

1. June 28, 2021 Council Agenda And Correspondence

Documents:

[JUNE 28, 2021 AGENDA.PDF](#)

[JUNE 28, 2021 CORRESPONDENCE.PDF](#)

[JUNE 28, 2021 ITEM 22.1 LATE SUBMISSIONS.PDF](#)



AGENDA

City of Salmon Arm Regular Council Meeting

**Monday, June 28, 2021
1:30 p.m.**

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

Page #	Item #	Description
	1.	CALL TO ORDER
1 – 2	2.	IN-CAMERA SESSION
	3.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>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.</i>
	4.	ADOPTION OF AGENDA
	5.	DISCLOSURE OF INTEREST
	6.	CONFIRMATION OF MINUTES
3 – 20	1.	Regular Council Meeting Minutes of June 14, 2021
	7.	COMMITTEE REPORTS
21 – 26	1.	Development and Planning Services Committee Meeting Minutes of June 21, 2021
27 – 30	2.	Environmental Advisory Committee Meeting Minutes of May 21, 2021
31 – 34	3.	Environmental Advisory Committee Meeting Minutes of June 11, 2021
35 – 39	4.	Shuswap Regional Airport Operations Committee Meeting Minutes of June 16, 2021
	8.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
39 – 44	1.	Board in Brief – June 2021

- 9. STAFF REPORTS**
- 45 – 46 1. Director of Corporate Services – 2020 Annual Report
 - 47 – 50 2. Chief Financial Officer - 2022/2023 RCMP Funding (2022 Budget)
 - 51 – 56 3. Director of Development Services – Agricultural Advisory Committee
 - 57 – 60 4. Director of Development Services – Proposed Purchase of a New Electric Vehicle
 - 61 – 64 5. Director of Engineering and Public Works – Construction Tender Award – Ross Street Underpass
 - 65 – 68 6. Director of Engineering and Public Works – Award for Ross Street Underpass Engineering Contract Administration Services (Phase 3)
 - 69 – 70 7. Director of Corporate Services – Officer Appointments
- 10. INTRODUCTION OF BYLAWS**
- 71 – 94 1. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449 [OCP4000-46; Passey, B. & T.; 3381 10 Avenue SE; LR to MR] – First Reading
 - 95 – 98 2. City of Salmon Arm Zoning Amendment Bylaw No. 4450 [ZON-1203; Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4] [*See Item 10.1 for Staff Report*] – First Reading
 - 99 – 120 3. City of Salmon Arm Zoning Amendment Bylaw No. 4451 [ZON-1204; Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 – 6 Avenue NE; R-1 to R-4] – First and Second Reading
 - 121 – 132 4. City of Salmon Arm Zoning Amendment Bylaw No. 4463 [ZON-1212 [Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8] – First and Second Reading
- 11. RECONSIDERATION OF BYLAWS**
- 133 – 152 1. City of Salmon Arm Zoning Amendment Bylaw No. 4459 [ZON-1209; Buckler, J. & K.; 2920 7 Avenue NE; R1 to R8] – Final Reading
 - 153 – 176 2. City of Salmon Arm Zoning Amendment Bylaw No. 4458 [ZON-1208/DVP-532; Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE] – Final Reading
 - 177 – 208 3. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4433 [OCP4000-45; Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; SRV to HC] – Final Reading
 - 209 – 214 4. City of Salmon Arm Zoning Amendment Bylaw No.4434 [ZON-1197; Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; A-1 to C-3] – Final Reading
- 12. CORRESPONDENCE**
- 215 – 216 1. Informational Correspondence
 - 217 – 244 2. L. Fitt, Salmon Arm Economic Development Society 2020 MRDT Annual Performance Report
- 13. NEW BUSINESS**

- 14. PRESENTATIONS / DELEGATIONS**
- 245 - 256 1. Presentation 4:00 - 4:15 p.m. (approximately)
Jen Bellhouse, Shuswap Trail Alliance - AGM Directors Report and 2020 Financial Statements
- 257 - 266 2. Presentation 4:15 - 4:30 p.m. (approximately)
Althea Mongerson, Events and Membership Coordinator, Downtown Salmon Arm - Street Entertainment Program
- 15. COUNCIL STATEMENTS**
- 16. SALMON ARM SECONDARY YOUTH COUNCIL**
- 17. NOTICE OF MOTION**
- 18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
- 19. OTHER BUSINESS**
- 267 - 268 1. Councillor Lavery Notice of Motion from June 14, 2021 - Prohibition of Commercial Bottling of Groundwater in Bylaws
- 269 - 270 2. Councillor Lavery Notice of Motion from June 14, 2021- Code of Conduct
- 20. QUESTION AND ANSWER PERIOD**

7:00 p.m.

Page #	Item #	Description
	21.	DISCLOSURE OF INTEREST
	22.	HEARINGS
271 - 312	1.	Development Permit Application No. DP-431 [Guenther, K.; 1141 18 Street NE; 30 unit - Medium Density Residential]
313 - 330	2.	Development Variance Permit Application No. VP-528 [Burgi, M. & S.; 2891 25 Avenue NE; Servicing]
	23.	STATUTORY PUBLIC HEARINGS
331 - 348	1.	Zoning Amendment Application No. ZON-1214 [Text Amendment]
349 - 370	2.	Zoning Amendment Application No. ZON-1206 [Dobie, S. and J./Lawson Engineering Ltd.; 821 60 Street NW; A2 to A3]
371 - 382	3.	Zoning Amendment Application No. ZON-1211 [LeFloch, C. and Sinopoli, R.; 1080 12 Street SE; R7 to R8]
383 - 396	4.	Zoning Amendment Application No. ZON-1213 [CDN Framing & Development Co.; 941 8 Avenue NE; R1 to R8]

- 24. RECONSIDERATION OF BYLAWS**
- 397 – 400 1. City of Salmon Arm Zoning Amendment Bylaw No. 4465 [ZON-1214; Text Amendment] – Third Reading
- 401 – 404 2. City of Salmon Arm Zoning Amendment Bylaw No. 4453 [ZON-1206; Dobie, S. and J./Lawson Engineering Ltd.; 821 60 Street NW; A2 to A3] – Third and Final Reading
- 405 – 408 3. City of Salmon Arm Zoning Amendment Bylaw No. 4462 [ZON-1211; LeFloch, C. and Sinopoli, R.; 1080 12 Street SE; R7 to R8] – Third Reading
- 409 – 412 4. City of Salmon Arm Zoning Amendment Bylaw No. 4464 [ZON-1213; CDN Framing & Development Co.; 941 8 Avenue NE; R1 to R8] – Third Reading
- 25. QUESTION AND ANSWER PERIOD**
- 413 – 414 **26. ADJOURNMENT**

Item 2.

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: pursuant to Section 90(1) (c) labour relations or other employee relations, and (g) litigation or potential litigation affecting the municipality; 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

THIS PAGE INTENTIONALLY LEFT BLANK

Item 6.1

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Regular Council Meeting Minutes of June 14, 2021, be adopted as circulated.

Vote Record

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

Opposed:

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

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held by electronic means as authorized by Ministerial Order M192, at 1:00 p.m. and reconvened at 2:30 p.m. on Monday, June 14, 2021.

PRESENT:

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

Director of Corporate Services E. Jackson (participated remotely)
 Director of Development Services K. Pearson (participated remotely)
 Director of Engineering and Public Works R. Niewenhuizen (participated remotely)
 Director of Financial Services C. Van de Cappelle (participated remotely)
 Fire Chief B. Shirley (participated remotely)
 Recorder C. Simmons (participated remotely)

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0302-2021

Moved: Councillor Lavery
 Seconded: Councillor Cannon
 THAT: pursuant to Section 90(1) (c) labour relations or other employee relations, (g) litigation or potential litigation affecting the municipality, and (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; 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 2:20 p.m.
 Council recessed until 2:31 p.m.

3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

4. REVIEW OF AGENDA

Revision to item 7.1 Development and Planning Services Committee Meeting Minutes of June 7, 2021

Addition under item 22.2 R. Cameron – email dated June 14, 2021 – variance permit no. VP-531

Addition under item 23.1/24.1 J. Stewart – email dated June 11, 2021 – Zoning Amendment Bylaw 2303 (Braby property)

Addition under item 23.1/24.1 R. Lipscomb – email dated June 13, 2021 – Rezoning from R-1 to R-8 North side of 12 Ave NE, West of 22 St NE

Addition under item 23.1/24.1 R. and M. Mann – letter dated June 12, 2021 – Proposed Amendments to Zoning Bylaw No. 2303 pertaining to 2151 12 Avenue, NE

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

Councillor Wallace Richmond read the following statement:

We begin this meeting with a moment of reflection to honour the victims of the horrific act of hate that killed four and orphaned a nine-year-old boy in London Ontario.

We offer our sincere condolences to the families, friends, congregation members, witnesses, first responders, health care providers and all who have been impacted by this trauma and terror.

We must not let the pain of this unfathomable loss and hateful act numb us in our collective responsibility to stamp out hate, acknowledge that islamaphobia is real, and combat the racism in Canadian society and in our own community.

We mourn with our Muslim community members who continue to suffer the cruelty of ignorance, intolerance, prejudice and discrimination.

We are all equal under the law and share the right to freedom of expression of religious beliefs. We must recommit to upholding that freedom by working together daily to fortify a culture of inclusion, respect and safety.

A vigil is planned for Friday, June 25 at 8:00 pm at McGuire Lake. Thank you to the Shuswap Immigration Services Society for their leadership in supporting our newcomers and strengthening our community's resilience against racism and towards inclusion.

Please join us in a moment of silence in remembrance.

5. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict of interest with item 10.1 as the applicant is a client of his firm.

Councillor Eliason left the meeting at 2:36 p.m.

6. CONFIRMATION OF MINUTES**1. Regular Council Meeting Minutes of May 25, 2021**

0303-2021

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting Minutes of May 25, 2021, be adopted as circulated.

CARRIED UNANIMOUSLY**2. Special Council Meeting Minute of May 31, 2021**

0304-2021

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Special Council Meeting Minutes of May 31, 2021, be adopted as circulated.

CARRIED UNANIMOUSLY**7. COMMITTEE REPORTS**

Councillor Eliason returned at 2:38 p.m.

1. Development and Planning Services Committee Meeting Minutes of June 7, 2021

0305-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of June 7, 2021, be received, as amended, as information.

CARRIED UNANIMOUSLY**2. Social Impact Advisory Committee Meeting Minutes of May 21, 2021**

0306-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Social Impact Advisory Committee Meeting Minutes of May 21, 2021, be received as information.

CARRIED UNANIMOUSLY**3. Downtown Parking Commission Meeting Minutes of May 18, 2021**

0307-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Downtown Parking Commission Meeting Minutes of May 18, 2021, be received as information.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS – continued

4. Environmental Advisory Committee Meeting Minutes of May 21, 2021

0308-2021 Moved: Councillor Eliason
 Seconded: Councillor Lavery
 THAT: the Environmental Advisory Committee Meeting Minutes of May 21, 2021,
 be received as information.

CARRIED UNANIMOUSLY

5. Active Transportation Task Force Meeting Minutes of June 7, 2021

0309-2021 Moved: Councillor Lavery
 Seconded: Mayor Harrison
 THAT: the Active Transportation Task Force Meeting Minutes of June 7, 2021, be
 received as information.

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

1. Board in Brief – May 2021

Received for information.

9. STAFF REPORTS

1. Director of Development Services – Proposed Telecommunications Facility Referral
(Cellular Tower Installation) [4310 45 Street SE; Telus/Cypress Land Services]

0310-2021 Moved: Councillor Cannon
 Seconded: Councillor Wallace Richmond
 THAT: the City of Salmon Arm has been notified regarding the proposed
 installation of a telecommunications facility on Lot 2, Section 6, Township 20,
 Range 9, W6M, KDYD, Plan 26042, as described in the information package dated
 April 6, 2021 and attached to the staff report dated June 1, 2021;

AND THAT: the City of Salmon Arm is satisfied that the proposal has addressed
the City Policy 3.18 requirements;

AND THAT: the City of Salmon Arm concurs with the proposed installation of a
telecommunications facility on the subject parcel as proposed.

Mayor Harrison called three times for public input.

CARRIED UNANIMOUSLY

9. STAFF REPORTS – continued2. Director of Development Services – Storage Zoning

0311-2021

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: Council direct staff to prepare a bylaw amendment to proceed with Option 3 outlined in the staff report dated May 31, 2021.

CARRIED

Councillor Flynn and Lavery Opposed

3. Director of Development Services – 2020 City of Salmon Arm Carbon Neutral Progress Survey

0312-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the 2020 City of Salmon Arm Climate Action/Carbon Neutral Progress Survey indicates the City is eligible for recognition from the Green Communities Committee as a 'Level 3 – Accelerating Progress' local government and that the City will not be carbon neutral for the 2020 reporting year;

AND FURTHER THAT: the 2020 City of Salmon Arm Climate Action/Carbon Neutral Progress Survey, attached as Appendix 1 in the Development Services Department memorandum dated May 13, 2021 be received as information.

Councillor Flynn left the meeting at 3:24 p.m. and returned at 3:26 p.m.

CARRIED UNANIMOUSLY4. Fire Chief –Replacement 4x4 ¾ Ton Truck

0313-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: Council authorize the purchase of a 2021 RAM 2500 Big Horn Truck from Braby Motors in accordance with the quote price of \$42,450.72 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of the 2021 RAM 2500 Big Horn Truck and to authorize sole sourcing of same to Braby Motors.

CARRIED UNANIMOUSLY5. Chief Financial Officer – Disposal of Surplus Equipment

0314-2021

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: the following bids/offers be accepted for the sale of surplus equipment on a "where is, as is" basis:

<u>Equipment</u>	<u>Buyer</u>	<u>Bid Amount</u> (plus GST and PST)
1997 Ford Aerostar Van S/N 1FMDA41X2V2B37716	Dave McFadyen	\$1,100.00

CARRIED UNANIMOUSLY

9. STAFF REPORTS – continued

6. Chief Financial Officer – Year-end Accounting and Audit Preparation Software

0315-2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to include an allocation of \$23,800.00 for Year-end Accounting and Audit Preparation Software funded from the Future Expenditure Reserve (\$13,520.00) and the Caseware Reserve (\$10,280.00);

AND THAT: the Mayor and Corporate Officer be authorized to purchase an accounting and audit preparation software license for Caseware with Caseware International Inc. to be renewed automatically on an annual basis in accordance with their quote of \$7,890.00 plus applicable taxes;

AND THAT: the Mayor and Corporate Officer be authorized to execute the Service Level Agreement with F.H. Black & Company Incorporated for a three (3) year period for Caseware in accordance with their quote of \$13,650.00 plus applicable taxes;

AND FURTHER THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of year-end audit/accounting software to authorize sole sourcing of same to Caseware International Inc. and F.H. Black & Company Incorporated respectively.

CARRIED UNANIMOUSLY

7. Director of Engineering and Public Works – Public Works Building Renovation – Phase I

0316-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: Council accept the Architectural Consulting Services Quote for Phase I of the Public Works Building Renovation from Bernd Hermanski Architect Inc., for the quoted price of \$69,584.00 plus applicable taxes;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of these works to authorize sole sourcing to Bernd Hermanski Architect Inc.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS

Councillor Flynn declared a conflict of interest and left the meeting at 3:47 p.m.

1. City of Salmon Arm Zoning Amendment Bylaw No. 4453 [ZON-1206; Dobie, S. and I./Lawson Engineering Ltd.; 821 60 Street NW; A2 to A3] – First and Second Readings

0317-2021

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4453 be read a first and second time.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS – continued

2. City of Salmon Arm Zoning Amendment Bylaw No. 4462 [ZON-1211; LeFloch, C. and Sinopoli, R.; 1080 12 Street SE; R7 to R8] – First and Second Readings

Councillor Flynn returned to the meeting at 3:50 p.m.

0318-2021 Moved: Councillor Wallace Richmond
Seconded: Councillor Eliason
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4462 be read a first and second time;

AND THAT: final reading be withheld subject to submission of a Building Permit application showing that the proposed secondary suite conforms to BC Building Code and Zoning Bylaw requirements.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Zoning Amendment Bylaw No. 4464 [ZON-1213; CDN Framing & Development Co.; 941 8 Avenue NE; R1 to R8] – First and Second Readings

0319-2021 Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4464 be read a first and second time;

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

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4465 [ZON-1214; Text Amendment] – First and Second Readings

0320-2021 Moved: Councillor Cannon
Seconded: Councillor Lavery
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4465 be read a first and second time.

Amendment:

Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: the application be referred to the Agricultural Advisory Committee for review and comment.

