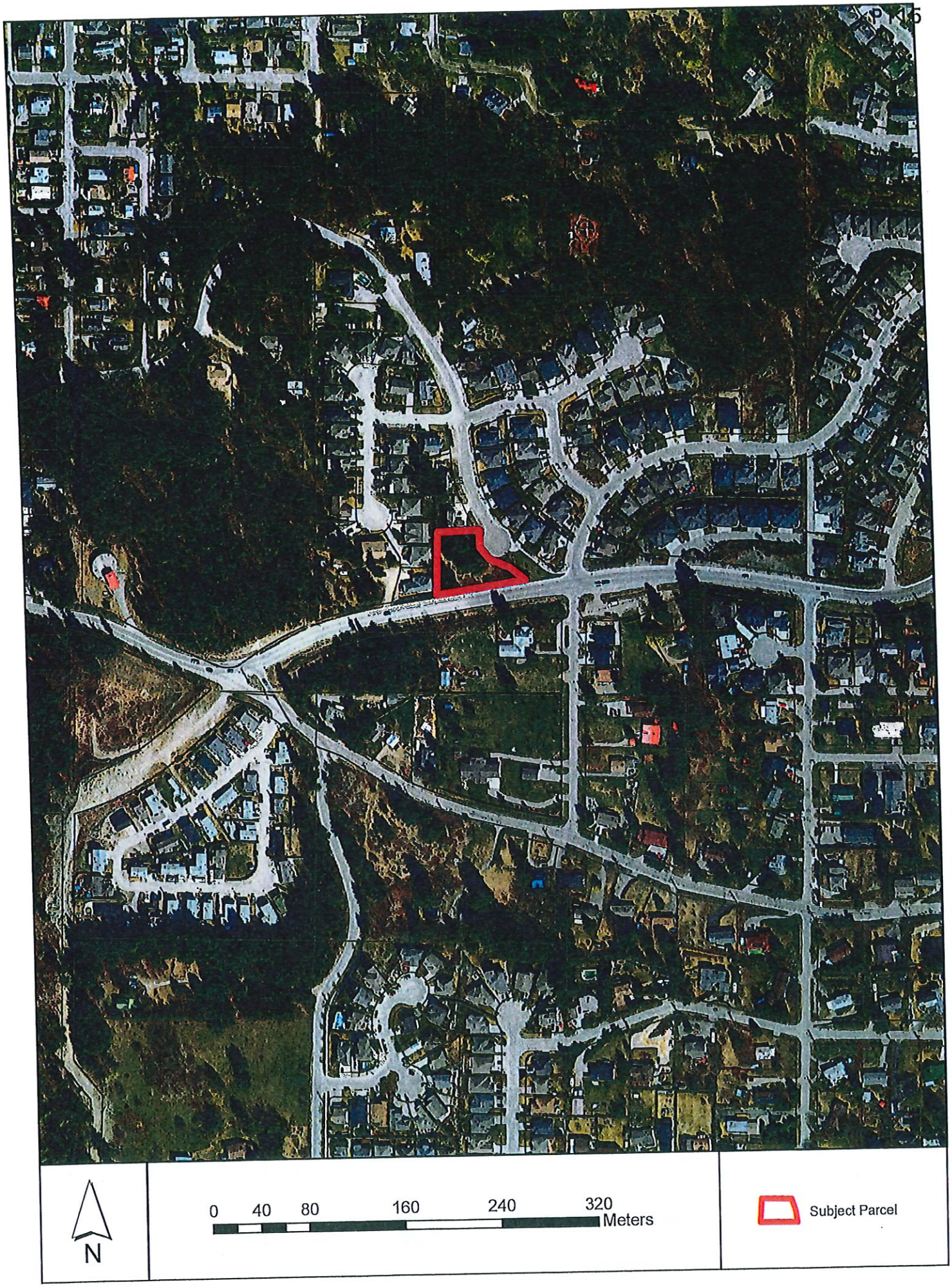
Servicing
Frontage improvements to the Urban Interim Arterial Road (RD-4 – Auto Road SE) and the Urban Local Road (RD-2 – Old Auto Road SE) standards are required, including installation of curb, sidewalk, boulevard, multi-use pathway, fire hydrants, and street lighting as required. Staff note that these are important upgrades to support multi family development including active transportation infrastructure at a key location in the City's transportation network, and that there is some history of requests for such improvements in this area.

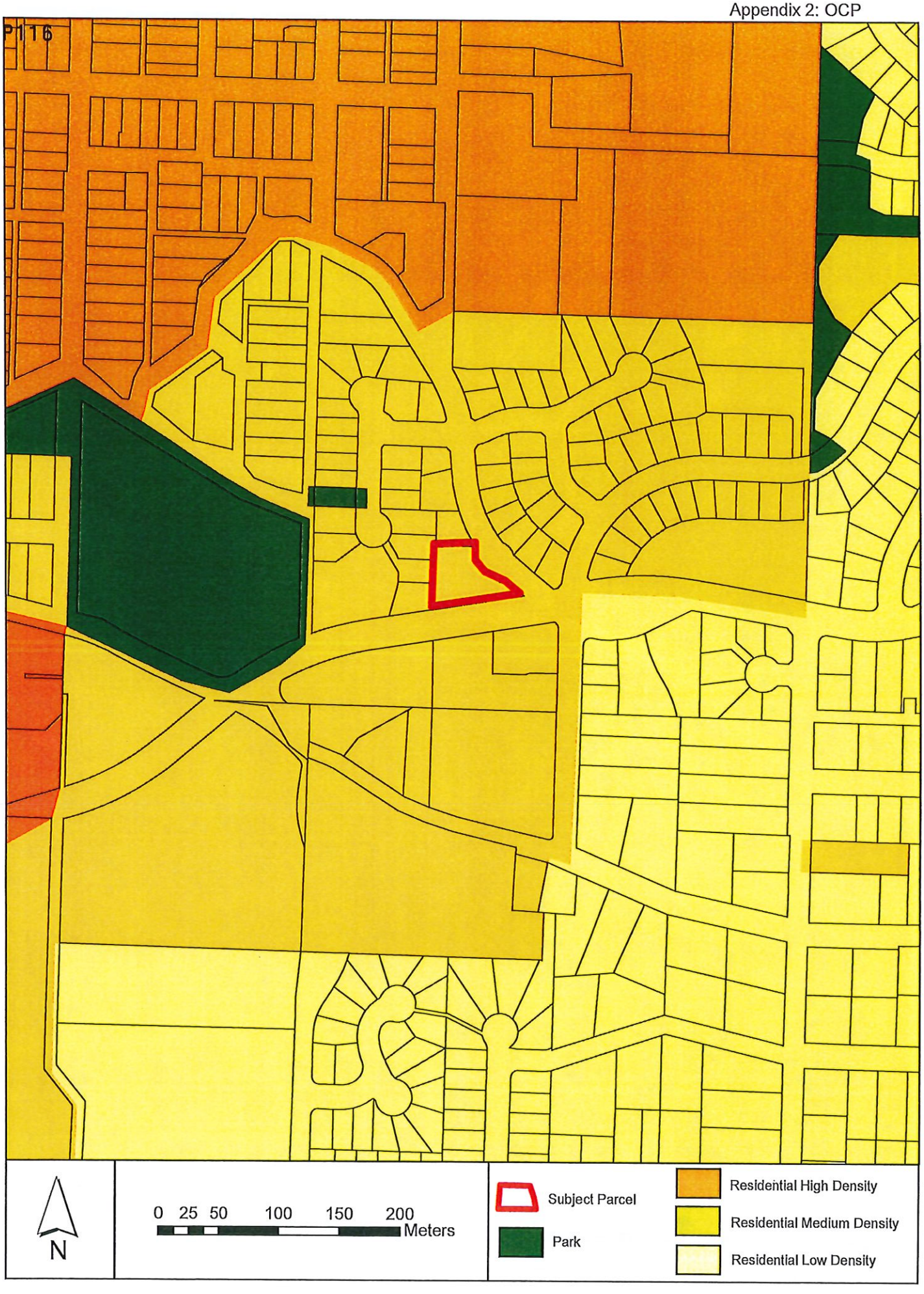
CONCLUSION

The applicant is applying for a Development Permit to support a 9 unit multi family residential development. The proposal is supported by the Medium Density OCP designation and permitted under the R4 Zoning regulations. The applicant has made revisions to their proposal to meet the OCP guidelines and the DRP has supported the proposal. In the opinion of staff the proposal aligns with the Development Permit Area guidelines as described in the OCP, while the variances requested are relatively minor. Staff recommends approval of Development Permit No. 441 and the associated variances.

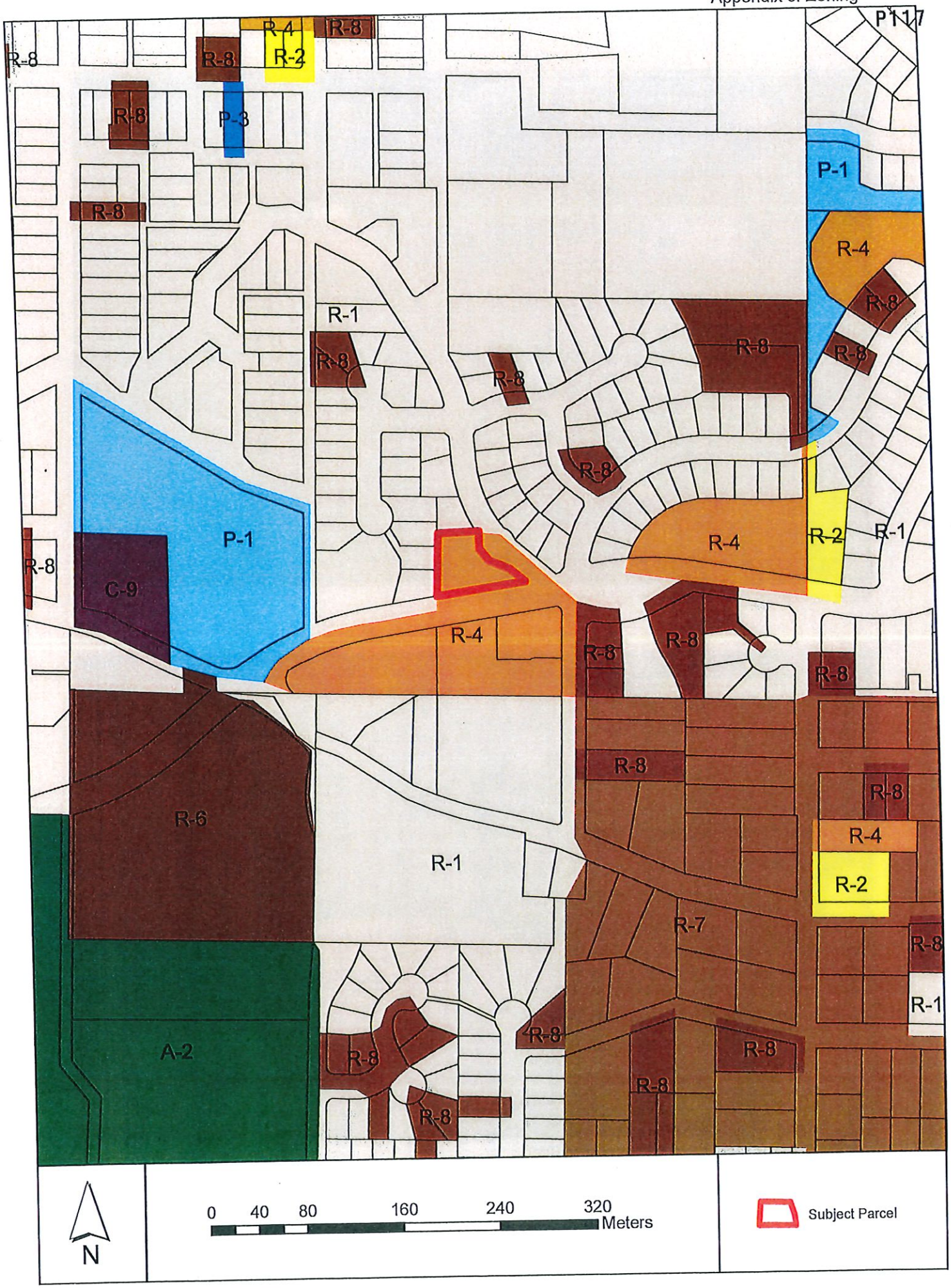
Prepared by: Chris Larson, MCIP, RPP
Senior Planner

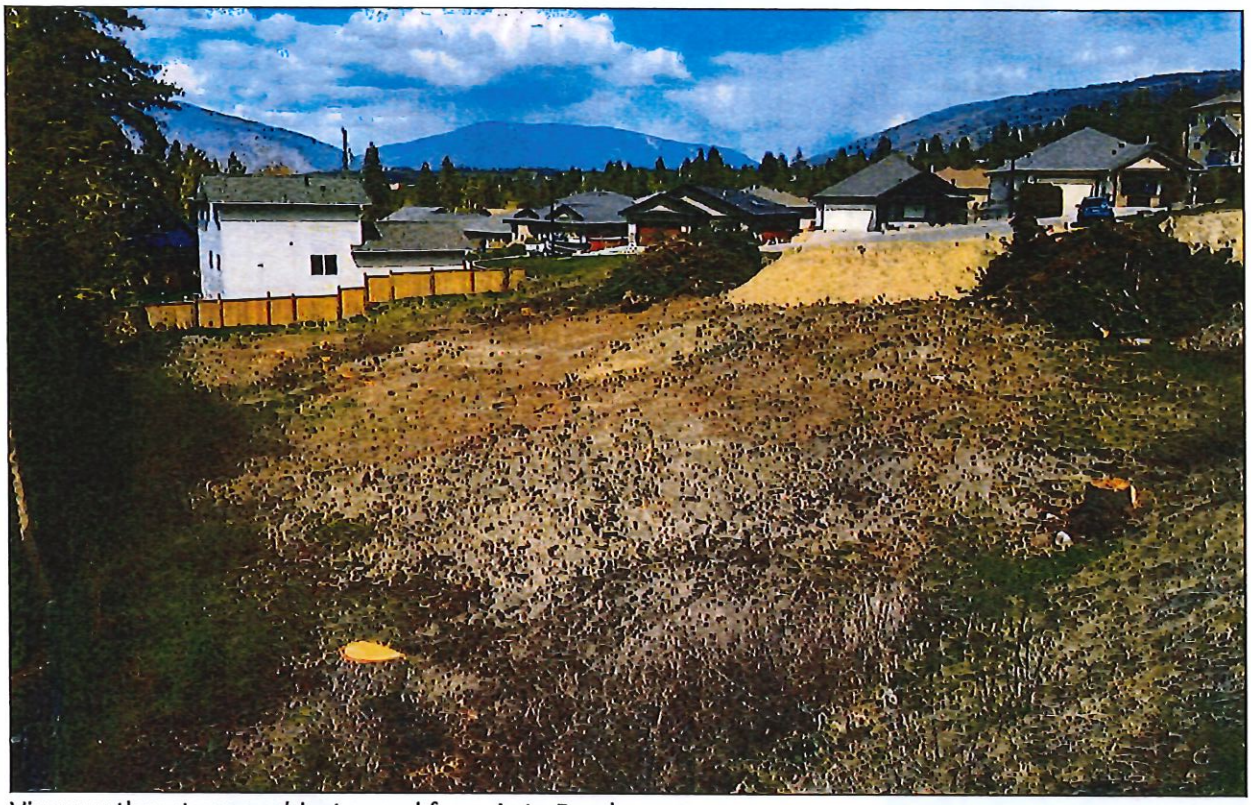
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services


N
0 40 80 160 240 320
Meters
Subject Parcel

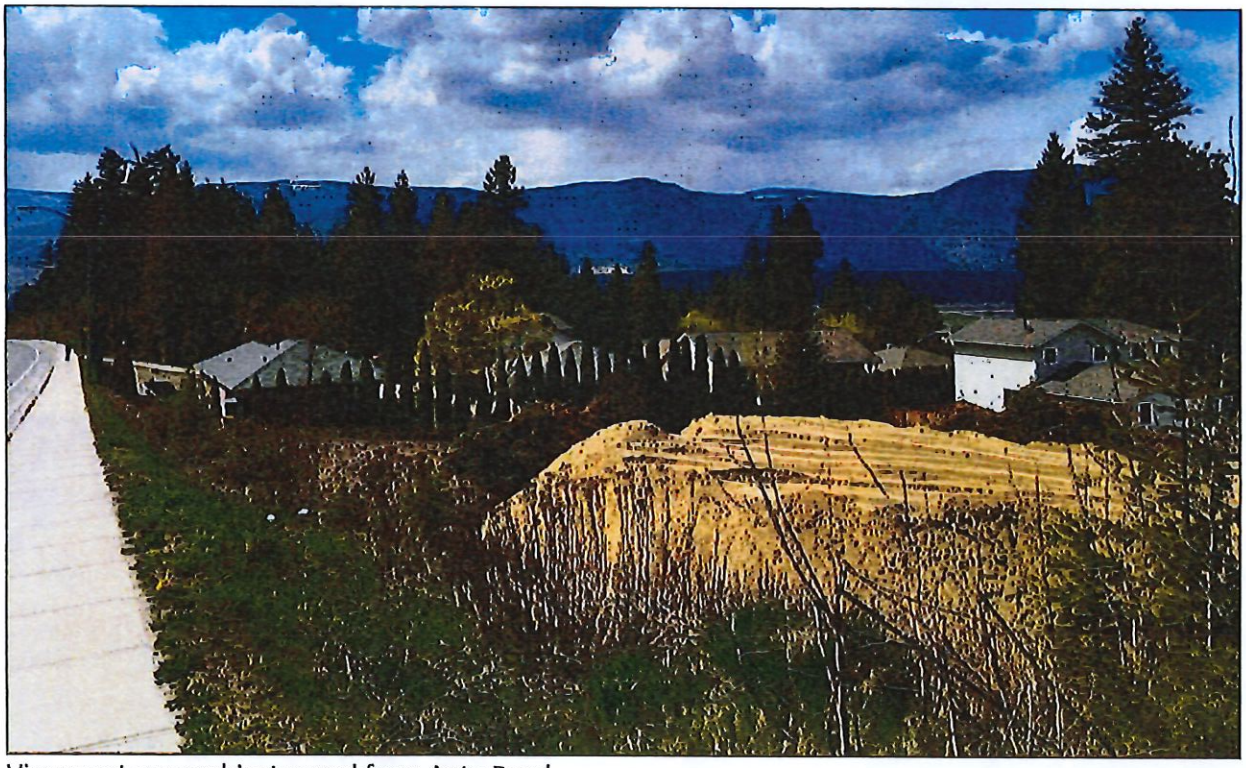

N
0 25 50 100 150 200
Meters
Subject Parcel
Park
Residential High Density
Residential Medium Density
Residential Low Density

Appendix 3: Zoning





View northeast over subject parcel from Auto Road.



View west over subject parcel from Auto Road.

February 7, 2022

City of Salmon Arm

Development Services
500 2 Avenue NE - PO Box 140
Salmon Arm, BC V1E 4N2

Re: 1180 Old Auto Road Development, Salmon Arm, BC - Development Permit Application – Letter of Proposal

The subject property is 0.57 acre in size and is currently zoned R-4 with an OCP designation of *residential – medium density*. The proposed development plan of creating 3 similarly sized triplexes aligns with the City of Salmon Arm's Official Community Plan and is consistent with the R-4 zoning.

The develop is comprised of (3) 3-storey triplexes totaling 9 overall multi-family units. The triplex design attempts to realize a modern quality while still maintaining a connection to the surrounding residential subdivision through use of a neutral colour palette inspired by nature and highlighted by stone and wood accents. The northern units are proposed to have single-car garages whereas two southern units are proposed to have stacked double-car garages. Combined with the proposed additional 3 parking stalls at the entrance to the site the development will boast adequate parking with 17 overall parking stalls being provided where only 14 are required by the bylaw.

All proposed units are being constructed with environmental efficiency in mind and will have Insulated Concrete Form (ICF) foundations to increase insulation values as well as provide superior sound-dampening between shared walls. All units will be proactively wired for Electric Car charging stations as well as solar panels.

As shown in the landscape plans the project is proposed to maintain all existing trees along the southeastern property line while reinstating trees along the southern property line to provide noise buffering, privacy and aesthetics to the form and character of the development.

The proposed development intends to maximize the density of the smaller 0.57 acre lot all the while striking a balance between various project objectives such as meeting the needs of the users and surrounding community, budgets, costs design, construability and profitability. Finding this balance can be a challenge yet this process of finding balance can provide direction as was the case is this project. In total, this development will create 9 multi-family homes in a neighbourhood and community that desperately needs it.

Thank you for your time and consideration,



1334672 BC Ltd.

May 30, 2022

City of Salmon Arm

Development Services
500 2 Avenue NE - PO Box 140
Salmon Arm, BC V1E 4N2

Re: 1180 Old Auto Road Development, Salmon Arm, BC - Development Permit Application – Variance Request:

This letter is intended to provide insight into the *Development Permit* variance application submitted for 1180 Old Auto Road SE by the *owner* (1334672 BC Ltd.).

The subject property is 0.57 acre in size and is currently zoned R-4 with an OCP designation of *residential – medium density*. The proposed development plan of creating 3 similarly sized triplexes aligns with the City of Salmon Arm's Official Community Plan and is consistent with the R-4 zoning.

It is understood that to align with *Section 4 – General Regulations – Special Building Setbacks 4.9.1.1* for properties zoned R4 and fronting a designated Arterial Road a setback from centerline of constructed road must be 17.5m as per the City of Salmon Arm Zoning Bylaw No. 2303.

As such, the *owner* is requesting the following variance:

1) *Zoning Bylaw No. 2303 (Section 4.9.1.1 – Special Building Setbacks):*

Reduce the required 17.5m setback from centerline exclusively for areas highlighted on attached layout plan (building 3 only) to 15.4m.

The reason(s) for this variance request:

a) The drive aisle of Auto Road is currently constructed skewed ~4m to the Northern side of the road right-of-way along the subject properties frontage when compared to City of Salmon Arm Subdivision and Development Servicing Bylaw Specification Drawing RD-4 – Urban Arterial Road Cross-section. This forces the *special setback provisions* of the already extended 17.5m setback to extend further into the subject parcel reducing buildable envelope even further;
b) Due to the existing alignment of Auto Road along the subject parcels frontage (outside bend) the proposed setback variance, if granted, will not take away line-of-sight from vehicular, cycling or pedestrian traffic creating no safety concerns;
c) The subject parcel faces challenging development constraints such as topography and irregularity of parcel shape. The challenges this specific site already faces are exacerbated by the *special provision setbacks* and skewed centerline alignment;
d) It is highly desirable both from a marketability and functionality perspective to construct 3 equally-sized covered patios for Proposed Building #3;

Due to the existing challenging topography of the site substantial grade changes from the site access (Old Auto Road) to the West property line were unavoidable to ensure safe and reasonable unit access. As such, the retaining wall at the end of the Strata Road is required to be constructed 2.5m tall as opposed to the bylaw permitted 2.0m tall on the rear parcel line.

2) *Zoning Bylaw No. 2303 - Section 4.12.1 (a) - Retaining Wall Height:*

Increase the maximum retaining wall height allowance at the rear of a parcel from 2.0m to 2.5m.

The reason(s) for this variance request:

a) The challenging grade of the site has required substantial fills from East to West to match the grade to that of the cul-de-sac on Old Auto Road where site access is provided. Every design attempt was made to lower the road grade to better match that of existing ground elevations (from East to West) however could only be lowered to a certain point to ensure drivability of the Strata Road as well as serviceability of underground infrastructure (storm & sanitary sewer) – the end product is a 2.5m tall required retaining wall at the end of the Strata Road;
b) A preexisting mature and established cedar privacy hedge along the western property line will screen the neighbouring property from the proposed increased retaining wall height (0.5m/1'7").

Again, due to the existing challenging topography of the site substantial grade changes from the site access (Old Auto Road) to the West property line were unavoidable to ensure safe and reasonable unit access to all nine units. As such, two of the Strata Unit's Overall Building Heights (Unit 1 = 12.1m, Unit 2 = 11.2m) do not satisfy the 10.0m maximum height specified in the City of Salmon Arm bylaw #2303

3) *Zoning Bylaw No. 2303 - Section 9.4) – Maximum Height of Principal Buildings:*

Increase the maximum height of principal buildings from 10.0m to 12.1m.

The reason(s) for this variance request:

a) The original topography of the site drops from East (elevation of Old Auto Road) to Western property line 5.5m (18'). To maintain reasonable accessibility to proposed multi-family units while also ensuring serviceability (sanitary and storm) the Strata Road grades down towards the Western property line as much as practical but still requires considerable fill when compared to original ground elevation. This creates a discrepancy between the proposed mainfloor elevation of the units and the original ground elevation – to which maximum building height is measured from.
b) The site not only grades from East to West but also from South to North – this only exacerbates again the overall maximum height of the buildings based on how and where the *maximum building height* is measured from.
c) As this property is a corner-lot property with Auto Road separating it from any other residential properties, as well as being situated 5.0m (16') below the elevation of Auto Road, no views are anticipated to be negatively affected.
d) How *maximum height* is defined and measured in the bylaws can be extremely challenging when attempting to build on an unlevel and irregularly shaped site. With the example of building #1, the lowest original ground elevation of the outside foundation wall is 4.5m (15') lower than that of the opposite building corner. Essentially, 4.5m (15') in building height is lost when compared to a building on a flat lot.

Based on the information provided above, the owner (1334672 BC Ltd.) would respectfully request that the City of Salmon Arm provide these variances to allow the developer to maximize the developments potential and in-end produce a more desirable product. It is believed that in allowing requested variances there will be no present or future negative impact to public safety or loss of public value. Granting these variances would however allow for an assumed overall better multi-family development in a neighbourhood and community that is in desperate need of it.

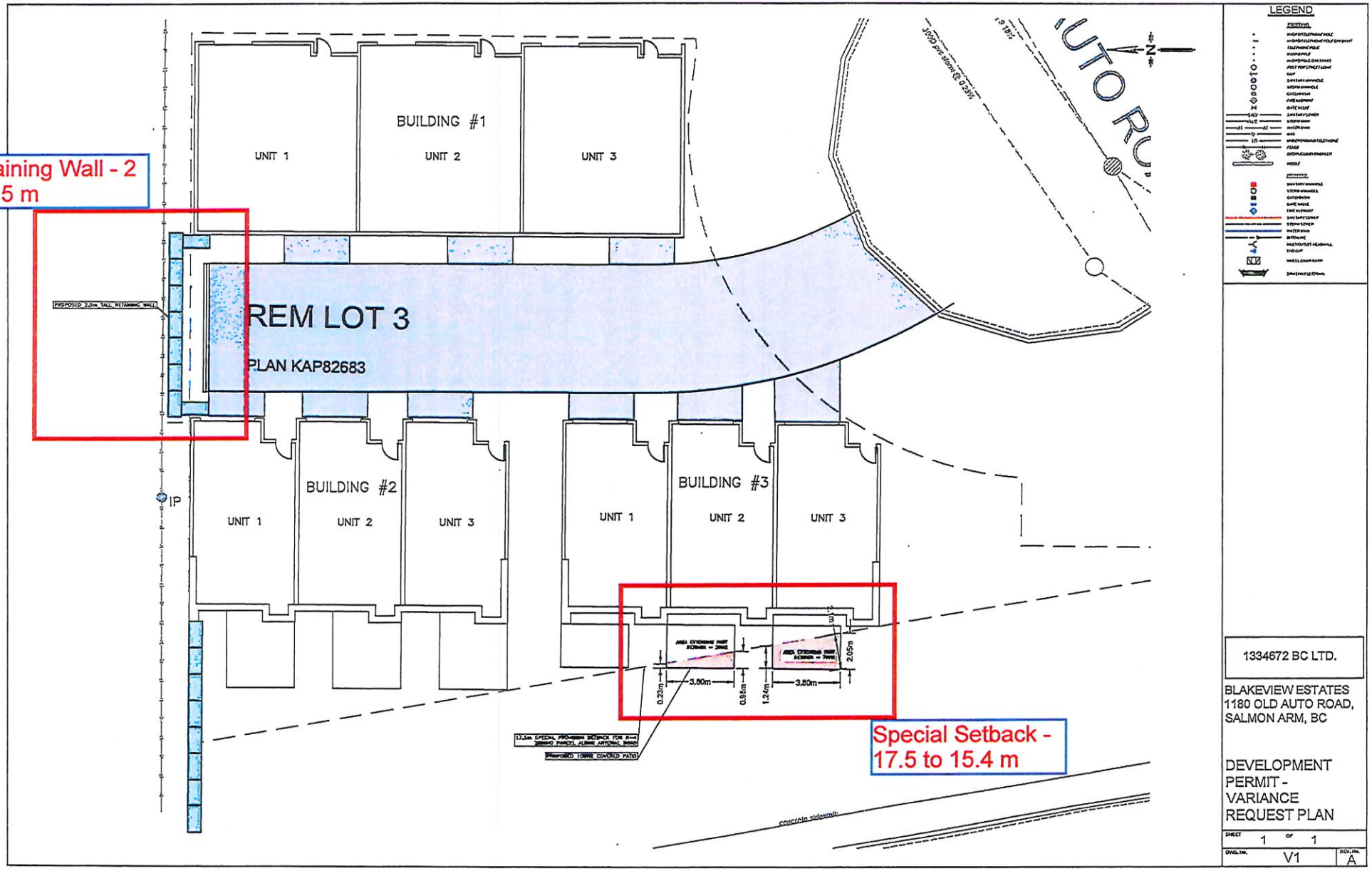
Thank you for your time and consideration,

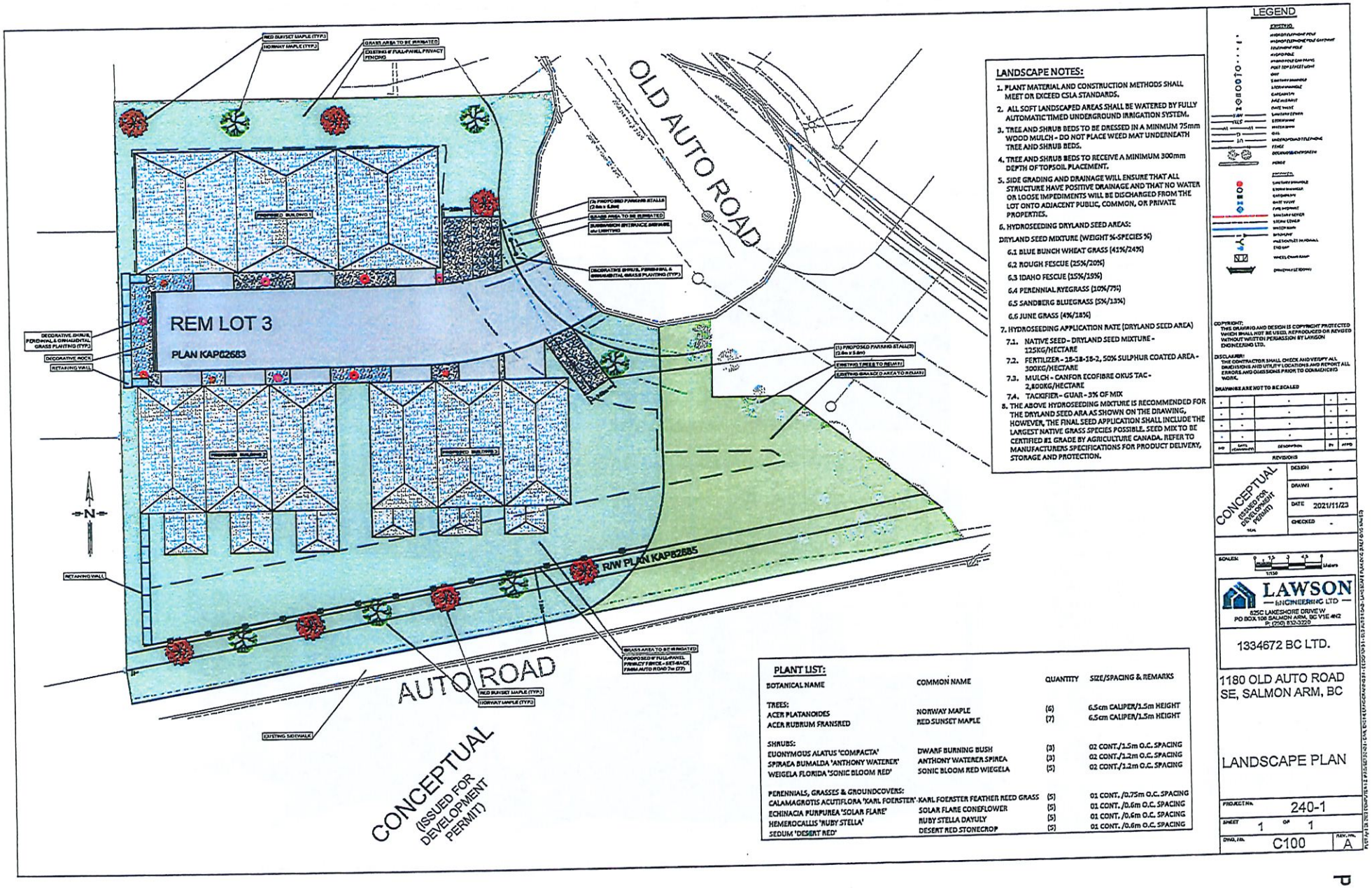
Best Regards,

1334672 BC Ltd.

Attachment(s):

- Development Permit Variance Request Plan – Setback Variance


Retaining Wall - 2 to 2.5 m
BUILDING #1
UNIT 1
UNIT 2
UNIT 3
REM LOT 3
PLAN KAP82683
BUILDING #2
UNIT 1
UNIT 2
UNIT 3
BUILDING #3
UNIT 1
UNIT 2
UNIT 3
IP
Special Setback - 17.5 to 15.4 m
0.23m
3.80m
0.95m
1.24m
3.80m
2.05m
LEGEND
1334672 BC LTD.
BLAKEVIEW ESTATES
1180 OLD AUTO ROAD,
SALMON ARM, BC
DEVELOPMENT PERMIT - VARIANCE REQUEST PLAN
SHEET 1 OF 1
V1
A



LANDSCAPE NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CSLA STANDARDS.
2. ALL SOFT LANDSCAPED AREAS SHALL BE WATERED BY FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH - DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH OF TOPSOIL PLACEMENT.
5. SIDE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURE HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHANGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
6. HYDROSEEDING DRYLAND SEED AREAS:

DRYLAND SEED MIXTURE (WEIGHT %-SPECIES %)

- 6.1 BLUE BUNCH WHEAT GRASS (41%/24%)
- 6.2 ROUGH FESCUE (25%/20%)
- 6.3 IDAHO FESCUE (15%/19%)
- 6.4 PERENNIAL RYEGRASS (10%/7%)
- 6.5 SANDBERG BLUEGRASS (5%/13%)
- 6.6 JUNE GRASS (4%/18%)

7. HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)
   - 7.1. NATIVE SEED - DRYLAND SEED MIXTURE - 125KG/HECTARE
   - 7.2. FERTILIZER - 18-18-18-2, 50% SULPHUR COATED AREA - 300KG/HECTARE
   - 7.3. MULCH - CANFOR ECOFIBRE OKUS TAC - 2,800KG/HECTARE
   - 7.4. TACKIFIER - GUAR - 3% OF MIX
8. THE ABOVE HYDROSEEDING MIXTURE IS RECOMMENDED FOR THE DRYLAND SEED ARA AS SHOWN ON THE DRAWING, HOWEVER, THE FINAL SEED APPLICATION SHALL INCLUDE THE LARGEST NATIVE GRASS SPECIES POSSIBLE. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER TO MANUFACTURERS SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE AND PROTECTION.

PLANT LIST:

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/SPACING & REMARKS
TREES:			
ACER PLATANOIDES	NORWAY MAPLE	(6)	6.5cm CALIPER/3.5m HEIGHT
ACER RUBRUM FRANSRED	RED SUNSET MAPLE	(7)	6.5cm CALIPER/3.5m HEIGHT
SHRUBS:			
EUONYMOUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	(3)	02 CONT./1.5m O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	(3)	02 CONT./1.2m O.C. SPACING
WEIGELA FLORIDA 'SONIC BLOOM RED'	SONIC BLOOM RED WIEGELA	(5)	02 CONT./1.2m O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS:			
CALAMAGROTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	(5)	01 CONT. /0.75m O.C. SPACING
ECHINACIA PURPUREA 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	(5)	01 CONT. /0.6m O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	(5)	01 CONT. /0.6m O.C. SPACING
SEDUM 'DESERT RED'	DESERT RED STONECROP	(5)	01 CONT. /0.6m O.C. SPACING

LEGEND

COPYRIGHT:
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY LAWSON ENGINEERING LTD.

DISCLAIMER:
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

DRAWINGS ARE NOT TO BE SCALED

NO	DATE (YYMMMDD)	DESCRIPTION	BY	APP'D
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

REVISIONS

CONCEPTUAL ISSUED FOR DEVELOPMENT PERMIT

DESIGN	-
DRAWN	-
DATE	2021/11/23
CHECKED	-

SCALE: 1:150

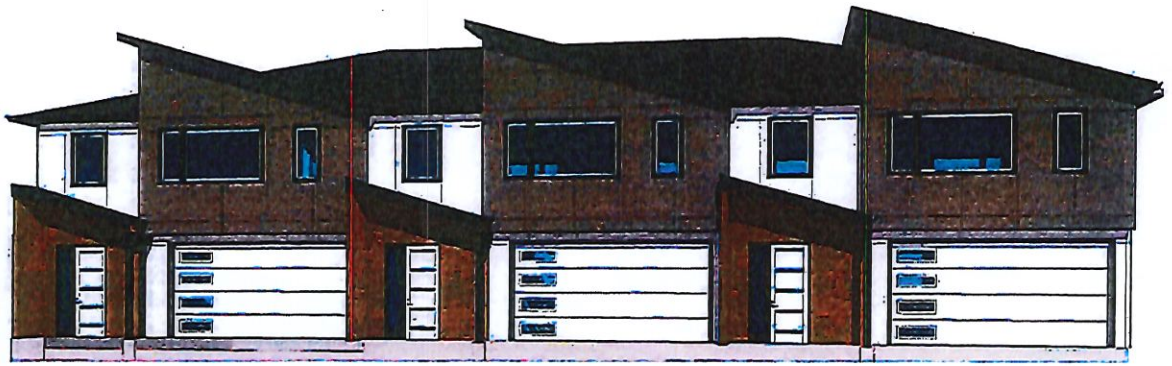
LAWSON ENGINEERING LTD
825C LAKESHORE DRIVE W
PO BOX 100 SALMON ARM, BC V1E 4N2
P: (250) 832-3220

1334672 BC LTD.

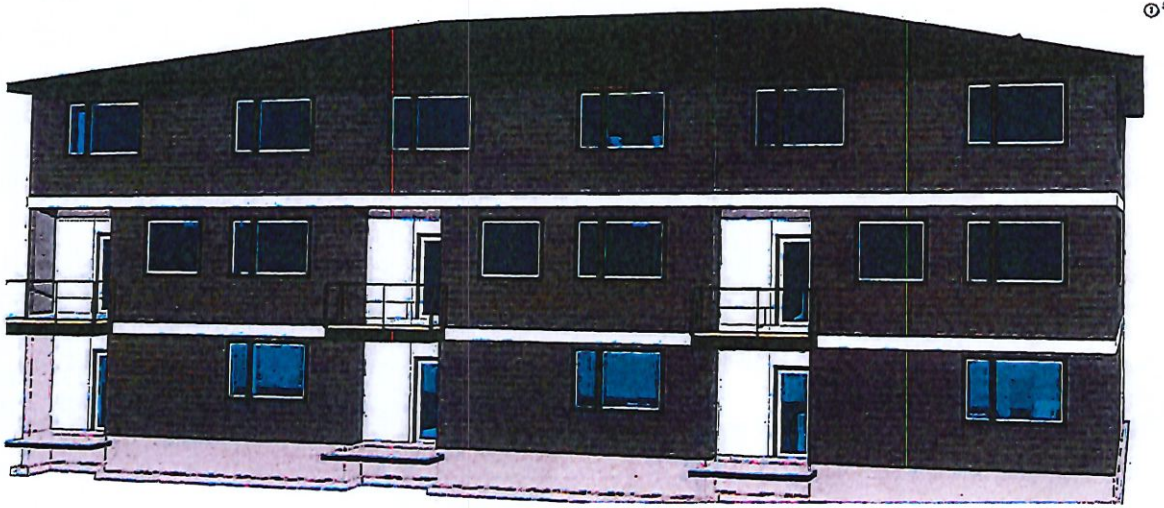
1180 OLD AUTO ROAD SE, SALMON ARM, BC

LANDSCAPE PLAN

PROJECT No.	240-1
SHEET	1 OF 1
DWG. No.	C100
REV. No.	A



① South View



② North View

GENERAL NOTES:

1.These documents define the general character and quality of the work and some of its details. Work not detailed shall be constructed in accordance with best practices of work of this class, and shall provide the required strength and quality to complete all requirements of the work.

2.The construction shall be in accordance with the *British Columbia Building Code, 2018 Edition*. Every effort will be made to ensure that any changes to the work are complied with and all amendments are incorporated in the work. Materials and workmanship shall be per BCBC, Part 19 " Energy and Water Efficiency".

3.All work shall conform to local building codes and by-laws. Whichever may take precedence.

4.Prior to proceeding with construction, the Contractor must verify all information. Start of construction signifies the Contractor's acceptance of the work as documents.

5.Any variances from the drawings and specifications, and adverse conditions encountered at the job site, shall be resolved by the Owner Representative in consultation with the Designer.

6.All workmanship is to be of a standard equal to or superior to good building practice.

7.The Consultants do not assume liability for any errors or omissions in the contract documents, unless advised in writing of such errors or omissions prior to commencement of construction. The Contractor shall advise the Consultants if any discrepancies are observed or omissions are implied.

8.Dimensions are in feet or inches.

9.All rooms intended for use and dwelling units, including mechanical rooms, to be of a living, sleeping, eating and shall be fitted with a hard-wiring smoke detector including smoke and alarms.

10.Provide interconnected fire alarms as per the BCBC.

CONSTRUCTION NOTES:

1.Exterior walls to breathe over 2x6 studs at 24" o.c.

2.Range hood and dryer to be evacuated to exterior.

3.All ceilings 5/8" gypsum board.

4.5/8" fire guard gypsum board at all garage walls/ceilings common to livable area.

5.All laundries to conform to BCBC.

6.Provide 6 mil. poly vapour barrier to ensure state of insulation (including ceiling and wall R-Vals and under all concrete slabs on grade).

7.Exterior wall insulation: R20 (4.38 glass fibre batt at 6" walls; attic insulation to be R50 (8.8 glass fibre;

8.200% of required attic vents are to be 1/3 of roof as per BCBC;

9.Verify all rough opening requirements for doors, windows, appliances, and fixtures before ordering;

10.Vent plumbing to a pipe with frost system, roof and type;

11.All bedroom windows to have a minimum vent size of 2 s 36" for egress;

General Foundation Notes:

1.All work to be in accordance with Structural Drawings and Specifications.

2.Footings and foundation walls indicated on the drawings are generic. The Contractor is responsible for footing the soil and ensure adequacy of the structure.

3.All concrete to:

-be minimum 2,000 psi (28 day)

-conform to C.S.A. A23.1

-have 6" max. aggregate size

-foundation walls, footings, and interior slabs - a minimum 3% - 4% air entrainment +/- 1%

-exterior slabs - 12 mm, 5% - 7% air entrainment +/- 1%

-have maximum 4" slump;

4.Consolidate concrete in layers with high frequency internal vibrators - do not over vibrate so as to cause separation of the mix or mud streaks in above concrete.

5.All reinforcing shall be:

-be of new deformed steel

-be of minimum grade 400 steel

-be placed in accordance with the latest edition of the A.C.I. standard manual no. 315;

6.Verify all site conditions in conjunction with the drawings ready by architect and owner of any discrepancies in writing;

7.Footings to bear on undisturbed native material or engineered fill at a depth below the frost line. Where an engineer's soils report is available verify requirements & comply with recommendations contained therein.

8.Notify the architect and owner in writing where soil conditions are found to be inferior or potentially unstable;

9.Welded wire fabric to conform to C.S.A. G30.5 and to be lapped min. 6" or one full grid whichever is greater;

10.Un-welded lap splices to be 40 bar diameters staggered;

11.Provide damp proofing below grade & approved perimeter footing drainage system;

12.Where required, step footings and foundation walls at min. 24" vertical & horizontal increments;

13.Maintain minimum 8" clear from top of foundation wall to finished grade;

14.Exterior concrete slabs/skirt abutting concrete foundation to be doweled using 10m bar @ 24" o/c typical;

15.All bearing ends of girder trusses and support beams are to be posted on foundation;

General Framing Notes:

1.Framing lumber to be S.P.F. #2 or better

2.All beams/headers to be minimum 2 1/4" "Microstrand" "LSL";

3.Roof/floor truss system design by registered structural engineer;

4.Wall/board nail design with three glass grip as marking of material;

5.Truss system supplier to provide all required blocking/bracing for roof system;

6.All trusses to be secured to wall plate with "hurricane anchors" or equal;

7.All interior walls to be framed with continuous stud straps;

8.All "LVL/Hyplex/plank engineered wood joists on/edge of wall to suit manufacturer's requirements;

9.All lintels in exterior and bearing walls to be 2 - 2x10's unless otherwise specified;

10.All exterior walls, provide sealed membrane/flashing around all openings. Provide bevelled sills over all service penetrations. Seal around service penetrations with caulking on right hand side, or fill with water resistant expanding foam insulation.

11.All interior door openings to be framed 4" from corner of wall at hinge side U.N.O.

[redacted]

925 R

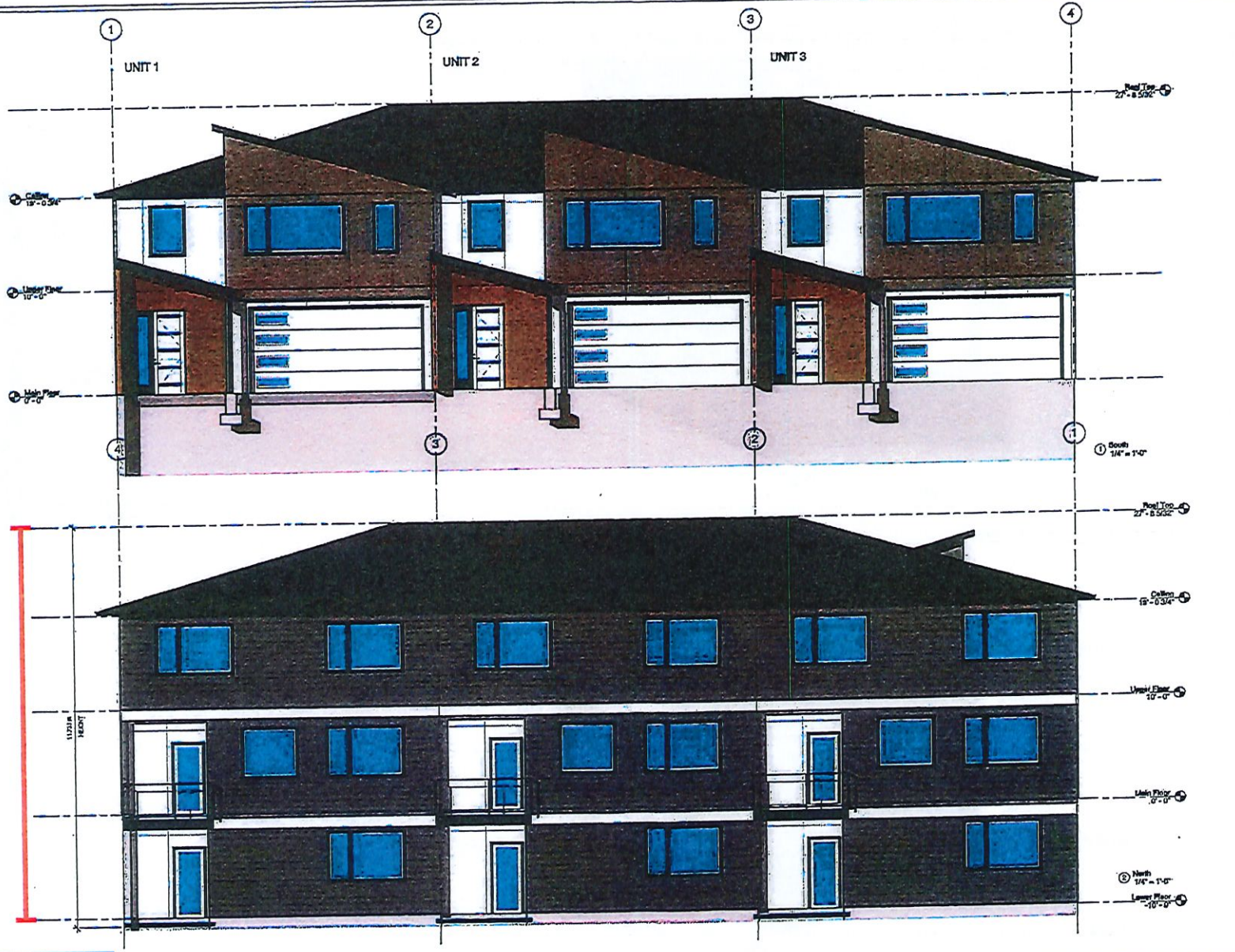
250.307.8816 • 925RDesign.com

No.	Description	Date
	DP DEVELOPMENT PERMIT	MAR.22.2022

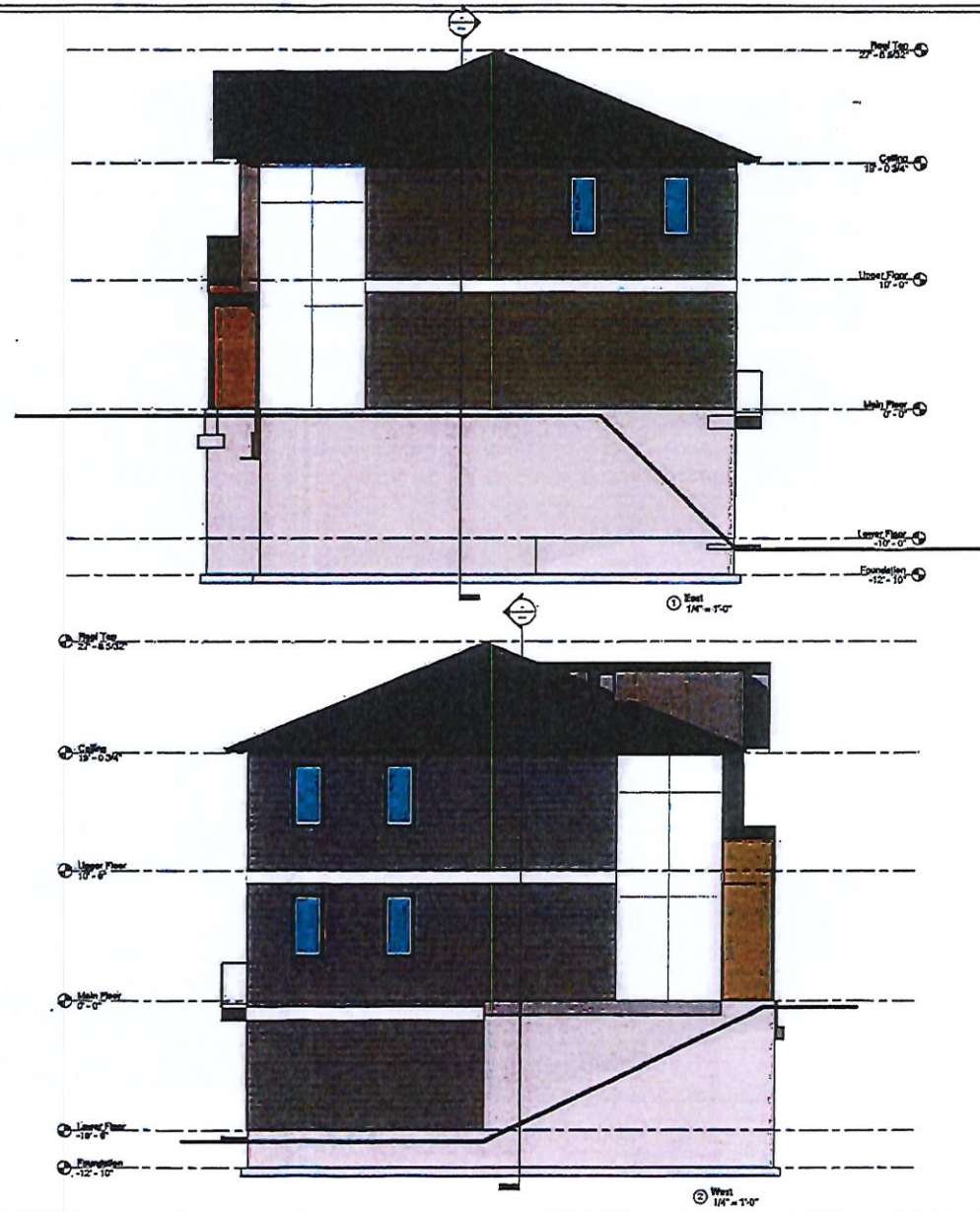
1180
Old Auto Rd.
North Bldg #1
Salmon Arm BC

Cover Sheet

Date	Mar 22, 2022
Drawn by	ML
Project No.	925ROI_22003
Scale	1/4" = 1'-0"
	A0



Building Height -
10 to 12.1 m



COLOUR BOARD

301 Plank & 302 Panel
James Hardie - Aged Pewter

303 Panel
James Hardie - Arctic White

305 Plank
Woodtone - Aspen Ridge

404 Fascia & 503 Guardrail
Gutters/Downspouts
Aluminum - Black

405 Horizontal Trim
Smart Trim - Match James Hardie - Arctic White

Windows & Doors
White

No. Description Date
DP DEVELOPMENT PERMIT MAR 22 2022

1180
Old Auto Rd.
North Bldg #1
Salmon Arm BC

West/East
Elevations

Date	Mar 22, 2022
Drawn by	ML
Project No.	925RDI_22029
Scale	1/4" = 1'-0"

A8



① South View



② North View

GENERAL NOTES:

1.These documents outline the general character and quality of the work and some of its details. Parts not shown or detailed but considered to be necessary to the best practices of work of this class, and shall provide the required strength and quality to complete all requirements of the work.

2.The construction shall be in accordance with the *British Columbia Building Code, 2018* Edition. Every effort will be made to ensure that any changes to the code are complied with and all amendments are incorporated in the work. Materials and workmanship shall be per BCBC, Part 10 " Energy and Water Efficiency".

3.All work shall conform to local building codes and by-laws whichever story take precedence.

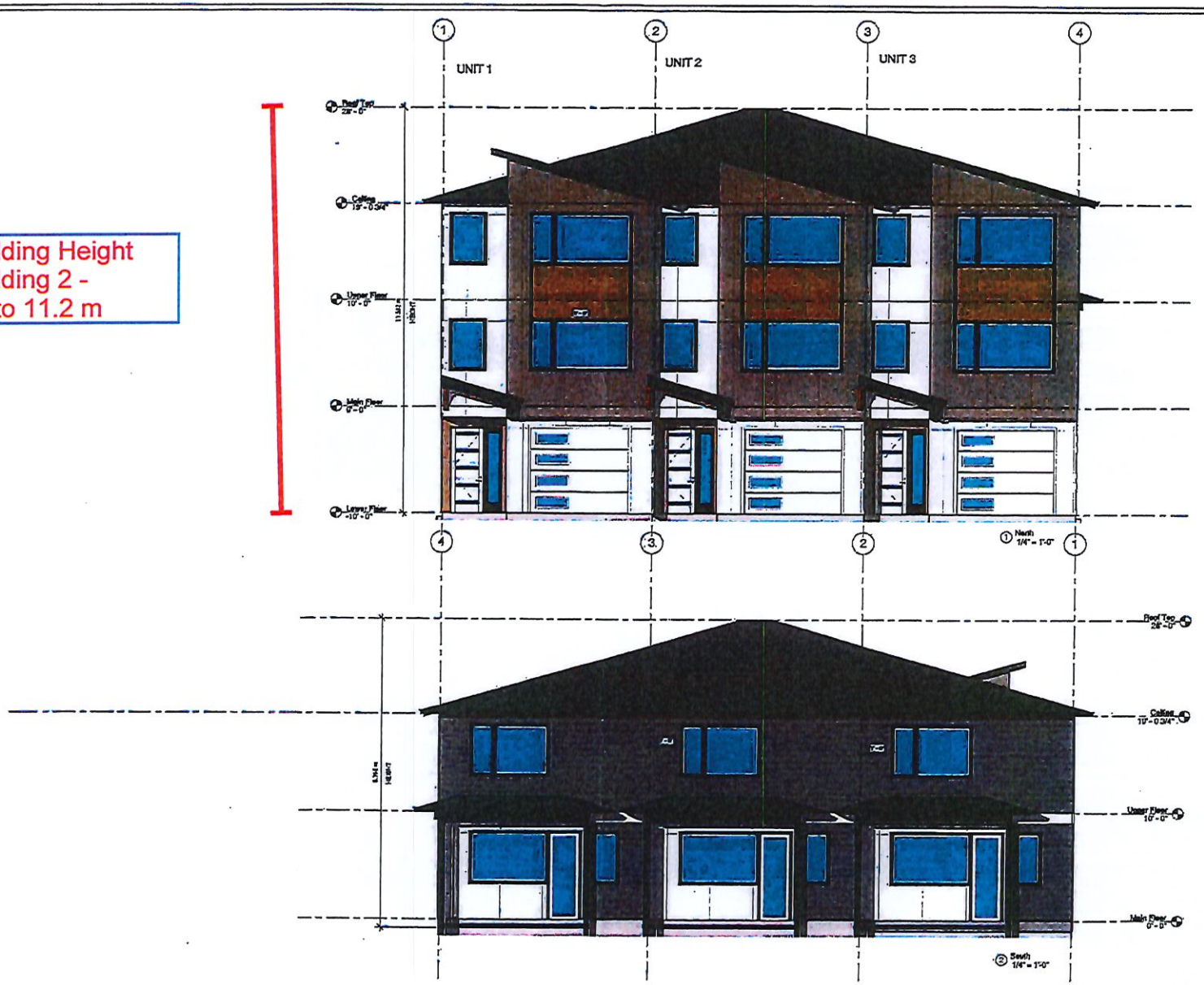
4.Prior to proceeding with construction, the Contractor shall verify all information, Start of construction signifies the Contractor's acceptance of the contract documents.

5.Any variances from the drawings and specifications, and adverse conditions encountered on the job site, shall be resolved by the Owner Representative in consultation with the Designer.

6.All workmanship to be of a standard equal in all respects to good building practice.

7.The Consultants do not assume Liability for any errors or omissions in the contract documents, and is not involved in building construction in the contract documents, and is not involved in building construction in the contract documents, and is not involved in building construction

Building Height
Building 2 -
10 to 11.2 m



1180
Old Auto Rd
South Bldg.2&3
Salmon Arm BC

North/South
Elevations

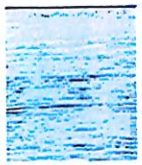
Date	Mar 22, 2022
Drawn by	ML
Project No.	925RDI_22029
Scale	1/4" = 1'-0"

A7

COLOUR BOARD



301 Plank & 302 Panel
James Hardie - Aged Pewter



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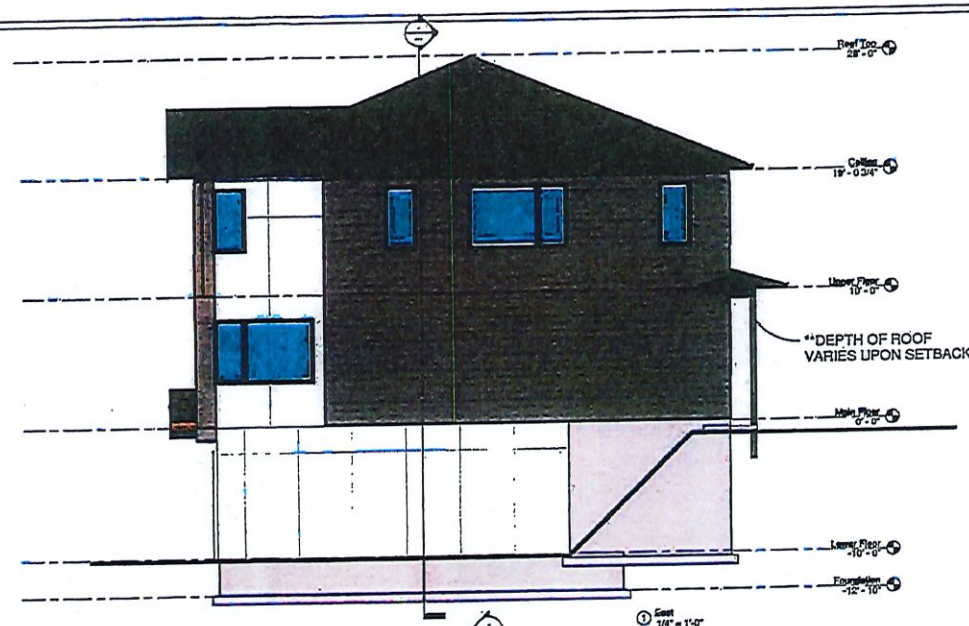

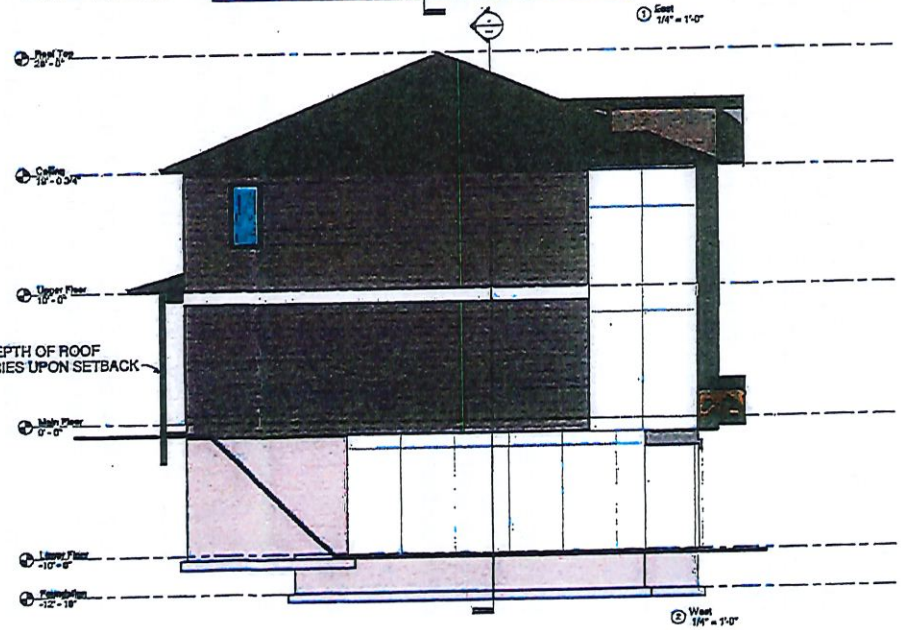

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No.	Description	Date
	DP DEVELOPMENT PERMIT	MAR 22 2022

1180
Old Auto Rd
South Bldg 2&3
Salmon Arm BC

West/East
Elevations

Date	Mar 22, 2022
Drawn by	ML
Project No.	925RDI_22029
Scale	1/4" = 1'-0"

A8

CITY OF SALMONARM

Memorandum from the Engineering and Public Works Department

TO:	Kevin Pearson, Director of Development Services
DATE:	April 25, 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	**1334672 BC Ltd**
SUBJECT:	**Development Permit APPLICATION NO. DP-441**
LEGAL:	Lot 3, SECTION 13, TOWNSHIP 20, RANGE 10, W6M KDYD Plan KAP82683 Except Plan EPP3209
CIVIC:	**1180 Old Auto Road SE**

Further to your referral dated March 31, 2022, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.

2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.

3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with (underground) electrical and telecommunication wiring upon development.

4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.

5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.

6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.

7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

8. At the time of the building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe

elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

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

10. 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. Auto Road SE, on the subject property's southern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). 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. Auto Road SE 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, road widening, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.

3. Old Auto Road SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).

4. Old Auto Road SE 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, boulevard construction, sidewalk, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

5. Statutory right of way along the north property line Plan A17566 to has been City approved for release and officially removed from title via BC land title office.

6. Two right-of-way plans EPP 3209 and KAP 82685 are located along the south and east of property's lines. To the City's best knowledge, they are no longer needed; however, it is to the developer to confirm the discharge of them.

7. A fence with the ability to take on the snow load plowed off Auto Road SE is required along the south line of the property. The Owner/Developer is responsible for all associated costs.

8. Maximum driveway width is 8.0m for commercial developments. The proposed layout shows 6 parking spaces backing directly onto the Cu-de-sac resulting in a driveway width significantly larger than permitted. All parking must be accessed internally to the development and driveway width shall conform to the previously stated maximum.

Water:

1. The subject property fronts a 150mm diameter Zone 2 watermain on Auto Road SE. No upgrades will be required at this time.

2. The proposed development is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.

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

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

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

6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the Medium Density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on Old Auto Road. No upgrades will be required at this time.

2. The development 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. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

1. The subject property fronts a 600mm diameter storm sewer on Old Auto Road SE. No upgrades will be required at this time.

2. Records indicate that the existing property is not serviced by a storm sewer service. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

3. The subject property is in an area with current storm capacity concerns according to the Stormwater Master Plan Study (April 2020). It is anticipated that stormwater will require control to the 2 year pre-development flows. Owner / Developer's engineer shall review downstream capacity within the existing City Storm System to receive the proposed discharge from the development and upstream contributing drainage areas.

4. 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.

5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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

Mustafa Zakreet
Engineering Assistant

John Wilson P.Eng.,
City Engineer

CITY OF SALMONARM

DESIGN REVIEW PANEL MINUTES

April 27, 2022, 3:05 to 4:20 pm - Online, City Hall

Present:
Marc Lamerton (Panel Member)
Dennis Lowe (Panel Member)
Bill Laird (Panel Member - Chair)
Chris Larson (Senior Planner)
Evan Chorlton (Planner)
Rose Muto - Muto Holdings Ltd. - DP-440
Matt Gienger - MRG Design - DP-440
Al Waters & Craig Shantz - 1334672 BC Ltd. - DP-441
Matt - 925R Design - DP-441
Cole Robillard - AR Broadview Holdings Ltd - DP-442
Kim Fuller - Lake Monster Studio - DP-442

Applications: Development Permit Applications No. DP-440, DP-441, and DP-442

Application No. DP-440
130 Shuswap Street S – Muto Holdings Ltd. (MRG Design)

Staff, the applicant, and agent provided an overview of the proposal under current application. Panel members discussed the proposal and the need for rental housing. The DRP discussed how the proposed design is fairly simple and relatively utilitarian in terms of the site layout, fitting the relatively small site. An opportunity to enhance the impact to the streetscape was suggested, with a discussion of potential revisions/additions to the west building elevation. The applicant/agent were generally amenable. With these considerations, the DRP is supportive of the proposal as such:

Panel Recommendation

THAT the DRP supports application DP-440 subject to the consideration of the following conditions:

the inclusion of design elements to enhance the west building elevation facing Shuswap Street such as:
- the inclusion of an additional roof gable, and/or
- the realignment of the entrances of the western units towards Shuswap Street.

Application No. DP-441
1180 Old Auto Road SE – 1334672 BC Ltd. (925R Design)

Staff, the applicant, and agent provided an overview while the designer detailed the proposal under current application, noting site challenges. Panel members discussed the proposal and the need for a range of housing. The panel was favourable to the design presented, noting the importance of including landscaping for privacy along the north parcel line, also discussing the streetscape impact. The setback variance was not of concern. The DRP complimented the form of the buildings. The DRP is supportive of the proposal as presented.

Panel Recommendation

THAT the DRP supports application DP-441 as presented.

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RECEIVED
JUN 2 3 2022
CITY OF SALMON ARM

DP-441
mtg Monday Jun 27 2022 7pm.

Thursday, June 23, 2022
From 1171 old auto road
Brian and Lynn Hyland

Development of 1180 Old Auto Rd SE concerns

Views

The provided drawings are too small to read. Please provide b size pdfs

Please provide a 3d rendering showing old auto rd views. Confirm the developers statement of 3c ..,no views are anticipated to be negatively affected. (Appendix 5). It is difficult to respond to height variance. I must object to 7 ft of additional height.

How far do the balconies extend from wall on building 1.

Storm drain system on old auto road

What is the timeline and bond for increasing storm drainage? It is noted by city's study april 2020 that old auto road has a storm water capacity concern.

Sewer

All residents on old auto rd will be affected by increased sewer discharge from a higher point than most residents. Will backup valves be required for sewer systems and damage from flooding paid for by the developer?

Garbage / Recycling

Where will the cans be placed for pickup i see no dedicated space?

Parking

Most dwellings need space for 2 cars. 17 spaces seems less than adequate. Is street parking allowed? is there a time limit ?

Are there caveats on no airbnb for these properties?

Snow clearing

Is the developer aware that old auto rd is not a snow clearing priority.

The cul de sac and streets will need to be clear for city snow clearing operations.

No parking should be allowed on cul de sac and it should be posted.

Where will snow on the development be cleared to both during construction and when occupied?

Construction

Control of garbage from wind onto neighboring properties.

The cul de sac has limited room for turning garbage truck or delivery trucks. No parking should be allowed on cul de sac and it should be posted. Construction vehicles will need to be on development properties or transit vans for workers may be required.

What is the percentage of building area versus property size?

Fire smart

Bark mulch is not recommended



grey truck on Auto Rd so by the time you add height of building from gravel level, will block view.



P140
Parking Culdesac



supposedly no parking on this cul de sac





even one motor home would take up one section if pkg on cul de sac.

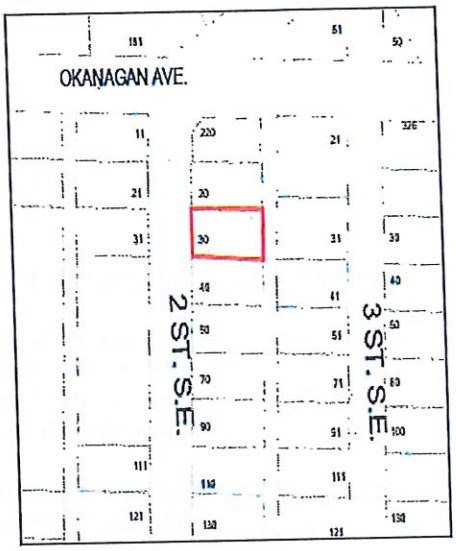
23.1 a

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, June 27 at 7:00 p.m.**

1) Proposed Amendment to Official Community Plan Bylaw No. 4000 and to Zoning Bylaw No 2303:

Proposed re-designation of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Center Commercial) to HR (High Density Residential).
Proposed Rezoning of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from C-2 (Town Centre Commercial Zone) to R-5 (High Density Residential).



Civic Address: 30 – 2 Street SE
Location: South of TransCanada Highway of the East side of 2 Street SE
Present Use: Bare Land
Proposed Use: For construction of a duplex development
Owner/Applicant: I. Burmeister / Timberline Solutions

Reference: OCP4000-49/Bylaw No. 4510 and ZON-1237/ Bylaw No. 4511

The staff report for the proposal is available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices from June 15 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. In person attendance will be on a first come first serve basis. If you wish to attend electronically email cityhall@salmonarm.ca.

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

Sue Wood, Director of Corporate Services
June 15 and June 22

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: June 1, 2022

SUBJECT: Official Community Plan Amendment Application No. OCP4000-49
Zoning Amendment Application No. 1237

Legal: Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392
Civic: 30 – 2 Street SE
Owner: I.E. Burmeister
Agent: Timberline Solutions / K. Lowe

MOTION FOR CONSIDERATION

THAT: **A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Centre Commercial) to HR (High Density Residential);**

AND THAT: **Pursuant to Section 475 of the *Local Government Act*, Council shall consider 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 shall consider 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 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392, from C-2 (Town Centre Commercial Zone) to R-5 (High Density Residential Zone);**

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

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

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

BACKGROUND

The civic address of the subject property is 30 – 2 Street SE. The property is located near the corner of Okanagan Avenue SE and 2 Street SE, south of the Trans Canada Highway (Appendices 1 & 2). The ultimate intent is to construct a duplex development on the now-vacant parcel. Site photos are attached, as Appendix 3. In December 2018, the Single Family Dwelling on the subject property was demolished.

Only upper or lower floor dwelling units, not both, are permitted in the C-2, Town Centre Commercial Zone. As such, to eliminate any potential commercial space requirements, both an OCP and a zoning amendment are necessary. This is because, in order to eliminate any commercial space requirements, an OCP amendment back to HR is necessary in order to also rezone to R-5, where commercial space is not required.

This application proposes to change the OCP designation from TC (Commercial City Centre) to HR (High Density Residential); and a Zoning Amendment to change the zoning from C-2, Town Centre Commercial Zone, to R-5, High Density Residential Zone. OCP and zoning maps are attached, as Appendices 4 & 5. The C-2 and R-5 zones are attached as Appendices 6 and 7.

Land uses adjacent to the subject parcel include the following:

North:	single family dwelling	Zoned C-2
South:	single family dwelling	Zoned R-1
East:	single family dwelling	Zoned R-1
West:	single family dwelling with home occupation	Zoned R-1

In 2012, the subject property, 20 2 Street SE and 220 Okanagan Avenue SE were re-designated from HR to TC and rezoned from R-1 to C-2 to accommodate a larger-scale development. However, the owner proceeded with only developing 220 Okanagan Avenue SE. The single family dwelling on the subject property was demolished, but no further development has occurred. The property currently remains vacant.

OCP POLICIES

This application proposes to reverse the OCP designation on the subject property back to its 2011 designation of High Density Residential. This property essentially borders the boundary between City Centre Commercial and High Density Residential. OCP Policy 8.3.19 supports high density residential developments in areas with good access to the following:

- transportation routes, including transit, trails and sidewalks, and roads;
- recreation, parks and open space;
- community services, e.g., commercial uses, schools.

Section 475 & 476 – *Local Government Act*

Pursuant to Section 475 and 476 of the Local Government Act (consultation during OCP development/amendments), the proposed OCP amendment was referred to the following external organizations:

Adams Lake Indian Band (and subsequent follow-up with Archaeology Branch on June 1, 2022):	Response (attached as Appendix 8)
Neskonlith Indian Band:	No response to date
Economic Development Society:	Response (attached as Appendix 11)
School District No. 83:	No response to date

Section 477 – *Local Government Act*

Pursuant to Section 477 of the *Local Government Act* (adoption procedures for Official Community Plan), after first reading, the OCP amendment bylaw must be considered 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

Fire Department

No Fire Department concerns.

FortisBC

FortisBC has reviewed the subject proposal and has no objections.

Building Department

No concerns at this time. British Columbia Building Code requirements must be adhered to at Permit Stage.

Engineering Department

Comments attached (Appendix 9).

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted (Appendix 10).

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Public Hearing and information regarding attending the Public Hearing. It is expected that the Public Hearing for this application will be held on June 27, 2022.

Planning Department

The location of the property is just south of the Trans-Canada Highway and essentially borders the downtown commercial area to the north and the residential area to the south. The property is centrally located and provides good access to amenities in the downtown core. The neighbourhood of the property ranges from low density, single family dwellings to higher density multi-family residential developments.

A covenant prohibiting some commercial uses that were considered non-compatible in this transitional area between the Town Centre commercial area and the residential area was a condition for rezoning the parcel to C-2 in 2013. Because the property is located in this transitional area, changing the designation and rezoning the property back to residential is supported based on its location. Should development proceed, the covenant could be removed at either the Development Permit or Building Permit stage.

The maximum density permitted in the R-5 zone is 100 dwelling units per hectare or 40.5 dwelling units per acre. With R-5 zoning, the maximum density on this property would be four (4) dwelling units or five (5) units with a density bonus. The practicality of achieving that density is limited by the narrowness of the

lot, the parking easement (6 m wide) along the lane, and parking regulations. Two dwelling units are proposed (i.e. a duplex).

The setbacks are significantly different between commercial and residential zoned properties. The current zoning, C-2 Town Centre Commercial, allows the maximum parcel or site coverage to be 100% of the parcel or site area and 0.0 m setbacks. The proposed R-5, High Density Residential zoning, the maximum parcel coverage is 55% for all buildings. The setbacks for principal buildings in the R-5 zone are 5.0 m for the front, rear and exterior side parcel lines; and 2.4 m for interior side parcel lines.