CARRIED
Councillor Cannon Opposed

Motion as Amended:

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS – continued

5. City of Salmon Arm Loan Authorization Bylaw No. 4467 [Zone 5 Booster Station] – First, Second and Third Readings

0321-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to reflect additional funding for the construction of the replacement Zone 5 Booster Station in the amount of \$200,000.00, funded from the Water Development Cost Charge Reserve;

AND THAT: the bylaw entitled City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4467 be read a first, second and third time;

AND THAT: approval of the electors be obtained through the Alternative Approval Process for the proposed borrowing of \$1,315,000.00 for the purpose of undertaking the construction of the replacement Zone 5 Booster Station;

AND THAT: Council establish Monday, September 13, 2021 at 4:00 p.m. as the deadline for receipt of the Elector Response Forms from electors for the proposed borrowing of \$1,315,000.00 for the purpose of undertaking the construction of the replacement Zone 5 Booster Station;

AND THAT: Council establish the Elector Response Form as shown on Appendix 1 for the proposed borrowing of \$1,315,000.00 for the purpose of undertaking the construction of the replacement Zone 5 Booster Station;

AND THAT: Council establish the fair determination of the total number of elector responses required as 1,503 for the proposed borrowing of \$1,315,000.00 for the purpose of undertaking the construction of the replacement Zone 5 Booster Station.

CARRIED UNANIMOUSLY

The Meeting recessed at 4:19 p.m.

The Meeting reconvened at 4:23 p.m.

11. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4448 [ZON-1202; Giles, S. & H.; 2050 22 Street NE; R-1 to R-8] – Final Reading

0322-2021

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4448 be read a final time.

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS - continued

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

0323-2021 Moved: Councillor Flynn
 Seconded: Councillor Cannon
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4440 be read a final time.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

8. B. Weicker, President, Shuswap Lifeboat Society, Operating RCMSAR 106 (Shuswap)

0324-2021 Moved: Councillor Wallace Richmond
 Seconded: Councillor Flynn
 THAT: Council provide a letter of support to the Shuswap Lifeboat Society, Operating RCMSAR 106 (Shuswap) for the RCMSAR Rescue Base grant application.

CARRIED UNANIMOUSLY

9. E. McDonald, President, Shuswap Naturalist Club - letter received May 2021 - Blackburn Park Shelter Request - June 15, 2021

0325-2021 Moved: Councillor Lindgren
 Seconded: Councillor Wallace Richmond
 THAT: Council authorize the Shuswap Naturalist Club to hold their monthly meeting at the Blackburn Park Picnic Shelter on June 16, 2021 from 1:30 p.m. to 3:30 p.m., subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

10. A. Mongerson, Events Membership Coordinator, Downtown Salmon Arm - email dated June 8, 2021 - Downtown SA Active Loop

0326-2021 Moved: Councillor Flynn
 Seconded: Councillor Wallace Richmond
 THAT: Council approve the ActiveLoop as proposed by Downtown Salmon Arm in the email dated June 8, 2021 from June 14, 2021 to August 31, 2021, subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE – continued

5. C. Cosens – email dated May 27, 2021 – 30 km speed limit around McGuire Lake

0327-2021

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the email from C. Cosens dated May 27, 2021 – 30 km speed limit around McGuire Lake be forwarded to the Traffic Safety Committee.

CARRIED UNANIMOUSLY

15. B. Schmidt, Director, Operations and Client Relations – email dated May 27, 2021 – 2021 UBCM Convention – Provincial Appointment Book and Meeting Request Process for Meetings with Provincial Government

0328-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Mayor and Council be authorized to virtually attend the 2021 UBCM Convention.

CARRIED UNANIMOUSLY

13. NEW BUSINESS**14. PRESENTATIONS****15. COUNCIL STATEMENTS**

0329-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the McGuire Lake rental fees for the vigil hosted by the Shuswap Immigration Services Society on June 25, 2021 be funded from 2021 Council Initiatives.

CARRIED UNANIMOUSLY

16. SALMON ARM SECONDARY YOUTH COUNCIL**17. NOTICE OF MOTION**

1. Councillor Lavery - Prohibition of Commercial Bottling of Groundwater in Bylaws

WHEREAS Council recently endorsed a motion opposing the extraction of groundwater for the purposes of commercial bottled or bulk water sales and advised the province of that motion;

AND WHEREAS the City can control the commercial bottling of ground water through its own zoning bylaws;

17. NOTICE OF MOTION – continued

1. Councillor Lavery - Prohibition of Commercial Bottling of Groundwater in Bylaws – continued

THEREFORE BE IT RESOLVED THAT Council ask staff to report on options to prohibit the commercial bottling of groundwater in all zones of our land use bylaws;

AND BE IT FURTHER RESOLVED THAT no commercial bottling of groundwater be permitted in any zone until the staff report is received and discussed by Council.

2. Councillor Lavery - Code of Conduct

WHEREAS a Code of Conduct provides standards that supplement conduct already required legislatively or through policy;

AND WHEREAS building a shared understanding of expected conduct and setting that out in a code of conduct will make expectations clearer, is a good way to prevent issues and is recommended by UBCM;

THEREFORE BE IT RESOLVED THAT Council ask staff to report back on options to develop a Code of Conduct for implementation by the summer of 2022 at the latest by the current Council;

AND THAT an adopted Code of Conduct be an ongoing component of the swearing-in ceremony of future Councils;

AND FURTHER THAT Council appoint members of Council to work with staff in developing the report.

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

20. QUESTION AND ANSWER PERIOD

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

2. IN-CAMERA SESSION – continued

0330-2021

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: pursuant to Section 90(1) (c) labour relations or other employee relations; of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 5:12 p.m.
Council returned to Regular Session at 5:34 p.m.
Council recessed until 7:00 p.m.

PRESENT:

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

Director of Corporate Services E. Jackson (participated remotely)
Director of Development Services K. Pearson (participated remotely)
Director of Engineering and Public Works R. Niewenhuizen (participated remotely)
Recorder B. Puddifant (participated remotely)

21. DISCLOSURE OF INTEREST

22. HEARINGS

1. Agricultural Land Commission Application No. 407 [Mierau, B. & R./Laird, B./City of Salmon Arm; 3831 20 Avenue SE; Exclusion]

0331-2021

Moved: Councillor Cannon
Seconded: Councillor Lavery
THAT: Agricultural Land Commission Application No. ALC 407 be authorized for submission to the Agricultural Land Commission.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:05 p.m. and the Motion was:

CARRIED UNANIMOUSLY

2. Development Variance Permit Application No. VP-531 [Cruikshank, J.; 1681 11 Avenue SE]

0332-2021

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: Development Variance Permit No. VP-531 be authorized for issuance for Lot 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan 16367 which will vary Zoning Bylaw No. 2303 (R-7 Large Lot Single Family Residential Zone) as follows:

1. Section 12.11.4 – Exterior Side Parcel Line Setback reduction from 6.0 m to 2.5 m to facilitate construction of a garage addition to the existing single family dwelling on this property;

AND THAT: Final approval be withheld subject to registration of a Section 219 Covenant restricting access from 10 Avenue SE without the City's approval.

22. HEARINGS – continued

2. Development Variance Permit Application No. VP-531 [Cruikshank, J.; 1681 11 Avenue SE] – continued

Submissions were called for at this time.

R. Cameron – email dated June 14, 2021 – variance permit no. VP-531

J. Cruikshank, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:11 p.m. and the Motion was:

CARRIED UNANIMOUSLY

3. Development Variance Permit Application No. VP-532 [Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE]

0333-2021

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: Development Variance Permit No. VP-532 be authorized for issuance for Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 13.12.2 Rear Parcel Line Setback reduction from 6.0 m to 5.0 m for single family dwellings.

Submissions were called for at this time.

B. Lawson, the agent, and J. & E. Braby, the applicants, were available to answer questions from Council.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:15 p.m. and the Motion was:

CARRIED UNANIMOUSLY

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1208 [Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE]

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

Submissions were called for at this time.

B. Lawson, the agent, spoke regarding the application and was available to answer questions from Council.

J. & E. Braby, the applicants, were available to answer questions from Council.

23. STATUTORY PUBLIC HEARINGS – continued**1. Zoning Amendment Application No. ZON-1208 [Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE] – continued**

E. Perrin, Church of Jesus Christ of Latter Day Saints, 1400 20 Street NE, spoke regarding concerns that homeowners/tenants would park in the Church parking lot.

J. Stewart – email dated June 11, 2021 – Zoning Amendment Bylaw 2303 (Braby property).

R. Lipscomb – email dated June 13, 2021 – Rezoning from R-1 to R-8 North side of 12 Ave NE, West of 22 St NE.

R. and M. Mann – letter dated June 12, 2021 – Proposed Amendments to Zoning Bylaw No. 2303 pertaining to 2151 12 Avenue, NE.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:25 p.m. and the next item ensued.

2. Zoning Amendment Application No. ZON-1209 [Buckler, J. & K.; 2920 7 Avenue NE]

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

Submissions were called for at this time.

J. Buckler, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:27 p.m. and the next item ensued.

3. Official Community Plan Amendment Application No. OCP4000-45 [Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; SRV to HC]

The Director of Development Services explained the proposed Official Community Plan Amendment Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:31 p.m. and the next item ensued.

4. Zoning Amendment Application No. ZON-1197 [Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; A-1 to C-3]

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 7:36 p.m. and the next item ensued.

24. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4458 [ZON-1208/DVP-532; Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE] – Third Reading

0334-2021

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4458 be read a third time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4459 [ZON-1209; Buckler, J. & K.; 2920 7 Avenue NE] – Third Reading

0335-2021

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4459 be read a third time.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4433 [OCP4000-45; Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; SRV to HC] – Third Reading

0336-2021

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4433 be read a third time.

CARRIED

Councillor Lindgren Opposed

4. City of Salmon Arm Zoning Amendment Bylaw No.4434 [ZON-1197; Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; A-1 to C-3] – Third Reading

0337-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No.4434 be read a third time.

CARRIED

Councillor Lindgren Opposed

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

0338-2021

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the Regular Council Meeting of June 14, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:49 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Adopted by Council the day of , 2021.

THIS PAGE INTENTIONALLY LEFT BLANK

Item 7.1

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of June 21, 2021, be received as information.

Vote Record

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

Opposed:

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

DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held by electronic means by Ministerial Order M192, on Monday, June 21, 2021.

PRESENT:

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

Acting Deputy Chief Administrative Officer/Director of Engineering
 & Public Works R. Niewenhuizen (participated remotely)
 Director of Development Services K. Pearson (participated remotely)
 City Engineer J. Wilson (participated remotely)
 Recorder B. Puddifant (participated remotely)

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" and acknowledged that June 21, 2021 is National Indigenous Peoples Day.

3. REVIEW OF THE AGENDA

4. DISCLOSURE OF INTEREST

5. REPORTS

1. Development Permit Application No. DP-431 [Guenther, K.; 1141 18 Street NE; 30 unit – Medium Density Residential]

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 431 be authorized for issuance for Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 Except Plan KAP54560 in accordance with the drawings attached as Schedule A to the Staff Report dated June 15, 2021;

5. REPORTS - continued1. Development Permit Application No. DP-431 [Guenther, K.; 1141 18 Street NE; 30 unit - Medium Density Residential] - continued

AND THAT: Development Permit No. 431 vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1 (a) - maximum permitted height of a retaining wall, 2 m increased to 5.3 m;
2. Section 9.4 - maximum height of Principal Buildings, 10 m increased to 12.1 m;
3. Section 9.9.1 - minimum setback of Principal Buildings, Front Parcel Line, 5 m reduced to 3 m; and
4. Section 9.9.4 - minimum setback of Principal Buildings, Exterior Parcel Line, 5 m reduced to 3 m;

AND THAT: Development Permit No. 431 vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the 4.0 m (13.1 feet) width-of-laneway dedication in exchange for registration of a Road Reserve Covenant at time of subdivision;

AND FURTHER THAT: issuance of Development Permit No. 431 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 landscaping plan.

M. Lamerton, agent for the applicant, outlined the application and was available to answer questions from the Committee.

K. Guenther, the applicant, was available to answer questions from the Committee.

CARRIED
Councillor Lavery Opposed

2. Development Variance Permit Application No. VP-528 [Burgi, M. & S.; 2891 25 Avenue NE; Servicing

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 2303 as follows:

1. Waive the requirement to install Storm Sewer works (catch basin and rock pit drywell);
2. Waive the requirement to install Concrete works (curb, gutter and sidewalk); and
3. Waive the requirement to install Electrical and Telecommunications works (streetlight and UG Hydro/Telephone).

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

CARRIED UNANIMOUSLY

5. REPORTS - continued

3. Official Community Plan Amendment Application No. OCP4000-46 [Passey, B. & T.; 3381 10 Avenue SE; LR to MR]

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 Land Use Designation of Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density).

CARRIED

Councillor Lavery Opposed

4. Zoning Amendment Application No. ZON-1203 [Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4] [See Item 5.3 for Staff Report]

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

AND THAT: final reading of Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED

Councillor Lavery Opposed

5. Zoning Amendment Application No. ZON-1204 [Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 - 6 Avenue NE; R-1 to R-4]

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to:

1. removal of two shipping containers from the property; and
2. Ministry of Transportation and Infrastructure approval.

J. Johnson, agent for applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. REPORTS - continued

6. Zoning Amendment Application No. ZON-1212 [Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8]

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 3674 Except Plan 27952 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

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

M. Wilson, agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. PRESENTATIONS

7. FOR INFORMATION

8. CORRESPONDENCE

9. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee meeting of June 21, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:30 a.m.

Deputy Mayor Louise Wallace Richmond
Chair

Minutes received as information by Council
at their Regular Meeting of _____, 2021.

THIS PAGE INTENTIONALLY LEFT BLANK

Item 7.2

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: the Environmental Advisory Committee Meeting Minutes of May 21, 2021, be received as information.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

Minutes of the Environmental Advisory Committee Meeting held by virtual means on Friday, May 21, 2021 at 11:00 a.m.

PRESENT:

Councillor Sylvia Lindgren
Julia Beatty
Pauline Waelti
Janet Pattinson
Luke Gubbels
Carmen Fennell
Janet Aitken
Christina Thomas
Barrie Voth
Warren Bell
Erin Jackson

City of Salmon Arm, Chair
Citizen at Large
Shuswap Environmental Action Society (SEAS)
Shuswap Naturalist Club
Canoe Forest Products
Citizen at Large
Salmon Arm Bay Nature Enhancement Society (SABNES)
Neskonlith Indian Band
Agricultural Industry
WA:TER
City of Salmon Arm, Recorder

ABSENT:

Amy Vallarino

Adams Lake Indian Band
Citizen at Large
Salmon Arm Fish and Game Club

GUESTS:

The meeting was called to order at 11:03 a.m.

1. Introductions and Welcome

Councillor Lindgren welcomed Christina Thomas, representing the Neskonlith Indian Band and Barrie Voth representing the Agricultural Industry.

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. New Business

a) Water extraction/bottling

The Committee discussed the proposed motion. Luke Gubbels advised that he did not have enough information about the application and asked if there had been First Nations referrals. Councillor Lindgren advised that she had received conflicting information as to whether there were one or two aquifers that would be affected. She confirmed that FLNRORD had not yet issued a license. There was an acknowledgement of the philosophical v. practical reasons for not granting a license to extract water for the purpose of putting it into plastic bottles and Carmen

3. New Business - continued**b) Water extraction/bottling - continued**

Fennell reminded the group that Canada is moving away from single use plastics.

Moved: Warren Bell

Seconded: Pauline Waelti

THAT: the Environmental Advisory Committee recommends to Council that the City of Salmon Arm send a letter to the Minister of FLNRORD opposing this application on the grounds that it is within City boundaries and is not in keeping with the City's vision of a clean and healthy environment and human health safety.

CARRIED

Luke Gubbels Opposed

4. Next Meeting - June 11, 2021 at 2:30 pm**5. Adjournment**

Moved: Warren Bell

Seconded: Pauline Waelti

THAT: the Environmental Advisory Committee meeting of May 21, 2021 be adjourned.

CARRIED UNANIMOUSLY

The virtual meeting adjourned at 11:35 a.m.

Councillor Sylvia Lindgren, Chair

Received for information by Council the day of , 2021.

THIS PAGE INTENTIONALLY LEFT BLANK

Item 7.3

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Lindgren

Seconded: Councillor Cannon

THAT: the Environmental Advisory Committee Meeting Minutes of June 11, 2021, be received as information.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

Minutes of the Environmental Advisory Committee Meeting held by virtual means on Friday, June 11, 2021 at 2:30 p.m.

PRESENT:

Councillor Sylvia Lindgren
 Julia Beatty
 Pauline Waelti
 Janet Pattinson
 Carmen Fennell
 Amy Vallarino
 Christina Thomas
 Warren Bell
 Barb Puddifant

City of Salmon Arm, Chair
 Citizen at Large
 Shuswap Environmental Action Society (SEAS)
 Shuswap Naturalist Club
 Citizen at Large
 Citizen at Large
 Neskonlith Indian Band
 WA:TER
 City of Salmon Arm, Recorder

ABSENT:

Luke Gubbels
 Janet Aitken
 Barrie Voth

Adams Lake Indian Band
 Canoe Forest Products
 Salmon Arm Bay Nature Enhancement Society (SABNES)
 Agricultural Industry
 Salmon Arm Fish and Game Club

GUESTS:

The meeting was called to order at 2:31 p.m.

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/changes/additions to Agenda

Moved: Warren Bell

Seconded: Julia Beatty

THAT: the Environmental Advisory Committee Meeting Agenda of June 11, 2021 be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes from March 19, 2021 and May 21, 2021

Moved: Janet Pattinson

Seconded: Julia Beatty

THAT: the Minutes of the Environmental Advisory Committee Meeting of March 19, 2021 be approved.