With respect to parking requirements, the proposal requires a minimum of 4 parking spaces (2 per dwelling unit for a Duplex). In 1981, there was a 6 m wide Easement registered on Title for the east portion of the property (off of the lane). The intent of this was/is for nearby property 21 3 Street SE to use the Easement as a parking lot. As such, all parking spaces will need to be accessed/located on the west (off of 2 Street SE). Staff believe there is sufficient space to fulfill the minimum parking requirements of the R-5 zone for a duplex development.

The City's OCP does not require a Form and Character Development Permit application for a duplex. The R-5 zone was amended in 2021 to permit *duplex* development in the R-5 zone.

CONCLUSION

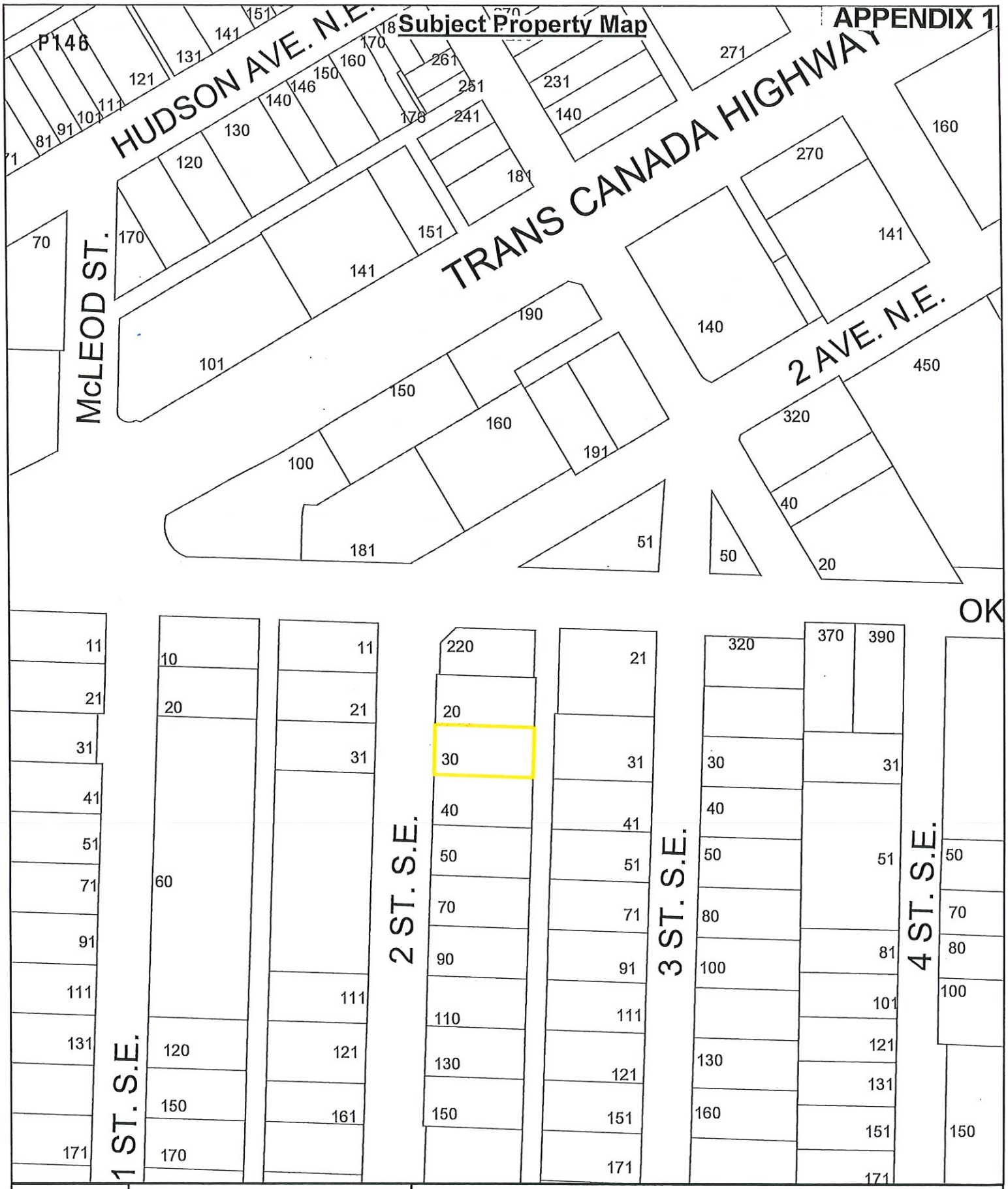
This OCP and zoning amendment application proposes to revert the subject property from commercial back to high density residential to facilitate the construction of a duplex. The property is located in a transitional area essentially bordering the downtown commercial area to the north and the high density residential area to the south. The location of the property is supportive of this proposal. In addition, given that the parcel is currently vacant, the density and parking provisions of the R-5 zone could be achieved. Staff are supportive of the land use changes.

Prepared by: Evan Chorlton
Planner I

Reviewed by: Kevin Pearson MCIP RPP
Director of Development Services

Subject Property Map

APPENDIX 1



Ortho Map



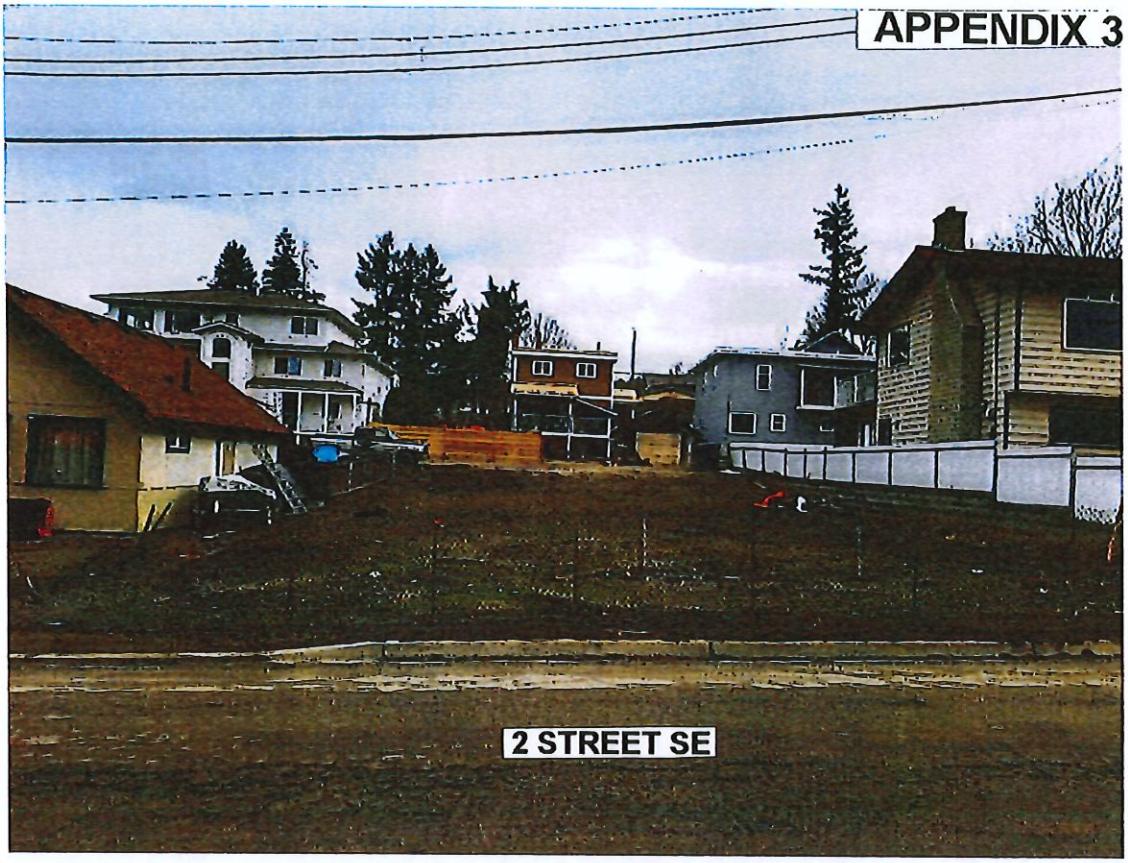
N

0 1.5 3 6 9 12 Meters

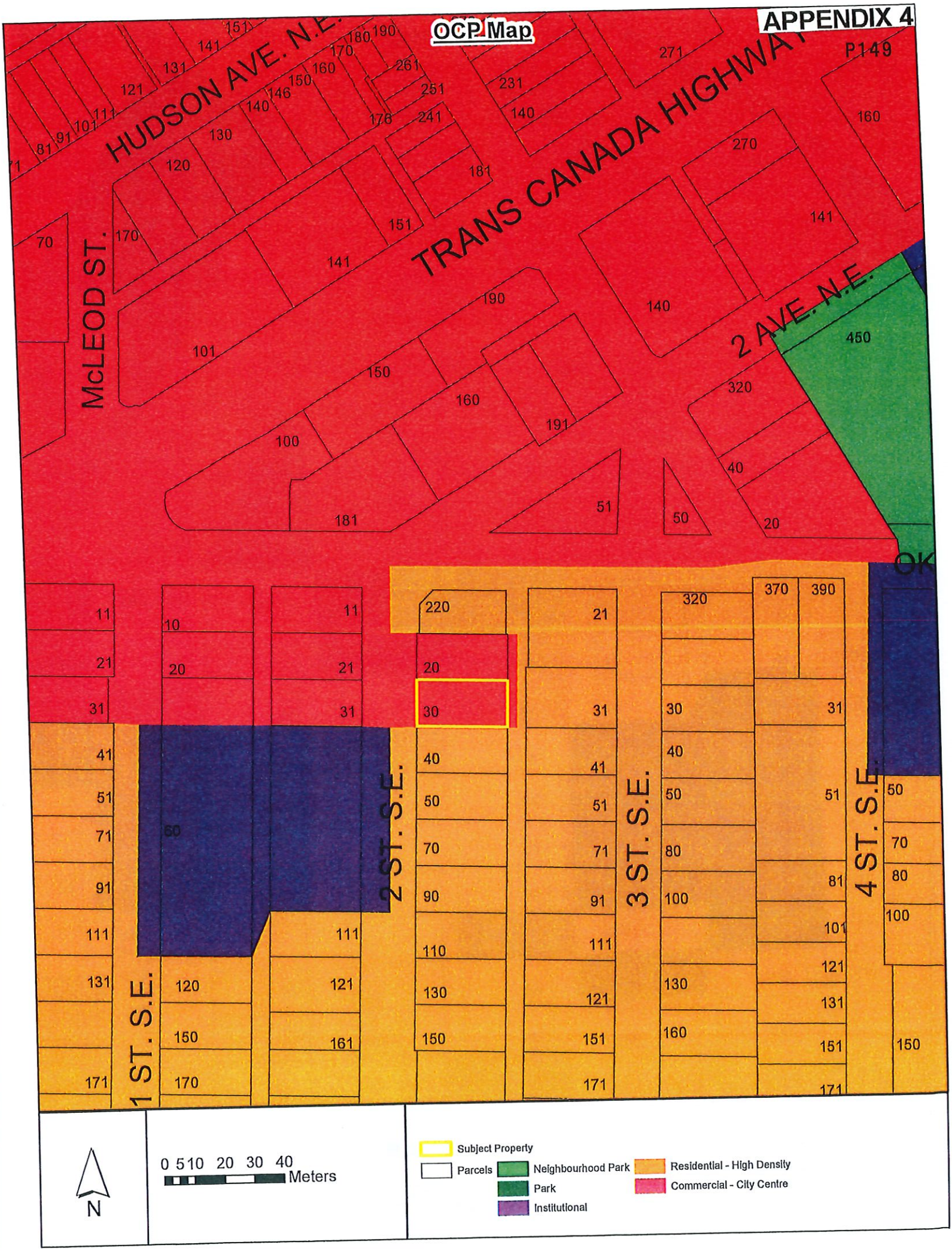
Subject Property

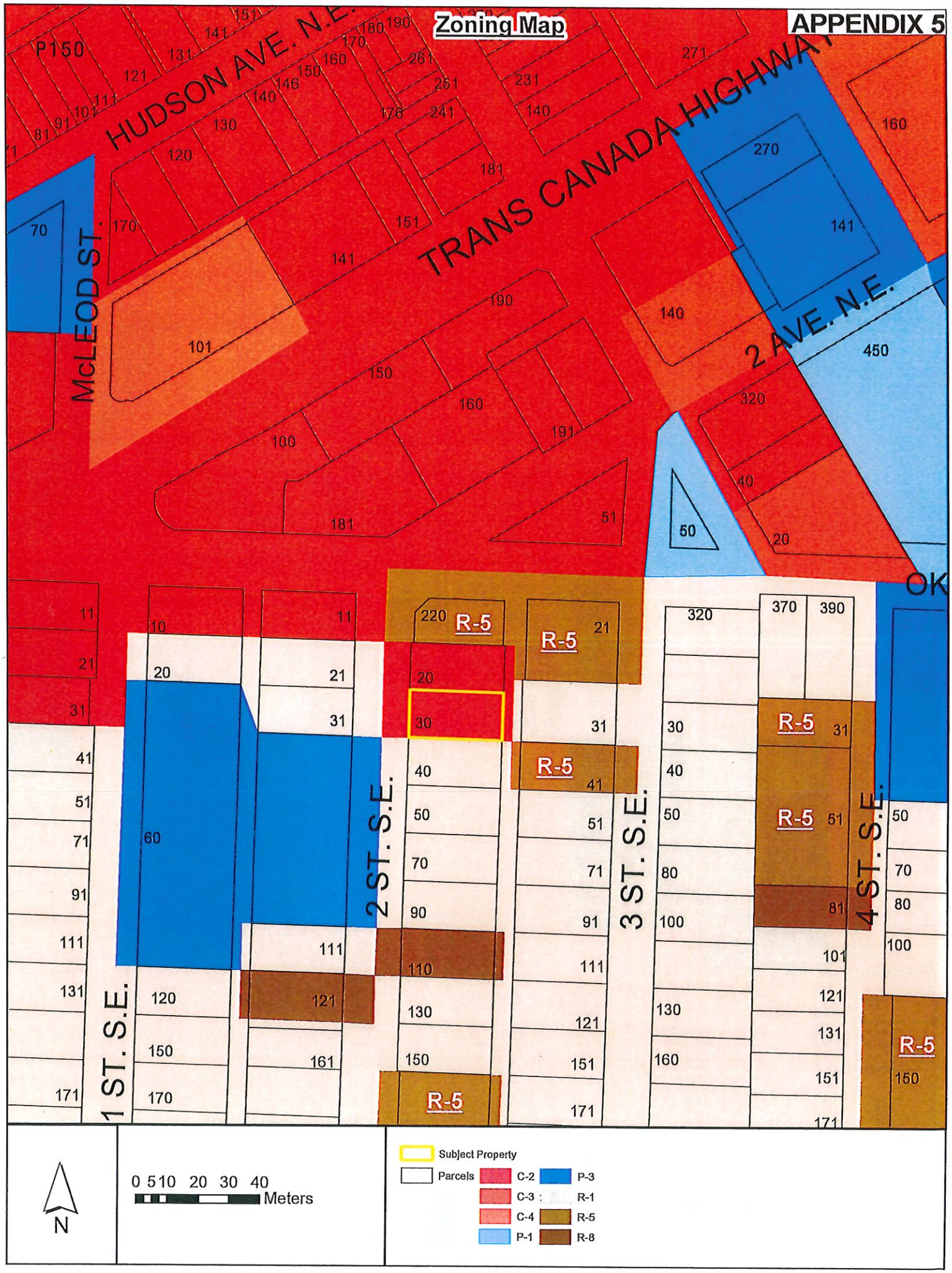
Parcels

APPENDIX 3






APPENDIX 4
OCP Map
P149
HUDSON AVE. N.E.
TRANS CANADA HIGHWAY
McLEOD ST.
2 AVE. N.E.
OK
1 ST. S.E.
2 ST. S.E.
3 ST. S.E.
4 ST. S.E.
N
0 5 10 20 30 40
Meters
Subject Property
Parcels
Neighbourhood Park
Park
Institutional
Residential - High Density
Commercial - City Centre


Zoning Map
APPENDIX 5
HUDSON AVE. N.E.
TRANS CANADA HIGHWAY
McLEOD ST.
2 AVE. N.E.
1 ST. S.E.
2 ST. S.E.
3 ST. S.E.
4 ST. S.E.
R-5
OK
N
0 5 10 20 30 40 Meters
Subject Property
Parcels
C-2
C-3
C-4
P-1
P-3
R-1
R-5
R-8

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE

Purpose

16.1 The C-2 *Zone* is intended to function as the central business district of the *Municipality* and as such be oriented to pedestrian traffic and provide for a wide variety of activities including retail, business, entertainment, cultural and limited residential uses. New *developments zoned* C-2 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

16.2 On a *parcel zoned* C-2, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

16.3 The following uses and no others are permitted in the C-2 *Zone:*

.1 *assembly hall*;
.2 auto parts retail; #3001
.3 cabaret;
.4 *cafe;* #2900
.5 *churches*; #2819
.6 *commercial daycare facility*;
.7 *congregate housing;* #3067
.8 *education/training facility*;
.9 *entertainment facility*;
.10 *financial institution;*
.11 *health services centre;*
.12 *high technology research and development;* #4368
.13 *home occupation*; #2782
.14 *hotel*;
.15 *licensee retail store;* #3223
.16 *lower floor dwelling units;* #3951
.17 *neighbourhood pub*;
.18 *mobile food vending;* #4240
.19 nightclub;
.20 outside display of goods and wares;
.21 *office*;
.22 parkade/off street parking;
.23 *personal service establishment*;
.24 print service;
.25 *public use*;
.26 *private utility*; #3060
.27 *public utility*;
.28 radio and television broadcasting station;
.29 *recreation facility - indoor*;
.30 *restaurant*;
.31 *retail store*;
.32 sporting goods stores;
.33 *tourist retail shop;*
.34 transportation use;
.35 *upper floor dwelling units*;
.36 upholstery shop;
.37 *accessory use*.

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE - CONTINUED

Maximum Height of Principal Buildings

16.4 The maximum *height* of the *principal buildings* shall be 20.0 metres (65.6 feet).

Maximum Height of Accessory Buildings

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

Maximum Parcel or Site Coverage

16.6 The maximum *parcel* or *site coverage* shall be 100% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

16.7 The minimum *parcel* size or *site* area shall be 300.0 square metres (3,229.3 square feet).

Minimum Parcel or Site Width

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

Outside Storage

16.9 Outside storage shall not be permitted.

Parking and Loading

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

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE

APPENDIX 7

Purpose

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

Regulations

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

Permitted Uses

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

.1 *assisted living housing;* #4336
.2 *boarders*, limited to two;
.3 *boarding home*; #2789
.4 *commercial daycare facility*;
.5 *dining area;* #4336
.6 *duplex;* #4421
.7 *home occupation*; #2782
.8 *multiple family dwellings*;
.9 *public use*;
.10 *public utility*;
.11 *rooming house*; #2789
.12 *triplex;* #3286
.13 *accessory use*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Building

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

Maximum Parcel Coverage

10.6

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

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

Minimum Parcel Area

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

Minimum Parcel Width

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

Minimum Setback of Principal Buildings

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

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	5.0 metres (16.4 feet)
.3	*Interior side parcel line* shall be	2.4 metres (7.8 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)

.5 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

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

Minimum Setback of Accessory Buildings

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

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)

.5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Maximum Density

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

10.11

.1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre). #2789

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

.3 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 *Zone* may be increase to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 3

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of *commercial daycare facility* 7 - 10 children 11 - 15 children 16 or more children	 □ 4 units per hectare(1.2 units per acre) □ 6 units per hectare(1.6 units per acre) □ 8 units per hectare(2.8 units per acre)
3. Provision of below *grade* or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental *welling unit*	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental *dwelling units* in accordance with special agreement under Section 904 #3218	□ 5 units per hectare (2.0 units per acre)

Parking

10.12 Parking shall be required as per Appendix I.

Adams Lake Indian Band

APPENDIX 8

Project Name:
30 2 STREET SE

FN Consultation ID:
94549

Consulting Org Contact:
Kathy FRESE

Consulting Organization:
City of Salmon Arm

Date Received:
Monday, March 21, 2022

Weytk,

Re: the 30 2 STREET SE, Salmon Arm proposed OCP amendment for a new duplex.

Through a preliminary analysis ALIB has identified some concerns which include:

x422 known ALIB cultural heritage sites (these do not include archaeology but are specific to ALIB) found within 1 and 5 km of the project area, including Non-Human Being stories (x20), pithouses, sacred/ceremonial/spiritual locales, boundary markers, community gatherings location, habitation and subsistence. It is in an extirpated caribou zone and in the Thompson River watershed.

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

ALIB will require an ALIB cultural monitor for any land altering activities. Have them contact Jen Pooley (jpooley@alib.ca) to make arrangements for ALIB crew to visit the project area.

ALIB also requires that they create a Chance Find Policy and make all those involved in the project be made aware of it and the possibility of Indigenous cultural heritage values associated with this locale. A template to create the Policy from can be found here: https://islandstrust.bc.ca/document/province-of-bc-archaeology-chance-fi... Note: this guide is from 2014. Some contact information may be out of date.

Notify Jen and Leah Gaze (lgaze@alib.ca) directly when there is a payment sent by mail or courier for ALIB Heritage Permits.

Please share any cultural heritage or environmental reports associated with this project.

Please consider using the Messages function on this referral in NationsConnect to otherwise respond to this letter.

Kukstemc,

Celia Nord, BA
Assistant Title & Rights Coordinator
Adams Lake Indian Band
Chase, BC

APPENDIX 8

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Wednesday, June 1, 2022 1:28 PM
To: Evan Chorlton
Subject: RE: [External] Data Request: Evan Chorlton - City of Salmon Arm

Hello Evan,

Thank you for your archaeological information request regarding 30 - 2 Street SE, Salmon Arm, PID 012410489, LOT 3 BLOCK 3 SECTION 14 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 392. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

Results of Provincial Archaeological Inventory Search

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

However, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the property, as indicated by the brown colour shown over everything in the second screenshot below. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites, and their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

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

If there are no plans for land altering activities on the property, no action is required at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the property.

- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 15 to 35 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

Questions?

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

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

Kind regards,

Diana

CITY OF SALMON ARM

Memorandum from the Engineering and Public Works Department

APPENDIX 9

TO:	Kevin Pearson, Director of Development Services
DATE:	March 24, 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	I.E. Burmeister
SUBJECT:	OFFICIAL COMMUNITY PLAN APPLICATION NO. 4000-49
LEGAL:	Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392
CIVIC:	30 – 2 Street SE

Further to your referral dated March 22, 2022, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.

2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.

3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.

4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.

5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.

6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.

7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

8. The applicant will be required to submit for City review and approval prior to development, a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

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

10. 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. 2 Street SE, on the subject property's western boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 1.712m of additional road dedication is required (to be confirmed by a BCLS).

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

3. The Lane on the subject properties eastern boundary requires a total road allowance of 7.3m (3.65m from centre line). Available records indicate that an additional 0.610m to the east will be required. (To be confirmed by a BCLS.) The owner/developer will be responsible for upgrading the Lane to the current Lane standard (RD-12). The owner/developer is responsible for all associated costs.

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

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 2 Street SE. No upgrades will be required at this time.

2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost.. Owner / Developer is responsible for all associated costs.

3. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 2 Street SE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

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

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

6. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 150 mm diameter sanitary sewer on 2 Street SE. Upgrading to a minimum 200mm diameter will be required. A 50% cash in lieu contribution to future works will be required to have it completed as a part of a large project in the future. In addition, the subject property front a 200 mm diameter sanitary sewer in the lane to the east of the property. No upgrade is required at this time.

2. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016)

3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 2 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. An existing 300mm storm main is located 2 Street SE and the Lane to the east of the development site to the north and east of the property. Extending the 300mm storm main along the eastern frontage of the property is required.

2. Records indicate that the existing property is serviced by a 100mm service from the storm sewer on 2 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)

4. 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.

5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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

Mustafa Zakreet
Engineering Assistant

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

P162 BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION

Your File #: ZON-1237 / BL4511
eDAS File #: 2022-01543
Date: Apr/05/2022

APPENDIX 10

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

Attention:

Re: Proposed Bylaw 4511 for:
LOT 3, BLOCK 3, 14-20-10 W6M KDYD PLAN 392

Preliminary Approval is granted for the rezoning of the above noted parcel from C-2 zone to a R-5 zone for one year pursuant to section 52(3)(a) of the *Transportation Act.* Please forward this the Salmon Arm District Office the bylaw after third reading for our final review and signature.

If you have any questions please feel free to call Elizabeth KEAM at (778) 824-0112.
Yours truly,

Samantha Lewis
Development Services 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

SALMONARM
ECONOMIC DEVELOPMENT SOCIETY

April 13, 2022

APPENDIX 11

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

Dear Kevin,

Re: OCP Amendment Application No OCP4000-49

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 30 2nd Street SE, Salmon Arm, from City Centre Commercial to High Density Residential.

The SAEDS Board recognizes the importance of high density housing to the City's growth; however; the board is of the opinion that, while a multi-unit dwelling or a mixed-use designation may warrant removal of the property from City Centre Commercial, construction of a duplex would not be sufficient to outweigh the future value of commercial growth.

Based on the information provided, the Board does not support the application as presented. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,

Lana Fitt
Economic Development Manager

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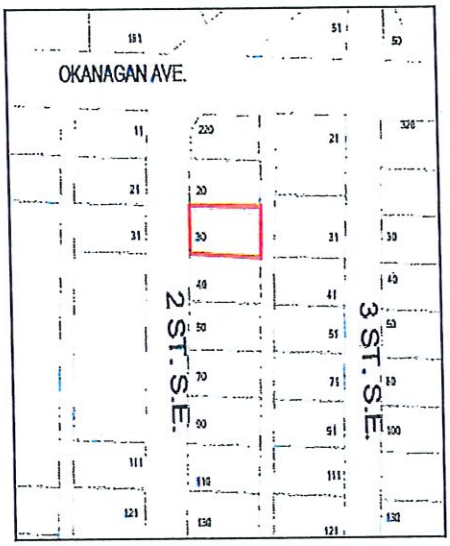
23.1 b

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on Monday, June 27 at 7:00 p.m.

1) Proposed Amendment to Official Community Plan Bylaw No. 4000 and to Zoning Bylaw No 2303:

Proposed re-designation of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Center Commercial) to HR (High Density Residential).
Proposed Rezoning of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from C-2 (Town Centre Commercial Zone) to R-5 (High Density Residential).



Civic Address: 30 – 2 Street SE
Location: South of TransCanada Highway of the East side of 2 Street SE
Present Use: Bare Land
Proposed Use: For construction of a duplex development
Owner/Applicant: I. Burmeister / Timberline Solutions

Reference: OCP4000-49/Bylaw No. 4510 and ZON-1237/ Bylaw No. 4511

The staff report for the proposal is available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices from June 15 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. In person attendance will be on a first come first serve basis. If you wish to attend electronically email cityhall@salmonarm.ca.

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

Sue Wood, Director of Corporate Services
June 15 and June 22

Vote Record

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

Opposed:

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

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23.2

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, June 27 at 7:00 p.m.**

2) **Proposed Amendment to Zoning Bylaw No 2303:**

Proposed Rezoning of Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 961 – 17 Street SE

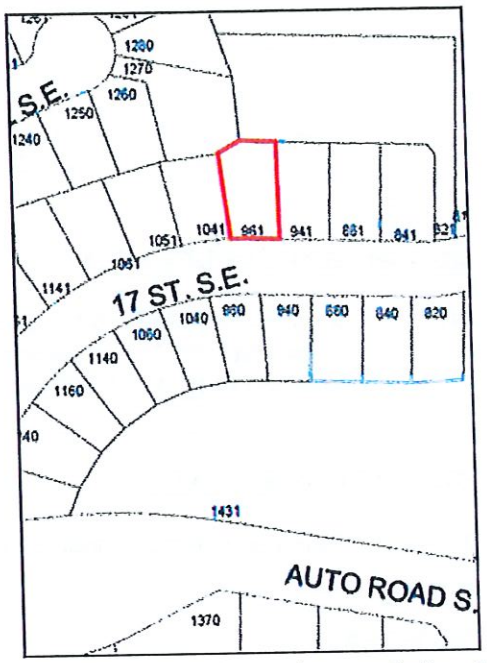
Location: Northeast of Auto Road SE on the North side of 17 Street SE

Present Use: Single Family Dwelling

Proposed Use: Single Family Dwelling with Suite

Owner / Agent: D. & K. McCann / Orchard Valley Homes Ltd

Reference: ZON-1241/ Bylaw No. 4528



The staff report for the proposal is available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices from June 15 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. In person attendance will be on a first come first serve basis. If you wish to attend electronically email cityhall@salmonarm.ca.

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

Sue Wood, Director of Corporate Services
June 15 and June 22

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: May 24, 2022

Subject: Zoning Bylaw Amendment Application No. 1241

Legal: Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114
Civic Address: 961 17 Street SE
Owner/Applicant: D. & K. McCann

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) to permit future development of a secondary suite.

BACKGROUND

The subject property is located on 17 Street SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwelling and vacant lot	Zoned R8 and R1
South:	single family dwelling and vacant lot	Zoned R1
East:	single family dwelling	Zoned R1
West:	single family dwelling	Zoned R1

The subject property is 680.0 m^2 in area. A two-storey single family dwelling with a secondary suite is being proposed. The proposed basement suite is approximately 63.7 m^2 (686 ft^2). The plans show that the entrance to the proposed suite will be on the northern side of the building. Drawings provided in support of the rezoning application are attached in Appendix 5. Parking is to be provided onsite within the proposed double garage and on the driveway.

To date, there are currently seven (7) other properties on 17 Street SE that have also been rezoned from R1 to R8, including the adjacent property directly to the north (821 17 Street SE). Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports 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.

COMMENTS

Building Department

New construction. BCBC applies. No concerns.

Fire Department

No Fire Department concerns.

FortisBC

FortisBC has no issues with this proposal.

Engineering Department

No Engineering Concerns.

Public Consultation

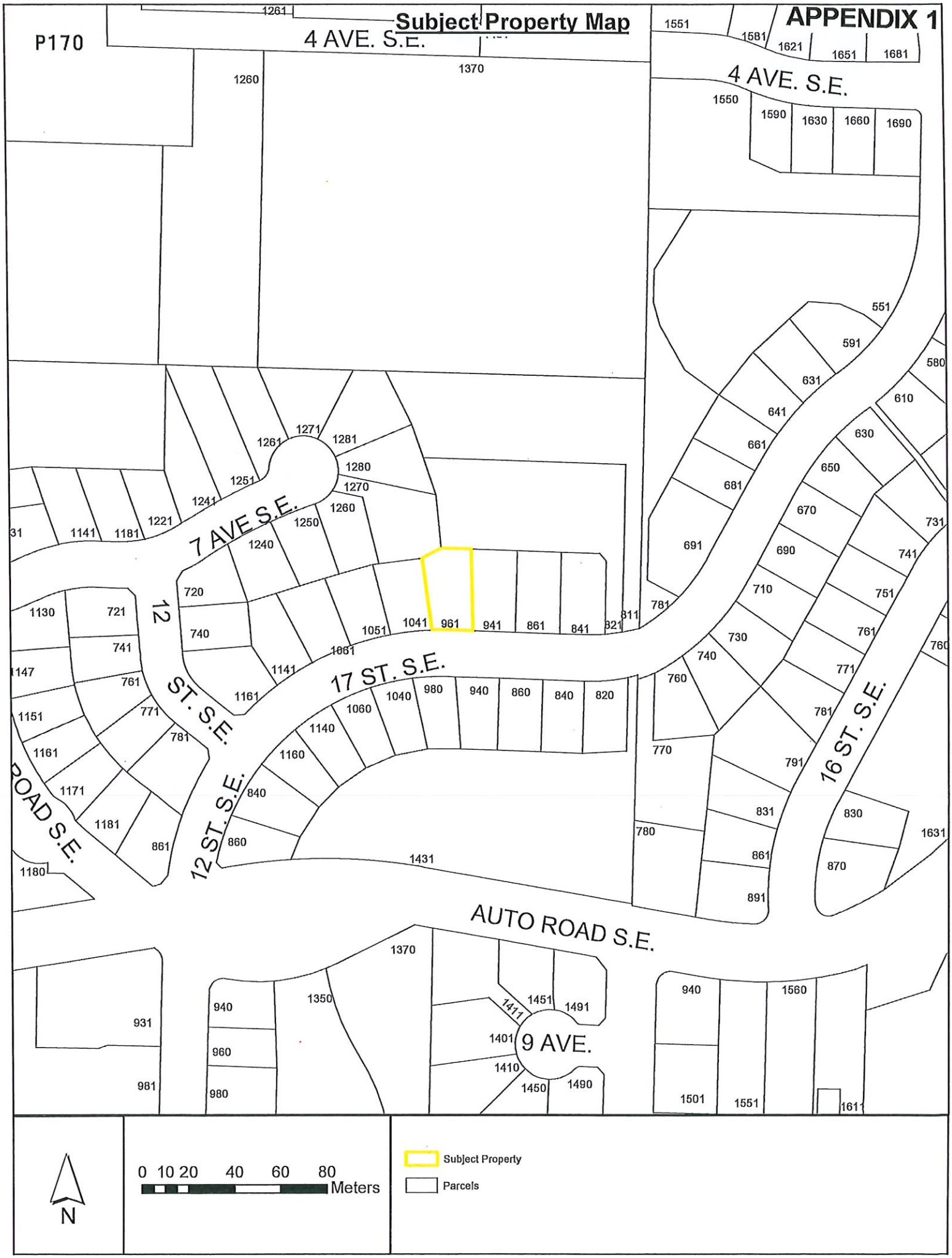
Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the statutory public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels < 0.4 ha do not require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy, and the proposed layout of the unit is compliant with zoning requirements. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

Prepared by: Evan Chorlton
Planner I

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

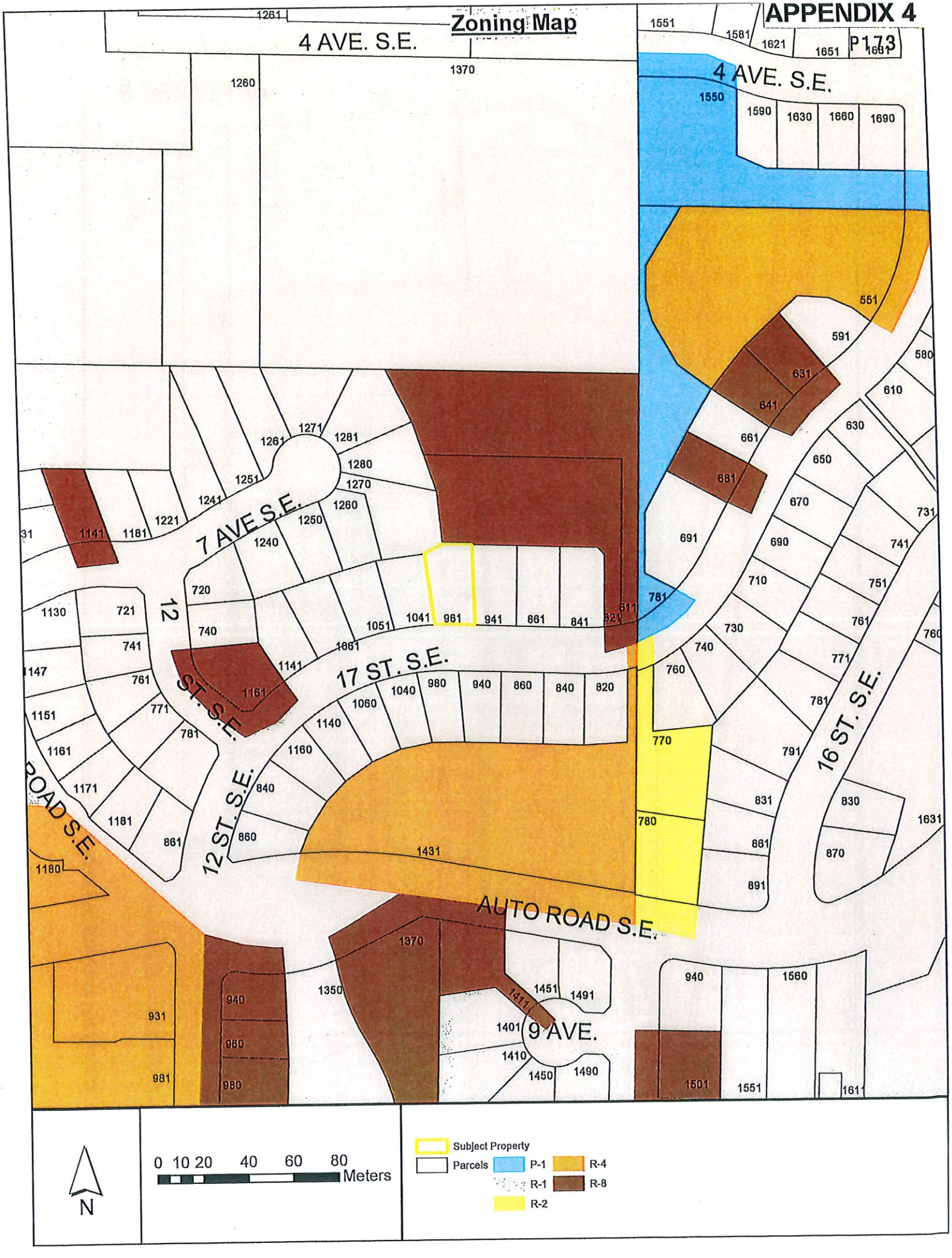

Subject Property Map
APPENDIX 1
P170
4 AVE. S.E.
4 AVE. S.E.
7 AVE S.E.
12 ST. S.E.
17 ST. S.E.
12 ST. S.E.
16 ST. S.E.
ROAD S.E.
AUTO ROAD S.E.
9 AVE.
N
0 10 20 40 60 80
Meters
Subject Property
Parcels

APPENDIX 2


Ortho Map
1041
961
941
S.E.
N
0 1.25 2.5 5 7.5 10
Meters
Subject Property
Parcels


OCP Map
APPENDIX 3
P172
4 AVE. S.E.
7 AVE S.E.
12 ST. S.E.
17 ST. S.E.
16 ST. S.E.
AUTO ROAD S.E.
9 AVE.
0 10 20 40 60 80 Meters
N
Subject Property
Parcels
Neighbourhood Park
Park
Residential - Low Density
Residential - Medium Density
Residential - High Density

Zoning Map


4 AVE. S.E.
1261
1370
1260
1551
1581
1621
1651
1691
4 AVE. S.E.
1550
1590
1630
1660
1690
551
591
631
641
661
681
691
580
610
630
650
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690
710
730
740
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770
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781
731
741
751
761
771
781
791
831
861
891
1631
870
830
16 ST. S.E.
7 AVE S.E.
1241
1251
1271
1281
1280
1270
1250
1240
1221
1181
1141
31
720
740
1130
721
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771
781
1147
1151
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1171
1181
861
840
860
1180
ROAD S.E.
12 ST. S.E.
17 ST. S.E.
1051
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841
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811
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1141
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980
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860
840
820
1140
1160
1431
AUTO ROAD S.E.
1370
1350
1451
1491
1411
1401
9 AVE.
1410
1450
1490
940
960
980
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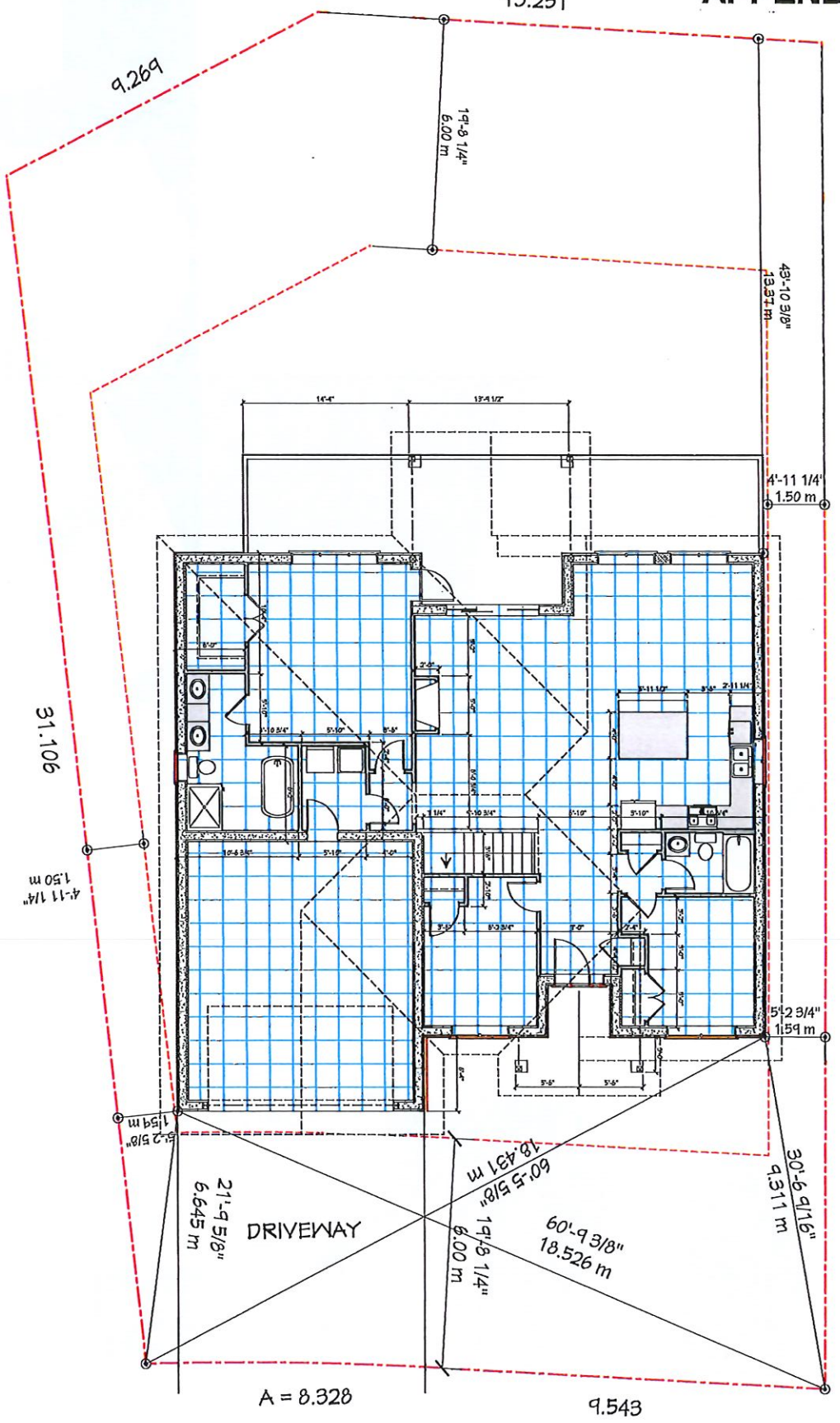
981
940
1560
1501
1551
161
N
0 10 20 40 60 80
Meters
Subject Property
Parcels
P-1
R-1
R-2
R-4
R-8

ISSUED FOR CONSTRUCTION - 19/06/2021
PROJECT # A1491 - ORCHARD VALLEY

APPENDIX 5



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EXCITING HOME PLANS
Project # A1491

ORCHARD VALLEY HOMES

Lot 23 Plan
Subdivision

Client:
Mr. & Mrs.

DRAWING TITLE:

PAGE:

DATE 14/06/2021
JOB # -
SCALE 1/4" = 1'-0"
DRAWN BY PH.GO.PH.G
CHECKED GKB

REV. # DATE:

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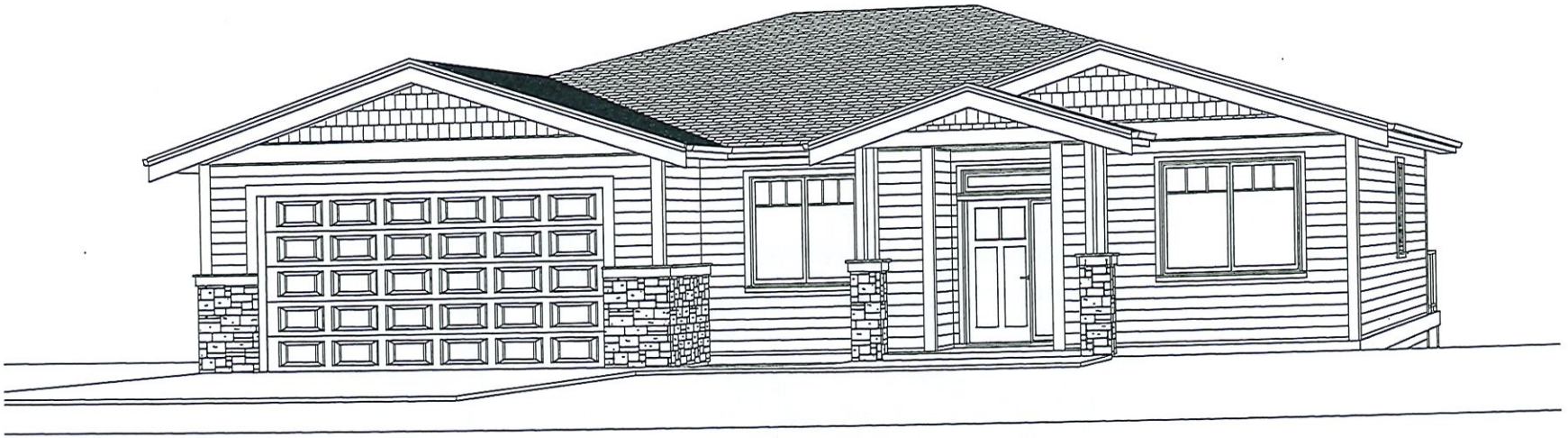
PROJECT # A1491 - ORCHARD VALLEY



The Northridge III

Stock Plan #: E1350-11 (Revised)

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR THEIR BUILDER AGENT TO CHECK ALL LOCAL BYLAW AND CODE REQUIREMENTS, SITE AND SOIL CONDITIONS AND ENSURE THEY ARE MET.
- ALL LOCAL BYLAW AND CODE REQUIREMENTS MUST BE MET, AND ANY SPECIFICATIONS NOTED IN THESE DRAWINGS MUST BE ALTERED BY THE CLIENT AND/OR HIS AGENT BUILDER TO MEET THOSE CODES IF AND WHEN NECESSARY.
- IF SOIL CONDITIONS WARRANT, CONCRETE FOUNDATION AND FOOTING SIZING AND SPECIFICATIONS MUST BE CALCULATED BY A LOCAL ENGINEER OR ENGINEERS REGISTERED IN THAT DISCIPLINE.
- CONCRETE FOOTING DEPTHS AND SIZES MUST MEET LOCAL CLIMATE, CODE AND LOCAL BYLAW REQUIREMENTS.
- CONCRETE TYPE MUST MEET SOIL CONDITIONS AND ALL LOCAL BYLAW AND CODE REQUIREMENTS PERTAINING TO FOUNDATION MATERIALS MUST BE MET.

PROFESSIONALS AND ENGINEERS REQUIRED TO COMPLETE THESE TASKS MAY OR MAY NOT INCLUDE:
- STRUCTURAL ENGINEER FOR FOUNDATION DESIGN AND SPECIFICATIONS.
- GEOTECHNICAL ENGINEER FOR SOIL TESTING AND SPECIFICATIONS.
- LOCAL ARCHITECT REGISTERED TO DO RESIDENTIAL CALCULATIONS.

EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THESE CONSTRUCTION DRAWINGS ARE FREE OF ERRORS.
IT IS THE RESPOSIBILITY OF THE CONTRACTOR OR THE CONTRACTORS AGENTS TO CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS SIZES AND DEFINITIONS LISTED ON THESE DRAWINGS. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND APPLYING PROPER BUILDING PRACTICES.
THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN ANY FORM BY ANY PARTY WHATSOEVER.
THERE ARE NO PRODUCT ENDORSEMENTS IMPLIED FOR ANY OF THE MATERIALS LISTED ON THESE DRAWINGS.
PROPER INSTALLATION OF CONSTRUCTION ASSEMBLIES INCLUDING NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS ARE NOT NECESSARILY IDENTIFIED OR NOTED ON THE PLANS. THE DESIGNER HAS NO CONTROL OR RESPONSIBILITY OVER THESE ITEMS.

GENERAL SITE NOTES:

ALL PERSONS ON SITE MUST WEAR HARD HATS AND PROPER FOOTWEAR.
BUILDER MUST TAKE CARE THAT ALL WALLS IN CONSTRUCTION ARE BRACED PROPERLY.
BUILDER MUST TAKE CARE TO PLACE TEMPORARY RAILINGS AROUND OPENINGS IN FLOORS AND CEILINGS.
BUILDER MUST TAKE CARE THAT SITE IS PROPERLY BLOCKED OFF AND MARKED "CONSTRUCTION SITE"

CONCRETE NOTES:

UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLATWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATON WALLS & 15MPa FOR ALL OTHER APPLICATIONS.

FOOTING NOTES:
20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 3000 PSF LOAD.
BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE.
STEPPED FOOTINGS TO BE PROVIDED (WHERE REQURIED BY GRADE) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED.
4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH, IN LINE WITH BTM IF FTGS. AT PERIMETER OF BLDG.
MIN. 1/4" PARGING (EXTERIOR) TO 12" BELOW GRADE.

GENERAL CONSTRUCTION NOTES

BEAM AND STRUCTURAL DESIGN NOTES:

(F) NOTE ON BEAMS DESIGNATES FLUSH, MEANING EITHER THE TOP OR BOTTOM OF THE BEAM TO NOT PROTRUDE PAST FINISHED PLANE.
(D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.
(SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

STRUCTURAL POST NOTES:

(LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4,6X6,4X6).

LUMBER NOTES:

ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

WINDOW & DOOR NOTES:

ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (5040 INDICATES 5'-0" x 4'-0")
CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.
ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON MANUFACTURER.
ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.
ALL WINDOWS TO MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED WINDOWS PER CAN/CSA-A440-2.
EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:
** - MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED ** MAY OR MAY NOT BE REQUIRED BY LOCAL CODE, BUT ARE CONSIDERED GOOD BUILDING PRACTICE. BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER REGARDING PLACEMENT OF THESE MATERIALS OR ASSEMBLIES.

ENGINEERED WOOD PRODUCTS NOTES:

ENGINEERED WOOD SUPPLIER/TRUSS MFR. TO PROVIDE ENGINEERED DRAWINGS, SEALED BY A P.ENG. LICENSED TO PRACTICE IN THIS HOMEPLAN'S BUILDING LOCATION, FOR THE BUILDING INSPECTOR TO REVIEW ON SITE.

FLOOR JOIST SYSTEM NOTES:

ENGINEERED JOISTS (TJI) FLOOR SYSTEMS ARE ASSUMED ON THESE DRAWINGS. JOIST SPANS AND JOIST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER. IF DIMENSIONAL LUMBER JOISTS ARE USED, CALCULATIONS MUST MEET LOCAL CODES FOR LOAD BEARING, SIZE AND SPACING.
CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

ROOF DESIGN & CONSTRUCTION NOTES:

NOTES TO ROOF MANUFACTURERS
- ROOF DESIGNER TO CONSIDER DIMENSIONAL LUMBER FOR BEAMS NOTED "ENG. BEAM" AND SUBSTITUTE WHERE STRUCTURALLY POSSIBLE BY CODE.
- TRUSS HEELS IN ALL APPLICATIONS MUST HAVE A MINIMUM 8" HEEL FOR INSULATION PURPOSES.
- CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR IS TO ENSURE G.I. FLASHINGS ARE PLACED IN ALL ROOF VALLEYS FOR PROPER RUNOFF.
- CONTRACTOR IS TO ENSURE THAT G.I. STEP FLASHINGS ARE PLACED WHEREVER WALLS AND CHIMNEYS MEET ROOF SURFACES, AND THAT STEP FLASHINGS ARE PLACED FOR PROPER RUNOFF.

Project # A1491

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ORCHARD VALLEY HOMES

EXCITING HOME PLANS
Project # A1491

Lot 23 Plan
Subdivision

Client:
Mr. & Mrs.

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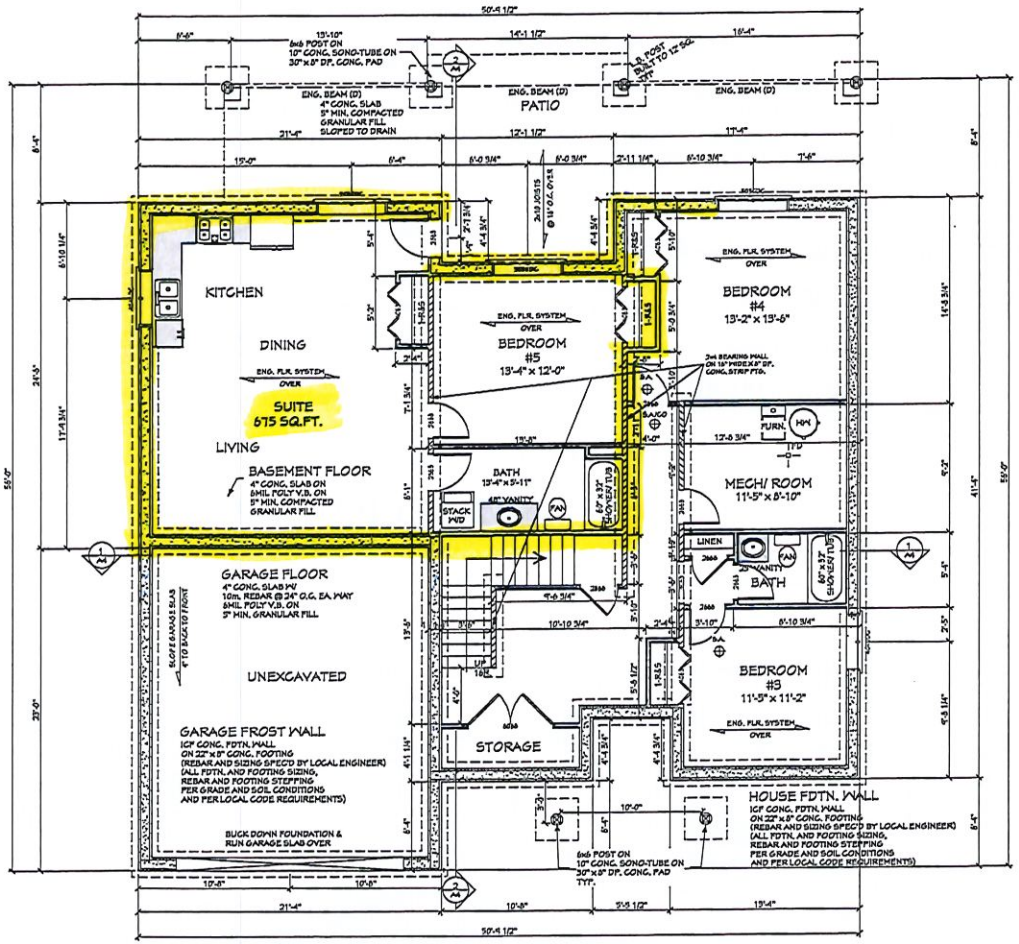

FOUNDATION/LOWER FLOOR PLAN

9' CEILING HEIGHT UNLESS NOTED OTHERWISE
FINISHED FLOOR AREA = 1682 SQ.FT.
SUITE AREA = 666 SQ.FT.
IN WALL FINISHED FLOOR AREA = 1498 SQ.FT.

NOTE:
ALL TOP OF WINDOW ROUGH OPENINGS
TO BE 96" ABOVE FLOOR SURFACE.

FOUNDATION NOTES

CONCRETE NOTES:
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CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

GENERAL NOTES

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(D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.
(SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

INTERIOR BEARING WALLS:
2x4 STUD OR 2x6 STUD WALL CONSTRUCTION UNDER ENG. FLOOR SYSTEMS: ALL OPENINGS IN INTERIOR BEARING WALLS ARE TO BE CONSTRUCTED WITH STRUCTURAL LINTELS PER FLOOR SUPPLIERS SPECIFICATIONS. UNDER DIMENSIONAL LUMBER FLOORS: SEE LOCAL CODE FOR RESIDENTIAL BEAM SPAN LOAD CALCULATIONS.

LUMBER NOTES:
ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

WINDOW & DOOR NOTES:
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TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.
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ORCHARD VALLEY HOMES

EXCITING HOME PLANS
Project # A1491

Lot 23 Plan____
Subdivision

Client:
Mr. & Mrs.

DRAWING TITLE:
FOUNDATION & LOWER FLOOR PLANS

PAGE:
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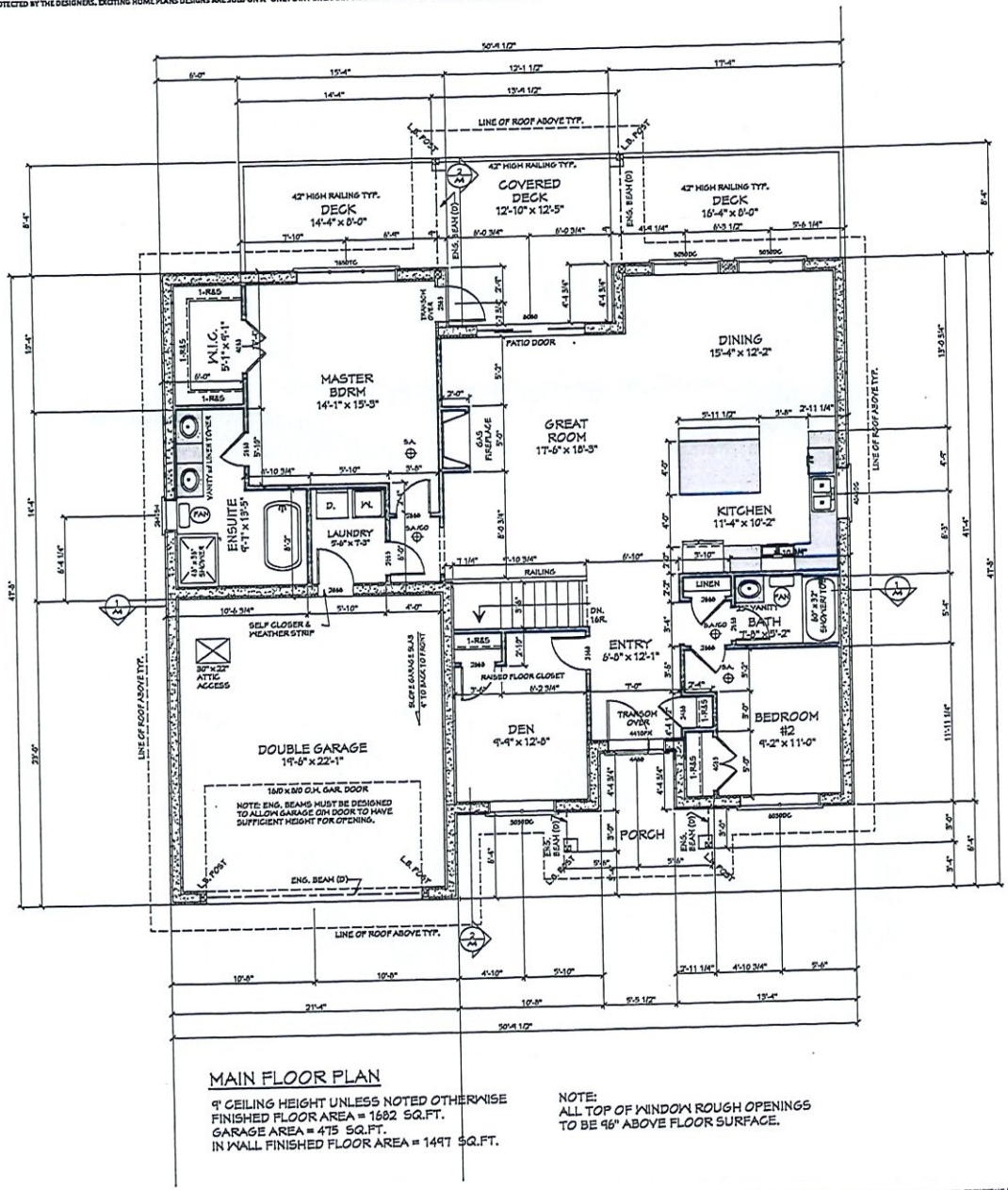
ISSUED FOR CONSTRUCTION - 19/06/2021

PROJECT # A1491 - ORCHARD VALLEY



MAIN FLOOR PLAN

9' CEILING HEIGHT UNLESS NOTED OTHERWISE
FINISHED FLOOR AREA = 1682 SQ.FT.
GARAGE AREA = 475 SQ.FT.
IN WALL FINISHED FLOOR AREA = 1497 SQ.FT.

NOTE:
ALL TOP OF WINDOW ROUGH OPENINGS TO BE 96" ABOVE FLOOR SURFACE.

CONCRETE NOTES:

UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLATWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATON WALLS & 15MPa FOR ALL OTHER APPLICATIONS.

FOOTING NOTES:
20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 3000 PSF LOAD.
BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE.
STEPPED FOOTINGS TO BE PROVIDED (WHERE REQURIED BY GRADE) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED.
4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH, IN LINE WITH BTM IF FTGS. AT PERIMETER OF BLDG.
MIN. 1/4" PARGING (EXTERIOR) TO 12" BELOW GRADE.

GENERAL CONSTRUCTION NOTES

BEAM AND STRUCTURAL DESIGN NOTES:

(F) NOTE ON BEAMS DESIGNATES FLUSH, MEANING EITHER THE TOP OR BOTTOM OF THE BEAM TO NOT PROTRUDE PAST FINISHED PLANE.

(D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.

(SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

STRUCTURAL POST NOTES:

(LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4,6X6,4X6).

INTERIOR BEARING WALLS:

2x4 STUD OR 2x6 STUD WALL CONSTRUCTION UNDER ENG. FLOOR SYSTEMS: ALL OPENINGS IN INTERIOR BEARING WALLS ARE TO BE CONSTRUCTED WITH STRUCTURAL LINTELS PER FLOOR SUPPLIERS SPECIFICATIONS. UNDER DIMENSIONAL LUMBER FLOORS: SEE LOCAL CODE FOR RESIDENTIAL BEAM SPAN LOAD CALCULATIONS.

LUMBER NOTES:

ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

WINDOW & DOOR NOTES:

ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES.
(5040 INDICATES 5'-0" x 4'-0") CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.
ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON SUPPLIER.
ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BLDGS. PRIOR TO ORDERING.
ALL WINDOWS TO MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED WINDOWS PER CAN/CSA-A440-2.
EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

ENGINEERED WOOD PRODUCTS NOTES:

FLOOR JOIST SYSTEM NOTES:

ENGINEERED JOISTS (TJI) FLOOR SYSTEMS ARE ASSUMED ON THESE DRAWINGS. JOIST SPANS AND JOIST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER. IF DIMENSIONAL LUMBER JOISTS ARE USED, CALCULATIONS MUST MEET LOCAL CODES FOR LOAD BEARING, SIZE AND SPACING.
CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

ROOF DESIGN & CONSTRUCTION NOTES:

NOTES TO ROOF MANUFACTURERS
- ROOF DESIGNER TO CONSIDER DIMENSIONAL LUMBER FOR BEAMS NOTED "ENG. BEAM" AND SUBSTITUTE WHERE STRUCTURALLY POSSIBLE BY CODE.
- TRUSS HEELS IN ALL APPLICATIONS MUST HAVE A MINIMUM 8" HEEL FOR INSULATION PURPOSES.
- CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR IS TO ENSURE G.I. FLASHINGS ARE PLACED IN ALL ROOF VALLEYS FOR PROPER RUNOFF.
- CONTRACTOR IS TO ENSURE THAT G.I. STEP FLASHINGS ARE PLACED WHEREVER WALLS AND CHIMNEYS MEET ROOF SURFACES, AND THAT STEP FLASHINGS ARE PLACED FOR PROPER RUNOFF.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:
** - MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED ** MAY OR MAY NOT BE REQUIRED BY LOCAL CODE, BUT ARE CONSIDERED GOOD BUILDING PRACTICE. BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER REGARDING PLACEMENT OF THESE MATERIALS OR ASSEMBLIES.

Project # A1491

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ORCHARD VALLEY HOMES

EXCITING HOME PLANS

Project # A1491

Lot 23 Plan
Subdivision

Client:
Mr. & Mrs.

DRAWING TITLE:
MAIN FLOOR PLAN

PAGE:
A1

DATE	19/06/2021
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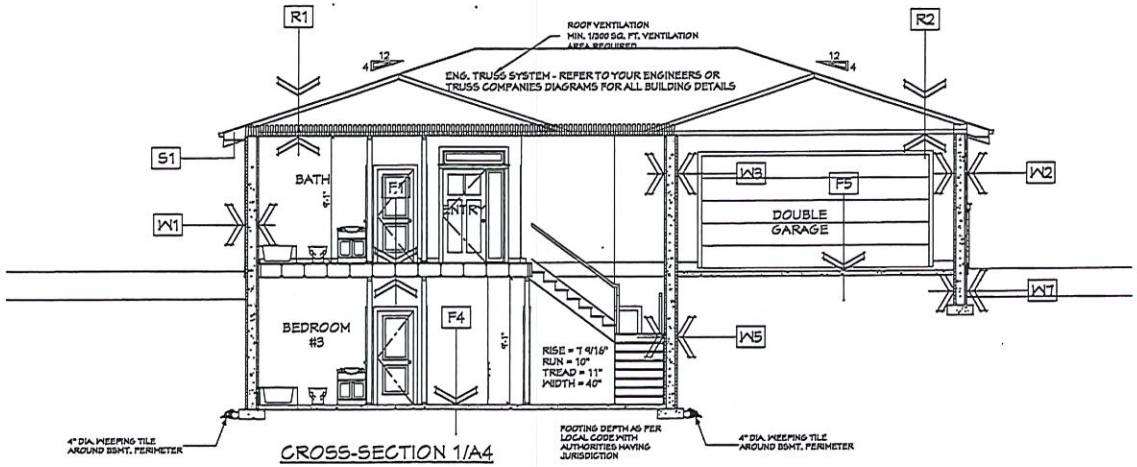
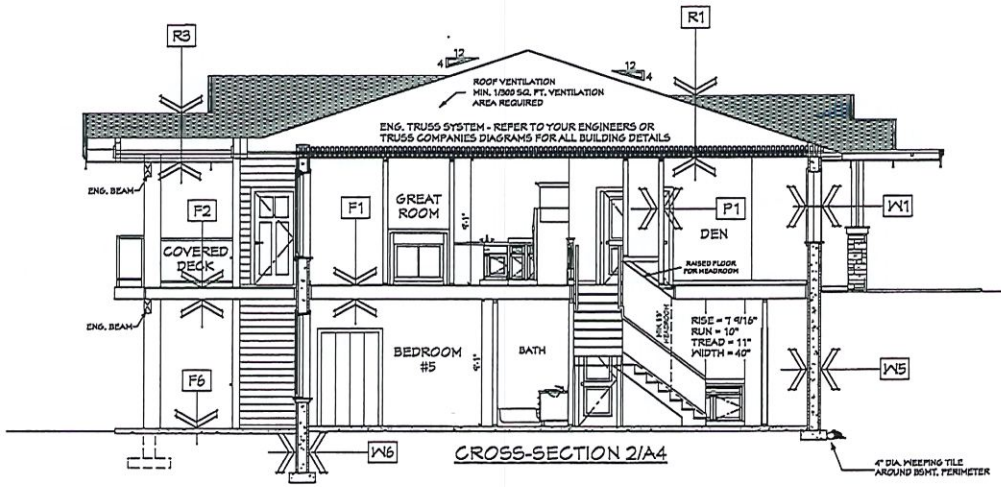


CROSS-SECTION 1/A4



CROSS-SECTION 2/A4

CONSTRUCTION ASSEMBLIES:

IMPORTANT BUILDING INSULATION AND AIRTIGHTNESS NOTES:
THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION ASSEMBLIES MEETING THE LOCAL CODE RELATING TO INSULATION STANDARDS.
SEE SHEET D-1 FOR CANADIAN BLDG. CODE INSULATION SPECIFICATION OPTIONS FOR EXTERIOR WALL, FLOOR, ROOF AND FOUNDATION CONSTRUCTION ASSEMBLY DETAILS WHICH SUPERSEDE THE NOMINAL INSULATION VALUES AND ASSEMBLIES NOTED ON THIS PAGE.

EXTERIOR WALL CONSTRUCTION

W1 EXTERIOR HOUSE WALLS
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

W2 EXTERIOR GARAGE WALLS
- HARDIE PLANK SIDING/BLDG. PAPER
- 3/8" O.S.B. SHEATHING
- 2x4 or 2x6 STUDS @ 24" O.C.
- 1/2" GYPSUM BOARD (PAINTED)
(INSULATION OPTIONAL OR AS REQUIRED BY CODE)

W3 HOUSE/GARAGE EXTERIOR WALLS
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

W4 FOUNDATION WALLS - UNFINISHED AREAS
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

W5 FOUNDATION WALLS - FINISHED AREAS
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

W6 FOUNDATION WALLS - FROST WALLS
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

W7 FOUNDATION WALLS - GARAGE FROST WALLS
- 8" CONCRETE FOUNDATION WALL ON 16"x 8" CONC. STRIP FOOTING (FOOTING DEPTH PER LOCAL FROST PENETRATION AND CODE REQUIREMENTS)

INTERIOR PARTITION CONSTRUCTION

P1 INTERIOR WALLS - (TYP.)
- 1/2" GYPSUM BOARD (PAINTED)
- 2x4 or 2x6 STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD (PAINTED)

P2 INTERIOR WALLS - INSULATED
- 1/2" GYPSUM BOARD (PAINTED)
- 2x4 or 2x6 STUDS @ 16" O.C.
- R-12 SOUND INSULATION
- 1/2" GYPSUM BOARD (PAINTED)

FLOOR CONSTRUCTION

F1 JOISTED HOUSE FLOOR
- FINISHED FLOOR
- 3/4" T&G O.S.B. GLUED NAILED & SCREWED
- ENG. JOIST SYSTEM (MATERIAL AND INSTALLATION PER MANUFACTURER)
- 1/2" CEILING BOARD
- PAINTED FINISH

F2 JOISTED DECK AND PORCH FLOORS
- 60 MIL WATERPROOF VINYL DECK MEMBRANE LAP 6" UP WHERE WALL APPLIES
- 3/4" T&G O.S.B. GLUED NAILED & SCREWED
- ENG. JOIST SYSTEM (MATERIAL AND INSTALLATION PER MANUFACTURER)
- 1x4 SOFFIT STRAPPING IF NECESSARY
- VENTED ALUMINUM SOFFIT

F3 JOISTED HOUSE FLOOR TO EXTERIOR AREA
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- BUILDING ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

F4 CONCRETE FLOORS - BASEMENT
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- BUILDING ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

F5 CONCRETE FLOORS - GARAGE
- 4" CONCRETE SLAB (SLOPED TO DRAIN)
- 10 mm REBAR @ 24" GRID
- 6 MIL VAPOUR BARRIER
- 5" COMPACTED GRANULAR FILL

F6 CONCRETE FLOORS - PATIOS
- 4" CONCRETE SLAB (SLOPED TO DRAIN)
- 10 mm REBAR @ 24" GRID
- 6 MIL VAPOUR BARRIER
- 5" COMPACTED GRANULAR FILL

F7 JOISTED DECK FLOOR TO GARAGE BELOW
- FINISHED FLOOR
- 3/4" T&G O.S.B. GLUED NAILED & SCREWED
- ENG. JOIST SYSTEM (MATERIAL AND INSTALLATION PER MANUFACTURER)
- INSULATION OPTIONAL
- 5/8" TYPE "X" FIREGUARD CEILING BOARD
- PAINTED FINISH

F8 HOUSE FLOOR TO GARAGE BELOW
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- BUILDING ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

F9 JOISTED DECK FLOOR TO HEATED AREA BELOW
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- BUILDING ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

ROOF AND CEILING CONSTRUCTION

R1 HOUSE ROOF AND CEILING
- SEE BUILDING ASSEMBLIES - SHEET D-1 FOR:
- BUILDING ASSEMBLY DETAILS
- INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & RVALUES

R2 GARAGE ROOF & CEILING
- LAMINATED ASPHALT SHINGLES
- ROOFING FELT
- 7/16" ROOF SHEATHING (c/w "H" CLIPS)
- ENG. ROOF TRUSSES @ 24" O.C. - MATERIALS AND ASSEMBLY PER MANUFACTURER
- 1/2" CEILING BOARD (TYPE "X" FIREGUARD WHERE REQUIRED BY CODE)

R3 DECK AND PORCH ROOF & CEILING
- LAMINATED ASPHALT SHINGLES
- ROOFING FELT
- 7/16" ROOF SHEATHING (c/w "H" CLIPS)
- ENG. ROOF TRUSSES @ 24" O.C. - MATERIALS AND ASSEMBLY PER MANUFACTURER
- 1x4 SOFFIT STRAPPING IF NECESSARY
- VENTED ALUMINUM SOFFIT

SOFFIT SPECIFICATIONS

S1 - PREFINISHED VENTED ALUMINUM SOFFIT

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ORCHARD VALLEY HOMES

EXCITING HOME PLANS

Project # A1491

Lot 23 Plan
Subdivision

Client:
Mr. & Mrs.

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CROSS-SECTIONS & DETAILS

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A4

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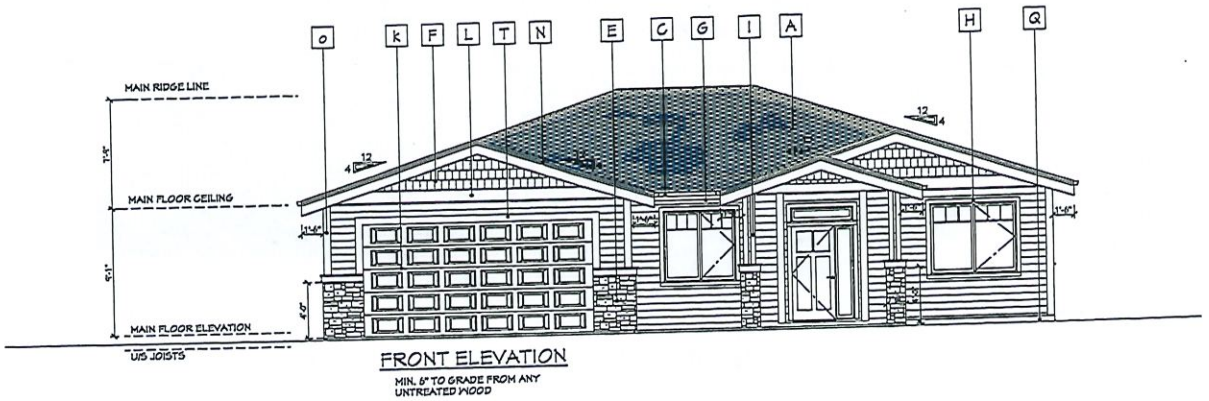
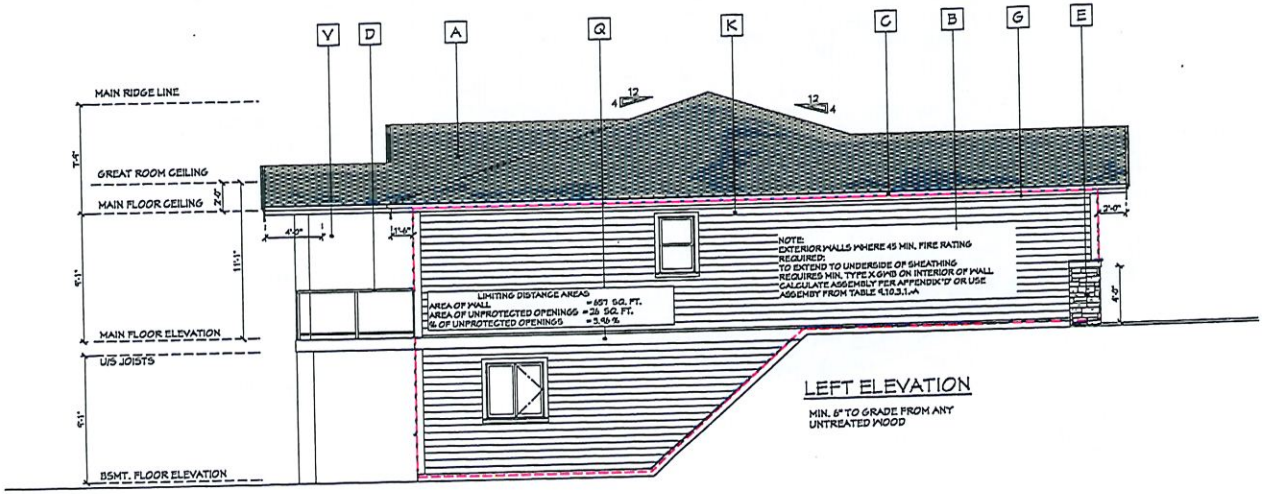


FRONT ELEVATION

MIN. 6" TO GRADE FROM ANY UNTREATED WOOD



LEFT ELEVATION

MIN. 6" TO GRADE FROM ANY UNTREATED WOOD

MATERIAL & EXTERIOR FINISH LEGEND:

- A ROOF - LAMINATED ASPHALT SHINGLES
- B EXT. WALLS - STUCCO OR ACRYLIC STUCCO
- C PRE FIN. ALUM. GUTTER & DOWNSPOUTS
- D 42" HIGH PREFIN. ALUM & GLASS DECK RAILING (AS PER LOCAL CODE REQUIREMENTS)
- E STONE OR BRICK VENEER
- F GABLE END DETAIL - ACRYLIC COVERED STYROFOAM
- G PREFIN. ALUM. SOFFIT
- H FRONT ELEV. WINDOW & DOOR TRIM
  6" HORIZ. STYROFOAM TRIM
  3" WRAP AT SIDES
  4" VERT. STYROFOAM TRIM
- I FRONT ELEVATION COLUMNS
  DECOR. ACRYLIC STUCCO
  BUILT OUT CAPITALS ON
  18" SQ. FRAMED OUT COLUMN w/
  ACRYLIC STUCCO SURROUND ON
  MASONRY VENEER OR ACRYLIC BASE
- J DECORATIVE BRACKETS
- K GARAGE DOOR
- L 10" BUILTOUT HORIZ. GABLE BAND ACRYLIC STUCCO FINISH
- M GABLE END DETAIL
- N 4" on 10" STEPPED PREFIN. ALUM. WRAPPED GABLE FASCIA
- O 6" BUILT OUT STUCCO CORNERS/QUOINS
- P FRONT ELEVATION PICKET RAILING
- Q 2" x 10" BUILT OUT STUCCO BELLY BAND
- R WINDOW & DOOR TRIMS
  4" ACRYLIC STUCCO COVERED STYROFOAM
- S ARCHITECTURAL TOOTHING
- T GARAGE DOOR TRIM
  6" HORIZ. STYRO BUILDOUTS
  4" VERT. STYRO BUILDOUTS
- U PREFIN. ALUM. FACED EXTERIOR ITEMS
- V REAR COLUMNS SPECIFICATION
  DECORATIVE ACRYLIC STUCCO
  BUILTOUT CAPITALS ON
  18" SQ. FRAMED OUT COLUMNS w/
  MASONRY OR ACRYLIC STUCCO BASE

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ORCHARD VALLEY HOMES

EXCITING HOME PLANS

Project # A1491

Lot 23 Plan
Subdivision

Client:
Mr. & Mrs.