CARRIED UNANIMOUSLY

Moved: Warren Bell

Seconded: Janet Pattinson

THAT: the Minutes of the Environmental Advisory Committee Meeting of May 21, 2021 be approved.

CARRIED UNANIMOUSLY

5. Presentations**6. Old Business/Arising from Minutes****a) CEEP Working Group update**

Councillor Lindgren spoke regarding the CEEP Working Group findings summarized on March 30, 2021 and outlined that most of the objectives are not attainable without a dedicated City staff person. Councillor Lindgren reviewed the many changes that the City is making, however any recommendations that the EAC may make cannot be achieved without a City staff Climate Action Coordinator to provide a leadership role.

Moved: Janet Pattinson

Seconded: Amy Vallarino

THAT: the EAC recommend to Council to seek and dedicate funding to hire a Climate Action Coordinator to develop a Climate Action Plan to be consulted in all decisions of Council and for the City to explore funding opportunities in conjunction with the CSRD and other external sources.

CARRIED UNANIMOUSLY

Carmen Fennel suggested that the EAC make a presentation to the CSRD regarding the need for a dedicated staff person.

b) Climate Action update

Councillor Lindgren spoke regarding the Partners for Climate Protection (PCP) and that the City is at a Level 1 Milestone. In order to reach Level 2 the City needs to create a Climate Action Plan.

7. New Business

Pauline Waelti entered the meeting at 3:15 p.m.

- a) **City of Salmon Arm Carbon Neutral Progress Survey**
Councillor Lindgren provided an overview of the Carbon Neutral Progress Survey. The City is moving in the right direction in its efforts to reduce greenhouse gases.

Amy Vallarino left the meeting at 3:20 p.m.

- b) **Decibel Coalition**
Councillor Lindgren spoke regarding correspondence received by SABNES from the Shuswap & Mara Lakes Decibel Coalition and will bring this letter to the attention of Council.

8. Other Business & / or Roundtable Updates

Carmen Fennel left the meeting at 3:30 p.m.

9. Next Meeting – July 9, 2021**10. Adjournment**

Moved: Julia Beatty
Seconded: Janet Pattinson
THAT: the Environmental Advisory Committee meeting of June 11, 2021 be adjourned.

CARRIED UNANIMOUSLY

The virtual meeting adjourned at 3:43 p.m.

Councillor Sylvia Lindgren, Chair

Received for information by Council the day of , 2021.

Item 7.4

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of June 16, 2021, be received as information.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

Minutes of the Shuswap Regional Airport Operations Committee Meeting held by virtual means on Wednesday, June 16, 2021 at 3:00 p.m.

PRESENT:

Chad Eliason
Keith Watson
John McDermott
Doug Pearce
Darin Gerow
Robert Niewenhuizen

Councillor, City of Salmon Arm, Chair
Airport Manager
Lakeland Ultralights
Salmon Arm Flying Club
City staff, Manager of Roads and Parks
City staff, Director of Engineering & Public Works

ABSENT:

Terry Rysz
Mark Olson
Jeremy Neufeld
Gord Newnes

Mayor, District of Sicamous
Hangar Owner
RAP Attack
Hangar Owner

GUESTS:

Tyler Kosick

Kosick Aggregates Ltd./Aircraft owner

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

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

Moved: Keith Watson

Seconded: John McDermott

THAT: the Shuswap Regional Airport Operations Committee Meeting Agenda of June 16, 2021, be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of March 17, 2021 Shuswap Regional Airport Operations Committee Meeting

Moved: John McDermott

Seconded: Keith Watson

THAT: the minutes of the Shuswap Regional Airport Operations Committee Meeting of March 17, 2021 be approved as circulated.

CARRIED UNANIMOUSLY

5. Approval of Minutes of March 9, 2021 Shuswap Regional Airport Safety Committee Meeting

Moved: Keith Watson

Seconded: John McDermott

THAT: the minutes of the Shuswap Regional Airport Safety Committee Meeting of March 9, 2021 be approved as circulated.

CARRIED UNANIMOUSLY

6. Airport Managers Update

- Stantech completed Airport Audit
- Audit finding have been received and are being reviewed
- Allphase electric completed runway lighting upgrades
- WSP completed final inspection on Taxiway Charlie
- Spring inspection of airport grounds
 - Minor tree encroachments to be trimmed
- Gentech Engineering completed OLS survey

7. Old Business /Arising from minutes

- a) Table Top Exercise being prepared for this fall
- b) Taxiway Charlie update
 - a. WSP was onsite June 14/15 conducted Civil and Electrical final inspection, a few deficiencies were noted.
 - b. Staff are currently working with contractors to address deficiencies, once completed WSP will sign off for Transport Canada Approval allowing City to move ahead with opening Taxiway Charlie and updating Flight Supplement.
- c) Transport Canada Process Inspection
 - a. Reviewing Audit findings
 - b. CAP to be submitted at the end of June
- d) BCAAP – Runway Paving Transport Canada Process Inspection
 - a. Grant was not approved
 - b. City Staff meet with Program administration to discuss application

8. New Business

- a) Airport Audit
 - a. was completed in March of this year,
 - b. received draft finding on May 31, currently reviewing with Stantec
- b) Lease, Rental Rates & Fee Review
 - a. Discussed potential new lease properties at Airport
 - b. New lots contingent on Taxiway Charlie being approved by Transport Canada

8. New Business - continued

- c. City's Finance Department is currently reviewing the rental and lease rates

9. Other Business &/or Roundtable Updates

- a) None

10. Next meeting - Wednesday, September 15, 2021**11. Adjournment**

Moved: Doug Pearce

Seconded: John McDermott

THAT: the Shuswap Regional Airport Operations Committee Meeting of June 16, 2021 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 3:45 p.m.

Robert Niewenhuizen, ASCT
Director of Engineering & Public Works

Item 8.1

CITY OF SALMON ARM

Date: June 28, 2021

Board in Brief – June 2021

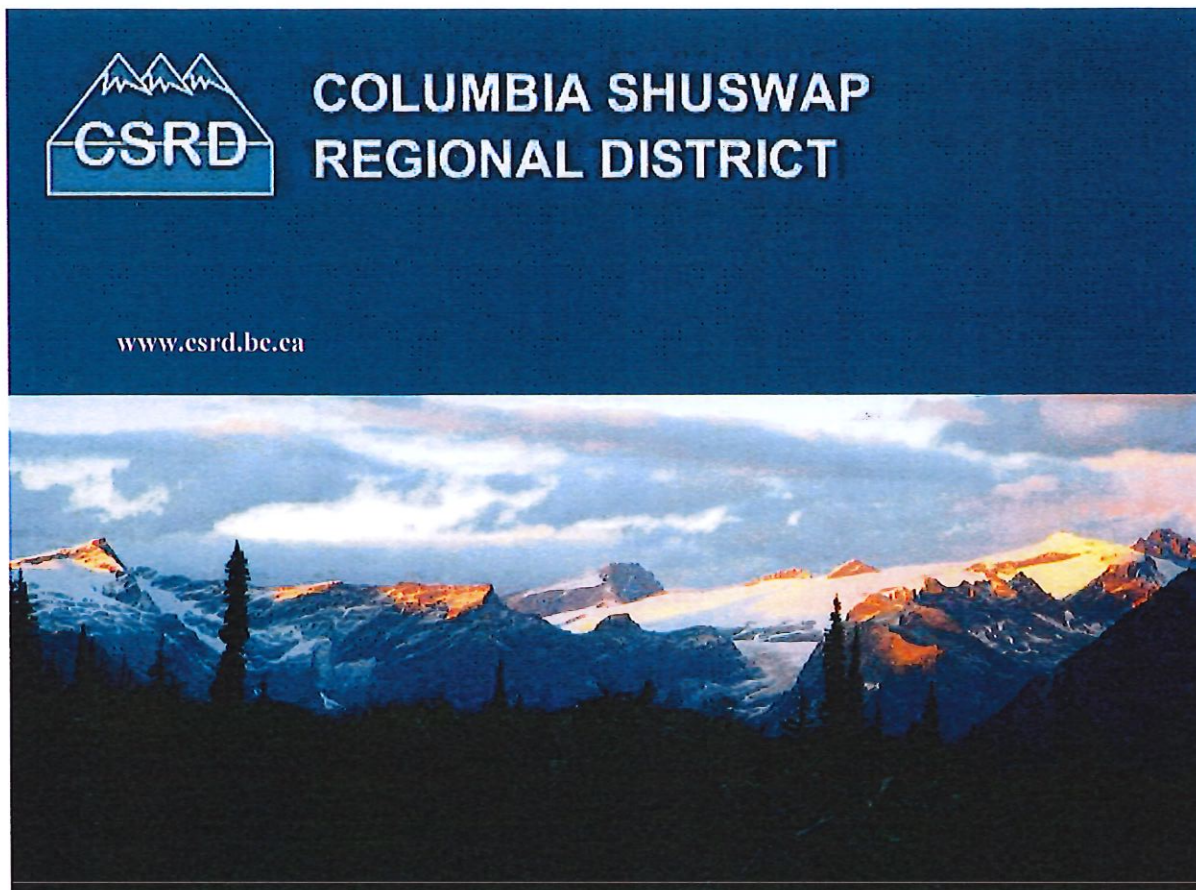
Vote Record

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

Opposed:

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

From: Columbia Shuswap Regional District <communications@csrd.bc.ca>
Sent: Wednesday, June 23, 2021 9:17 AM
To: Caylee Simmons
Subject: #yourCSRD - June 2021



#YourCSRD - June 2021

June 2021



Web version

Highlights from the Regular Board Meeting

Business Arising from the Minutes

School District 83 Invitation

In response to a request from the Board at the May 20, 2021 meeting, Amanda Krebs, School Board Chairperson, School District No. 83 (North Okanagan-Shuswap), attended to provide an update on the School District's Long Range Facilities Plan and the option to change the configurations of high schools in Salmon Arm into two separate Grade 9-12 schools. There was also discussion about the need for a new high school to be built in the Sorrento area.



Committee Reports

Rail Trail Technical Operational Committee

The Board supported a joint application to the Canada Healthy Community Initiatives grant in the amount of \$250,000 to build a test section of the Shuswap North Okanagan Rail Trail (Sicamous to Armstrong) corridor in 2021.

Business General & Business by Area

Grant-in-Aid Requests

The Board approved allocations from the 2021 electoral grant-in-aid budget for projects in Electoral Areas A, C, D and F. **View report.**

Electoral Area E: Access to Electoral Area Feasibility Study Funds

The Board approved up to \$17,000 from the Electoral Area Feasibility Study Fund for a Grade Crossing Safety Assessment required to determine the feasibility of establishing a train whistle cessation service at the Taft Road Crossing near the Crazy Creek Resort. **View report.**

Electoral Area A: Electoral Area A Community Works Fund Allocation

Due to the denial of a permit from the Ministry of Forests, Land, Natural Resource Operations and Rural Development to allow for the construction of a boat launch at Nicholson, the Board rescinded a motion to use \$270,000 in funds from the Electoral Area A Community Works Fund allocation. The Board also approved spending \$35,000 from the Electoral Area A Community Works Fund allocation for playground and park improvements at Tom Kelley Memorial Park. **View report.**

Electoral Area A: Golden and District Curling Rink Facility Use Agreement

The Board supported the shared use of the Golden and District Curling Rink facility with the Golden Branch of the Royal Canadian Legion and the Golden and District Curling Club. If the Golden Branch of the Royal Canadian Legion members approve the relocation of its operations to a portion of the Golden and District Curling Rink facility, the Board then authorized staff to develop the appropriate facility-use agreements. **View report.**

Electoral Area E: Electoral Area E Community Works Fund – Energy Efficient Upgrades for the Malakwa Fire Hall.

The Board approved using Community Works Fund up to \$21,000 plus applicable taxes from the Electoral Area E Community Works Fund allocation for energy efficient upgrades at the Malakwa Fire Hall. **View report.**

Electoral Area C, E, and F: Infrastructure Planning Grant Applications

The Board supported Infrastructure Planning Grant applications for the Electoral Area C, E, F and Seymour Arm Liquid Waste Management Plan reviews. **View report.**

Electoral Area E: Sicamous & District Recreation Center Chiller Purchase

Director's Area E: Sicamous & District Recreation Centre - Chamber 2 Upgrade
Due to mechanical issues with the current ice chilling system at the Sicamous and District Recreation Centre, the Board authorized an allocation of an additional \$250,000 from the capital

reserve fund for the purchase of a new chiller. They also agreed to enter into an agreement with Complete Climate Control Inc. to supply and install the chiller.

Electoral Area D: Electoral Area D Dog Control

The Board unanimously authorized participating area approval from the Electoral Area Director consenting in writing to adoption of the bylaw. The Board also gave three readings to Electoral Area D Dog Control Extended Service Area Amendment Bylaw No. 5831, 2021. The bylaw will now be sent to the Inspector of Municipalities for approval before it could come into effect for the target dog control start date of January 1, 2022. If approved by the Inspector, the bylaw will return to the CSRD Board for consideration of adoption later this year. **[View report](#). [View press release](#).**

Board Code of Conduct Bylaw

A draft bylaw was issued to the Board for information. **[View draft](#).**

Delegations

Golden Area Community Economic Development (Golden Community Co-Op)

Jada Basi, CitySpaces Consulting presented the Golden and Area A Housing Needs Report and the Affordable Housing Strategy to the Board. **[View Housing Needs report](#). [View Affordable Housing Strategy](#).**

Golden and Area A Community Forestry Team (GACFT)

Brian Gustafson of GACFT requested the Board consider signing a Memorandum of Understanding between the CSRD, Shuswap Indian Band, and Town of Golden with respect to supporting a Community Forest Agreement in the Golden Timber Service Area. The Board approved a motion to support the MOU in principle.

Concerned Citizens of Cartier

Janis Hooze with Concerned Citizens of Cartier presented information about the recreation development pressure in the Cartier area.



LAND USE MATTERS

Agricultural Land Commission Applications

Electoral Area C: Agricultural Land Commission Non-Farm Use

The applicant is seeking approval for Non-Farm Use in the ALR to allow permanent commercial use of a portion of 4562 Eagle Bay Road that has been operated as a grocery store since 1972. They would also like to expand this commercial use to include a service station on the portion of the property zoned C2, along with additional parking, and storage and sale of agricultural supplies. The Board endorsed staff's recommendation for approval and it will now be sent to the ALC for final decision. **View report.**

Development Permits (DPs), Temporary Use Permits (TUPs) & Development Variance Permits (DVPs)

Electoral Area A: Development Variance Permit No. 641-41A

At the January 21, 2021 Regular Board meeting, the Board approved issuance of DVP641-41A subject to the condition that a covenant be placed on title regarding driveway access. Rather than registering a covenant, Brian Sansom, BC Land Surveyor has supplied staff with a site plan confirming that the driveway access is less than 10% slope, which meets the Subdivision Servicing Bylaw No. 641 driveway requirements. With this new information, the Board approved the issuance of DVP641-41A without the driveway covenant requirement.

Electoral Area B: Temporary Use Permit No. 850-05 Renewal

The subject property is located at 4737 Airport Way, Revelstoke. The applicant wants to renew their TUP for a vacation rental for another three-year term. The Board approved issuance of the DVP. **View report.**

Zoning, OCP and Land Use Amendments

Electoral Area C: Official Community Plan Amendment Bylaw No. 725-14 and South Shuswap Zoning Amendment Bylaw No. 701-88

The owners of 1302 Trans-Canada Highway and 1295 Notch Hill Road are applying to amend the Electoral Area C Official Community Plan Bylaw No. 725 and the South Shuswap Zoning Bylaw No. 701 to allow increased density for a future residential development fronting Notch Hill Road and a commercial development fronting the Trans-Canada Highway. The Board approved second reading and referred the application to a public hearing. **View report.**

Electoral Area E: Rural Sicamous Land Use Bylaw No. 2068; and Lakes Zoning Amendment Bylaw No. 900-26

The owners of Strata K163, located at 9032 Swanson Road, Swansea Point, are applying to bring their properties into compliance with CSRD bylaws. This includes amending the Rural Sicamous Land Use Bylaw No. 2000 and the Lakes Zoning Bylaw No. 900. The Board approved third reading of the bylaw. Prior to adoptions the applicant needs to complete septic improvements, receive approval from the Ministry of Transportation and Infrastructure and resolve encroachment and setback issues. **View report.**

Electoral Area C: Lakes Zoning Amendment Bylaw No. 900-30C

The subject property is located at 7000 Block Sunnybrae-Canoe Point Road in Bastion Bay. Rezoning of the foreshore is required in order permit a proposed dock and buoy and to facilitate the issuance of a Development Permit for the proposed use. In reviewing the application, staff recognized that due to the unique situation regarding the public reserve in Bastion Bay, the proposed rezoning should be applied to the entirety of Bastion Bay and the application converted to a CSRD bylaw amendment. The Board gave second reading to the application and The Board approved second reading and referred the application to a public hearing. **View report.**

Release of In-Camera Resolutions

The following resolutions were released from the In-Camera session of the June 17, 2021 meeting:

Conditional Subdivision and Purchase Contract - Magna Bay

THAT: the Board empower the authorized signatories to enter into a conditional subdivision and purchase agreement with Bob and Evelyn Isley for a one hectare parcel of land to be subdivided from 6929 Squilax Anglemont Road in Magna Bay for a total cost of \$80,000 plus applicable taxes and fees;

Facility Condition Assessments – Asset Management

THAT: the Board empower the authorized signatories to enter into an agreement with FCAPX, a Division of Roth Iams Ltd. to complete facility condition assessments and detailed asset inventory and tagging for 13 CSRD-owned facilities, for a total cost of \$52,617.50 plus applicable taxes;

Appointment to the Revelstoke Economic Development Commission

THAT: Maggie Spizziri be appointed to the Revelstoke Area Economic Development Commission for a two-year term expiring on July 1, 2023.