DRAWING TITLE:
EXTERIOR ELEVATIONS

PAGE:
A6

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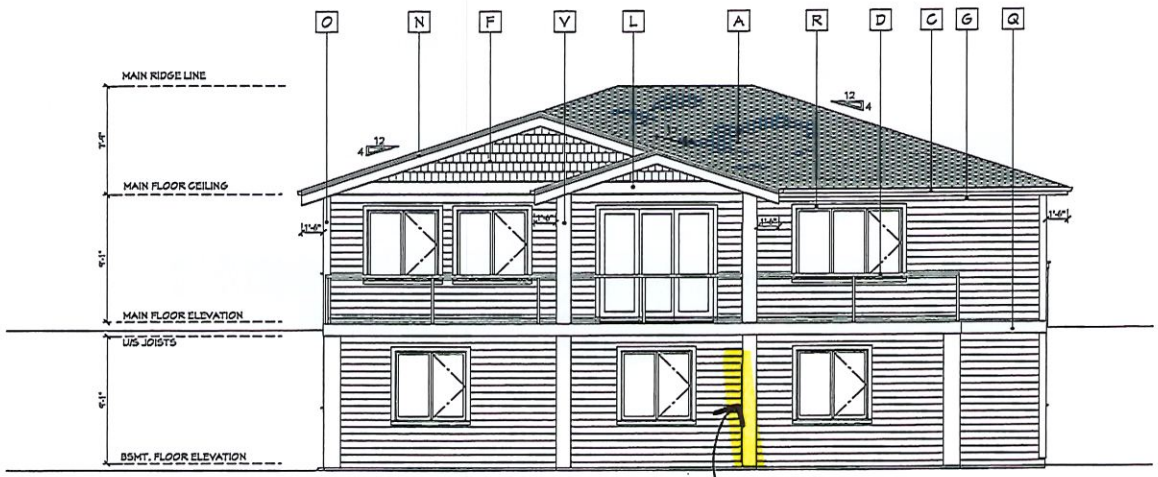
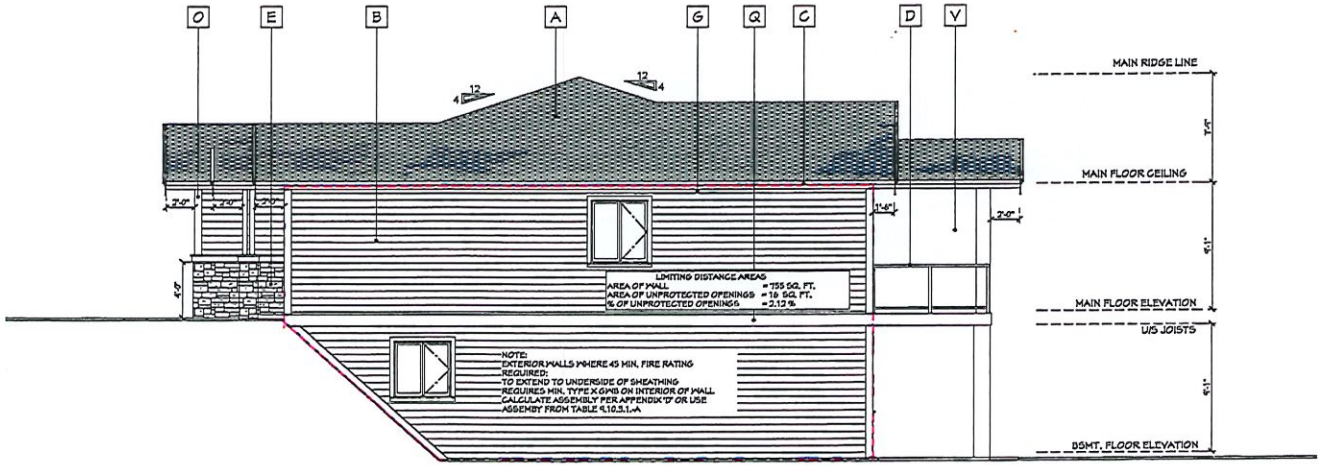


REAR ELEVATION

MIN. 6" TO GRADE FROM ANY UNTREATED WOOD



RIGHT ELEVATION

MIN. 6" TO GRADE FROM ANY UNTREATED WOOD

MATERIAL & EXTERIOR FINISH LEGEND:

- A ROOF - LAMINATED ASPHALT SHINGLES
- B EXT. WALLS - STUCCO OR ACRYLIC STUCCO
- C PRE FIN. ALUM. GUTTER & DOWNSPOUTS
- D 42" HIGH PREFIN. ALUM & GLASS DECK RAILING (AS PER LOCAL CODE REQUIREMENTS)
- E STONE OR BRICK VENEER
- F GABLE END DETAIL - ACRYLIC COVERED STYROFOAM
- G PREFIN. ALUM. SOFFIT
- H FRONT ELEV. WINDOW & DOOR TRIM 6" HORIZ. STYROFOAM TRIM 3" WRAP AT SIDES 4" VERT. STYROFOAM TRIM
- I FRONT ELEVATION COLUMNS DECOR. ACRYLIC STUCCO BUILT OUT CAPITALS ON 18" SQ. FRAMED OUT COLUMN w/ ACRYLIC STUCCO SURROUND ON MASONRY VENEER OR ACRYLIC BASE
- J DECORATIVE BRACKETS
- K GARAGE DOOR
- L 10" BUILTOUT HORIZ. GABLE BAND ACRYLIC STUCCO FINISH
- M GABLE END DETAIL
- N 4" on 10" STEPPED PREFIN. ALUM. WRAPPED GABLE FASCIA
- O 6" BUILT OUT STUCCO CORNERS/QUOINS
- P FRONT ELEVATION PICKET RAILING
- Q 2" x 10" BUILT OUT STUCCO BELLY BAND
- R WINDOW & DOOR TRIMS 4" ACRYLIC STUCCO COVERED STYROFOAM
- S ARCHITECTURAL TOOTHING
- T GARAGE DOOR TRIM 6" HORIZ. STYRO BUILDOUTS 4" VERT. STYRO BUILDOUTS
- U PREFIN. ALUM. FACED EXTERIOR ITEMS
- V REAR COLUMNS SPECIFICATION DECORATIVE ACRYLIC STUCCO BUILTOUT CAPITALS ON 18" SQ. FRAMED OUT COLUMNS w/ MASONRY OR ACRYLIC STUCCO BASE

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ORCHARD VALLEY HOMES

EXCITING HOME PLANS

Project # A1491

Lot 23 Plan_____
Subdivision

Client:
Mr. & Mrs.

DRAWING TITLE:
EXTERIOR ELEVATIONS

PAGE:
A7

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JOB #	-
SCALE	1/4" = 1'-0"
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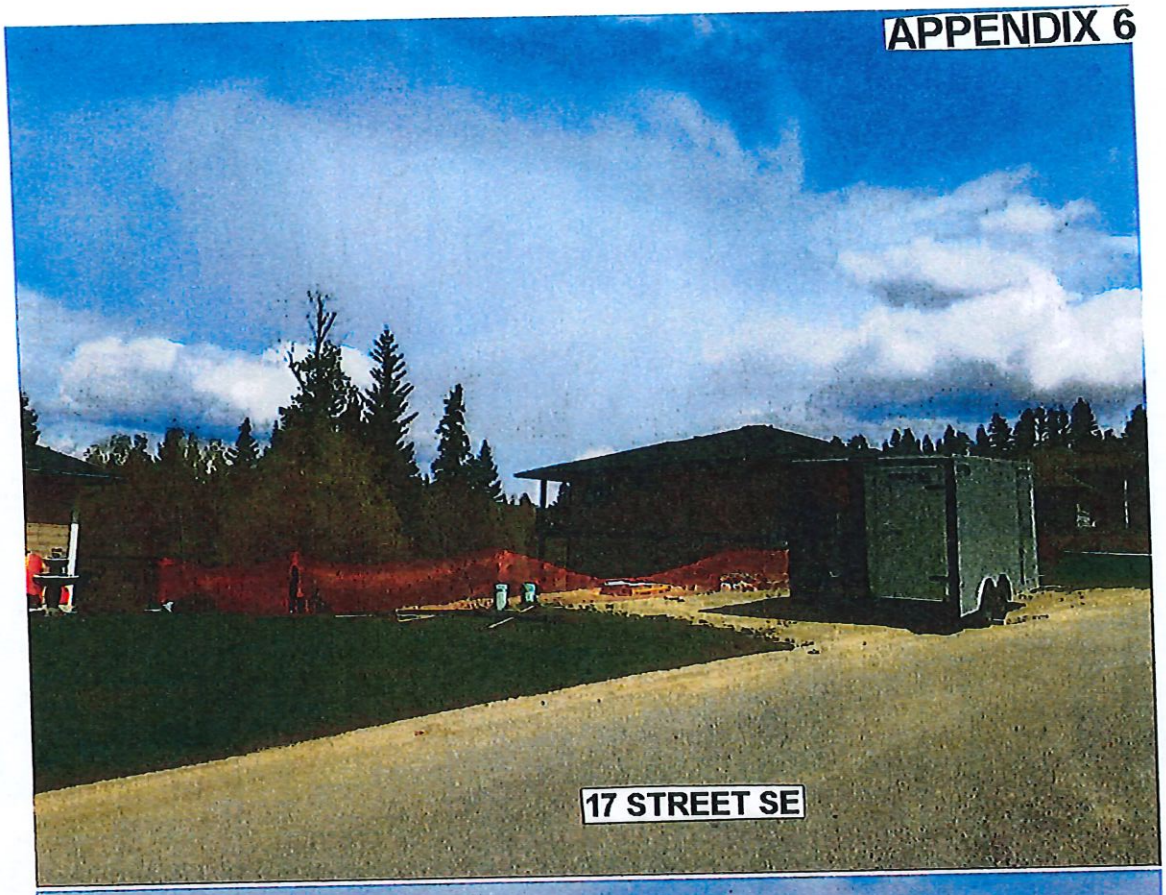
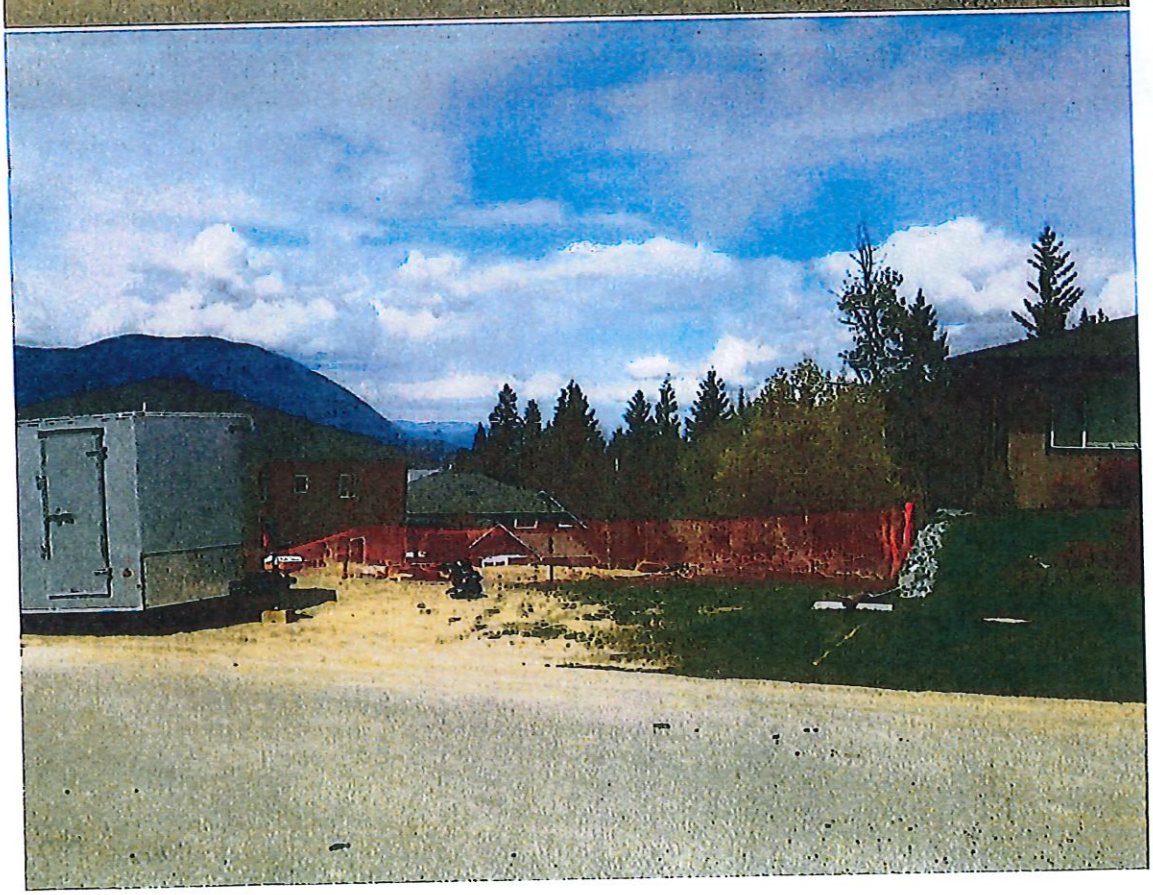
APPENDIX 6





P182

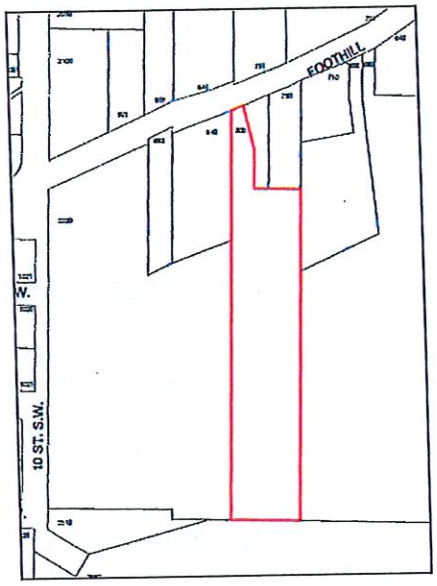


23.3

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, June 27 at 7:00 p.m.**

3) **Proposed Amendment to Zoning Bylaw No 2303:**



Proposed Rezoning of Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467 from A-2 (Rural Holding Zone) and R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 800 Foothill Road SW
Location: East of 10 Street SW on the South side of Foothill Road SW

Present Use: Agriculture and Single Family Dwelling

Proposed Use: To rezone the entire property to allow Residential Suite Zone

Owner / Agent P. & S. Bagley / Franklin Engineering Ltd

Reference: ZON-1243/ Bylaw No. 4535

The staff report for the proposal is available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices from June 15 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. In person attendance will be on a first come first serve basis. If you wish to attend electronically email cityhall@salmonarm.ca.

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

Sue Wood, Director of Corporate Services
June 15 and June 22

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: May 25, 2022

Subject: Zoning Bylaw Amendment Application No. 1243

Legal:	Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467
Civic Address:	800 Foothill Road SW
Owner:	P. & S. Bagley
Applicant:	Franklin Engineering Ltd.

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 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467 from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone the entire subject property from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

BACKGROUND

The subject property is located on Foothill Road, east of 'The Ridge' Subdivision (Appendix 1 & 2). The parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and is split zoned A2 (Rural Holding) and R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwellings and accessory buildings	Zoned R1
South:	vacant lot	Zoned A2
East:	single family dwellings and accessory buildings	Zoned A2 and R1
West:	future subdivision, single family dwelling, and accessory building(s)	Zoned A2 and R1

The subject property is approximately 3.75 ac in area. A site plan provided in support of the rezoning application is attached as Appendix 5. Parking is to be provided onsite. Maps showing a stream and steep slopes on the property are also attached as Appendix 2.

To date, there have been no other properties on Foothill Road that have been rezoned to R8. However, there was one other split-zoned property directly to the west that was rezoned to R8 with the intent to subdivide further (ZON-1228; 2220 10 Street SW). Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports both detached and 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.

COMMENTS

Building Department

No concerns with rezoning.

Shaw

No concerns with rezoning. The owner/developer is to contact Shaw to ensure design and installation is to their standards at the time of Building Permit.

Engineering Department

No Engineering concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels > 0.4 ha require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of either a detached or a secondary suite, including sufficient space to meet parking requirements. Both detached and secondary suites are supported by OCP policy.

Since the subject property is designated Low Density Residential in the OCP, over 22 units/ha (including suites) is permitted. A realistic density would take into consideration factors such as riparian regulations, setbacks, and access routes.

The stream/watercourse on this property is identified as Leonard Creek and it is subject to the Riparian Area Protection Regulations (RAPR). Pursuant to the *Riparian Area Regulation Protection Act,* any riparian areas are subject to the Provincial Riparian Areas Protection Regulation. A report authored by a Qualified Environmental Professional (QEP) and approved by the Province will be required through subdivision and/or development, with the registration of a *Land Title Act* Section 219 Covenant expected to be required following the findings of the QEP report.

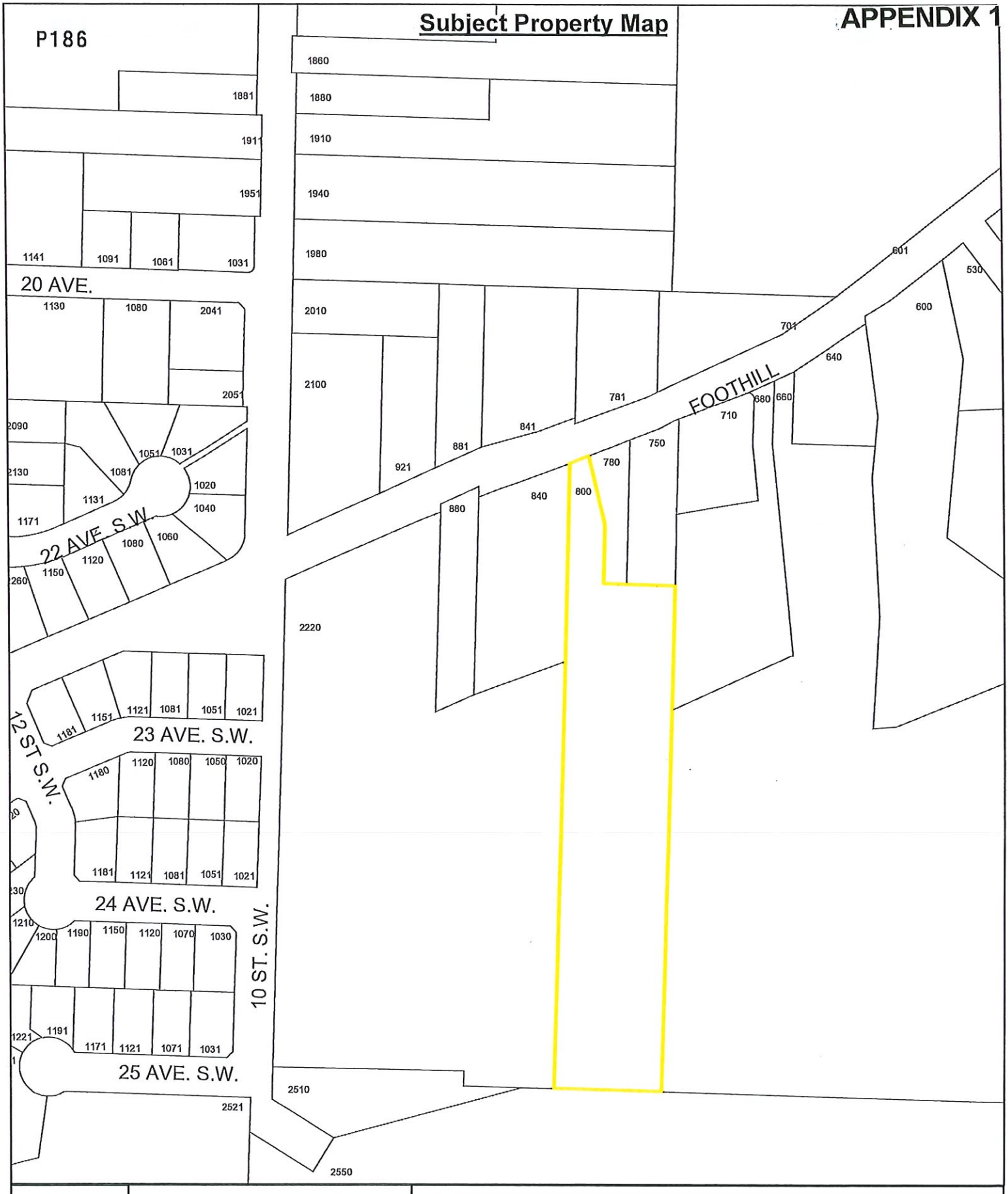
Staff support the rezoning of the subject property from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

Prepared by: Evan Chorlton
Planner I

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

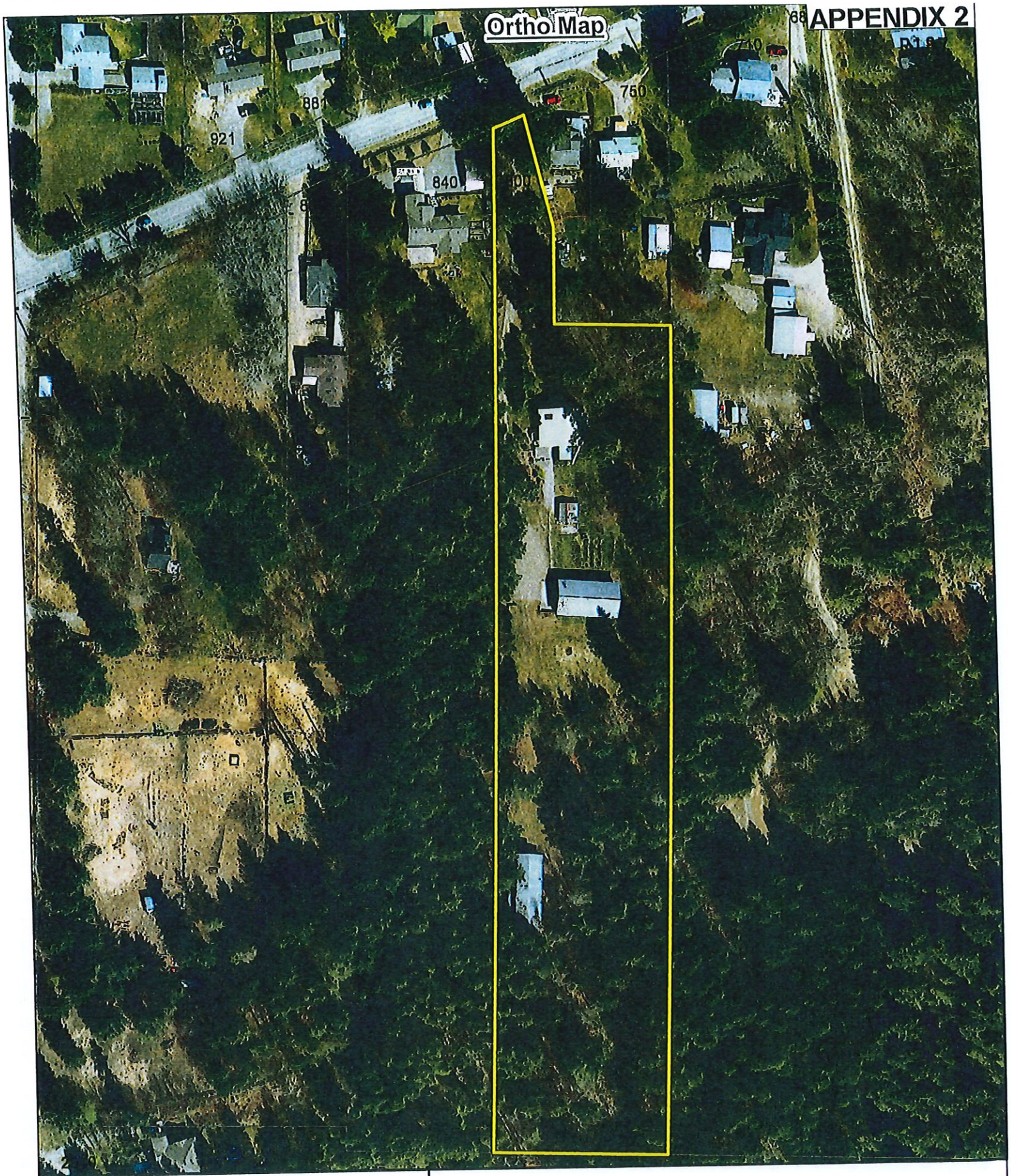
Subject Property Map

APPENDIX 1



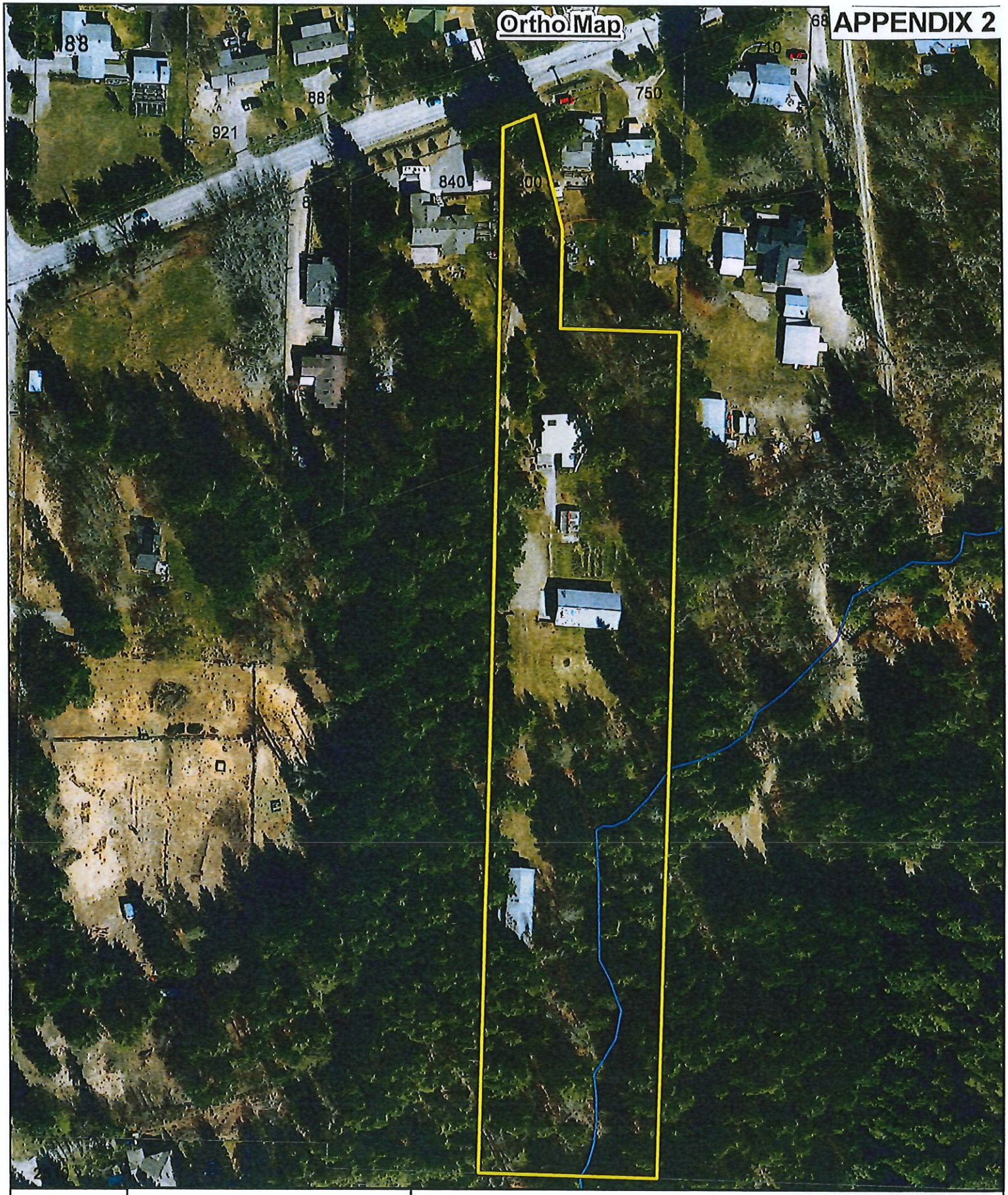
Ortho Map

APPENDIX 2

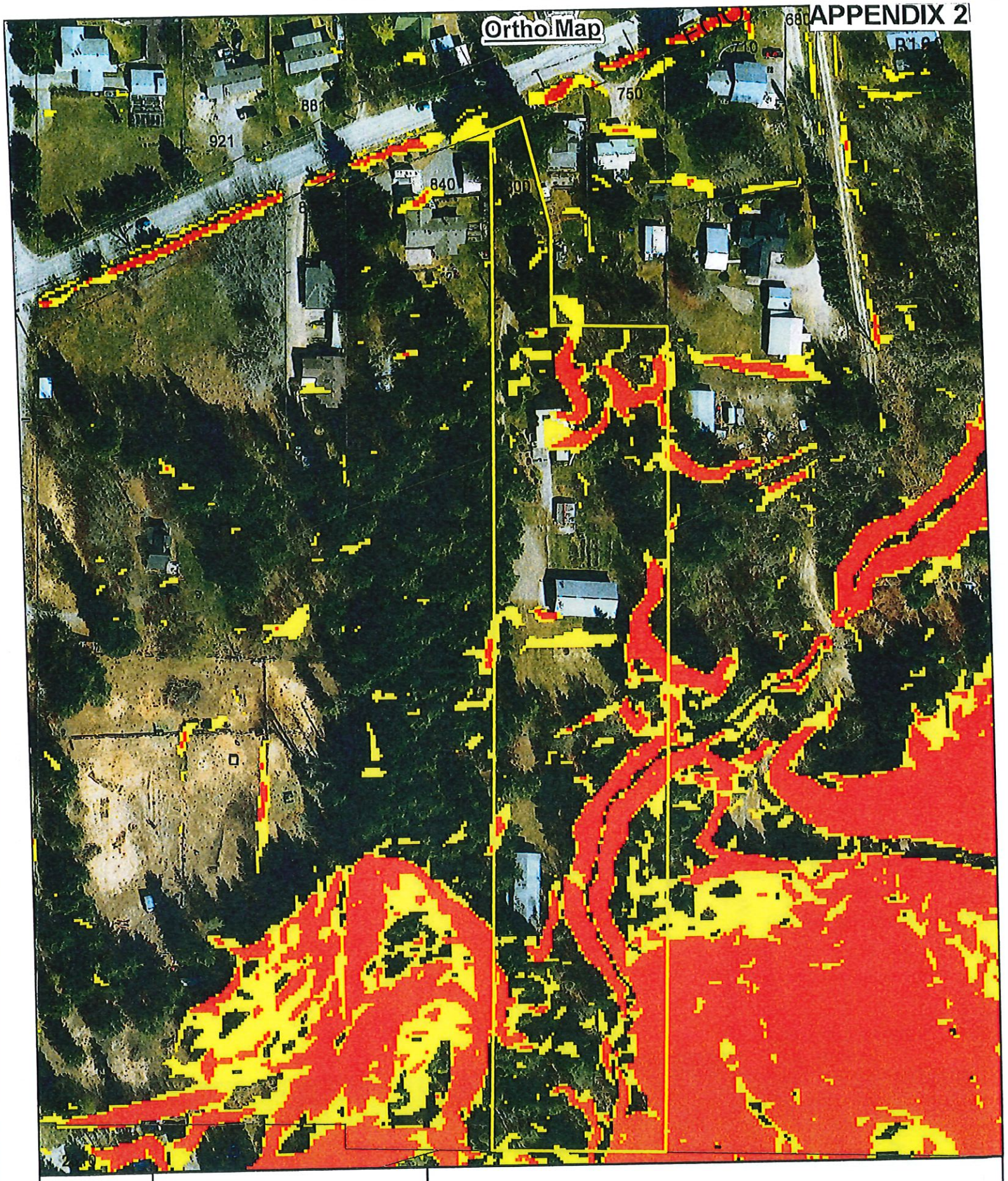


Ortho Map

APPENDIX 2



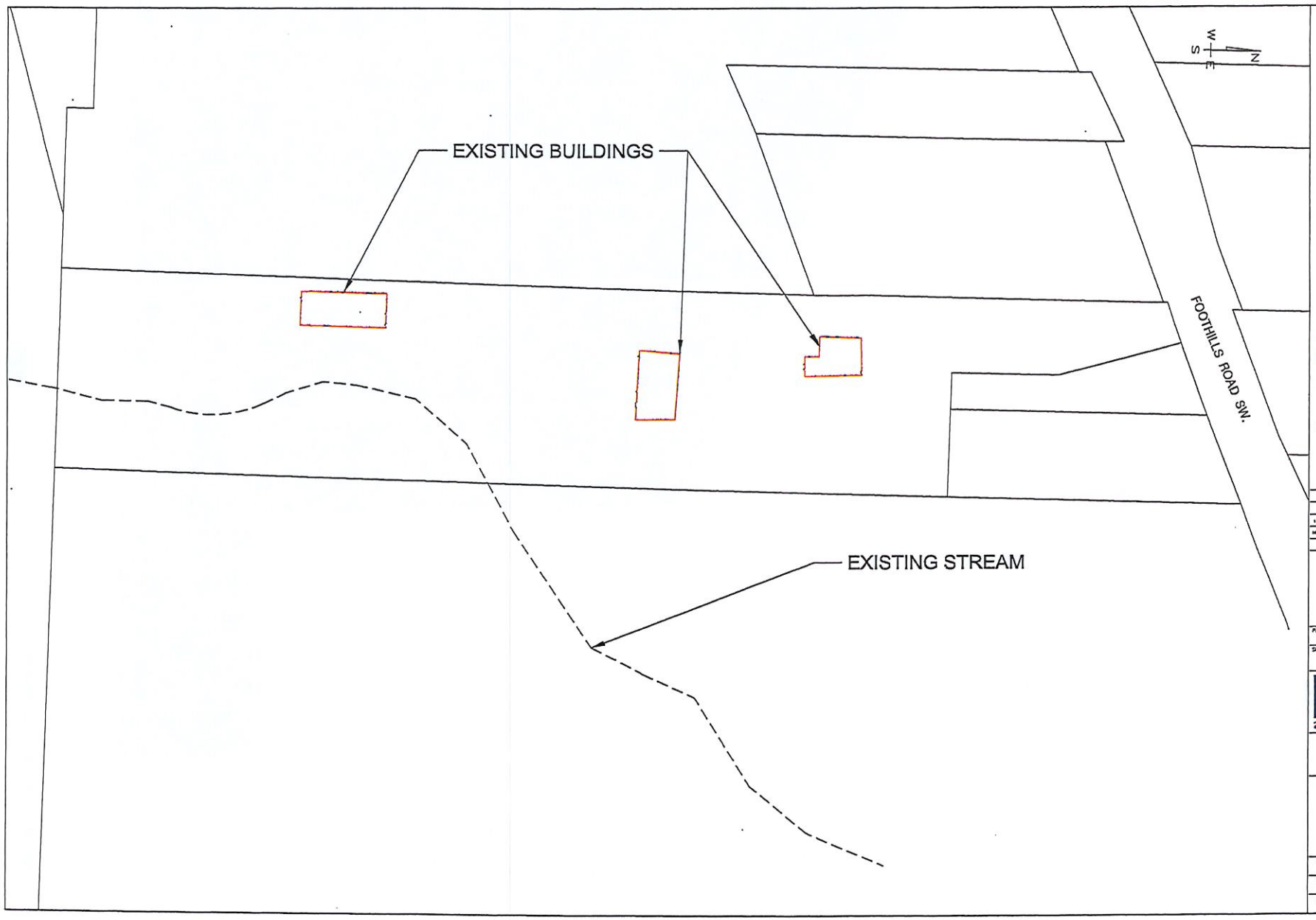
APPENDIX 2


Ortho Map
750
921
840
N
0 5 10 20 30 40
Meters
Subject Property
20-30% Slope
30%+ Slope
Parcels


OCP Map
APPENDIX 3
P190
20 AVE.
22 AVE. S.W.
23 AVE. S.W.
24 AVE. S.W.
25 AVE. S.W.
12 ST S.W.
10 ST. S.W.
FOOTHILL
1860
1881
1880
1911
1910
1951
1940
1141
1091
1061
1031
1980
1130
1080
2041
2010
2051
2100
2090
2130
1051
1031
1081
1020
1131
1040
1171
1080
1060
1120
1150
2220
1181
1151
1121
1081
1051
1021
1160
1120
1080
1050
1020
1181
1121
1081
1051
1021
1210
1200
1190
1150
1120
1070
1030
1221
1191
1171
1121
1071
1031
2510
2521
2550
601
530
600
701
640
781
841
881
921
680
660
710
750
760
800
840
880
N
0 12.525 50 75 100
Meters
Subject Property
Parcels
Acreage Reserve
Residential - Low Density
Residential - Medium Density

Zoning Map


1860
1881
1880
1910
1940
1980
2010
2100
2220
1911
1951
1141
1091
1061
1031
20 AVE.
1130
1080
2041
2051
2090
1051
1031
2130
1081
1020
1131
1040
1171
22 AVE. S.W.
1080
1060
1120
1150
260
1121
1081
1051
1021
1181
1151
23 AVE. S.W.
12 ST S.W.
1180
1120
1080
1050
1020
1181
1121
1081
1051
1021
24 AVE. S.W.
1210
1200
1190
1150
1120
1070
1030
10 ST. S.W.
1221
1191
1171
1121
1071
1031
25 AVE. S.W.
2521
2510
2550
FOOTHILL
601
530
600
701
640
781
680
660
710
841
881
921
750
780
800
840
880
N
0 12.525 50 75 100 Meters
Subject Property
Parcels
A-2
R-4
A-3
R-9
R-1


EXISTING BUILDINGS
EXISTING STREAM
FOOTHILLS ROAD SW.
W
S
N
LEGEND
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
GATE VALVE
STM INSPECTION CHAMBER
SAN INSPECTION CHAMBER
CURB STOP
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS
TEL & CABLE TV
HYDRO
FIRE HYDRANT
FENCE MAIL
LEAD LAP
WHEEL CHAIR RAMP
DRIVEWAY LETDOWN
SIGN BASE
CANADA POST MAIL BOX
BLOW OFF VALVE
WATER SUPPLY PATH
REVISIONS
DESIGN: XXX
DRAWN: XXX
DATE: APR 26, 2022
CHECKED: XXX
P.ENG: ENGINEER
SCALE: HZ 1:500
FRANKLIN ENGINEERING LTD.
250.832.8580 • www.franklinengineering.ca
800 FOOTHILL
PROPOSED SUBDIVIS
SITE PLAN
PROJECT No: 21-048
SHEET 1 OF 1
DWG. No. C-01

APPENDIX 6


SUBJECT
PROPERTY
FOOTHILL ROAD SW


EXISTING
SINGLE
FAMILY
DWELLING


ACCESSORY
BUILDING #1


#2
#3


#3


#2
SFD
#1

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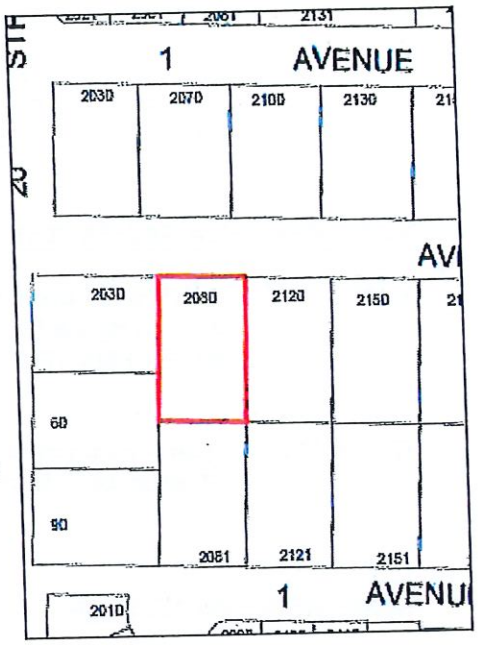
23.4

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on Monday, June 27 at 7:00 p.m.