NEXT BOARD MEETING

The Regular CSRD Board Meeting will be held Thursday, July 15, 2021 at 9:30 AM at the CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm. The public session generally starts at 10 AM.

Any scheduling changes to the electronic start time will be noted on the Events tab of the CSRD's website.

The CSRD will update their website with new information regarding in-person attendance as it becomes available.

Information on how to register for the Zoom meeting access is on the Events tab of the CSRD website under the Board meeting date.



Columbia Shuswap Regional District
555 Harbourfront Drive NE, PO Box 978
Salmon Arm, BC V1E 4P1
www.csrld.bc.ca | 250.832.8194

You are receiving this because you are currently involved in or were previously involved with one of the CSRD's programs; or have subscribed to the CSRD Newsletter.
Unsubscribe

Item 9.1

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: Council receive the City of Salmon Arm 2020 Annual Report.

Vote Record

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

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



TO: Mayor Harrison and Members of Council

DATE: June 16, 2021

SUBJECT: 2020 Annual Report

RECOMMENDATION

THAT: Council receive the City of Salmon Arm 2020 Annual Report.

The City of Salmon Arm 2020 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 released for viewing on the City's website on June 7, 2021 and hard copies were made available at the front counter of City Hall on June 16, 2021.

In addition, a notice was published in the Salmon Arm Observer on June 16 and 23, 2021 to advise that Council will consider submissions from the public about the report at the June 28, 2021, Regular Council Meeting.

A copy of the 2020 Annual Report has been distributed to Mayor and Council under separate cover.

Respectfully,

A handwritten signature in blue ink, appearing to read "Erin Jackson".

Erin Jackson
Director of Corporate Services

Item 9.2

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the City of Salmon Arm approve in principle the 2022/2023 budget of \$4,282,620 under the Municipal Policing Contract of which the City is responsible for 90% thereof;

AND THAT: the City of Salmon Arm advise that it has approved and authorized an increase of one (1) member to its contract strength for the 2021/2022 fiscal year.

Vote Record

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

Opposed:

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

To: Mayor Harrison and Members of Council
Date: June 9, 2021
From: Chelsea Van de Cappelle, Chief Financial Officer
Subject: 2022/2023 RCMP Funding (2022 Budget)

Recommendation

That the City of Salmon Arm approve in principle the 2022/2023 budget of \$4,282,620 under the Municipal Policing Contract of which the City is responsible for 90% thereof;

And that the City of Salmon Arm advise that it has approved and authorized an increase of one (1) member to its contract strength for the 2021/2022 fiscal year.

Background - Federal Treasury Board Funding Process

RCMP Headquarters (Provincial level) has advised that this 'letter of approval in principle' regarding the 2022/2023 budget is required by the Ministry of Public Safety and Solicitor General to conform with Federal Treasury Board requirements.

This 'letter of approval in principle' does not mean that Council endorses the budget set for the City of Salmon Arm (City), but rather, it is a budget allocation/planning tool used by the Federal Treasury Board. The Federal Treasury Board must have this letter by mid June of each year for the following fiscal year in order to set aside sufficient financial resources to fund their share of the Municipal RCMP Contract costs. This year the response deadline was extended to June 30, 2021 as a result of RCMP National budget delays. If the 'letter of approval in principle' is not received, services could be reduced to our community due to a shortfall in funding from the Federal level to the Provincial level.

The forecast presented for approval in principle is based on a contract strength of twenty (20) members. Council approved an addition to the municipal contract strength of one (1) member, effective January 2022 during 2021 budget deliberations. As requested, the official resource request will be forwarded to the Minister of Public Safety and Solicitor General in August 2021. Given this, it is recommended that the City provide advance notice for the 2022/2023 budget to assist the Federal Treasury Board in planning.

The RCMP Multi Year Financial Plan (MYFP) outlines the annual Earned Retirement Benefit payment of \$23,073.00 as approved by Council in 2020 and the Green Timbers Accommodation payment of \$12,840.00 as per Provincial settlement agreements. These payments are not included in the 2022/2023 budget of \$4,282,620.00 as they are payments for which the City is 100% responsible. As previously discussed with Council, these payments have been included in the 2021 budget and are being funded from the City's Police Operating Reserve.

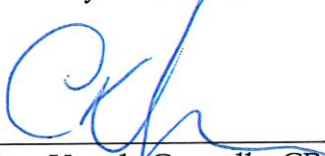
The revised five (5) year forecast largely represents a decrease in costs in each year as compared to the last five (5) year forecast received by the City. It has been noted that the 2022/2023 budget contains an increase of \$80,808.00 which is largely attributed to increases associated with wages (i.e. estimated salary increases), pensions and increasing special leaves offset in part by reduced training and technology costs.

It should also be noted that the RCMP retroactive wage increases have not been included in the current (2021/2022) budget and is estimated by E Division to be \$610,000.00 for twenty (20) members (\$30,500.00 per member for 2017 to 2020). In follow up, staff attempted to clarify that the City would only be responsible for retroactive pay on active and approved members, however have been advised a decision has not yet been made on this.

Essentially, if there is not a credit adjustment in April of 2022 (i.e. E Division's Policing Budget is not under budget for 2021/2022), the City will need to set aside a contingency to ensure it has funding in place to address retroactive wages. The Police Operating Reserve (estimated balance of \$657,000.00) currently has sufficient funding to address retroactive pay for 2017, 2018, 2019 and 2020 based on E Division's estimates. However, there may not be sufficient funds to continue paying from reserve the Earned Retirement Benefit and Green Timbers payments going forward. It is recommended this issue be revisited during the 2021 yearend process with a view of allocating any policing cost savings and additional funding as available to reserve.

The E Division 2022/2023 forecast for the City's budget year 2022 equates to a 0.43% increase in taxes which is down from the forecast submitted and presented to Council in 2020 (0.57%). All future years reflect approximately a one half percent tax increase in each year with a reduction to 0.44% in 2026.

Respectfully Submitted,



Chelsea Van de Cappelle, CPA

Policing Costs
Budget Projections - Next Five Years

<i>Summary</i>	2021	2022	2023	2024	2025	2026
Total Costs	\$ 4,192,833	\$ 4,282,620	\$ 4,388,906	\$ 4,501,440	\$ 4,610,493	\$ 4,698,606
Less: Vehicles	(92,600)	(92,600)	(92,600)	(92,600)	(92,600)	(92,600)
	\$ 4,100,233	\$ 4,190,020	\$ 4,296,306	\$ 4,408,840	\$ 4,517,893	\$ 4,606,006
CSA Cost @ 90%	\$ 3,690,210	\$ 3,771,018	\$ 3,866,675	\$ 3,967,956	\$ 4,066,104	\$ 4,145,405
No. of Members	20	20	20	20	20	20
Cost Per Member	\$ 184,510.49	\$ 188,550.90	\$ 193,333.77	\$ 198,397.80	\$ 203,305.19	\$ 207,270.27

Status Quo

Per Member Increase	\$ 4,040.41	\$ 4,782.87	\$ 5,064.03	\$ 4,907.39	\$ 3,965.08
No. of Members	20	20	20	20	20
Total Cost Increase	\$ 80,808.30	\$ 95,657.40	\$ 101,280.60	\$ 98,147.70	\$ 79,301.70
Equivalent Tax Increase	0.43	0.51	0.53	0.52	0.42

Increase to Members (if any)

Per Member Increase	\$ 4,040.41	\$ 4,782.87	\$ 5,064.03	\$ 4,907.39	\$ 3,965.08
No. of Members	21	21	21	21	21
Total Cost Increase	84,848.71	100,440.27	106,344.63	103,055.09	83,266.78
Cost of Additional Members	-	-	-	-	-
	\$ 84,848.71	\$ 100,440.27	\$ 106,344.63	\$ 103,055.09	\$ 83,266.77
Equivalent Tax Increase	0.45	0.53	0.56	0.54	0.44

Total Cost Per Member	\$ 188,550.90	\$ 193,333.77	\$ 198,397.80	\$ 203,305.19	\$ 207,270.27
No. of Members	21	21	21	21	21
Total Annual Cost	\$ 3,959,568.90	\$ 4,060,009.17	\$ 4,166,353.80	\$ 4,269,408.89	\$ 4,352,675.67

Item 9.3.

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: Council appoint Ken Jamieson to the City of Salmon Arm Agricultural Advisory Committee, expiring June 30, 2023.

Vote Record

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

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



To: His Worship Mayor Harrison and Members of Council

Date: June 24, 2021

Re: Agricultural Advisory Committee

MOTION FOR CONSIDERATION

THAT: Council appoint Ken Jamieson to the City of Salmon Arm Agricultural Advisory Committee.

In May 2021 John McLeod resigned from his position on the Agricultural Advisory Committee (AAC). The City advertised to fill the vacancy and received the attached application. The term of the position concludes in June 30, 2023.

A handwritten signature in black ink, appearing to read "Kevin Pearson", written over a horizontal line.

Kevin Pearson, MCIP, RPP
Director of Development Services

Barb Puddifant

From: Erin Jackson
Sent: Thursday, June 10, 2021 3:38 PM
To: Barb Puddifant
Subject: FW: Reasons for seeking Appointment

From: Ken Jamieson
Sent: Thursday, June 10, 2021 1:20 PM
To: Erin Jackson
Cc: Tim Lavery
Subject: Reasons for seeking Appointment

Hi Erin:

Please consider this short email as part of my application for a position on Salmon Arm's Agricultural Advisory Committee and add it to the photos sent to you:

With over seventy percent of Salmon Arm's land base being in the Agricultural Land Reserve I appreciate the challenges our city faces when it comes to the many areas of land use planning. I am not a farmer but have come to understand the importance of the work they do, especially when it comes to land management and providing food and other products for our benefit. Not since the early days of Salmon Arm have farmers been regular members of City Council, so it is important that in these times, this council and succeeding councils, be well informed, and receive authentic advice - based on experience and best practises - from those who are keenly interested in the promotion of farming, protecting agricultural land and doing what is needed to keep our food supply secure. I also understand that the AAC is an advisory body; it does not create legislation or policy, but informs and advises the City. And as a former founding and long time member of the AAC, I am pleased to see that it has become an important part of decision making in Salmon Arm. This has come about not by accident but through the work of dedicated volunteers and councillors who are willing to listen and learn. I believe my value to this committee would come from my understanding of the committee's role and to ensure the group's voices are heard - both in committee meetings and in reports and minutes presented to Council.

Thank you for the opportunity to apply,

Ken Jamieson

CITY OF SALMON ARM

Application for Appointment to the Agricultural Advisory Committee

The City of Salmon Arm is seeking applications for a representative of the agricultural community representing a diversity of commodity groups/producers to become a member of the Agricultural Advisory Committee for the remainder of a three year term ending June 30, 2023.

The Committee acts as an advisory body and resource group to City Council on agricultural matters including applications to the Agricultural Land Commission, proposed amendments to the Official Community Plan, major developments and water management issues impacting agriculture, input on submissions related to agricultural issues to other levels of government and reviewing initiatives to enhance the agricultural economy and promote agri-business and agri-tourism opportunities.

In order to assist the City Council in the selection and appointment of the Committee membership, prospective members are requested to forward this completed application form and resume to City Hall by June 11, 2021 at 4:00 p.m. Applications can be mailed to Box 40, Salmon Arm, BC, V1B 4N2, faxed to 250-803-4042, sent by email to gjackson@salmonarm.ca or dropped off at City Hall, 500 - 2 Avenue NB.

Name Ken Jamieson Number of years living in Salmon Arm 50
 Civic address [redacted]
 Mailing address (if different than above) as above
 Email address [redacted]
 Telephone Home [redacted] Work [redacted] Cell [redacted]
 Occupation semi retired

Community Affiliations/Memberships (Local) - SABNES member,
Food For Friends volunteer, Roots + Blues volunteer, Churches
of Solmon Arm Thrift Store volunteer
(Provincial) - British Columbia Basketball Officials Association
- 40-yr' member

Reasons for seeking Appointment _____

I, _____, hereby signify that I am willing to
 accept an appointment to the Agricultural Advisory Committee.

Date

June 10, 2021

Signature

Ken Jammi

The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

In order to be considered, this application must be returned to City Hall prior to 4:00 p.m. on June 11, 2021.

THIS PAGE INTENTIONALLY LEFT BLANK

Item 9.4

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to include an allocation of \$45,000 for the procurement of a new electric vehicle to replace Unit #12 – cobalt funded from the Climate Action Reserve;

AND THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to include an allocation of \$5,000 for electrical and related works required to service an electric vehicle in the underground parking garage of City Hall funded from the Climate Action Reserve.

Vote Record

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

Opposed:

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



TO: His Worship Mayor Harrison and Members of Council

FROM: Kevin Pearson, Director of Development Services

PREPARED BY: Maurice Roy, Manager of Permits and Licensing

DATE: June 14, 2021

SUBJECT: **Proposed purchase of new electric vehicle**

RECOMMENDATION:

THAT: The 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to include an allocation of \$45,000.00 for the procurement of a new electric vehicle to replace Unit #12 - Cobalt funded from the Climate Action Reserve.

AND THAT: The 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to include an allocation of \$5,000.00 for electrical and related works required to service an electric vehicle in the underground parking garage of City Hall funded from the Climate Action Reserve.

Background

Staff is seeking support from Council to initiate a Request for Proposal (RFP) for a new electric vehicle. The intention for an electric vehicle would be for Bylaw Enforcement staff who are currently driving a 2008 Jeep Compass (171,729 Km). The second vehicle in the City Hall fleet, a 2007 Chevrolet Cobalt (175,961 Km), is a general purpose vehicle available to staff as needs arise. The proposal would see the elimination of the Cobalt from the City fleet and move the Jeep to the general purpose use. Staff would investigate recycling / rebate programs for the Cobalt. With the staffing of an additional Bylaw Officer, it would make sense to keep the Jeep running as the second vehicle for winter and off-road driving conditions.

Staff is requesting an allocation of \$45,000.00 for the procurement of the vehicle; however, given current prices for various models and potential Provincial / Federal rebates, staff would anticipate costs may be somewhat less. Also included in the recommendation is an additional \$5,000 request for electrical charging outlets in the underground parkade.

This proposal is in keeping with the City's goals as outlined in the Climate Action Charter and the reduction of greenhouse gas emissions. Climate Action Revenue Incentive Program (CARIP) funds should be approximately \$220,000 after the 2020 carbon tax rebate (grant), which will be the last grant under this Provincial program.

Staff is excited about the prospect of the first all electric vehicle in the City fleet.

Respectfully submitted,



Prepared by: Maurice Roy, RBO CRBO
Manager of Permits & Licensing


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

MR:mr

THIS PAGE INTENTIONALLY LEFT BLANK

Item 9.5

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to reflect additional funding for the Underpass Construction project in the amount of \$4,433,300.00 funded from the following sources:

- Grants:
 - \$1,200,000.00 Community Works Fund (Gas Tax)
 - \$78,300.00 ICBC RIP Grant
 - \$1,000,000.00 BC Active Transportation Grant
- Other Contributions:
 - \$1,500,000.00 CP Rail Additional Contribution
- Reserves:
 - \$300,000.00 Ross Street Underpass Reserve
 - \$112,000.00 General Debt Retirement Reserve
 - \$43,000.00 Interest Earned - RSU Debt (Bylaw 4500)
 - \$200,000.00 Drainage DCC Reserve Fund

AND THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to reflect additional funding for the Ross Street Underpass (Water) project in the amount of \$361,000.00 funded from the following sources:

- \$75,000.00 Water Future Expenditure Reserve
- \$100,000.00 Water Surplus Reserve
- \$186,000.00 Water Major Maintenance Reserve Fund

AND THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to reflect additional funding for the Ross Street Underpass (Sewer) project in the amount of \$237,000.00 funded from the following sources:

- \$100,000.00 Sewer Surplus Reserve
- \$137,000.00 Sewer Major Maintenance Reserve Fund

AND THAT: Council approve the award of the Ross Street Underpass tender to Kingston Construction Ltd. in accordance with the terms and conditions of their tender in the amount of \$14,833,672.00 plus taxes as applicable.

Vote Record

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

Opposed:

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

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Jenn Wilson, City Engineer

DATE: June 22, 2021

SUBJECT: **CONSTRUCTION TENDER AWARD – ROSS STREET UNDERPASS**

STAFF RECOMMENDATION

THAT: The 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to reflect additional funding for the Underpass Construction project in the amount of \$4,433,300.00 funded from the following sources:

- **Grants:**
 - \$1,200,000.00 Community Works Fund (Gas Tax)
 - \$78,300.00 ICBC RIP Grant
 - \$1,000,000.00 BC Active Transportation Grant
- **Other Contributions:**
 - \$1,500,000.00 CP Rail Additional Contribution
- **Reserves:**
 - \$300,000.00 Ross Street Underpass Reserve
 - \$112,000.00 General Debt Retirement Reserve
 - \$43,000.00 Interest Earned – RSU Debt (Bylaw 4500)
 - \$200,000.00 Drainage DCC Reserve Fund

AND THAT: The 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to reflect additional funding for the Ross Street Underpass (Water) project in the amount of \$361,000.00 funded from the following sources:

- \$75,000.00 Water Future Expenditure Reserve
- \$100,000.00 Water Surplus Reserve
- \$186,000.00 Water Major Maintenance Reserve Fund

AND THAT: The 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to reflect additional funding for the Ross Street Underpass (Sewer) project in the amount of \$237,000.00 funded from the following sources:

- \$100,000.00 Sewer Surplus Reserve
- \$137,000.00 Sewer Major Maintenance Reserve Fund

AND THAT: Council approve the award of the Ross Street Underpass tender to Kingston Construction Ltd. in accordance with the terms and conditions of their tender in the amount of \$14,833,672.00 plus taxes as applicable;

BACKGROUND

The Ross Street Underpass project has been ongoing for several years. Upon completion of the detailed design and Opinion of Probable Cost indicating the City had sufficient legal budget, an invitation to tender was issued. The tender closed on May 5, 2021 at which time the City received five (5) compliant submissions with results as follows:

Company	Water	Sewer	Transportation	Total Tender (excl. taxes)
Kingston Construction Ltd.	\$ 458,361.00	\$ 218,244.00	\$ 14,157,067.00	\$ 14,833,672.00
Jacob Bros Construction Ltd.	\$ 383,770.00	\$ 254,110.00	\$ 14,481,345.00	\$ 15,119,225.00
Tybo Contracting Ltd.	\$ 324,930.00	\$ 254,540.00	\$ 14,950,530.00	\$ 15,530,000.00
Formula Contractors Ltd.	\$ 350,299.16	\$ 196,966.87	\$ 16,934,192.92	\$ 17,481,458.95
Flatiron Constructors Canada	\$ 521,820.00	\$ 348,400.00	\$ 17,140,773.00	\$ 18,010,993.00

The lowest tendered price although under the approved 2021 Combined Budget of \$15,218,437.00 (\$14,966,437.00 Transportation, \$214,000.00 Water, \$38,000.00 Sanitary) is significantly over budget when additional project works are included as per the table below.

Project Subsection	Amount
Contractor	\$ 14,883,672.00
CP Works	1,614,000.00
Utilities	30,446.00
Engineering and Tender Services	2,173,715.00
Legal	50,000.00
Insurance	149,390.00
Subtotal	\$ 18,901,223.00
Contingency (7%)	1,323,085.61
Total	\$ 20,224,308.61

The tender submissions were reviewed and evaluated by the City's project manager, RF Binnie & Associates Ltd. (Binnie). The increased constructions costs have been attributed to substantial increases to construction materials as well as a lack of competition in the market place for some required materials. Binnie thoroughly reviewed the tender submission and market conditions and they have recommended Kingston Construction Ltd. be considered the successful tenderer and award pending funds being legally available.

The budget deficit is approximately five (5) million dollars including a 7% contingency recommended as prudent by the project engineer.

Staff, Council and the project partners worked diligently to find funding and propose the following funding strategy which is inclusive of several grants including Federal Gas Tax, ICBC Road Improvement Program, and the BC Active Transportation Infrastructure Grant:

Additional Funding Source	Amount
Community Works (Gas Tax) Grant	\$ 1,200,000
Ross Street Underpass Reserve	300,000
Interest Earned on RSU Debenture Debt	43,000
General Debt Retirement Reserve	112,000
Drainage DCC Reserve Fund	200,000
Additional Water Reserves	361,000
Additional Sewer Reserves	237,000
ICBC RIP Grant	78,300
BC Active Transportation Grant	1,000,000
Additional CP Rail Contribution	1,500,000
Total	\$ 5,031,300

The funding strategy above covers the additional project costs without reliance on increased General Revenue funding. Through the referendum the community clearly voiced their support of this important project.

With consideration of the above, staff recommend the award of the Ross Street Underpass tender to Kingston Construction Ltd. in the amount of \$14,883,672.00 and that the 2021 Capital Budget be amended to reflect the additional funding outlined above.

Respectfully submitted,



Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

Item 9.6

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the Engineering Services Contract for Phase 3 of the Ross Street Underpass Contract Administration Services be awarded to RF Binnie & Associates Ltd. in the amount of \$1,406,306.50 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of the additional Engineering Services relative to Project No. ENG2019-36 to authorize the sole sourcing of same to RF Binnie & Associates Ltd.

Vote Record

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

Opposed:

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



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

File: ENG2019-36

TO: His Worship mayor Harrison and Members of Council

FROM: Rob Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Jenn Wilson, City Engineer

DATE: June 22, 2021

SUBJECT: **AWARD FOR ROSS STREET UNDERPASS ENGINEERING CONTRACT
ADMINISTRATION SERVICES (PHASE 3)**

RECOMMENDATION:

THAT: The Engineering Services Contract for Phase 3 of the Ross Street Underpass Contract Administration Services be awarded to RF Binnie & Associates Ltd. in the amount of \$1,406,306.50 plus taxes as applicable.

AND THAT: The City's Purchasing Policy No. 7.13 be waived in procurement of the additional Engineering Services relative to Project No. ENG2019-36 to authorize the sole sourcing of same to RF Binnie & Associates Ltd.

BACKGROUND:

RF Binnie & Associated Ltd. (Binnie) have been working for the City on the Ross Street Underpass project and have advanced the project through the Tender Phase. Binnie provided a proposal on January 25, 2021 for the Contract Administration Services required to advance the project from conclusion of the tender period (Phase 2.6) through to the conclusion of construction including record services (Phase 3).

The Phase 3 Schedule of Effort prepared by Binnie provides a breakdown and hourly rates for the following project items and includes Project Management, Civil, Structural, Rail, Geotechnical, Hydro geotechnical, Electrical and Environmental services:

- Project Management
- Construction and Contract Administration Services
- Engineer of Record Services

Phase 3 would be undertaken under the same Terms and Conditions that were agreed in previous Phases.

Ross Street Underpass – Engineering Contract Administration Services Award
Page 2

STAFF COMMENTS

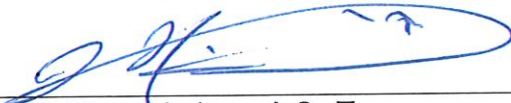
The Ross Street Underpass is a very complex project including multiple sub-consultants and specialists. Continuing through the construction phase with the existing project team is the most prudent option from a safety and cost efficiency perspective.

The funding agreement with CPR is very close to completion and the project must keep moving in order to meet critical path tasks on the construction schedules for work to commence this year.

The overall cost for the Engineering Contract Administration Services is contained within the amended project budget for engineering services.

Staff have thoroughly reviewed the proposal and above fees and recommend award of the Engineering Services Contract for Phase 3 of the Ross Street Underpass Contract Administration Services to RF Binnie & Associates Ltd. in the amount of \$1,406,306.50 plus taxes as applicable.

Respectfully submitted,



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

cc Chelsea Van De Cappelle, Chief Financial Officer

X:\Operations Dept\Engineering Services\5220-CAPITAL\2019\2019-36 RSU4.0 Tender\HWM Memo - RSU Award of Construction Services.docx

THIS PAGE INTENTIONALLY LEFT BLANK

Item 9.7

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: pursuant to Section 146 of the *Community Charter* and the City of Salmon Arm Officers Designation and Establishment Bylaw No. 4267 the following Officer positions be appointed:

- Erin Jackson, Acting Chief Administrative Officer effective June 14, 2021; and
- Robert Niewenhuizen, Acting Deputy Chief Administrative Officer and Deputy Corporate Officer effective June 14, 2021.

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 Council
DATE: June 23, 2021
FROM: Erin Jackson, Director of Corporate Services
PREPARED BY: Caylee Simmons, Executive Assistant
SUBJECT: Officer Appointments

MOTION FOR CONSIDERATION:

THAT: pursuant to Section 146 of the *Community Charter* and the City of Salmon Arm Officers Designation and Establishment Bylaw No. 4267 the following Officer positions be appointed:

- Erin Jackson, Acting Chief Administrative Officer effective June 14, 2021; and
 - Robert Niewenhuizen, Acting Deputy Chief Administrative Officer and Deputy Corporate Officer effective June 14, 2021.
-

BACKGROUND:

Following the departure of the Chief Administrative Officer; Council appoint the officer positions as outlined in the City of Salmon Arm Officers and Establishment Bylaw No. 4267 and in accordance with section 146 of the *Community Charter*.

Respectfully submitted,


Erin Jackson
Director of Corporate Services

Item 10.1

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449 be read a first time.

[OCP4000-46; Passey, B. & T.; 3381 10 Avenue SE; LR to MR]

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, 2021

Subject: Official Community Plan Amendment Application No. OCP4000-46
Zoning Bylaw Amendment Application No. 1203

Legal: Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921
Civic: 3381 – 10 Avenue SE
Owner/Applicant: Passey, B. & T.

STAFF RECOMMENDATION

- THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density);
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
 - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921 from R-1 (Single-Family Residential Zone) to R-4 (Medium Density Residential Zone);
- AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.
-

BACKGROUND

The subject parcel is located at 3381 – 10 Avenue SE, east of the 5-corners intersection and west of Little Mountain (Appendix 1 and 2). The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP), and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). This area is generally residential with a mix of zones, predominantly Residential (R-1), Institutional (P-3) and Commercial zones, with some Medium and High Density Residential (R-4 and R-5) zoned parcels also in the vicinity.

The subject parcel is approximately 1.18 acres in area, with approximately 65 metres of frontage along 33 Street SE and 38 metres of frontage along 10 Avenue SE, and currently contains a single family dwelling and accessory buildings. Site photos are attached as Appendix 5.

Land uses adjacent to the subject parcel include the following:

South: Road (10 Ave SE) with residential beyond	Zoned Rural Holding (A-2)
North: residential	Zoned Single Family Residential (R-1)
East: Church	Zoned Institutional (P-3)
West: Road (33 Street SE) with residential beyond	Zoned Single Family Residential (R-1)

The proposal is to amend the OCP to the Medium Density Residential Land Use Designation and rezone the subject parcel to R-4 (Medium Density) to facilitate future medium density residential development. Although not required at this rezoning stage, a site concept showing 8 strata parcels has been provided (Appendix 6). Staff note that while the provision of the development concept illustrates the intent of the applicant, further details including professional designs and subsequent analysis would be required to demonstrate feasibility and compliance with the applicable regulations, including reconfiguring the access route to 33 Street SE rather than 10 Avenue SE.

If rezoned to R-4 as proposed, a multi-family development proposal would require a Development Permit application, and such an application would detail the proposed development concept. A Development Permit application would consider precisely the form and character details of the proposed development concept, including a site plan, landscape plan, and building elevations.

OCP POLICY

The subject parcel is designated Low Density Residential in the OCP. The request to amend the OCP to the Medium Density Residential designation would support R-4 zoning.

Section 475 – Local Government Act

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

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

Formal response was received from the Title and Rights Coordinator of the Adams Lake Indian Band noting concerns on April 8, 2021. Subsequently, the City inquired via Data Request to the Archeological Branch of British Columbia on April 29, 2021 as to the status of the subject property. The response from the Archeological Branch on May 27, 2021 asserts the following:

1. Provincial records indicate no known archeological sites are recorded on the property, and Archeological Potential Mapping does not indicate a high potential for the property to contain unknown archaeological sites.
2. No study or permit is required at this time however it is the responsibility of the proponent to proceed under the *Heritage Conservation Act* accordingly.

COMMENTS

Engineering Department

Detailed comments provided to applicant (Appendix 8). Frontage improvements as per the Subdivision and Servicing Bylaw would be required for development. Access will only be permitted from 33 Street SE.

Building Department

No concerns with rezoning. Construction debris and fill deposited on site require professional geotechnical review.

Fire Department

No concerns.

FortisBC

Service to existing house will need to be relocated.

BCHydro

A blanket right-of-way will be required.

Interior Health

Comments attached (Appendix 9). IH supports proposal, suggests amending access to be from 33 Street SE, rather than 10 Ave SE.

Salmon Arm Economic Development Society

Comments attached (Appendix 10). SAEDS supports proposal, suggests amending access to be from 33 Street SE, rather than 10 Ave SE.

Planning Department

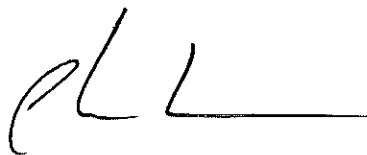
The surrounding neighbourhood is characterized by a mix of single family housing and rural residential properties. The subject parcel is located in an area within reasonable walking distance to Little Mountain Park, schools including Shuswap Middle School, and transportation/transit routes.

The maximum residential density permitted under R-4 (Medium Density) zoning is 16.2 dwelling units per acre of land. As the subject property is approximately 1.18 acres, the maximum permitted density under R-4 would be 19 dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel; and 3) no density bonus. The R-4 Zoning regulations are attached as Appendix 101010.

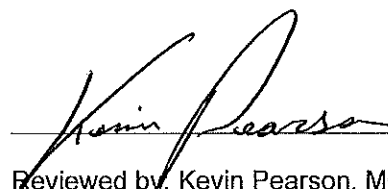
This proposal includes an 8 parcel multi-family development concept at this preliminary stage. Staff note that if rezoned to R-4, a number of residential development scenarios could present themselves, potentially involving subdivision, or stratification. A multi-family development could require a Development Permit application, and such an application would be expected to detail the proposed development concept including a site plan, landscape plan, and building elevations.

CONCLUSION

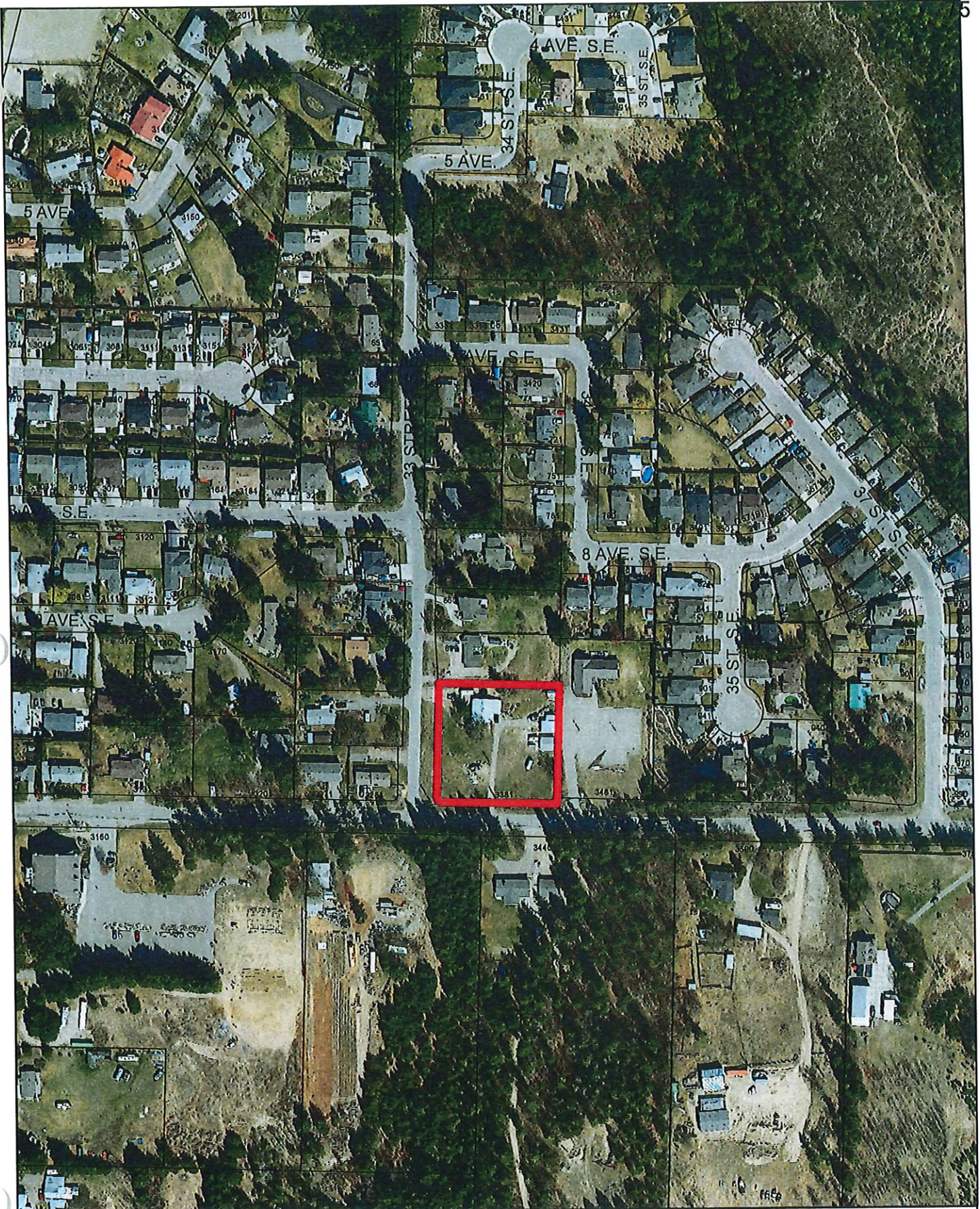
Staff's opinion is that the location and specific site characteristics are suited to medium density residential development. Staff recognize the need for a range of diverse housing options within the community. Given the OCP policy to encourage new residential development in residential designated areas to create a mix of housing types and densities, the proposed MR land use designation and R-4 zoning of the subject property is supported by staff.