4) Proposed Amendment to Zoning Bylaw No 2303:



Proposed Rezoning of Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 2080 Okanagan Avenue SE

Location: East of 20 Street and Okanagan Avenue intersection on the South side of Okanagan Avenue SE

Present Use: Single Family Dwelling

Proposed Use: To permit the development of an addition to the existing single family dwelling which would include a secondary suite

Owner / Agent: C. Caswell & I. Tremblay

Reference: ZON-1244/ Bylaw No. 4537

The staff report for the proposal is available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices from June 15 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. In person attendance will be on a first come first serve basis. If you wish to attend electronically email cityhall@salmonarm.ca.

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

Sue Wood, Director of Corporate Services
June 15 and June 22

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: June 6, 2022

Subject: Zoning Bylaw Amendment Application No. 1244

Legal: Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802
Civic Address: 2080 Okanagan Avenue SE
Owner/Applicant: C. Caswell & I. Tremblay

MOTION FOR CONSIDERATION

THAT: **a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).**

AND THAT: **final reading of the zoning amendment bylaw be withheld subject to approval by the Ministry of Transportation and Infrastructure.**

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) to permit the development of an addition to the existing single family dwelling, which would include a secondary suite.

BACKGROUND

The subject property is located on Okanagan Avenue SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwellings	Zoned R1
South:	single family dwelling and accessory building	Zoned R1
East:	single family dwelling and accessory buildings	Zoned R1
West:	single family dwellings	Zoned R1

The subject property is 0.36 ac (1457m^2) in area. A proposed addition with an approximate 854ft^2 secondary suite below is being proposed. A site plan provided in support of the rezoning application is attached in Appendix 5. Parking for the proposed suite is to be provided onsite, east of the existing driveway and north of the proposed addition.

To date, there are currently four (4) other properties on Okanagan Avenue that rezoned to R8. Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports 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.

COMMENTS

Building Department

No construction plans provided. British Columbia Building Code applies. No concerns at this time.

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

Engineering Department

No Engineering concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels < 0.4 ha do not require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy.

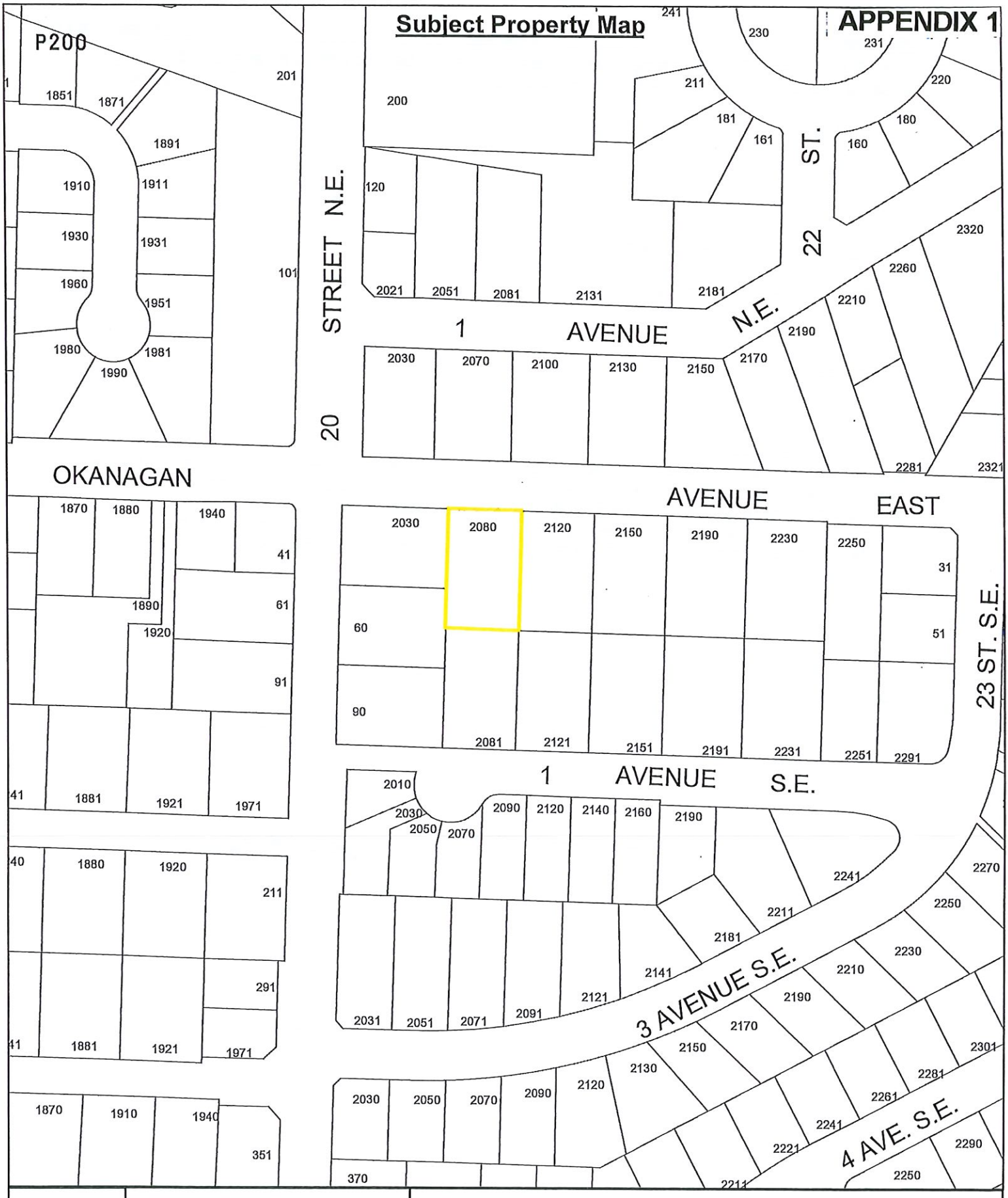
Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

Prepared by: Evan Chorlton
Planner I

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

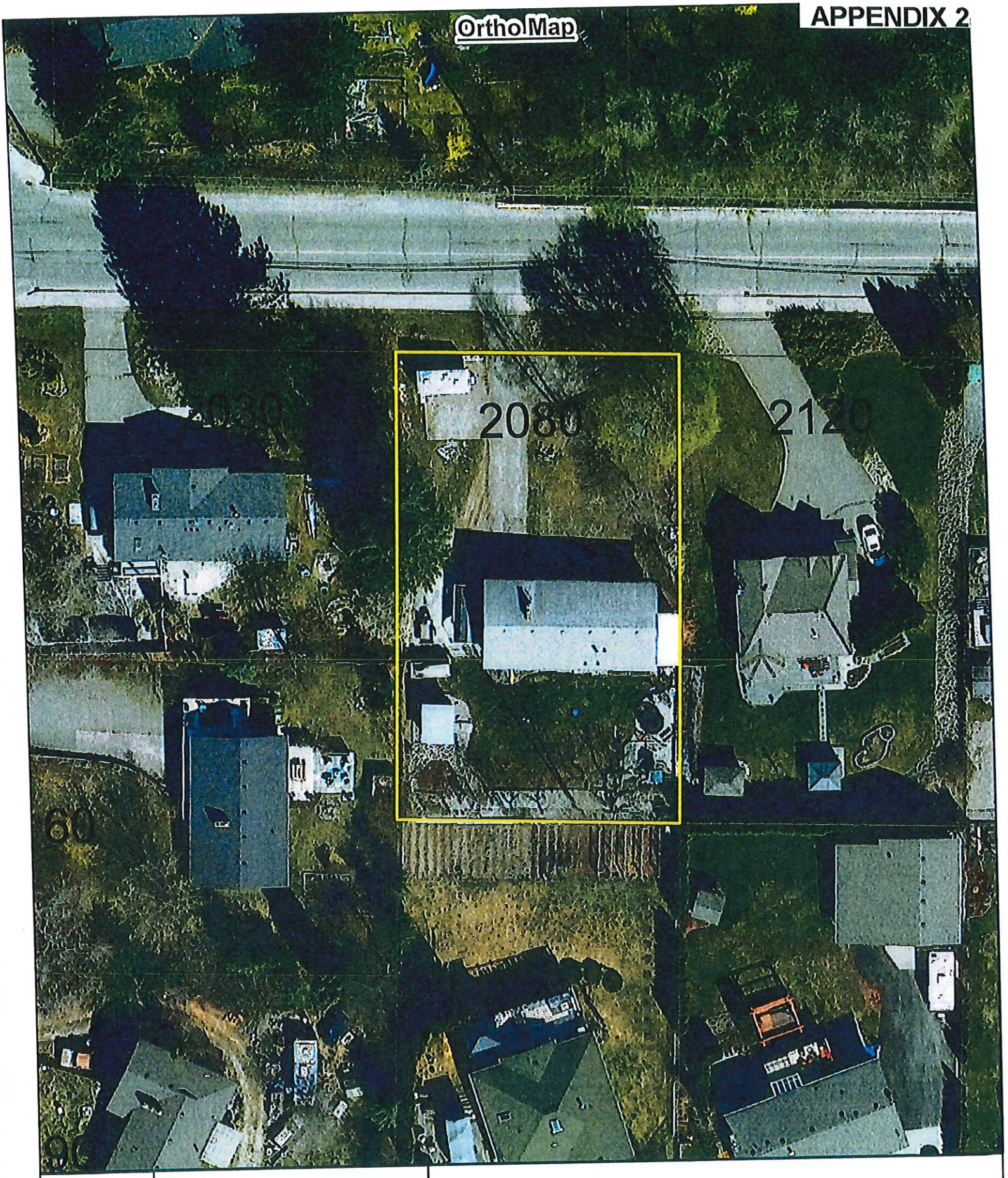
Subject Property Map

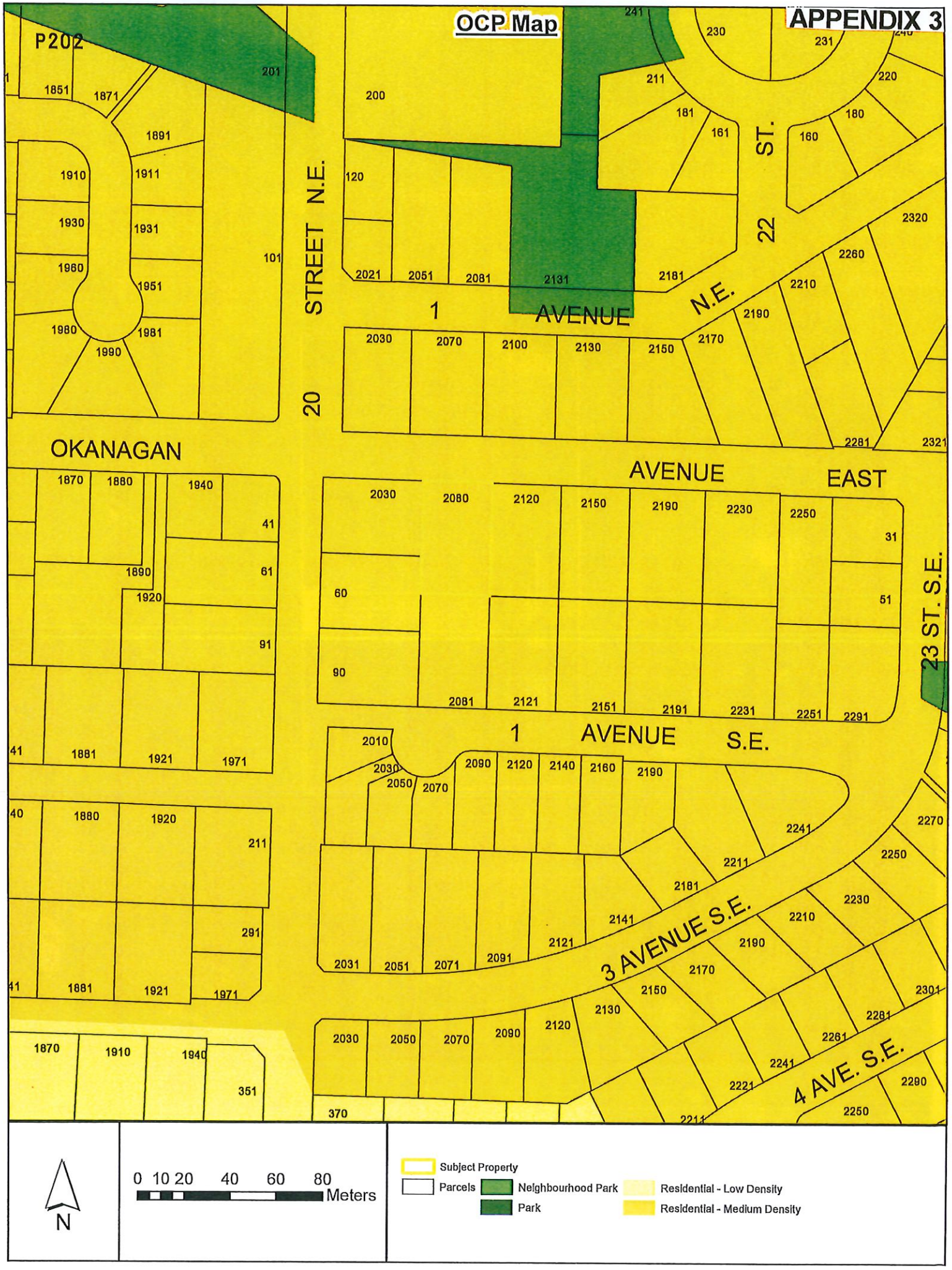
APPENDIX 1



APPENDIX 2

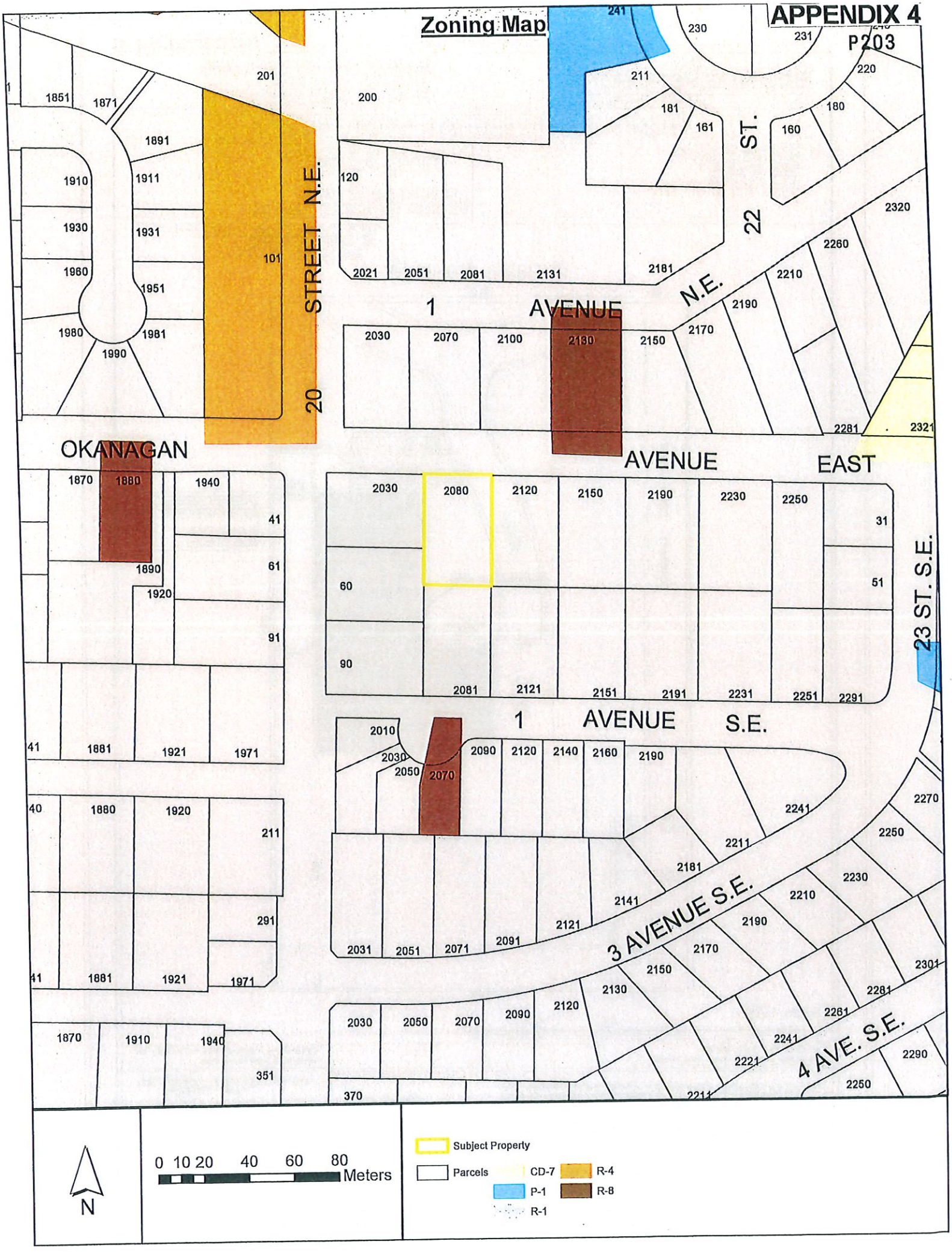
Ortho Map




OCP Map
APPENDIX 3
P202
20 STREET N.E.
22 ST.
1 AVENUE N.E.
OKANAGAN AVENUE EAST
23 ST. S.E.
1 AVENUE S.E.
3 AVENUE S.E.
4 AVE. S.E.
N
0 10 20 40 60 80 Meters
Subject Property
Parcels
Neighbourhood Park
Park
Residential - Low Density
Residential - Medium Density

APPENDIX 4

Zoning Map



APPENDIX 5

BROWNE JOHNSON Land Surveyors

BRITISH COLUMBIA AND CANADA LANDS
Box 362, Salmon Arm, B.C. V1E 4N5
250-832-9701 | office@brownejohnson.com

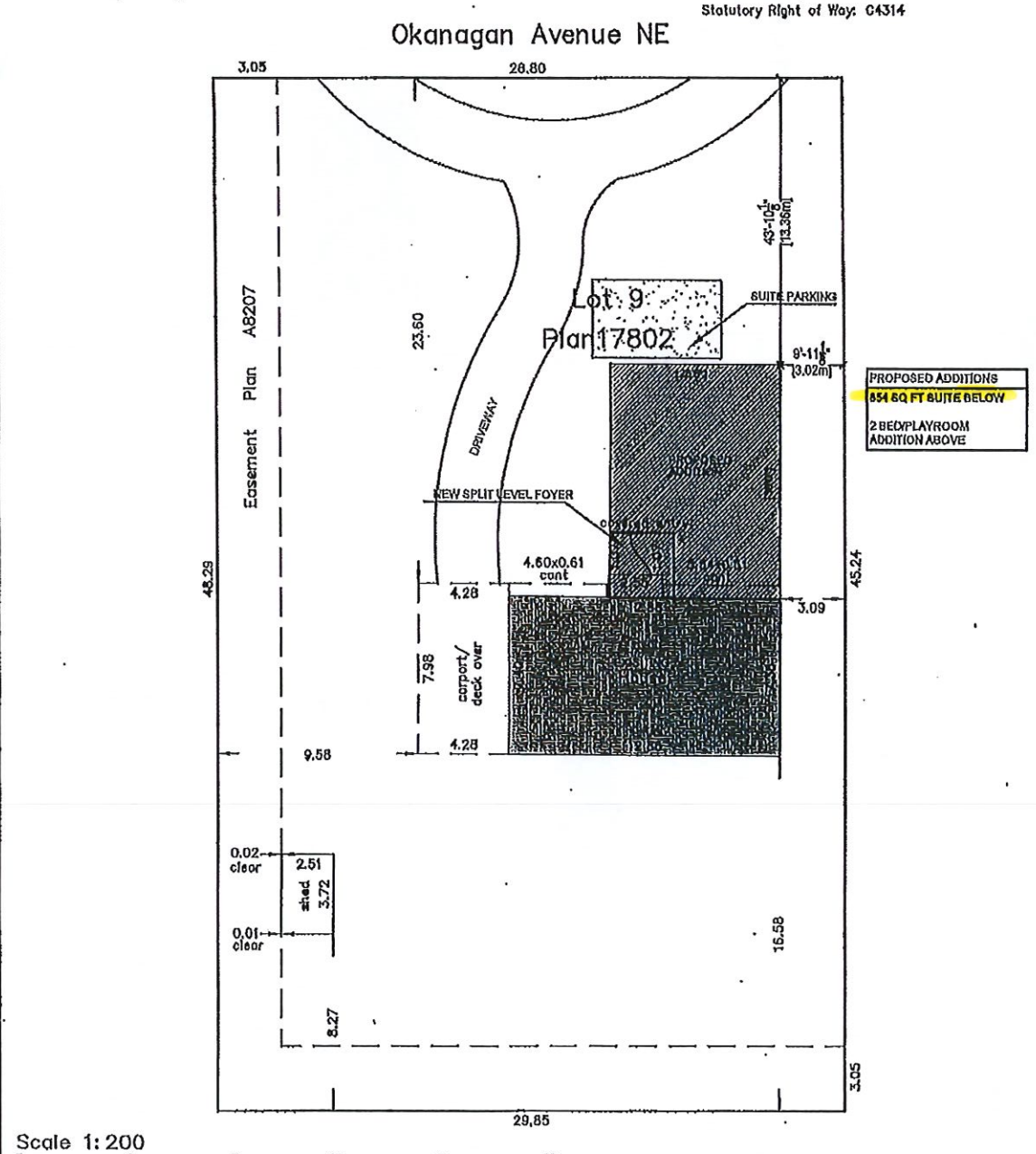
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Woodcreek Construction
Victor Zimmerman
4950 46 Ave SE
Salmon Arm, BC V1E 2W1

Re: Lot 9, Sec 13, Tp 20, Rge 10, W6M, KDYD, Plan 17802

Parcel Identifier (PID): 008-348-961
Civic Address: 2080 Okanagan Ave, Salmon Arm

List of documents registered on title which may affect the location of improvements:
Statutory Right of Way: C4314



Scale 1: 200

5 0 5 10 15 20

All distances are in metres.
Dimensions derived from Plan 17802

Offsets from property line to building are measured from the stucco.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 7th day of April, 2022.

Mark Mason 88BCMC
Digitally signed by Mark Mason 88BCMC
Date: 2022.04.14 12:08:47 -07'00'

BCLS

COPYRIGHT © BROWNE JOHNSON 2022 LAND SURVEYORS

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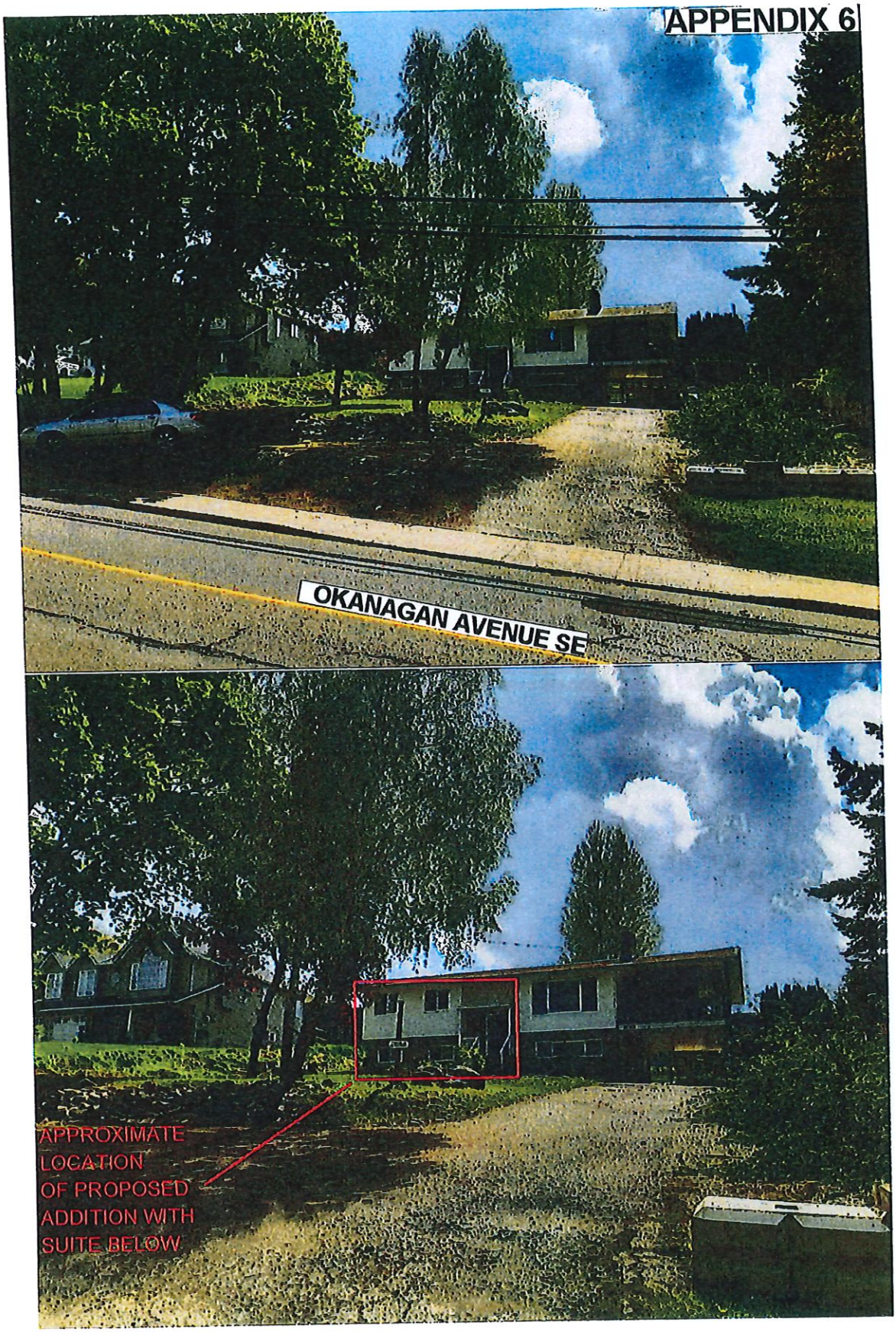
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED.

Our File: 185-22 Fb: 185-22.raw


APPENDIX 6
OKANAGAN AVENUE SE
APPROXIMATE
LOCATION
OF PROPOSED
ADDITION WITH
SUITE BELOW

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23.5

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, June 27 at 7:00 p.m.**

5) **Proposed Amendment to Zoning Bylaw No 2303:**

Proposed Rezoning of Lot A, Section 12, Township 20, Range 10, W6M, KDYD, Plan 17556_from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 1071 – 12 Avenue SE

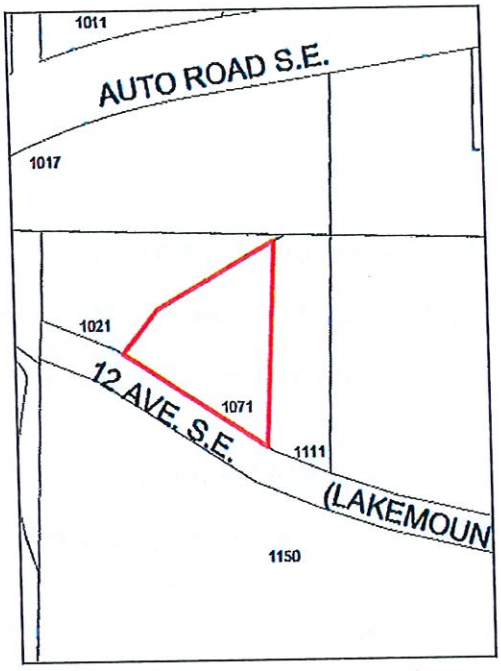
Location: Southeast of Auto Road SE on the North side of 12 Avenue SE

Present Use: Single Family Dwelling

Proposed Use: To permit the development of a detached suite

Owner / Agent: D. L. Barrett

Reference: ZON-1245/ Bylaw No. 4538



The staff report for the proposal is available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices from June 15 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. In person attendance will be on a first come first serve basis. If you wish to attend electronically email cityhall@salmonarm.ca.

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

Sue Wood, Director of Corporate Services
June 15 and June 22

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: May 25, 2022

Subject: Zoning Bylaw Amendment Application No. 1245

Legal: Lot A, Section 12, Township 20, Range 10, W6M, KDYD, Plan 17556
Civic Address: 1071 12 Avenue SE
Owner/Applicant: D. Barrett

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 12, Township 20, Range 10, W6M, KDYD, Plan 17556 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) to permit the development of a detached suite.

BACKGROUND

The subject property is located on 12 Avenue SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	vacant lot (under development, see DP-429)	Zoned R4
South:	single family dwelling and accessory building	Zoned R1
East:	single family dwelling	Zoned R1
West:	single family dwelling and accessory building	Zoned R1

The subject property is 0.49 ac (1983m^2) in area. A 24'x40' (960ft^2) modular detached suite is being proposed. Documentation provided in support of the rezoning application is attached as Appendix 5. Parking is to be provided onsite on the existing driveway.

Although the proposed detached suite is a (A277) Manufactured Home as defined by the Zoning Bylaw, the suite appears to comply with both the British Columbia Building Code and size restrictions (maximum floor area, minimum width, etc.). As such, staff have no concerns with having this manufactured home act as a detached suite.

To date, there are currently five (5) other properties on 12 Avenue SE that have also been rezoned to R8. Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports detached 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.

COMMENTS

Shaw

Shaw supports this application with the condition that the owner/developer will provide Shaw with a conduit system that will allow Shaw to service the new home. Details will be addressed at the Building Permit stage. The owner/developer is to contact Shaw for more details.

Building Department

No concern at this time.

Fire Department

No Fire Department concerns.

Engineering Department

No Engineering referral.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels < 0.4 ha do not require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of a detached suite, including sufficient space to meet the parking requirement. The detached suite is supported by OCP policy, and the proposed layout of the unit is compliant with zoning requirements.