Prepared by: Chris Larson, RPP, MCIP
Senior Planner

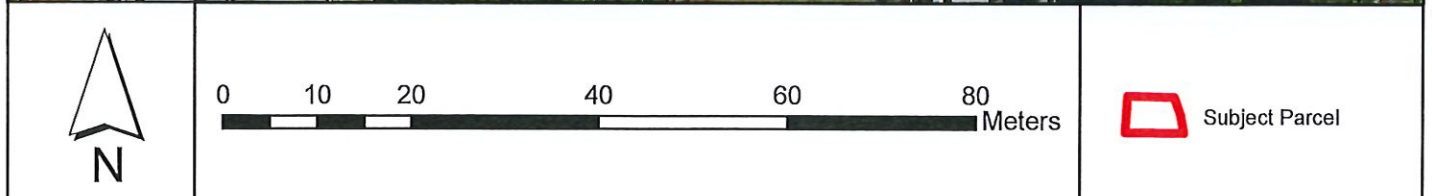
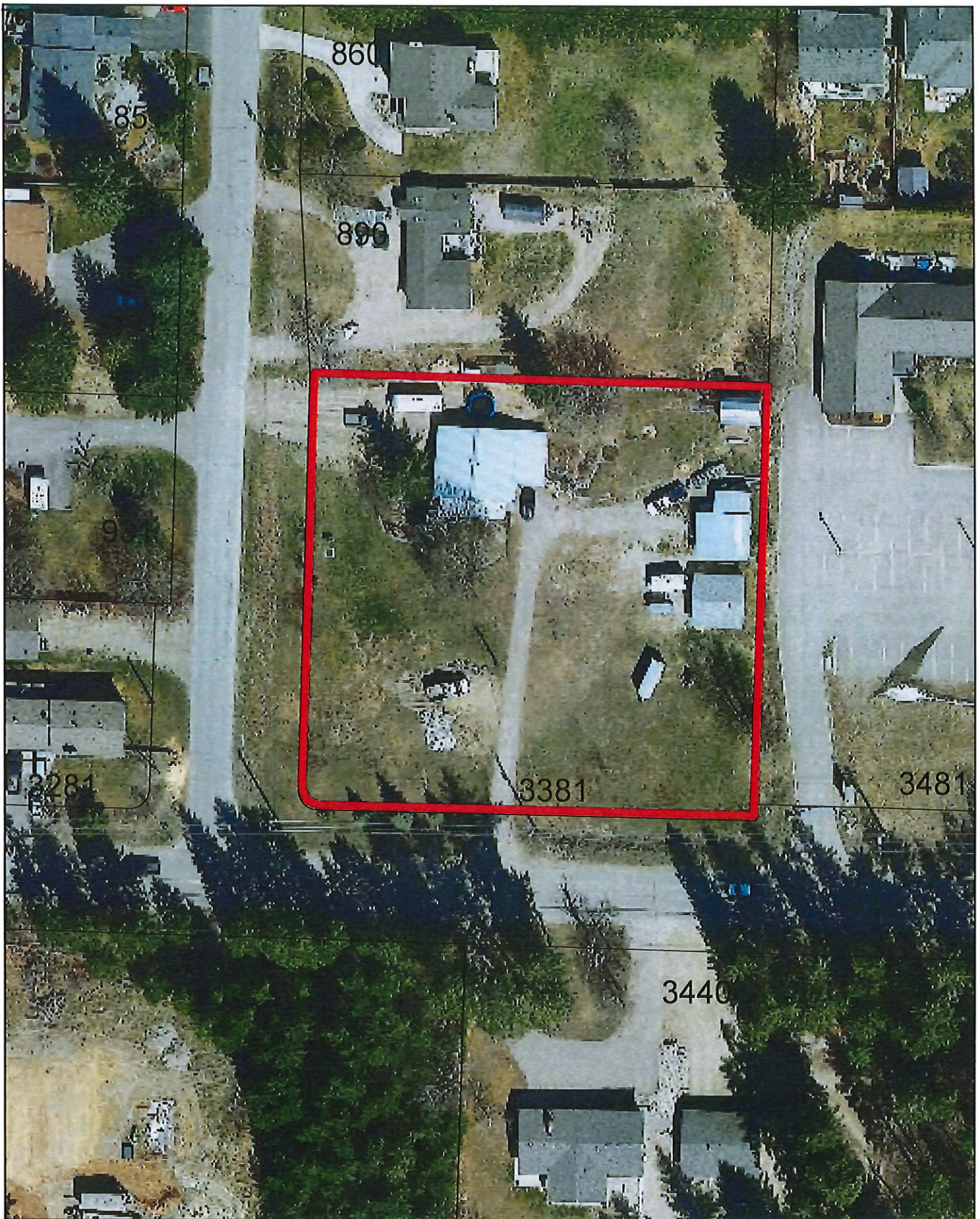


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

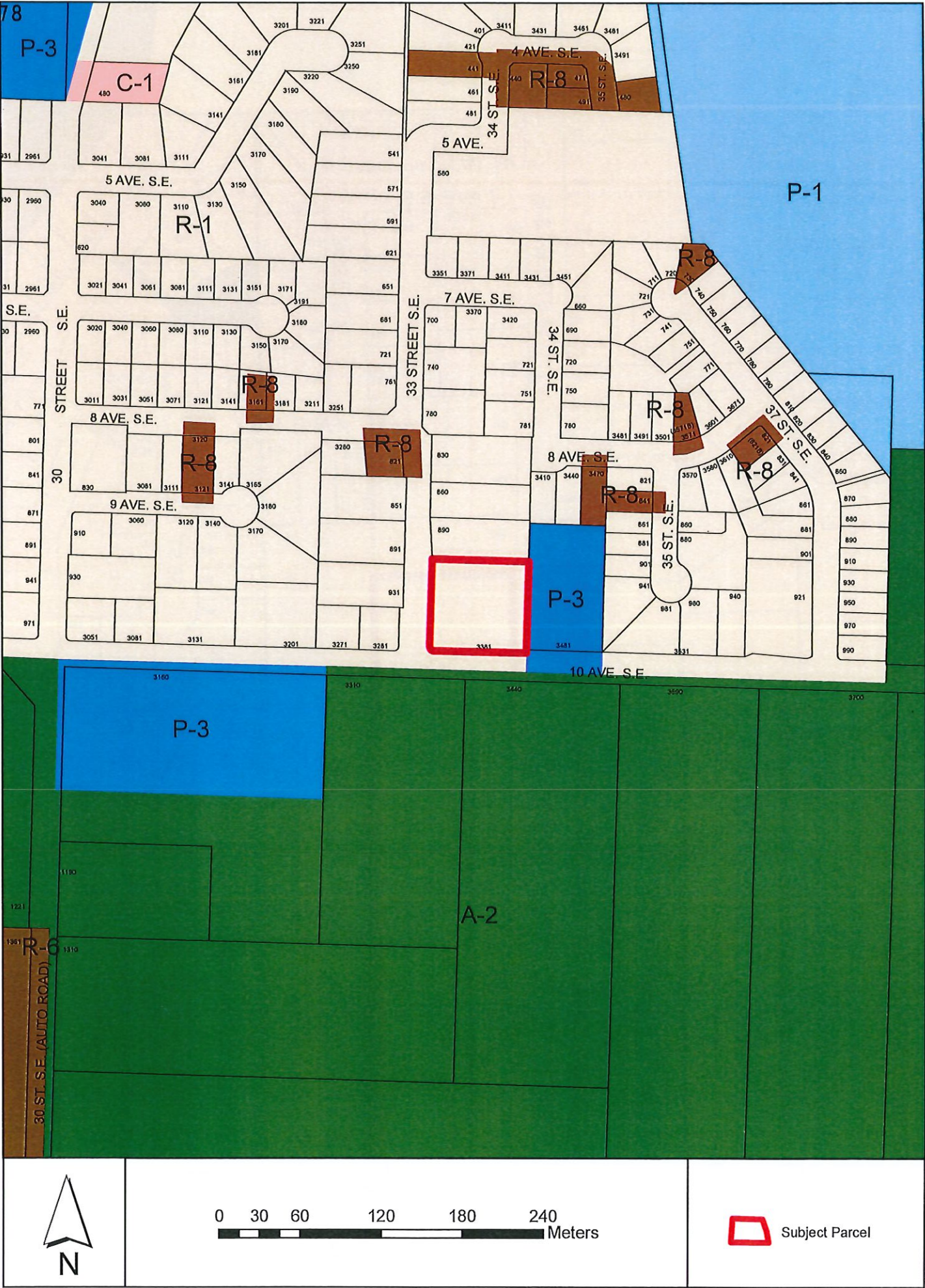


0 37.5 75 150 225 300 Meters

 Subject Parcel









View of subject parcel looking southeast from 33 Street SE.

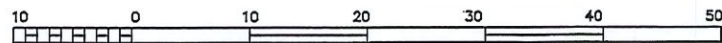


View of subject parcel looking northwest from 10 Ave SE.

Sketch Plan of Proposed Bare Land Strata of Lot B, Sec 18, Tp 20, Rge 9, W6M, KDYD, Plan 27921

Scale 1:400

BCGS 82L.064

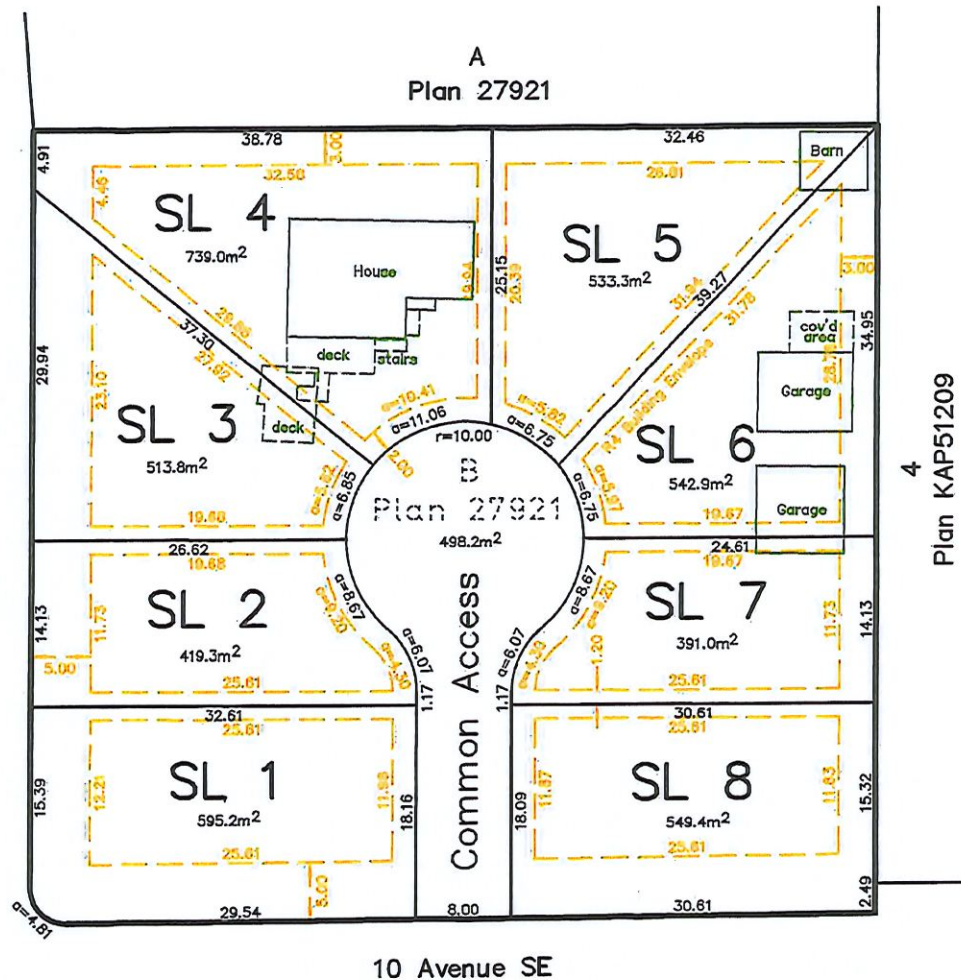


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:400.



33 Street SE



10 Avenue SE

March 2, 2021

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 383-20



Adams Lake Indian Band

Project Name:

Official Community Plan Amendment application

FN Consultation ID:

OCP4000-46

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Tuesday, March 30, 2021

Re. the Official Community Plan Amendment application for a subdivision at 10th Ave and 33rd St SE in Salmon Arm, BC.
Through a preliminary analysis ALIB has identified some concerns which include:

x133 sites found intersecting (x1 significant cultural/spiritual locale) and the rest to within 5 km including cultural/spiritual, food procurement, trails, habitation and ecological issues (extirpated caribou zone)

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its traditional territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

Adams Lake Indian Band requires further consultation on this project and may require that a PFR (preliminary field reconnaissance) be done on the property by ALIB crew members. I am cc'ing Jen Pooley on this response. Please contact her to make arrangements for field crew.

Regards,

Celia Nord, BA
Assistant Title and Rights Coordinator
Adams Lake Indian Band
Chase, BC

From: [Cooper, Diana FLNR:EX](#)
Sent: Thursday, May 27, 2021 9:50 AM
To: [Chris Larson](#)
Subject: RE: Data Request: Chris Larson - Planner, City of Salmon Arm

Hello Chris,

Thank you for your referral regarding 3381 10 Avenue SE, Salmon Arm, PID 004687612, LOT B SECTION 18 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27921. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

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

Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject property.

Archaeology Branch Advice

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

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

Rationale and Supplemental Information

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

Questions?

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

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

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

Kind regards,

Diana



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



Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branch/Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Website www.gov.bc.ca/archaeology

From: claron [REDACTED] On Behalf Of ArchDataRequest@gov.bc.ca
Sent: April 29, 2021 11:09 AM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: Data Request: Chris Larson - Planner, City of Salmon Arm

Terms and Conditions Accepted

Yes

Name

Chris Larson

Email

[REDACTED]

I am a

Local Government Representative

Affiliation

Planner, City of Salmon Arm

Address

500 2 Ave NE

City

Salmon Arm

Province

BC

Postal Code

V1E4N2

Phone Number

250-803-4000

Information Requested

I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.):
004-687-612 3381 10 Avenue SE Lot B, S 18, T 20, R9, W6M KDYD, Plan 27921

Why Site Information is Required

Other (describe below):

local government representative collecting information to inform development proposal

Third Party Access

The following person(s) may have access to this information (include the person's full name and relationship to you below. If you would like them to be copied on our email reply containing property information, please also include their email address):

City staff

Format Required

File Attachment#1

Map for Bylaw 4449 OCP-46.pdf

File Attachment#2

OCP-46 & ZON-1203 Referral PKG.pdf

File Attachment#3

File Attachment#4

File Attachment#5



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: April 27, 2021
 PREPARED BY: Matt Gienger, Engineering Assistant
 OWNER: Passey, B & T
 APPLICANT: **Owner**
 SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46
 ZONING AMENDMENT APPLICATION ZON-1203**
 LEGAL: Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921
 CIVIC: **3381 10 Ave SE**

Further to your referral dated March 15, 2021, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement and relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

86 OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46
ZONING AMENDMENT APPLICATION ZON-1203

April 27, 2021

Page 2

8. At the time of subdivision 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 subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision 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 Avenue SE, on the subject properties 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). Although the City only requires an Interim total of 20.0m of road dedication at this time (10.0m on either side of road centerline), all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that 2.486m of additional dedication is requested, ROW required (to be confirmed by BCLS).
2. 10 Avenue 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 and construction, curb & gutter, multi-use pathway, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 33 Street SE, on the subject properties 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 no additional road dedication is required (to be confirmed by a BCLS).
4. 33 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, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrant, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Proposed internal strata roads shall be designed to best engineering practices with a minimum width of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access. Proposed internal strata road access will only be permitted from 33 Street SE.

OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46**ZONING AMENDMENT APPLICATION ZON-1203**

April 27, 2021

Page 3

6. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
7. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 33 Street SE and 10 Avenue SE.
8. As per Greenway Strategy and Official Community Plan, a pathway is required to be dedicated and constructed at the southern and western extents of the subject parcel. Construction of sidewalks as listed above for 10 Ave SE and 33 Street SE would ensure compliance with the Greenway Strategy requirements for a Type 6 Roadside Corridor. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 150mm diameter Zone 5 watermain on 33 Street SE. 150mm mains are sufficient for medium density zoning; therefore, no upgrades will be required at this time.
2. The subject property fronts a 250mm diameter Zone 5 watermain and a 300mm Zone 4 watermain on 10 Avenue SE. No upgrades will be required at this time.
3. Records indicate that the existing property is serviced from the 150mm diameter watermain on 33 Street SE. Connection to the private main within the strata is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012), as required for medium density zoning (90 L/s minimum).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Existing fire hydrants on 10 Avenue are adequately spaced for medium density residential zoning. Fire hydrant installation will be required at the north west extent of the subject property on 33 Street SE.

Sanitary:

1. The subject property does not front a sanitary sewer on 33 Street SE or 10 Ave SE. Owner / Developer's engineer to determine most effective solution for connection and extension of sanitary main across subject property's frontage on 33 Street SE. Extension of sanitary main across 10 Ave SE frontage not required at this time. Owner / Developer is responsible for all associated costs.

88 **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46**
ZONING AMENDMENT APPLICATION ZON-1203
April 27, 2021
Page 4

2. Proposed strata parcels are each 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. There are no current sanitary capacity concerns directly adjacent to subject property according to the City Sanitary Study (Urban Systems 2016). Owner / Developer's engineer to ensure proposed solution for sanitary does not contribute to any existing capacity concerns.
4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

Drainage:

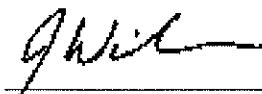
1. The subject property does not front on an enclosed storm sewer system. Owner / Developer's engineer to determine best method of onsite and offsite stormwater disposal.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw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

Geotechnical:

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



Matt Gienger
Engineering Assistant



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



April 28, 2021

Kathy Frese
Development Services
City of Salmon Arm
P.O. Box 40, 500 – 2nd Avenue NE
Salmon Arm, BC V0E 4N2

kfrese@salmonarm.ca

Dear Kathy Frese:

Re: Official Community Plan Amendment Application No. OCP4000-46

Thank you for the opportunity to comment on the above named proposal. It is my understanding the proposal is to amend the OCP designation from Low Density Residential to Medium Density Residential in order to accommodate a future medium density residential development of 4 – 6 cost friendly multi-family duplexes.

Interior Health supports this development proposal because it adds to the diversity of housing forms in Salmon Arm and would provide a more affordable housing option. In addition, it is relatively close to amenities such as work (industrial area), schools, churches and recreation.

To improve safety (and perception of safety) and encourage active transportation it would be better if the common access were oriented to 33 Street SE or include in the site layout a pedestrian connection to 33 Street SE. 10 Ave SE is a busy road with no sidewalks and vehicles often traveling faster than the posted speed limit. As these homes are intended for new home buyers (families) it would be best to direct likely young pedestrians/cyclists away from the busy road toward the direction they are likely to travel (ie toward recreation and school).

Sincerely,

A handwritten signature in black ink, appearing to read "Anita Ely".

Anita Ely, B.Sc, B.Tech, CPHI(C)
Specialist Environmental Health Officer
Healthy Communities

AE/ae

Bus: 250-833-4114 Fax: 250-833-4117
Anita.ely@interiorhealth.ca
www.interiorhealth.ca

Population Health
851 16 St NE, Box 627
Salmon Arm, BC V1E 4N7



April 20, 2021

City of Salmon Arm
PO Box 40
Salmon Arm BC
V1E 4N2

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-46

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 3381 10 Ave SE, Salmon Arm, from Low Density Residential to Medium Density Residential, and the Zoning Category from R1 to R4. The Board supports the application, based on the information provided; however, it was suggested that consideration could perhaps be given to turning the common access to the development west, to face 33rd Ave, rather than the proposed entrance on 10th Street.

We thank you for the opportunity to comment on this OCP Amendment Referral.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lana Fitt".

Lana Fitt, Economic Development Manager
Salmon Arm Economic Development Society

CITY OF SALMON ARM

BYLAW NO. 4449

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

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

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

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

1. Redesignate Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density), 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. 4449**".

READ A FIRST TIME THIS DAY OF 2021

READ A SECOND TIME THIS DAY OF 2021

READ A THIRD TIME THIS DAY OF 2021

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



THIS PAGE INTENTIONALLY LEFT BLANK

Item 10.2

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4450 be read a first time;

AND THAT: final reading be withheld subject to the adoption of the associated Officer Community Plan Amendment Bylaw.

[ZON-1203; Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4450

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

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

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone), as shown on 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.

City of Salmon Arm
Zoning Amendment Bylaw No. 4450

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4450"

READ A FIRST TIME THIS DAY OF 2021

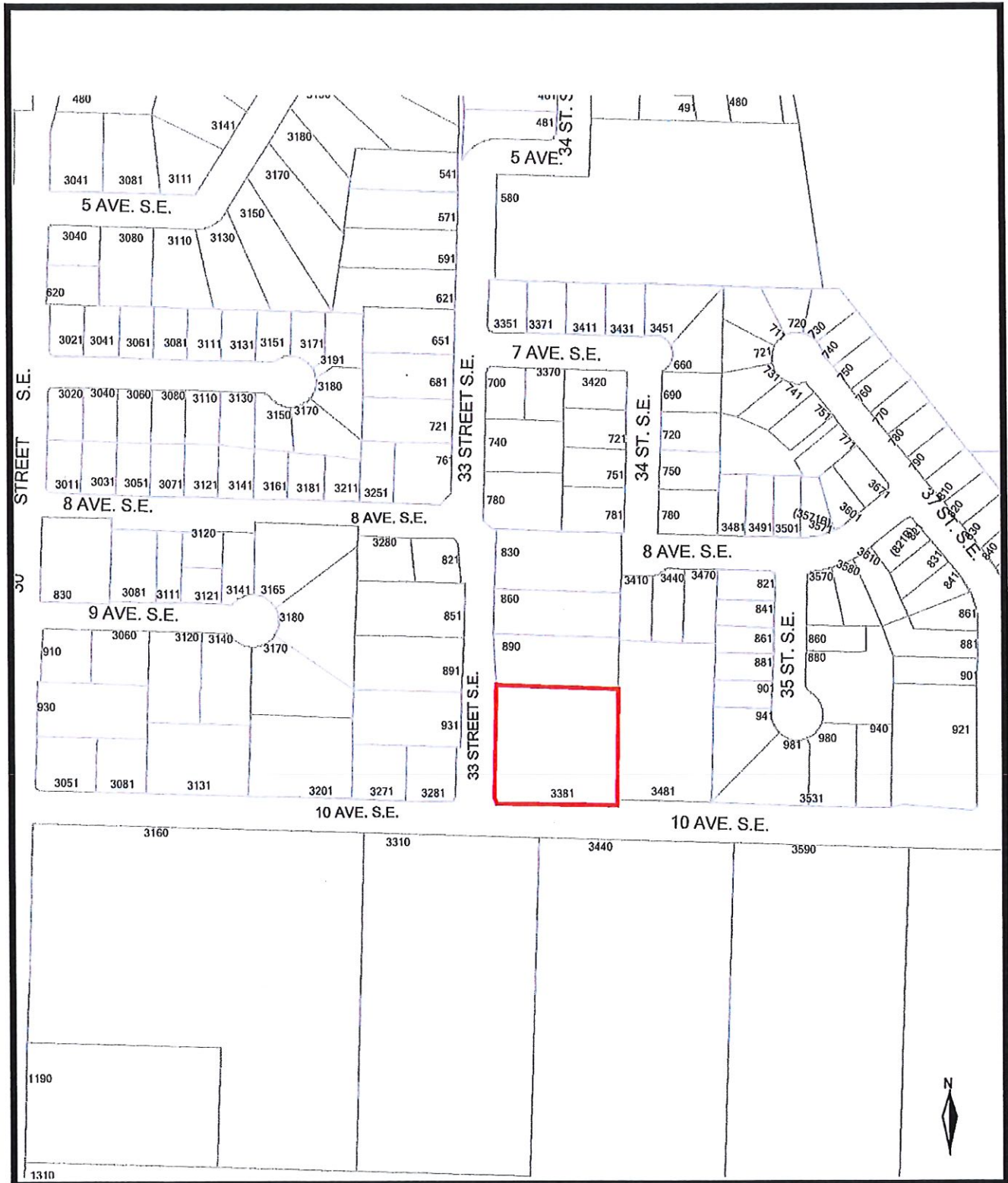
READ A SECOND TIME THIS DAY OF 2021

READ A THIRD TIME THIS DAY OF 2021

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



Item 10.3

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4451 be read a first and second time;

AND THAT: final reading be withheld subject to the following:

1. Removal of two shipping containers from the property; and
2. Ministry of Transportation and Infrastructure approval.

[ZON-1204; Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 – 6 Avenue NE; R-1 to R-4]

Vote Record

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

Opposed:

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



To: His Worship Mayor Harrison and Members of Council

Date: June 10, 2021

Subject: Zoning Bylaw Amendment Application No. 1204

Legal: Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789
 Civic Address: 2190 – 6 Avenue NE
 Owner: Allard, David & Wong, Lindsay
 Applicant: Browne Johnson Land Surveyors

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 from R1 (Single Family Residential Zone) to R4 (Medium Density Residential Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to removal of two shipping containers from the property;

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

PROPOSAL

The subject parcel is located at 2190 – 6 Avenue NE (Appendices 1 & 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R4 (Medium Density Residential) in order to facilitate a two lot subdivision.

The proposed subdivision plan can be seen attached as Appendix 3.

BACKGROUND

The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendices 4 & 5).

The subject property is located within the urban containment boundary in a neighbourhood consisting largely of single family residential properties with some medium density residential, recreational, and institutional uses scattered throughout the area. Further north, a variety of commercial uses are located along the Trans-Canada Highway.

The subject property is double fronting with driveway access from 5 Avenue NE, as well as a driveway and addressing from 6 Avenue NE. Land uses directly adjacent to the subject property include the following:

North: Single Family and Medium Density Residential/ 6 Avenue NE/ Turner Creek Trail	Zoned R1, R4, and P1
South: Single Family Residential/ 5 Avenue NE	Zoned R1 and CD7
East: Single Family Residential/ Orchard Grove Strata	Zoned R1, R4 and P1
West: Single Family Residential	Zoned R1 and R4

The total area of the property is approximately 0.20 ha (1,998 m²) and it currently contains a single family dwelling with an attached carport, as well as two shipping containers. At this time, the applicant has only advised that the property owner is interested in rezoning the property to R4 as part of the two lot subdivision applied for along with this application. They have not advised of a specific development proposal for either of the proposed lots.

As shown on the proposed subdivision plan one lot would be 1,324 m² (Remainder Lot 1) in area and one would be 600.2 m² in area.

Site photos are attached as Appendix 6.

COMMENTS

Ministry of Transportation and Infrastructure

MOTI has given preliminary approval of this Zoning Amendment Bylaw. Pursuant to Section 52(3)(a) of the *Transportation Act*, final MOTI approval will be required after third reading and prior to adoption. MOTI has not cited any concerns with this proposal.

Engineering Comments

The Engineering Department has no concerns with this rezoning and recommends approval. Appendix 7 attached details servicing requirements. The applicant received a copy of the Engineering Servicing Report on June 9, 2021.

The report notes road dedication requirements and improvements upgrading both frontages to an Urban Local Road and Urban Local Paved Road standard. These standards will require upgrades including curb and gutter, sidewalk, boulevard, and street lighting. Further to these improvements, the owners will also be responsible for extending the water main along the east side of the property to adequately service both proposed lots.

Depending on the specific proposal, these requirements could be triggered at various stages of development. Below are three different scenarios and when the servicing requirements would be triggered for each:

- Under the current proposal, these requirements are triggered at the subdivision stage regardless of whether or not the R4 rezoning is granted.
- If this R4 rezoning moved forward and the subdivision did not, these requirements would then be triggered at the development permit stage (if applicable) or at the building permit stage where a development permit is not required.
- If neither the subdivision nor the rezoning move forward, servicing requirements would be triggered at the building permit stage. No development permit would be required since the R1 zone does not permit multifamily development.

Building Department

Geotechnical review required due to known clay soils.

Fire Department

No concerns.

Planning Department

OCP Policy:

This property is designated Medium Density Residential (MR) in the OCP which aligns with R4 zoning. OCP Policy 8.3.11 supports all forms of residential housing under this designation, stipulating a density of 40 units/ha for medium density development, 50 units/ha for multiple family housing when special social and/or public amenity regulations are met, and up to 80 units/ha for Assisted Living Housing.

Density:

Applying a density of 40 units/ha to the proposed lots, proposed Remainder Lot 1 (northern lot) could have up to five dwelling units and proposed Lot 1 (southern lot) could have up to two dwelling units. Table 2 under the R4 zone allows increased density for applicable special amenities such as rental units, affordable rental units, and commercial daycares (see Appendix 8 for R4 regulations).

Taking into consideration possible siting constraints and zoning regulations discussed later in this report, staff feel that it would be challenging to fit the maximum permitted density on either of these proposed lots.

Development Permit:

A Residential Development Permit is required for all land located within the Medium and High Density Residential designated areas where a residential development proposal consists of more than two dwelling units or where a proposed duplex is part of a multifamily development. Since the R4 zone permits different forms of residential development, staff will confirm whether a development permit is required at the building permit stage or when more information is received about a development proposal.

Zoning Regulations:

Based only on lot size, the proposed northern lot (Rem 1) would be large enough to accommodate any of the uses listed under the R4 zone at 1,324m². The southern lot (Lot 1), at 600.2m², could only accommodate a single family dwelling or a duplex, both of which are permitted uses under the R4 zone. Under the current R1 zoning, the proposed lot areas and widths would also accommodate this two lot subdivision.

Site constraints and other zoning regulations such as parcel coverage, setbacks, floor area ratio, and parking may further restrict the type of development that could occur on these lots. In particular, staff note that the northern portion of the property (fronting 6 Avenue NE) has a steep bank leading to the existing house which could impact development potential of proposed Rem 1. The need for road dedication for both 5 Avenue NE and 6 Avenue NE at the subdivision stage will also further reduce proposed lot sizes which will again influence the type of development that can actually occur on each proposed lot.

Staff note that two shipping containers currently on the property will need to be removed prior to approval of this zoning amendment bylaw as shipping containers are not a use permitted within any residential zone. Shipping containers may be used temporarily in a residential zone for storage, only when associated with an active building permit.

Parking requirements will depend on the development proposal. Single family dwellings and duplexes require two spaces per unit, while a multi-family buildings of three units or greater would require only 1.5 spaces per unit.

Besides the above noted shipping containers, it appears the existing residence would meet R4 zoning regulations, including setbacks from the proposed new lot line between Rem 1 and Lot 1. For any new development, compliance will need to be confirmed at the building permit or development permit stage.

Access:

The property currently has two driveway accesses, one fronting 5 Avenue NE and one fronting 6 Avenue NE. Access from 5 Avenue NE has already been established through a paved driveway and currently appears to be the main route of access for the existing residence. This part of the property is flat so staff do not have concerns with this being used as access for a potential new single family dwelling or duplex on proposed Lot 1. However, access from 6 Avenue NE is steep and narrow. Depending on the proposal for Rem 1, upgrades may be required to this access at the development permit or building permit stage.

If future development of proposed Rem Lot is to be accessed via 5 Avenue NE, the developer would need to acquire an access easement over proposed Lot 1.

Geotechnical:

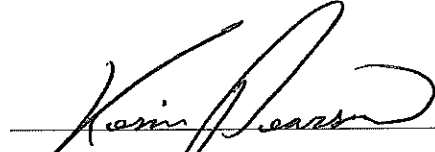
The property is known to have clay soil and a steep slope. Geotechnical concerns will be addressed as part of the subdivision process.

Conclusion:

Staff feel that this large city lot within the urban containment boundary is a suitable location for either low or medium density residential development. The R4 zone provides the greatest flexibility for future residential development but note that density will largely be constricted due to site conditions. Note that additional requirements may need to be met depending on a specific development proposal and could be addressed when more details regarding site planning and a specific use are known.