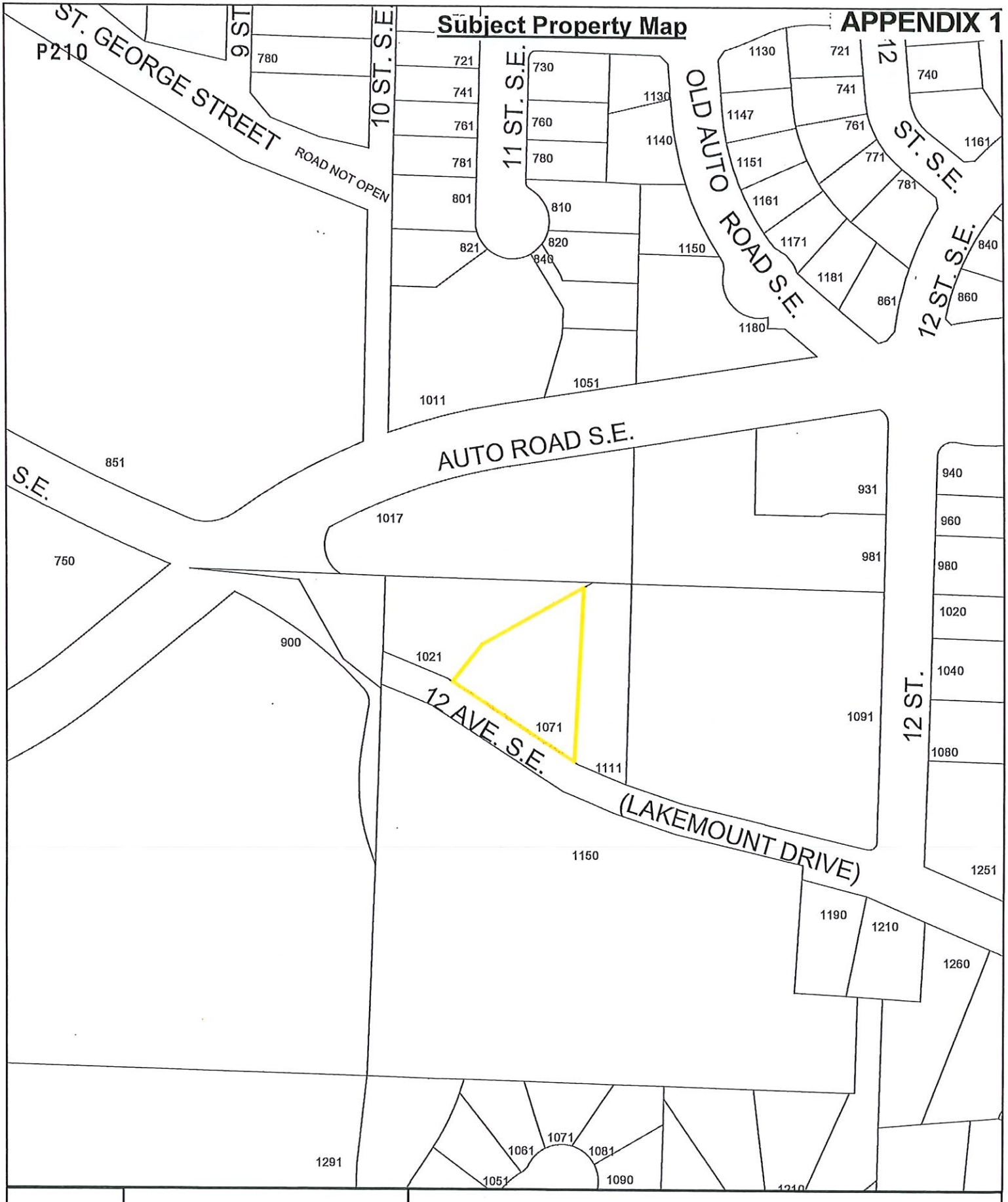
Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

Prepared by: Evan Chorlton
Planner I

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

Subject Property Map

APPENDIX 1



Ortho Map

APPENDIX 2

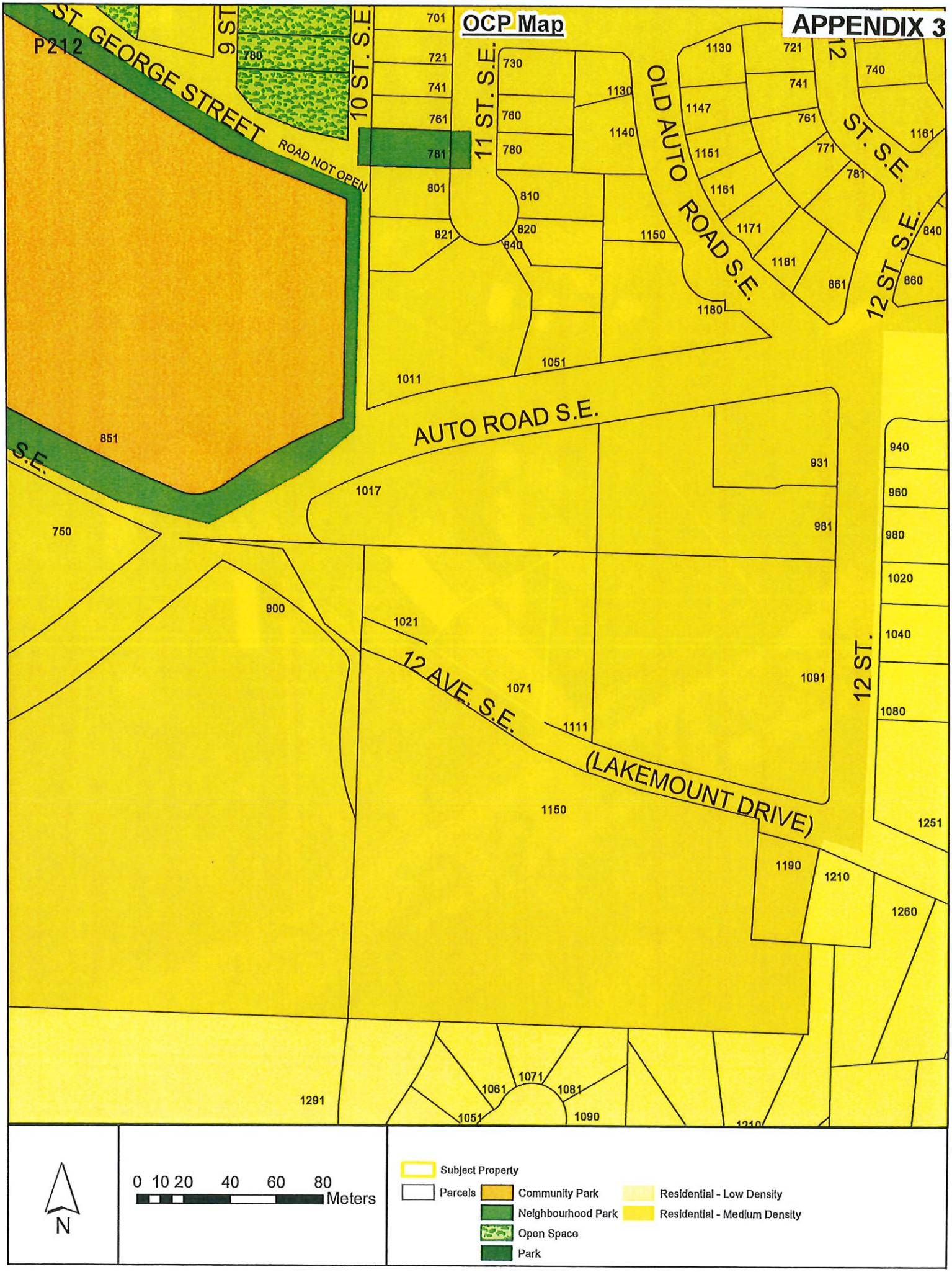


N

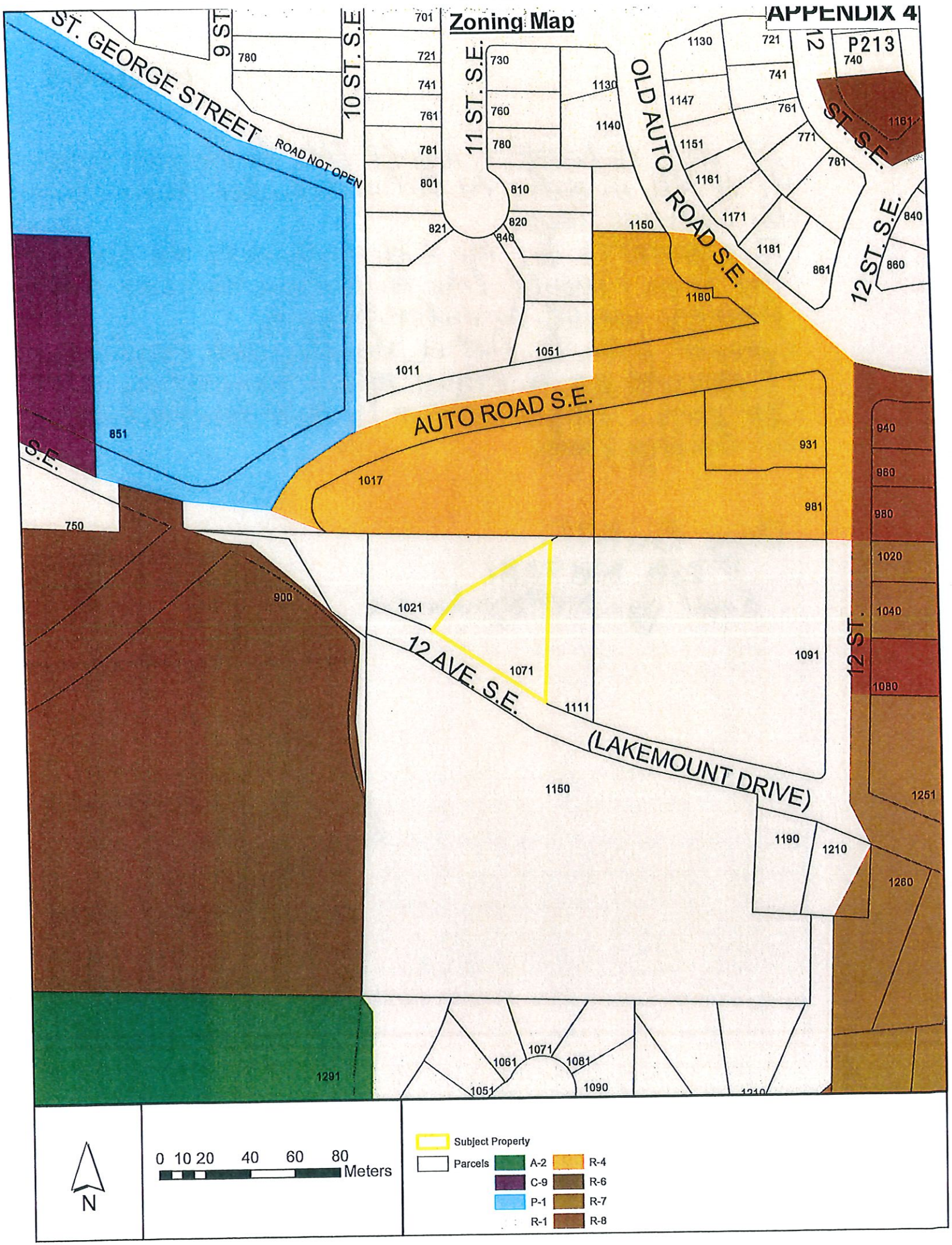
0 2.5 5 10 15 20 Meters

Subject Property

Parcels



OCP Map
APPENDIX 3
P212
ST. GEORGE STREET
ROAD NOT OPEN
9 ST
10 ST. S.E.
11 ST. S.E.
OLD AUTO ROAD S.E.
12 ST. S.E.
12 ST.
AUTO ROAD S.E.
12 AVE. S.E.
(LAKEMOUNT DRIVE)
S.E.
701
721
741
761
781
801
821
780
730
760
780
810
820
840
1130
1140
1150
1180
1051
1011
1130
1147
1151
1161
1171
1181
861
721
741
761
771
781
740
1161
840
860
851
750
1017
931
981
940
960
980
1020
1040
1080
900
1021
1071
1111
1091
1150
1251
1190
1210
1260
1291
1061
1071
1081
1051
1090
1210
N
0 10 20 40 60 80
Meters
Subject Property
Parcels
Community Park
Neighbourhood Park
Open Space
Park
Residential - Low Density
Residential - Medium Density

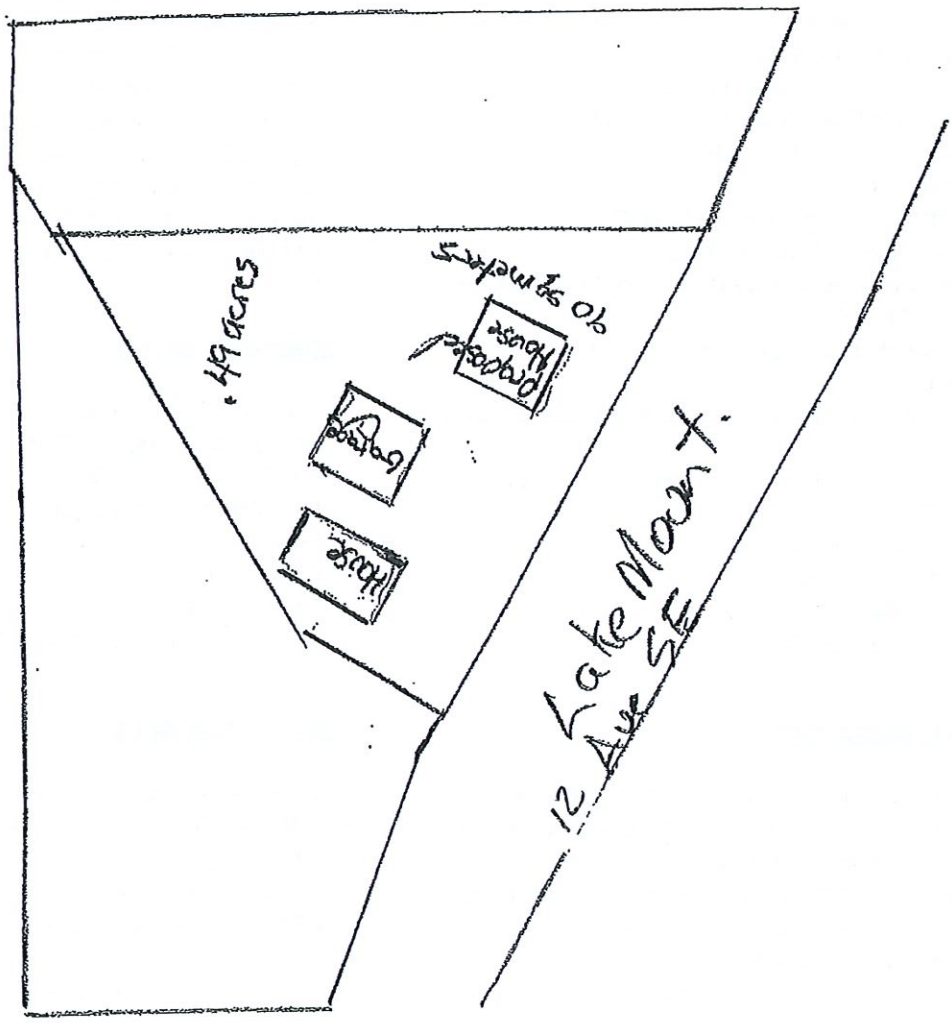

APPENDIX 4
Zoning Map
ST. GEORGE STREET
ROAD NOT OPEN
9 ST
10 ST. S.E.
11 ST. S.E.
OLD AUTO ROAD S.E.
12 ST. S.E.
AUTO ROAD S.E.
12 AVE. S.E.
(LAKEMOUNT DRIVE)
12 ST.
P213
701
721
741
761
781
801
780
730
760
780
810
820
840
821
1130
1140
1147
1151
1161
1171
1181
1150
1180
1051
1011
1017
851
750
900
931
981
940
960
980
1020
1040
1080
1021
1071
1091
1111
1150
1251
1190
1210
1260
1291
1061
1081
1090
721
741
761
771
781
840
860
861
1161
Subject Property
Parcels
A-2
C-9
P-1
R-1
R-4
R-6
R-7
R-8
0 10 20 40 60 80
Meters
N

APPENDIX 5

AT 1071 12 Ave SE I would like to Rezone from R1 to R8 in order to put a detached home from the existing home.
This home is for my Elderly Parents to live in The home I would like to put on this .49 Acre. Property would be under 90 sq m.
I would like to put a double wide modular. if possible on a crawl space foundation aprox. 24' x 40'. This modular is Built to CSA A-277 BC Building Code.

Doug Barrett
250 308 9281
Email dg-brett@yahoo.ca

RECEIVED
MAY - 5 2022
CITY OF SALMON ARM


.49 acres
90 sq meters
Proposed House
Garage
House
Lake Mount.
12 Ave SE

P216

ON A FOUNDATION

EAGLE HOMES

Quality homes built with care.

Standout Features

Self Contained Residential Package

GENERAL CONSTRUCTION

- Built to CSA A-277 BC Building Code
- Maintenance Free Vinyl Lap Siding
- White wooden Fascia
- Architectural Shingles
- Residential 5/12 Roof Pitch
- 18" Fixed Perimeter Vented Eaves
- Primed and Painted Drywall (White Walls)
- Residential 2x4 Interior Walls
- 8' 2x6 Exterior Walls
- Engineered 14" Floor Truss @ 19.2" O.C
- 5/8" T&G Plywood Floor Decking
- Decorative Insulated Entry Doors with Dead Bolt (26" Front & 32" Rear)
- Decorative Exterior Light at all Entrances (except porches)
- Residential Maintenance Free Double-Glazed Low E with Argon
- PVC Windows w/ Vinyl Sills, Screens & security Locks
- Exterior GFI Electrical Outlet
- Exterior Frost Free Tap
- 94 psf Ground Snow Load
- Insulation Meets or Exceeds Regional Code
- Drain Line Stubbed Off

TASTEFUL INTERIORS

- Carpet in Living Room, Master Bedroom & Hall
- Quality Cushioned Linoleum Flooring in all other areas
- Residential- Style Closet Doors
- 2" Horizontal Blinds on all windows (excluding Bath)
- 8' Flat Span Textured Ceilings Throughout
- Designer Glass Light Fixtures
- Double Rod in Master Bedroom Closet
- White Windsor Moulding Package
- Decora Switches and Receptacles
- Clermont Interior Passage Doors
- Lever Door Handles Throughout

BRIGHT, BEAUTIFUL KITCHENS

- European Deluxe Cabinetry w/ Crown Moulding
- Kitchen Island (Plan Specific)
- Extended Over Head Fridge Cabinet
- Stepped Kitchen Cabinets (Plan Specific)
- Ceramic Tile Backsplash
- Window over Kitchen Sink (Plan Specific)
- Chrome one handle pull out Kitchen Faucet
- Deluxe 30" Electric Range
- Exterior Vented Range Hood with light
- 18 cu ft; 2 door, Frost Free Refrigerator
- Double Stainless Steel Kitchen Sink Bump-Out At Kitchen Sink

SPACIOUS BATHS

- Ceramic Tile Backsplash
- One- piece Fibreglass Tub/ Shower with Curved Shower Rod & Single Lever Faucet
- Power Bath Fan on Separate Switch
- Expansive Vanity Mirror with Bar Light
- GFI Receptacle
- Shower Curtain
- Wall Mounted Over John Cabinet

UTILITY SERVICES

- 100 Amp Electrical Service
- 95% High Efficiency Gas Furnace w/ Electronic Ignition, A/C Ready.
- 40 Gallon Electric Water Heater
- Wired, Plumbed and vented for Washer and Dryer
- Utility Room Shelf
- Exhaust Fan with Dehumidistat
- Continuous Whole House Fan
- Smoke Detector(s)
- 3 Communication Outlets (kitchen, living room and MBR) Radon Pipe Capped (zone specific)

***10 YEAR WARRANTY**



CEDARBERG

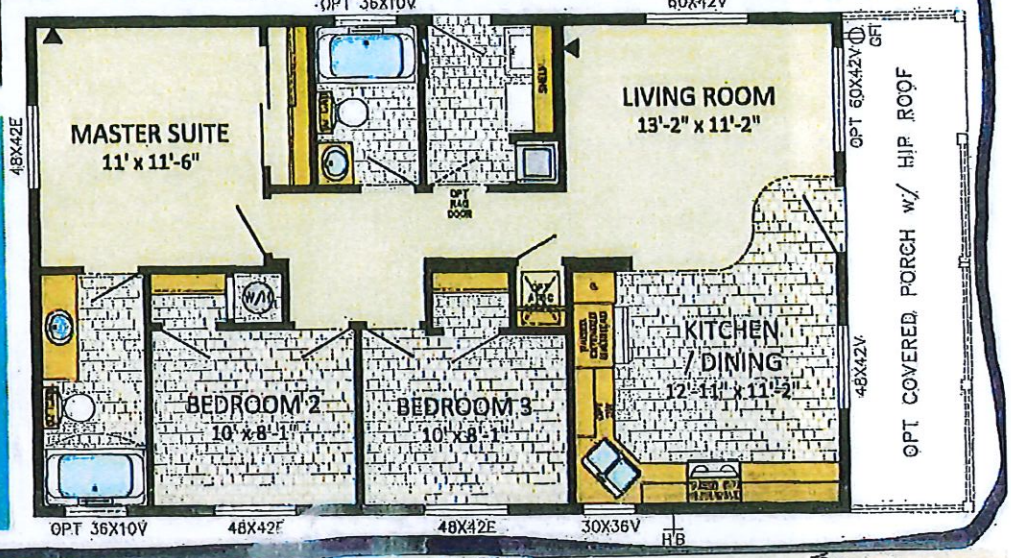
3 BDRMS, 2 BATHS

24CO4002

24' x 40' | 960 sqft

IMAGE SHOWN WITH OPTIONS:

- LOUISBOURG FRONT DOOR
- OPTIONAL COVERED PORCH W/ HIP ROOF
- FIBER CEMENT SIDING
- 8' BOX BAY W/ FAUX STONE

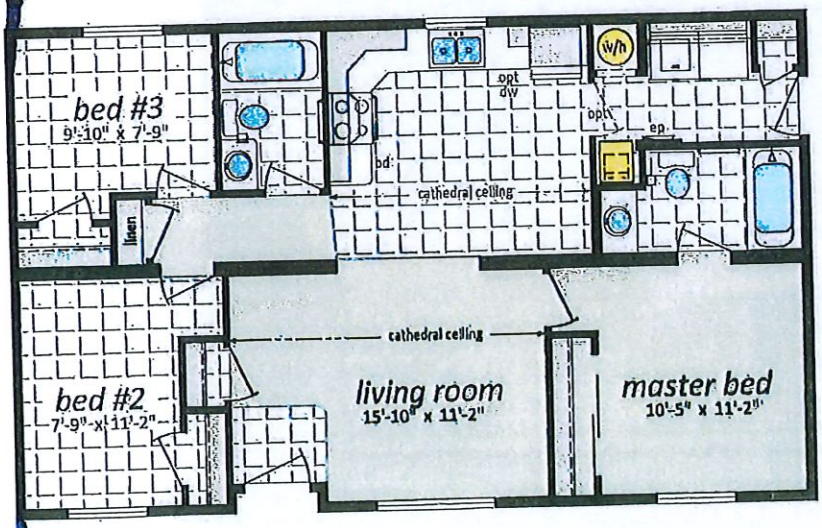


The Genesis II Series

the oregon

GDII-4400

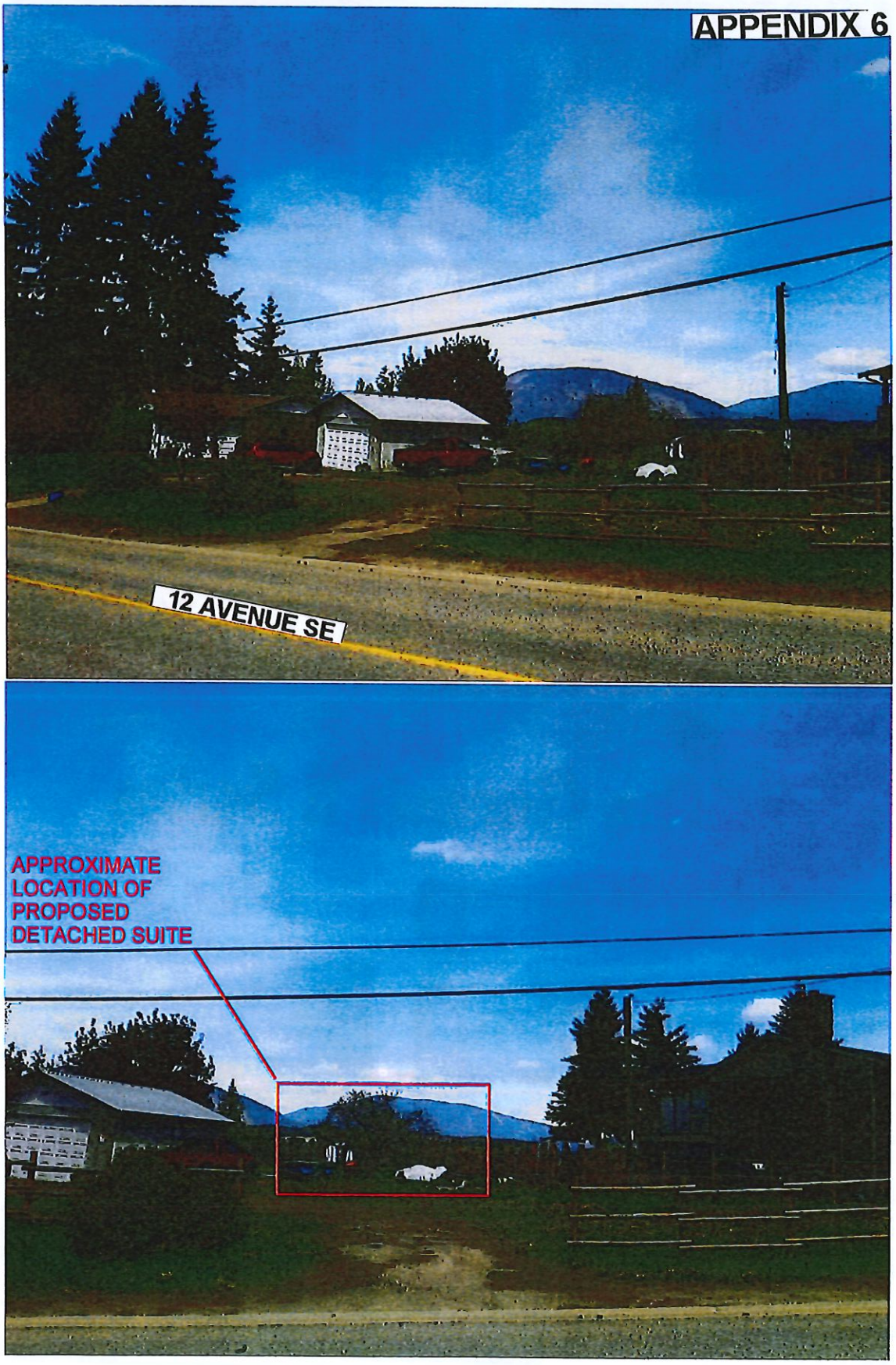
24' x 40' • 960 sq. ft.





the nevada

APPENDIX 6

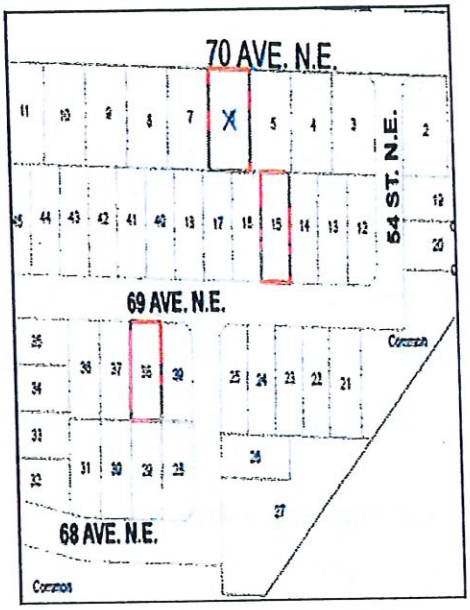

12 AVENUE SE
APPROXIMATE
LOCATION OF
PROPOSED
DETACHED SUITE

23.6

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on Monday, June 27 at 7:00 p.m.

6) Proposed termination of Land Use Contract LUC P1971 from Strata Lots 6, 15 and 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299:



LUC P1971 between the City and Inter-X Enterprises Ltd. Permitted the development of the 102 lot mobile home park strata known as Canoe Creek Estates. Affecting only Strata Lots 6, 15 and 38 of KAS299, Bylaw No. 4532 is amending Bylaw No. 4485 (Early Termination of Land Use Contract P1971 for Canoe Creek Estates) to correct typographical errors in the PID and Legal Description sections of Bylaw No. 4485 for the subject properties.

Civic Addresses: 5351 69 Avenue NE (PID 002-496-712), 5280 69 Avenue NE (PID 002-497-093) & 5330 70 Avenue NE (002-496-623)

Location: Canoe Creek States

Reference: LUC P1971/Bylaw 4532

The staff report for the proposal is available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices from June 15 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. In person attendance will be on a first come first serve basis. If you wish to attend electronically email cityhall@salmonarm.ca.

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

Sue Wood, Director of Corporate Services
June 15 and June 22

Vote Record

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

Opposed:

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

P220

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 9, 2022

Subject: Land Use Contract Termination – P1971 (Canoe Creek Estates)

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Bylaw No. 4468 by deleting:

PID	Legal Description	Civic Address
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE

and replacing it with:

PID	Legal Description	Civic Address
002-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-093	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5330 70 Avenue NE

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PURPOSE

The review amendments to the Early Termination of Land Use Contract (LUC) P1971 (Canoe Creek Estates) to correct typos made in the PID and legal description sections of Bylaw No. 4468. The process for the Early Termination of Land Use Contracts is governed by the *Local Government Act* and is specific in requiring that the Parcel Identifiers (PID) and legal descriptions are contained within the bylaw.

CONSULTATION

The LUC Early Termination process for Canoe Creek Estates started in October 2020. The LUC Termination Bylaw, Zoning Amendment Bylaw (R1 to R6) and amendments to the Mobile Home Park Bylaw were adopted by Council on April 11, 2022. Following the adoption of the Bylaws typographical errors were found and staff are seeking to amend the bylaws in order to correct the errors.

Pursuant to Section 466(5) of the *Local Government Act*, notices will be mailed to the above noted property owners advising of the Statutory Public Hearing for the LUC Early Termination amending bylaw due to the typo. It is expected that the Statutory Public Hearing will be held on June 27, 2022. The accompanying Zoning Amendment Bylaw No. 4533 would be considered for third reading at the same meeting.

Melinda Smyrl, MCIP, RPP
Planner

Kevin Pearson, MCIP, RPP
Director of Development Services

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Item 24.1a

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 be read a third time.

[Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4510

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 Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 issues of the Salmon Arm Observer;

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

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

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

    1. Re-designate Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Center Commercial) to HR (High Density Residential), 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

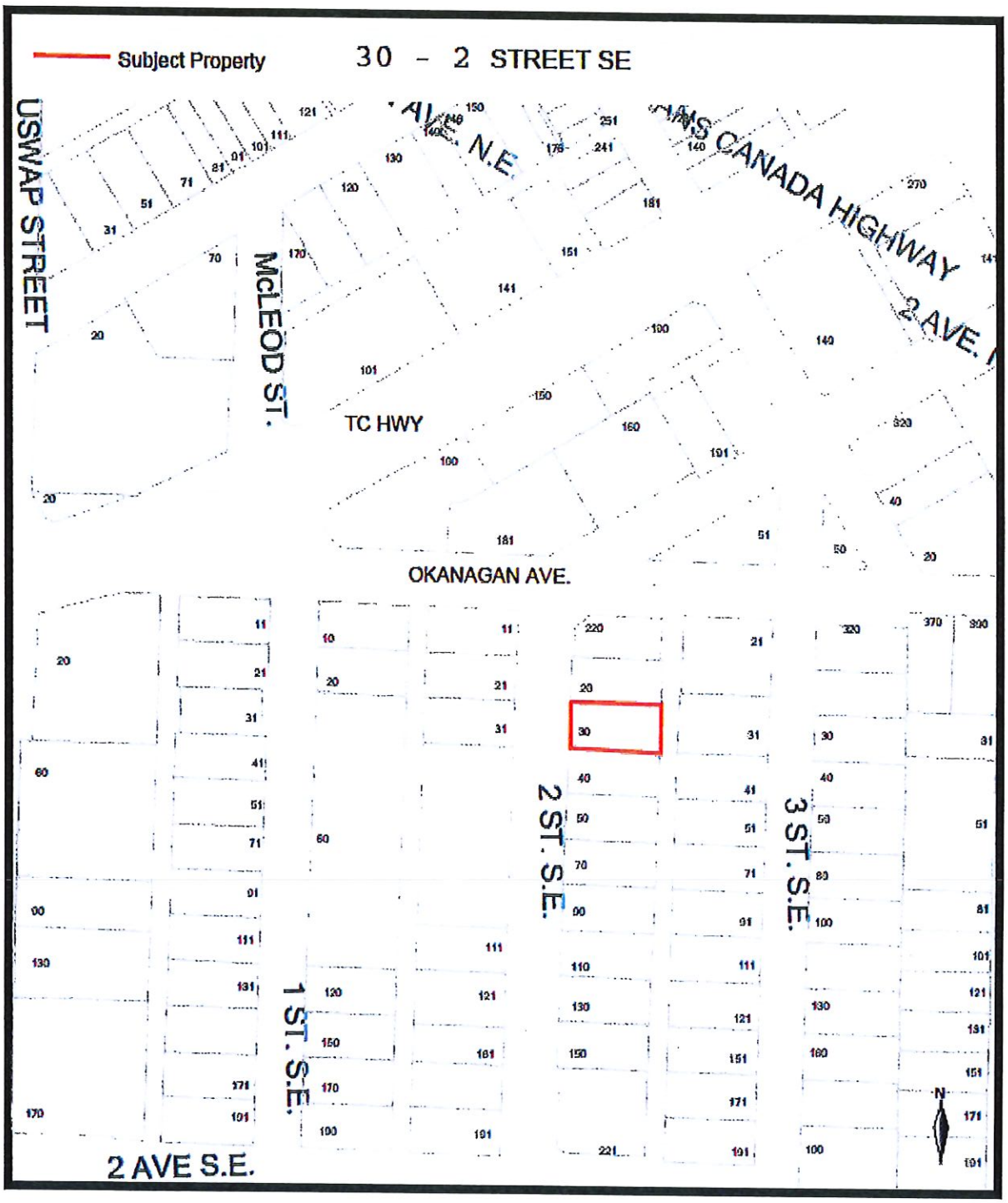
This bylaw may be cited as **"City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510".**

READ A FIRST TIME THIS	24th	DAY OF	MAY	2022
READ A SECOND TIME THIS	13th	DAY OF	June	2022
READ A THIRD TIME THIS		DAY OF		2007
ADOPTED BY COUNCIL THIS		DAY OF		2022

_____
MAYOR

_____
CORPORATE OFFICER

Schedule "A"


Subject Property
30 - 2 STREET SE
USWAP STREET
McLEOD ST.
TC HWY
OKANAGAN AVE.
2 AVE. N.E.
TRANS CANADA HIGHWAY
2 AVE.
1 ST. S.E.
2 ST. S.E.
3 ST. S.E.
2 AVE S.E.
N

Item 24.1b

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4511 be read a third time.

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

[Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C2-R5]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4511

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 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 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from C-2 (Town Centre commercial Zone) to R-5 (High Density Residential), 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. 4511"**

READ A FIRST TIME THIS	24th	DAY OF	May	2022
READ A SECOND TIME THIS	13th	DAY OF	June	2022
READ A THIRD TIME THIS		DAY OF		2022

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF , 2022

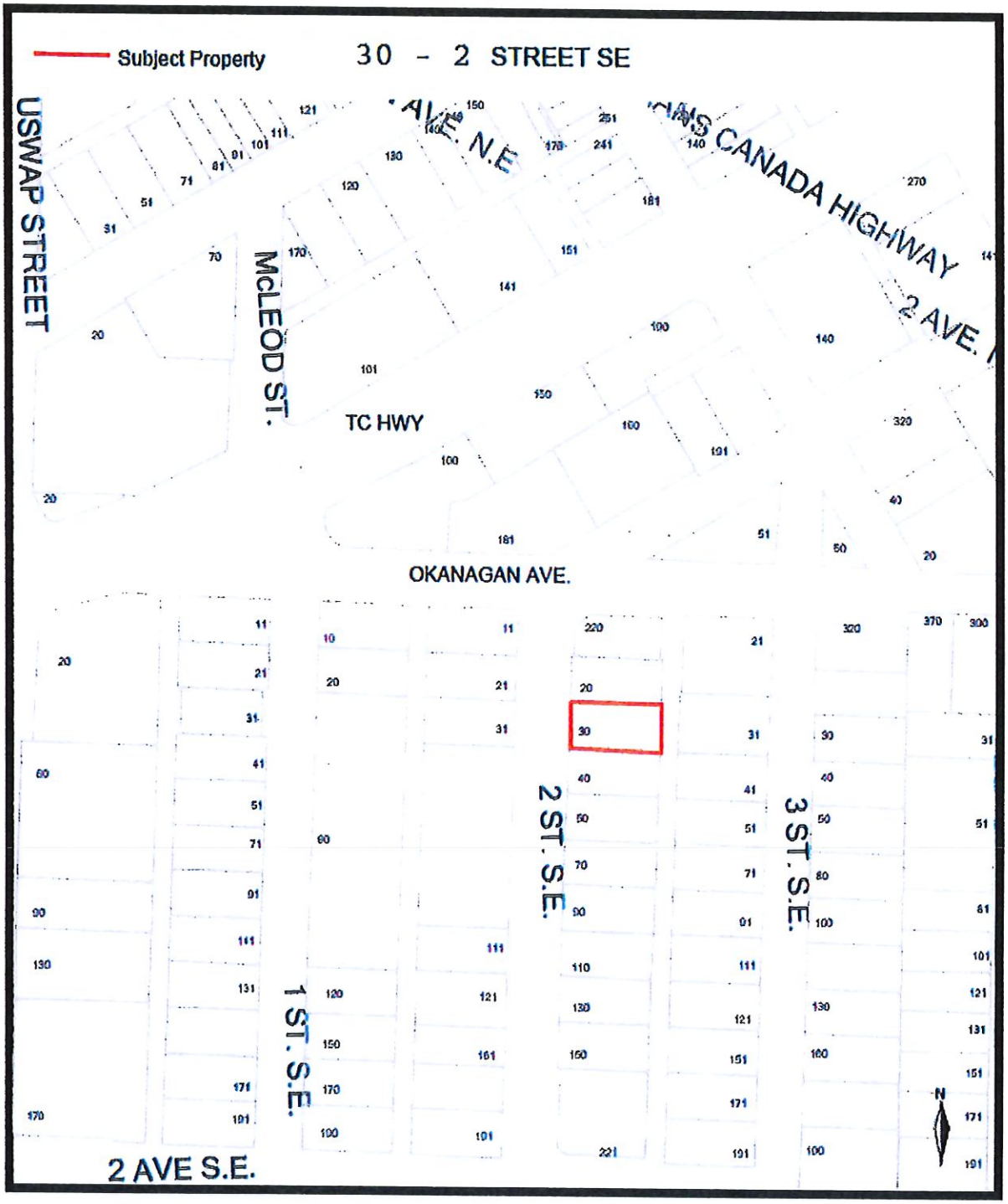
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

MAYOR

CORPORATE OFFICER

Schedule "A"


Subject Property
30 - 2 STREET SE
USWAP STREET
McLEOD ST.
TC HWY
OKANAGAN AVE.
2 ST. S.E.
3 ST. S.E.
1 ST. S.E.
2 AVE S.E.
N

Item 24.2

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4528 be read a third and final time.

[McCann, D. & K. / Orchard Valley Homes; 961 17 Street SE; R-1 to R-8]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4528

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 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 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114 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. 4528"**

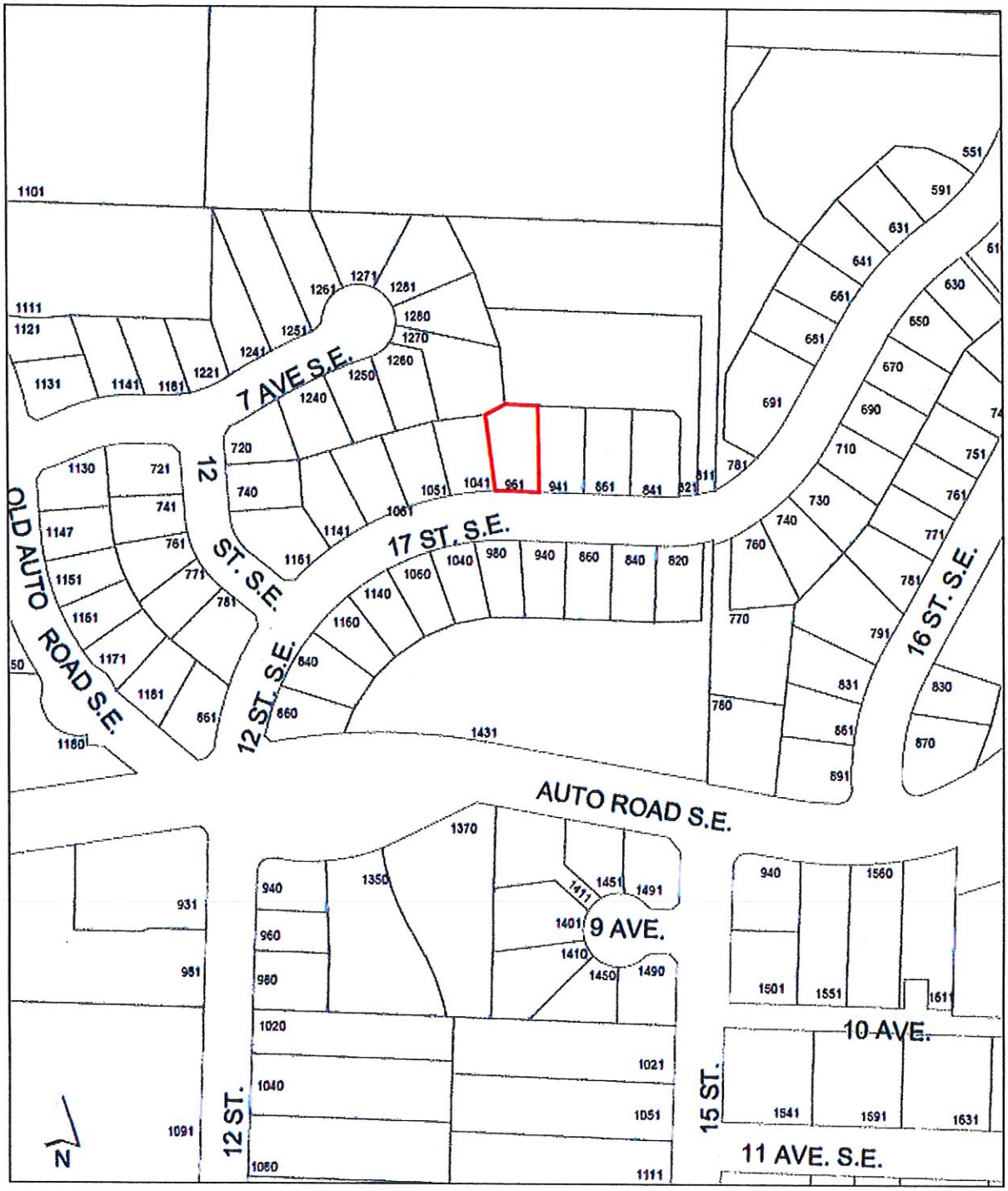
READ A FIRST TIME THIS	13	DAY OF	June	2022
READ A SECOND TIME THIS	13	DAY OF	June	2022
READ A THIRD TIME THIS		DAY OF		2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

_____

MAYOR

_____

CORPORATE OFFICER


7 AVE S.E.
12 ST. S.E.
17 ST. S.E.
12 ST. S.E.
16 ST. S.E.
OLD AUTO ROAD S.E.
AUTO ROAD S.E.
9 AVE.
10 AVE.
11 AVE. S.E.
12 ST.
15 ST.
N

Item 24.3

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4535 be read a third and final time.

[Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4535

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 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 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467 from A-2 (Rural Holding Zone) and R-1 (Single Family Residential Zone) to R8 (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.

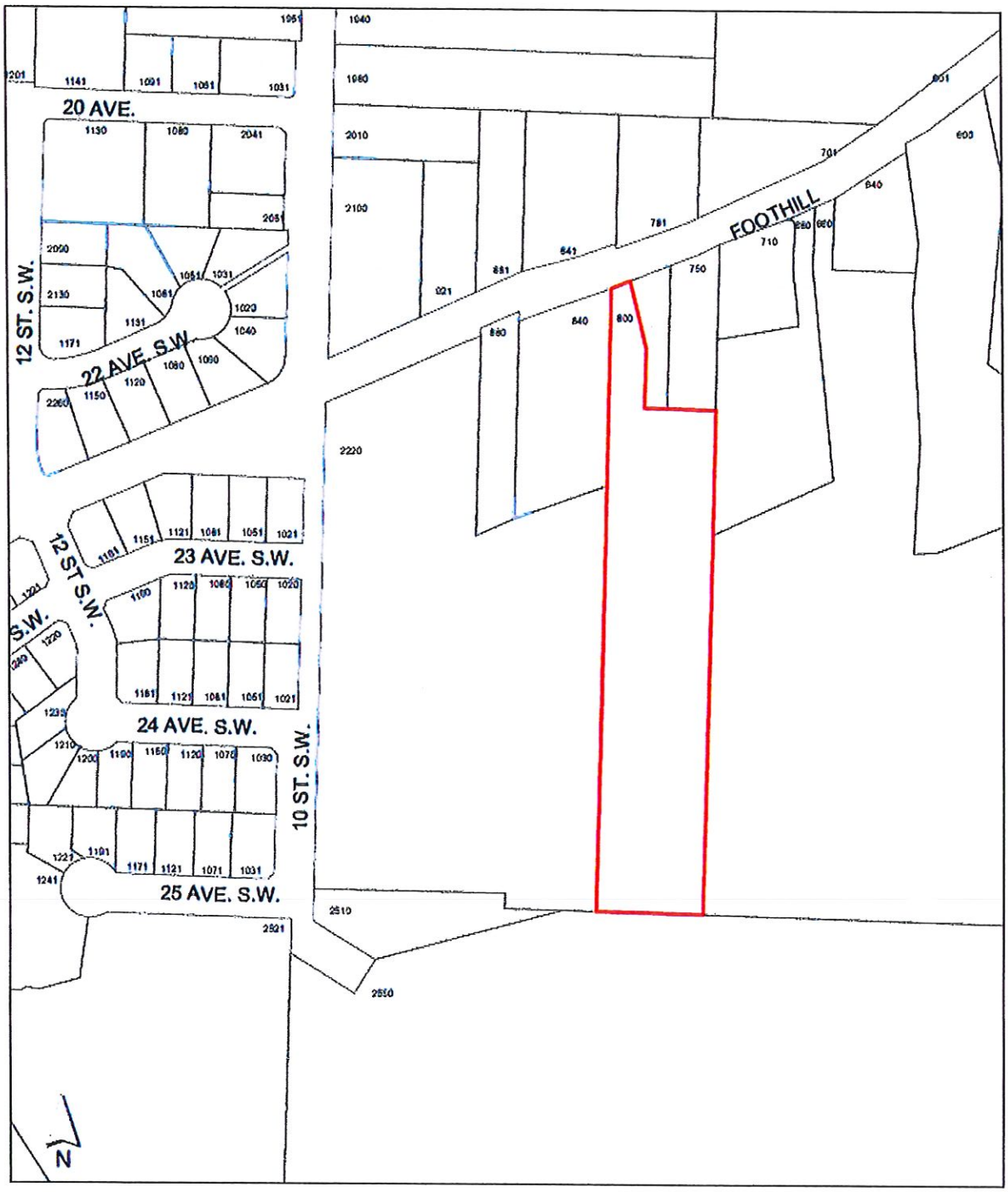
5. CITATION

This bylaw may be cited as **"City of Salmon Arm Zoning Amendment Bylaw No. 4535"**

READ A FIRST TIME THIS	13	DAY OF	June	2022
READ A SECOND TIME THIS	13	DAY OF	June	2022
READ A THIRD TIME THIS		DAY OF		2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

_____
MAYOR

_____
CORPORATE OFFICER


20 AVE.
12 ST. S.W.
22 AVE. S.W.
23 AVE. S.W.
12 ST. S.W.
24 AVE. S.W.
10 ST. S.W.
25 AVE. S.W.
FOOTHILL
N

Item 24.4

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4537 be read a third time.

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

[Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4537

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and22, 2022 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 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 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. 4537"**

READ A FIRST TIME THIS	13	DAY OF	June	2022
READ A SECOND TIME THIS	13	DAY OF	June	2022
READ A THIRD TIME THIS		DAY OF		2022

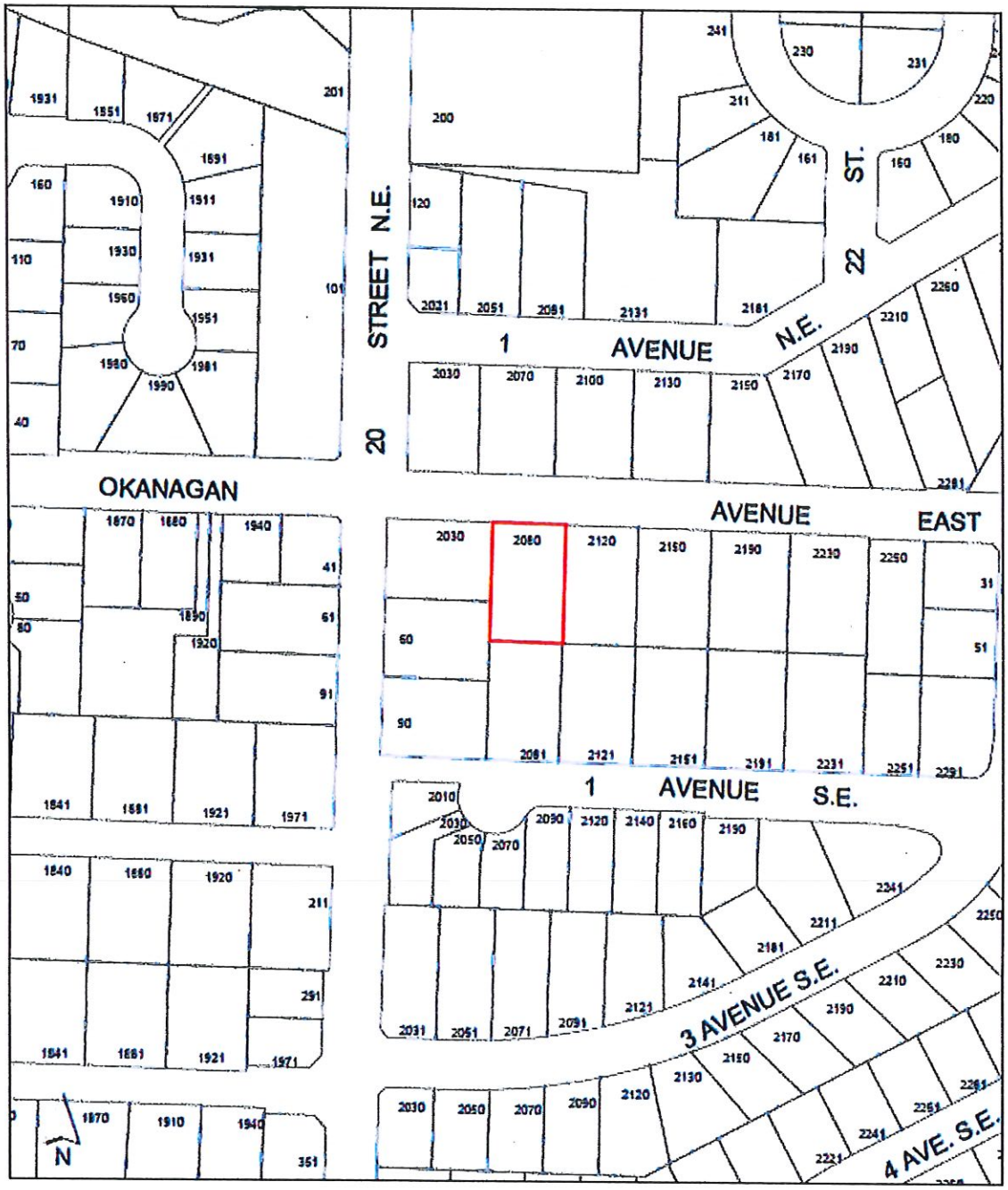
APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF , 2022

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

MAYOR

CORPORATE OFFICER


STREET N.E.
20
1 AVENUE N.E.
22 ST.
OKANAGAN AVENUE EAST
1 AVENUE S.E.
3 AVENUE S.E.
4 AVE. S.E.
N

Item 24.5

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4538 be read a third and final time.

[Barrett, D.; 1071 12 Avenue SE; R1 to R8]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4538

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 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 12, Township 20, Range 10, W6M, KDYD, Plan 17556 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. 4538"**

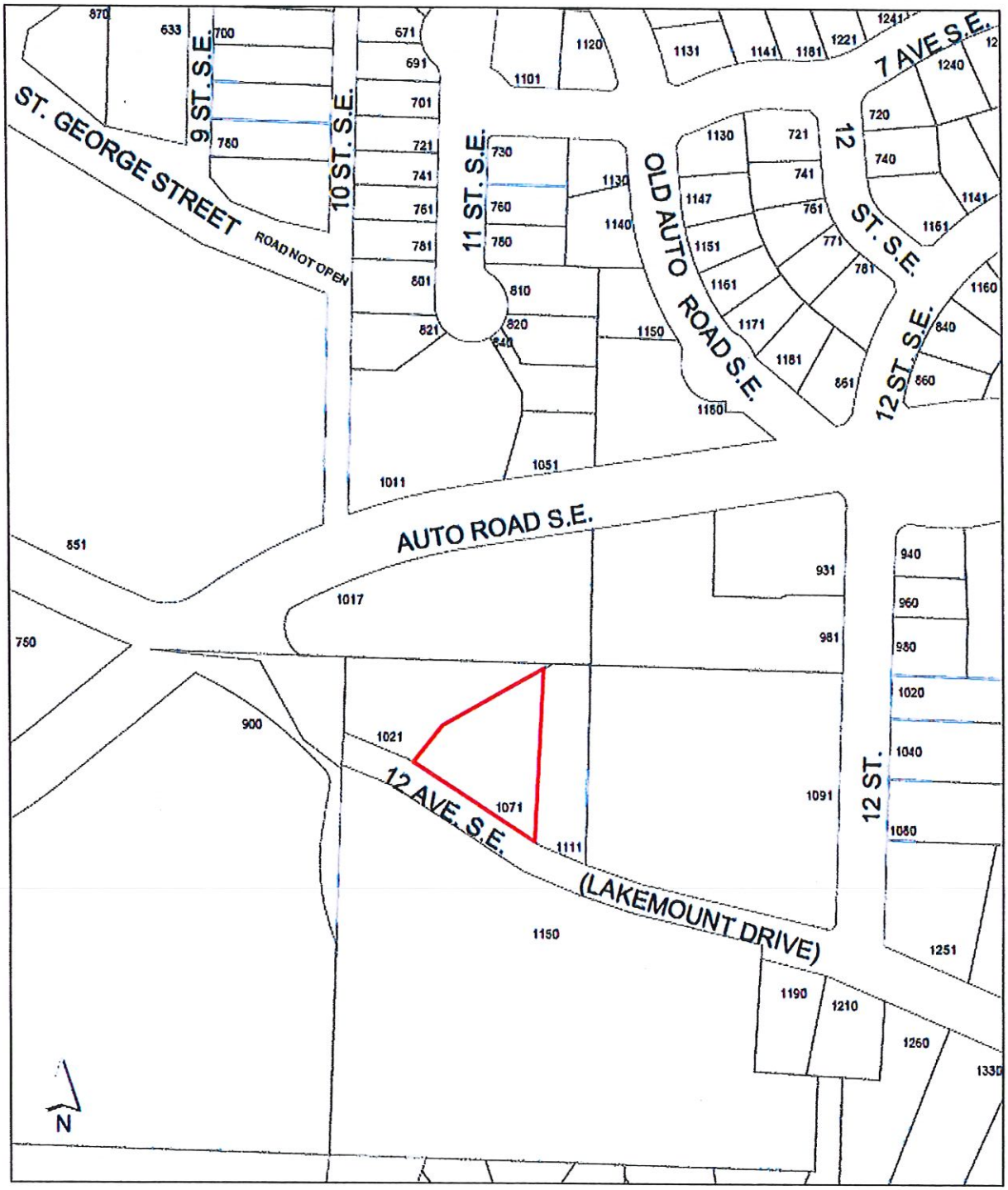
READ A FIRST TIME THIS	13	DAY OF	June	2022
READ A SECOND TIME THIS	13	DAY OF	June	2022
READ A THIRD TIME THIS		DAY OF		2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

_____

MAYOR

_____

CORPORATE OFFICER


ST. GEORGE STREET
ROAD NOT OPEN
9 ST. S.E.
10 ST. S.E.
11 ST. S.E.
12 ST. S.E.
OLD AUTO ROAD S.E.
7 AVE S.E.
AUTO ROAD S.E.
12 AVE. S.E.
(LAKEMOUNT DRIVE)
12 ST.
N

Item 24.6

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4533 be read a third time;

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

[Canoe Creek Estates]

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 9, 2022

Subject: Zoning Amendment Bylaw No. 4533

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Bylaw No. 4486 by deleting:

PID	Legal Description	Civic Address
002-496-569	Strata Lot 1, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5440 70 Avenue NE
002-496-577	Strata Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5420 70 Avenue NE
002-496-593	Strata Lot 3, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5390 70 Avenue NE
002-496-607	Strata Lot 4, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 70 Avenue NE
002-496-615	Strata Lot 5, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 70 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
002-496-631	Strata Lot 7, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5310 70 Avenue NE
001-510-941	Strata Lot 8, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 70 Avenue NE
002-496-640	Strata Lot 9, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 70 Avenue NE
002-496-658	Strata Lot 10, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 70 Avenue NE
001-525-883	Strata Lot 11, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5220 70 Avenue NE
002-496-674	Strata Lot 12, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5391 69 Avenue NE
002-465-124	Strata Lot 13, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5381 69 Avenue NE
002-496-691	Strata Lot 14, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5371 69 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-496-739	Strata Lot 16, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5331 69 Avenue NE
002-496-755	Strata Lot 17, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5311 69 Avenue NE
002-496-763	Strata Lot 18, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5299 69 Avenue NE
002-496-771	Strata Lot 19, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6950 54 Street NE
002-496-801	Strata Lot 20, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6920 54 Street NE

002-496-828	Strata Lot 21, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5380 69 Avenue NE
002-496-852	Strata Lot 22, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 69 Avenue NE
002-496-879	Strata Lot 23, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 69 Avenue NE
002-496-887	Strata Lot 24, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5340 69 Avenue NE
002-496-909	Strata Lot 25, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5320 69 Avenue NE
002-496-917	Strata Lot 26, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6850 53 Street NE
002-496-925	Strata Lot 27, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 53 Street NE
002-496-941	Strata Lot 28, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5291 68 Avenue NE
002-496-950	Strata Lot 29, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 68 Avenue NE
002-496-968	Strata Lot 30, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 68 Avenue NE
002-496-976	Strata Lot 31, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 68 Avenue NE
002-496-984	Strata Lot 32, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 52 Street NE
002-497-034	Strata Lot 33, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6840 52 Street NE
002-497-042	Strata Lot 34, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6860 52 Street NE
002-497-051	Strata Lot 35, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6880 52 Street NE
002-497-077	Strata Lot 36, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 69 Avenue NE
002-497-085	Strata Lot 37, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-497-115	Strata Lot 39, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5290 69 Avenue NE
002-497-123	Strata Lot 40, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 69 Avenue NE
002-497-131	Strata Lot 41, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 69 Avenue NE
002-497-140	Strata Lot 42, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 69 Avenue NE
002-497-174	Strata Lot 43, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 69 Avenue NE
002-497-182	Strata Lot 44, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 69 Avenue NE
002-497-191	Strata Lot 45, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 69 Avenue NE
002-497-212	Strata Lot 46, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6881 52 Street NE
002-497-239	Strata Lot 47, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6861 52 Street NE
002-497-247	Strata Lot 48, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6841 52 Street NE
002-497-255	Strata Lot 49, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6821 52 Street NE

002-497-263	Strata Lot 50, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5150 69 Avenue NE
002-497-280	Strata Lot 51, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 69 Avenue NE
002-497-298	Strata Lot 52, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 69 Avenue NE
002-497-328	Strata Lot 53, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5130 69 Avenue NE
002-497-361	Strata Lot 54, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5141 69 Avenue NE
002-497-379	Strata Lot 55, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5151 69 Avenue NE
002-497-395	Strata Lot 56, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5161 69 Avenue NE
002-497-468	Strata Lot 59, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5180 70 Avenue NE
002-497-492	Strata Lot 60, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5160 70 Avenue NE
002-497-654	Strata Lot 61, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 70 Avenue NE
002-497-662	Strata Lot 62, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 70 Avenue NE
005-045-070	Strata Lot 63, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5191 69 Avenue NE
017-513-502	Strata Lot 64, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5061 68 Avenue NE
017-513-511	Strata Lot 65, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5081 68 Avenue NE
017-513-529	Strata Lot 66, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5091 68 Avenue NE
017-513-537	Strata Lot 67, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6790 51 Street NE
017-513-545	Strata Lot 68, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6770 51 Street NE
017-513-553	Strata Lot 69, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6750 51 Street NE
017-513-561	Strata Lot 70, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5201 67 Avenue NE
017-513-570	Strata Lot 71, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 67 Avenue NE
017-513-588	Strata Lot 72, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 67 Avenue NE
017-513-596	Strata Lot 73, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5241 67 Avenue NE
017-513-600	Strata Lot 74, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 67 Avenue NE
017-513-618	Strata Lot 75, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 67 Avenue NE
017-513-626	Strata Lot 76, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 67 Avenue NE
017-513-634	Strata Lot 77, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 67 Avenue NE
017-513-642	Strata Lot 78, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 67 Avenue NE
017-513-651	Strata Lot 79, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 67 Avenue NE
017-513-669	Strata Lot 80, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 67 Avenue NE

017-513-677	Strata Lot 81, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5230 67 Avenue NE
017-513-685	Strata Lot 82, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6690 51 Street NE
017-513-693	Strata Lot 83, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6670 51 Street NE
017-513-707	Strata Lot 84, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6660 51 Street NE
017-513-715	Strata Lot 85, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6650 51 Street NE
017-513-723	Strata Lot 86, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6640 51 Street NE
017-513-731	Strata Lot 87, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6630 51 Street NE
017-513-740	Strata Lot 88, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6620 51 Street NE
017-513-758	Strata Lot 89, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6610 51 Street NE
017-513-766	Strata Lot 90, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6611 51 Street NE
017-513-774	Strata Lot 91, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6621 51 Street NE
017-513-782	Strata Lot 92, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6631 51 Street NE
017-513-791	Strata Lot 93, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6641 51 Street NE
017-513-804	Strata Lot 94, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6651 51 Street NE
017-513-812	Strata Lot 95, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6661 51 Street NE
017-513-821	Strata Lot 96, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6671 51 Street NE
017-513-839	Strata Lot 97, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6691 51 Street NE
017-513-847	Strata Lot 98, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6721 51 Street NE
017-513-855	Strata Lot 99, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6731 51 Street NE
017-513-863	Strata Lot 100, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6751 51 Street NE
017-513-871	Strata Lot 101, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6771 51 Street NE
017-513-880	Strata Lot 102, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6791 51 Street NE
017-513-898	Strata Lot 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5021 68 Avenue NE

and replacing it with:

"District of Salmon Arm Zoning Bylaw No. 2303" is herby amended as follows:

Rezone Strata Lots 1 to 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299 from R1 – Single Family Residential to R6 – Mobile Home Park Residential, as shown on 'Schedule A' attached here and forming part of this bylaw."

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

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PURPOSE

To review Zoning Amendment Bylaw No. 4533 which would have the effect of removing typographical errors made in the PID and Legal Description sections of Bylaw No. 4486 with specific reference to 5351 69 Avenue NE, 5280 70 Avenue NE and 5330 70 Avenue NE.

BACKGROUND

Zoning Amendment Bylaw No. 4486 was adopted in April 2022, in conjunction with LUC Early Termination Bylaw No. 4485 and is now being amended to align with the format of other Zoning Amendment Bylaws. A Public Hearing for Zoning Amendment Bylaw No. 4486, rezoning Canoe Creek Estates from R1 (Single Family Residential) to R6 (Mobile Home Park Residential) was held on January 24, 2022.

CONSULTATION

Pursuant to Section 466(6) of the *Local Government Act* notices are not mailed to property owners or adjacent properties because more than 10 parcels owned by 10 or more people are the subject to the bylaw amendment.

A newspaper ad would be placed in two consecutive editions of the newspaper in advance of the third reading of the bylaw. In a scenario which Council chooses to waive the Statutory Public Hearing third reading of the bylaw would be considered at the June 27, 2022 Council meeting. Should Council proceed with the Public Hearing, the Public Hearing would be held on June 27, 2022. Adoption of the bylaw would be withheld until approved by the Ministry of Transportation.

Melinda Smyrl, MCIP, RPP
Planner

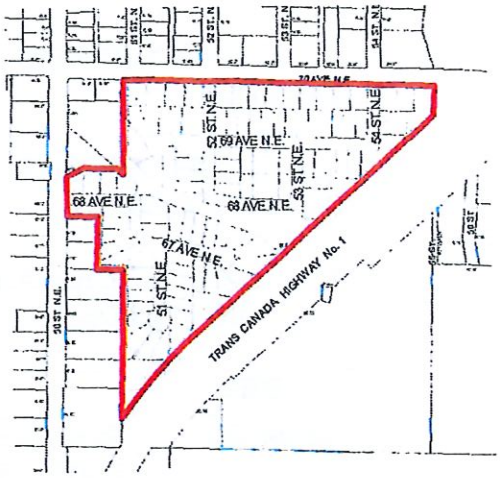
Kevin Pearson, MCIP, RPP
Director of Development Services

CITY OF SALMON ARM
NOTICE TO WAIVE PUBLIC HEARING

Notice is hereby given that at the Regular meeting of June 13, 2022 the Council of the City of Salmon Arm Council adopted a motion waiving the requirement to hold a Public Hearing for Zoning Amendment Bylaw No. 4533, pursuant to Section 464 (2) of the *Local Government Act*.
City of Salmon Arm Council will consider third reading of the bylaw at the Regular Council meeting of June 27, 2022 in the Council Chambers at City Hall, 500 2 Avenue NE, Salmon Arm, British Columbia.

a) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lots Strata Lots 1-103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299 from R-1 Single Family Residential Zone to R-6 Mobile Home Park Residential Zone.



Civic Addresses: 5440, 5420, 5390, 5370, 5350, 5330, 5310, 5280, 5260, 5240, 5220, 5180, 5160, 5140, 5120, 70 Avenue NE, 5391, 5381, 5371, 5351, 5331, 5311, 5299, 5380, 5370, 5350, 5340, 5320, 5260, 5280, 5290, 5281, 5271, 5261, 5251, 5250, 5231, 5221, 5150, 5140, 5120, 5131, 5141, 5151, 5161, 5191 69 Avenue NE, 6950, 6920 54 Street NE, 6850, 6820 53 Street NE, 5021, 5291, 5281, 5261, 5251, 5061, 5081, 5091 68 Avenue NE, 5201, 5221, 5231, 5241, 5251, 5261, 5271, 5280, 5260, 5250, 5240, 5230 67 Avenue NE, 6820, 6840, 6860, 6880, 6881, 6861, 6841, 6821 52 Street NE, 6790, 6770, 6750, 6690, 6670, 6660, 6650, 6640, 6630, 6620, 6610, 6611, 6621, 6631, 6641, 6651, 6661, 6671, 6691, 6721, 6731, 6751, 6771, 6791 51 Street NE

Location: Canoe Creek Estates
Present Use: 101 Unit Mobile Home Park
Proposed Use: No Change

Reference: Bylaw No. 4486/ Bylaw No. 4533

The staff reports for the proposals are available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices June 15, 2022 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior June 27, 2022.
City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Sue Wood, Director of Corporate Services

CITY OF SALMON ARM

BYLAW NO. 4533

A bylaw to amend "City of Salmon Arm Zoning Amendment Bylaw No. 4486"

WHEREAS notice of a Waived Public Hearing was published in June 15 and 22, 2022 issues of the Salmon Arm Observer;

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

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

1. "City of Salmon Arm Zoning Amendment Bylaw No. 4486" is hereby amended by deleting the following:

PID	Legal Description	Civic Address
002-496-569	Strata Lot 1, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5440 70 Avenue NE
002-496-577	Strata Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5420 70 Avenue NE
002-496-593	Strata Lot 3, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5390 70 Avenue NE
002-496-607	Strata Lot 4, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 70 Avenue NE
002-496-615	Strata Lot 5, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 70 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
002-496-631	Strata Lot 7, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5310 70 Avenue NE
001-510-941	Strata Lot 8, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 70 Avenue NE
002-496-640	Strata Lot 9, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 70 Avenue NE
002-496-658	Strata Lot 10, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 70 Avenue NE
001-525-883	Strata Lot 11, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5220 70 Avenue NE
002-496-674	Strata Lot 12, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5391 69 Avenue NE

002-465-124	Strata Lot 13, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5381 69 Avenue NE
002-496-691	Strata Lot 14, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5371 69 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-496-739	Strata Lot 16, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5331 69 Avenue NE
002-496-755	Strata Lot 17, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5311 69 Avenue NE
002-496-763	Strata Lot 18, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5299 69 Avenue NE
002-496-771	Strata Lot 19, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6950 54 Street NE
002-496-801	Strata Lot 20, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6920 54 Street NE
002-496-828	Strata Lot 21, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5380 69 Avenue NE
002-496-852	Strata Lot 22, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 69 Avenue NE
002-496-879	Strata Lot 23, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 69 Avenue NE
002-496-887	Strata Lot 24, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5340 69 Avenue NE
002-496-909	Strata Lot 25, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5320 69 Avenue NE
002-496-917	Strata Lot 26, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6850 53 Street NE
002-496-925	Strata Lot 27, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 53 Street NE
002-496-941	Strata Lot 28, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5291 68 Avenue NE
002-496-950	Strata Lot 29, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 68 Avenue NE
002-496-968	Strata Lot 30, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 68 Avenue NE
002-496-976	Strata Lot 31, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 68 Avenue NE
002-496-984	Strata Lot 32, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 52 Street NE
002-497-034	Strata Lot 33, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6840 52 Street NE
002-497-042	Strata Lot 34, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6860 52 Street NE
002-497-051	Strata Lot 35, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6880 52 Street NE
002-497-077	Strata Lot 36, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 69 Avenue NE

002-497-085	Strata Lot 37, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-497-115	Strata Lot 39, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5290 69 Avenue NE
002-497-123	Strata Lot 40, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 69 Avenue NE
002-497-131	Strata Lot 41, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 69 Avenue NE
002-497-140	Strata Lot 42, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 69 Avenue NE
002-497-174	Strata Lot 43, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 69 Avenue NE
002-497-182	Strata Lot 44, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 69 Avenue NE
002-497-191	Strata Lot 45, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 69 Avenue NE
002-497-212	Strata Lot 46, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6881 52 Street NE
002-497-239	Strata Lot 47, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6861 52 Street NE
002-497-247	Strata Lot 48, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6841 52 Street NE
002-497-255	Strata Lot 49, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6821 52 Street NE
002-497-263	Strata Lot 50, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5150 69 Avenue NE
002-497-280	Strata Lot 51, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 69 Avenue NE
002-497-298	Strata Lot 52, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 69 Avenue NE
002-497-328	Strata Lot 53, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5130 69 Avenue NE
002-497-361	Strata Lot 54, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5141 69 Avenue NE
002-497-379	Strata Lot 55, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5151 69 Avenue NE
002-497-395	Strata Lot 56, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5161 69 Avenue NE
002-497-468	Strata Lot 59, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5180 70 Avenue NE
002-497-492	Strata Lot 60, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5160 70 Avenue NE
002-497-654	Strata Lot 61, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 70 Avenue NE
002-497-662	Strata Lot 62, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 70 Avenue NE

005-045-070	Strata Lot 63, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5191 69 Avenue NE
017-513-502	Strata Lot 64, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5061 68 Avenue NE
017-513-511	Strata Lot 65, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5081 68 Avenue NE
017-513-529	Strata Lot 66, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5091 68 Avenue NE
017-513-537	Strata Lot 67, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6790 51 Street NE
017-513-545	Strata Lot 68, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6770 51 Street NE
017-513-553	Strata Lot 69, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6750 51 Street NE
017-513-561	Strata Lot 70, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5201 67 Avenue NE
017-513-570	Strata Lot 71, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 67 Avenue NE
017-513-588	Strata Lot 72, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 67 Avenue NE
017-513-596	Strata Lot 73, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5241 67 Avenue NE
017-513-600	Strata Lot 74, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 67 Avenue NE
017-513-618	Strata Lot 75, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 67 Avenue NE
017-513-626	Strata Lot 76, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 67 Avenue NE
017-513-634	Strata Lot 77, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 67 Avenue NE
017-513-642	Strata Lot 78, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 67 Avenue NE
017-513-651	Strata Lot 79, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 67 Avenue NE
017-513-669	Strata Lot 80, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 67 Avenue NE
017-513-677	Strata Lot 81, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5230 67 Avenue NE
017-513-685	Strata Lot 82, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6690 51 Street NE
017-513-693	Strata Lot 83, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6670 51 Street NE
017-513-707	Strata Lot 84, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6660 51 Street NE
017-513-715	Strata Lot 85, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6650 51 Street NE
017-513-723	Strata Lot 86, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6640 51 Street NE

017-513-731	Strata Lot 87, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6630 51 Street NE
017-513-740	Strata Lot 88, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6620 51 Street NE
017-513-758	Strata Lot 89, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6610 51 Street NE
017-513-766	Strata Lot 90, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6611 51 Street NE
017-513-774	Strata Lot 91, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6621 51 Street NE
017-513-782	Strata Lot 92, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6631 51 Street NE
017-513-791	Strata Lot 93, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6641 51 Street NE
017-513-804	Strata Lot 94, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6651 51 Street NE
017-513-812	Strata Lot 95, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6661 51 Street NE
017-513-821	Strata Lot 96, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6671 51 Street NE
017-513-839	Strata Lot 97, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6691 51 Street NE
017-513-847	Strata Lot 98, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6721 51 Street NE
017-513-855	Strata Lot 99, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6731 51 Street NE
017-513-863	Strata Lot 100, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6751 51 Street NE
017-513-871	Strata Lot 101, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6771 51 Street NE
017-513-880	Strata Lot 102, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6791 51 Street NE
017-513-898	Strata Lot 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5021 68 Avenue NE

And replacing it with the following:

Rezone Strata Lots 1 to 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299 from R1 – Single Family Residential to R6 – Mobile Home Park Residential as shown on 'Schedule A' attached here 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. 4533"**

READ A FIRST TIME THIS	13	DAY OF	June	2022
READ A SECOND TIME THIS	13	DAY OF	June	2022
READ A THIRD TIME THIS		DAY OF		2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2022

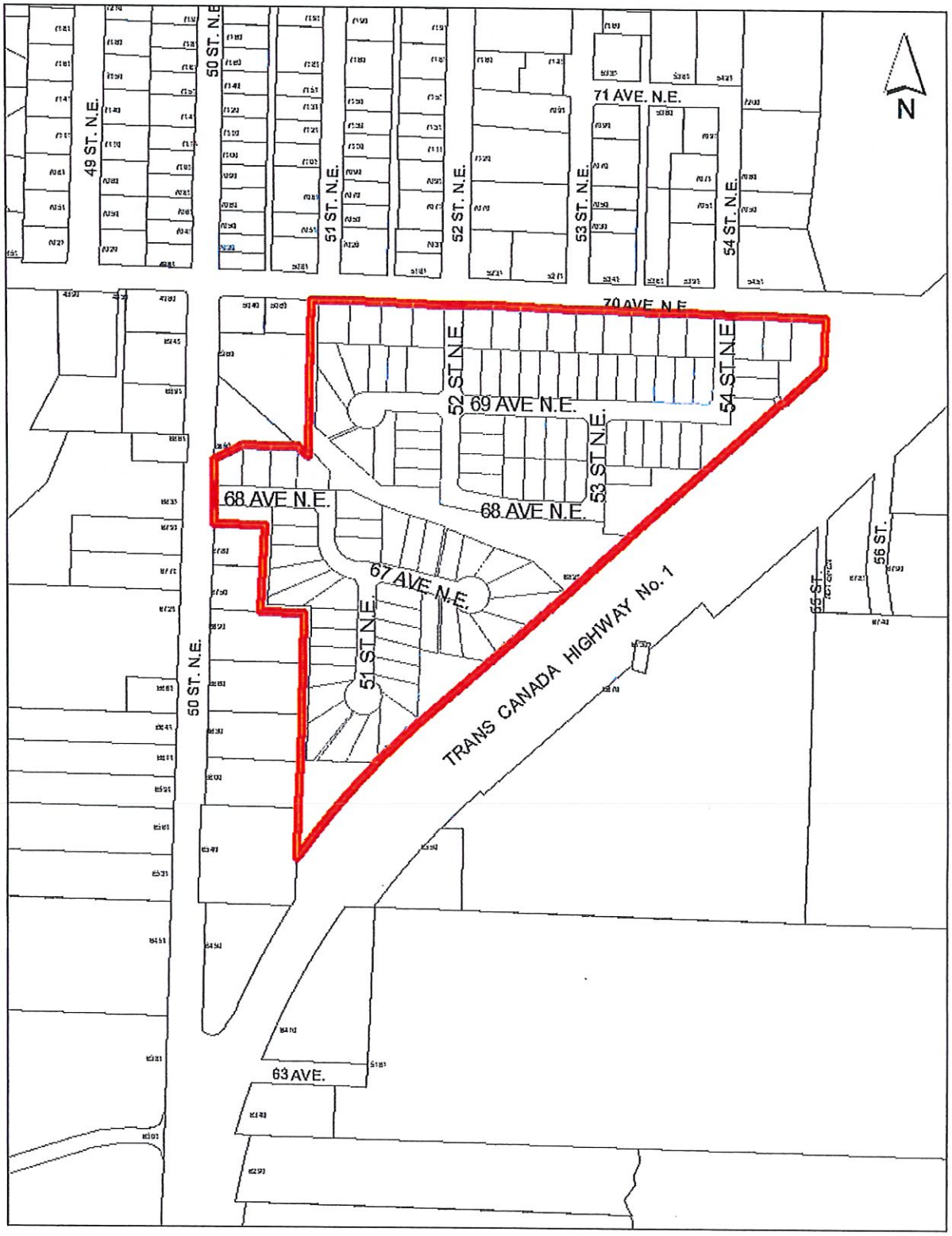
_____
For Minister of Transportation & Infrastructure

_____
MAYOR

_____
CORPORATE OFFICER

City of Salmon Arm
Zoning Amendment Bylaw No. 4533

SCHEDULE "A"



Item 24.7

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Bylaw No. 4532 be read a third time.

[LUC P1971; Canoe Creek Estates]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4532

A bylaw to amend "City of Salmon Arm Land Use Contract Termination Bylaw No.4485"

WHEREAS pursuant to section 548 of the *Local Government Act* the City of Salmon Arm may address early termination of a land use contract that is entered into and registered in a land title office subject to the terms and conditions therein set out;

AND WHEREAS mandatory notice required under section 466(5) of the Local Government Act for a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on June 27, 2022 at the hour of 7:00 p.m. and was published in the and the June 15 and 22, 2022 issues of the Salmon Arm Observer and delivered at least 10 days prior of all parcels, any part of which is subject to the land use contract that the bylaw will terminate or is within a distance specified by bylaw from that part of the area that is subject to that land use contract;

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

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

1. That "City of Salmon Arm Land Use Contract Termination Bylaw No. 4485", Schedule 'A' be amended by deleting the following:

PID	Legal Description	Civic Address
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE

And replacing it with:

PID	Legal Description	Civic Address
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5330 70 Avenue NE
002-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-093	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE

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 effective upon adoption.

5. CITATION

This bylaw may be cited as **"City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532".**

READ A FIRST TIME THIS	13	DAY OF	June	2022
READ A SECOND TIME THIS	13	DAY OF	June	2022
READ A THIRD TIME THIS		DAY OF		2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

_____
MAYOR

_____
CORPORATE OFFICER

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Item 26

CITY OF SALMON ARM

Date: June 27, 2022

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of June 27, 2022, be adjourned.

Vote Record

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

Opposed:

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

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