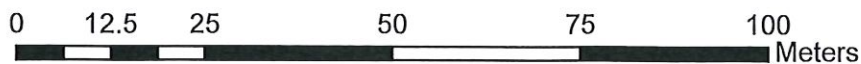
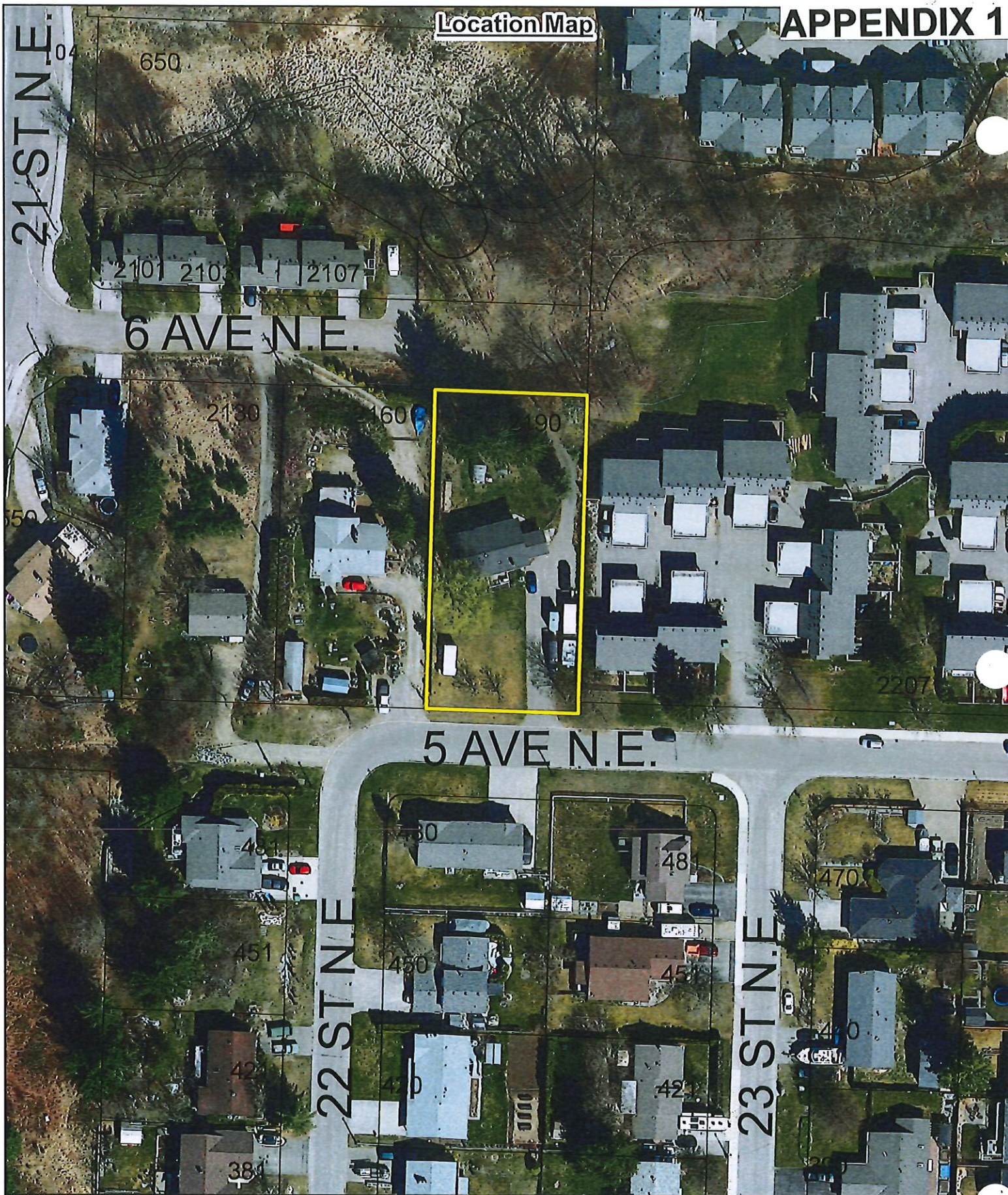
Prepared by: Brenda Kolenbrander
Planner



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

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property Map
- Appendix 3 – Subdivision Sketch Plan
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Photos
- Appendix 7 – Engineering Servicing Report
- Appendix 8 – R4 Zoning Regulations



-  Subject Property
-  Parcels

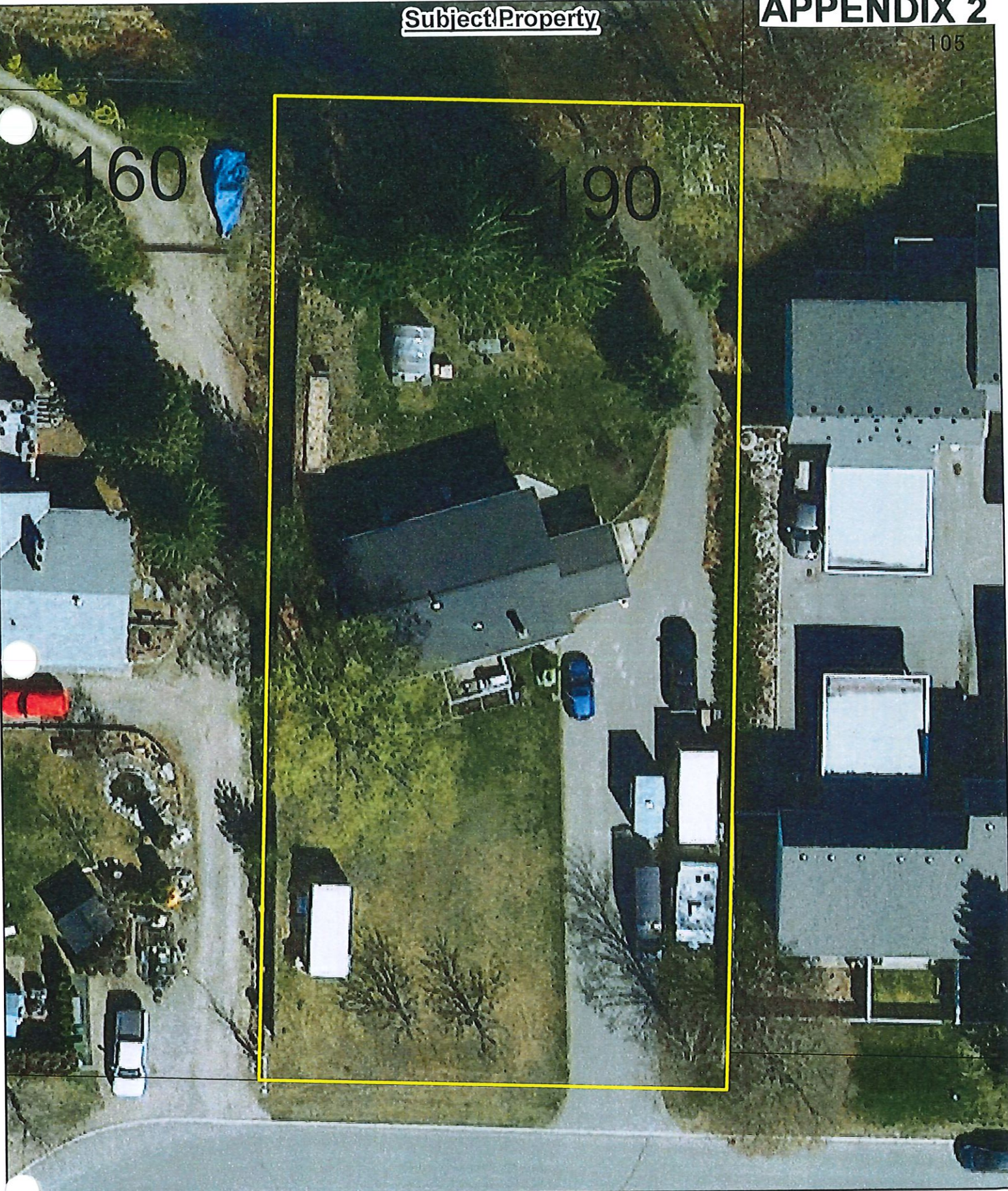
Subject Property

APPENDIX 2

105

2160

2190

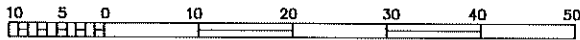


0 4 8 16 24 32 Meters

 Subject Property
 Parcels

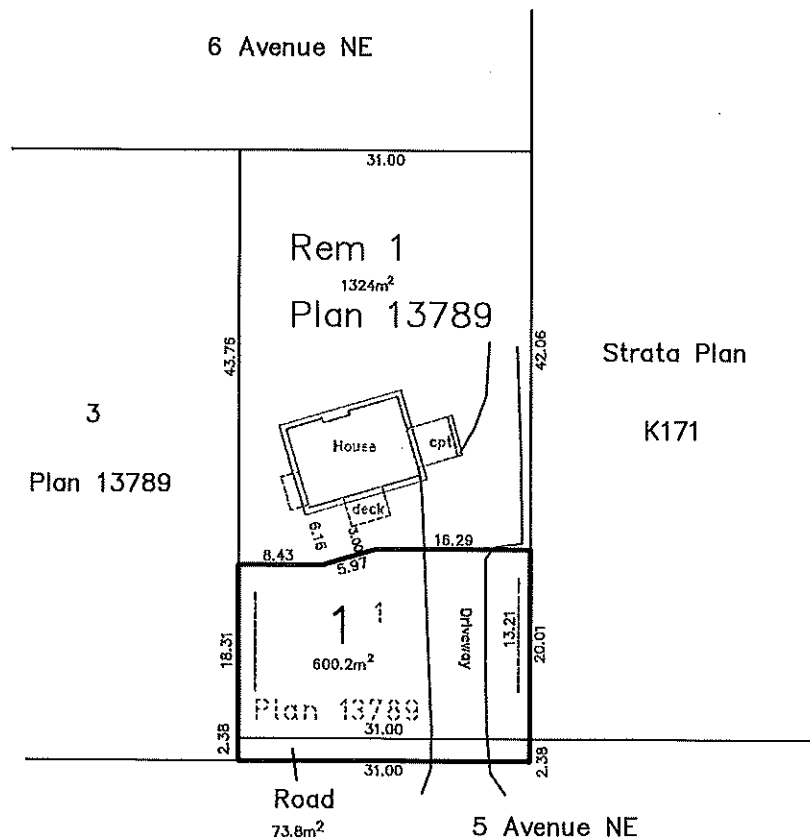
Sketch Plan of Proposed Subdivision of Part of Lot 4, Sec 13, Tp 20, Rge 10, W6M, KDYD, Plan 13789

Scale 1:500



All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500



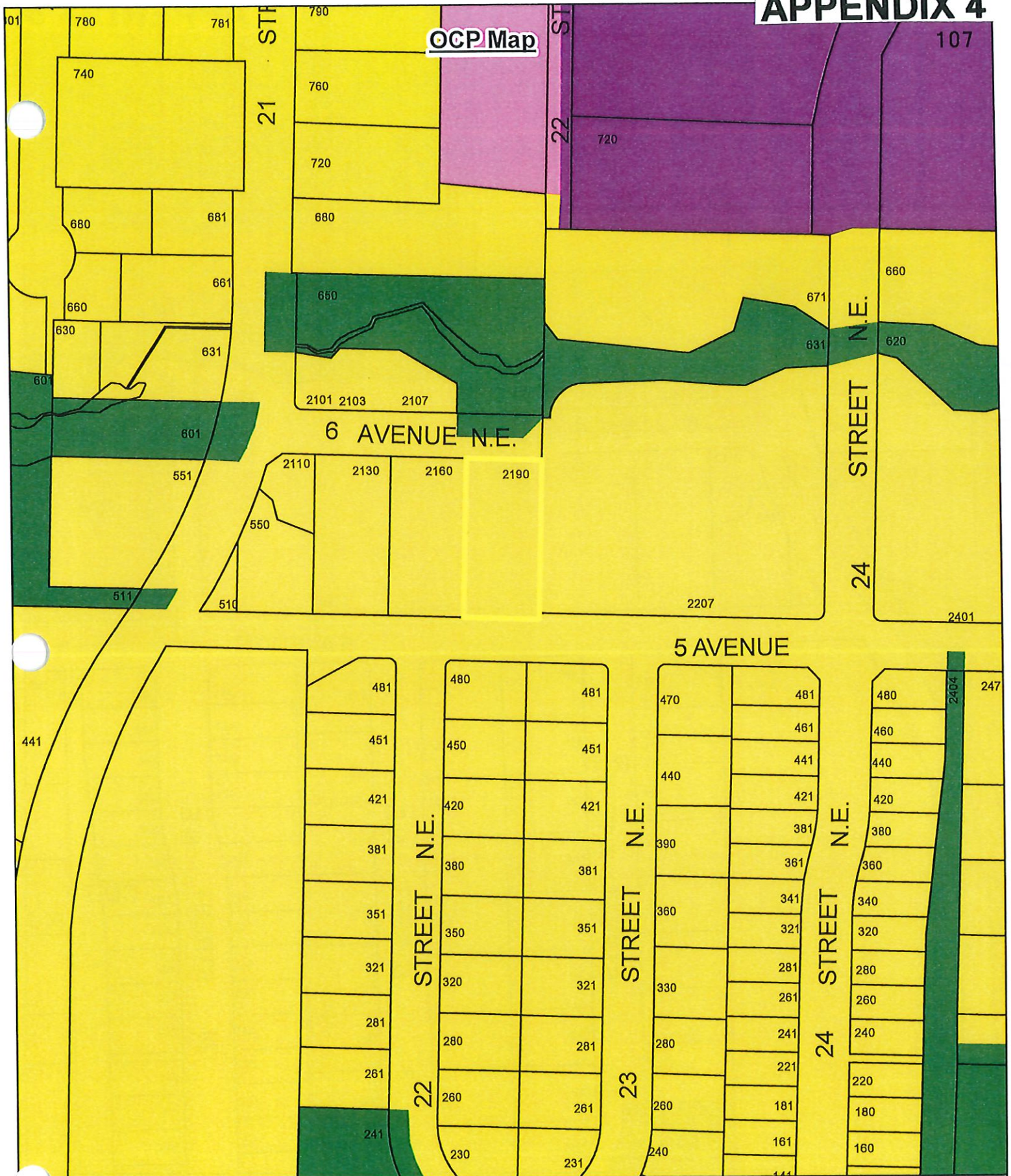
date

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

File: 464-20 464-20.raw

APPENDIX 4

OCP Map

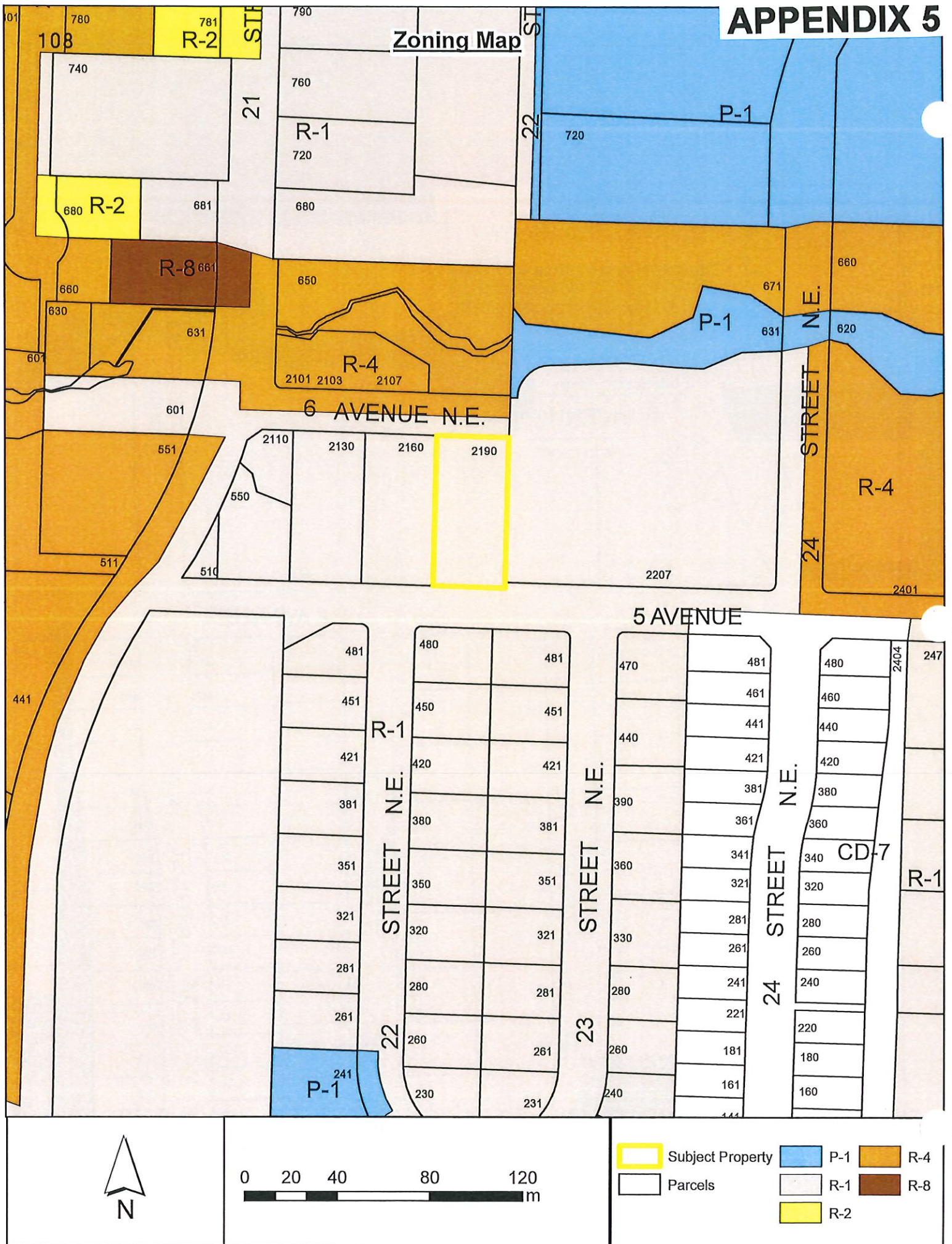


0 20 40 80 120 m

- Subject Property
- Park
- Institutional
- Residential - Medium Density
- Commercial - Highway Service / Tourist
- Parcels

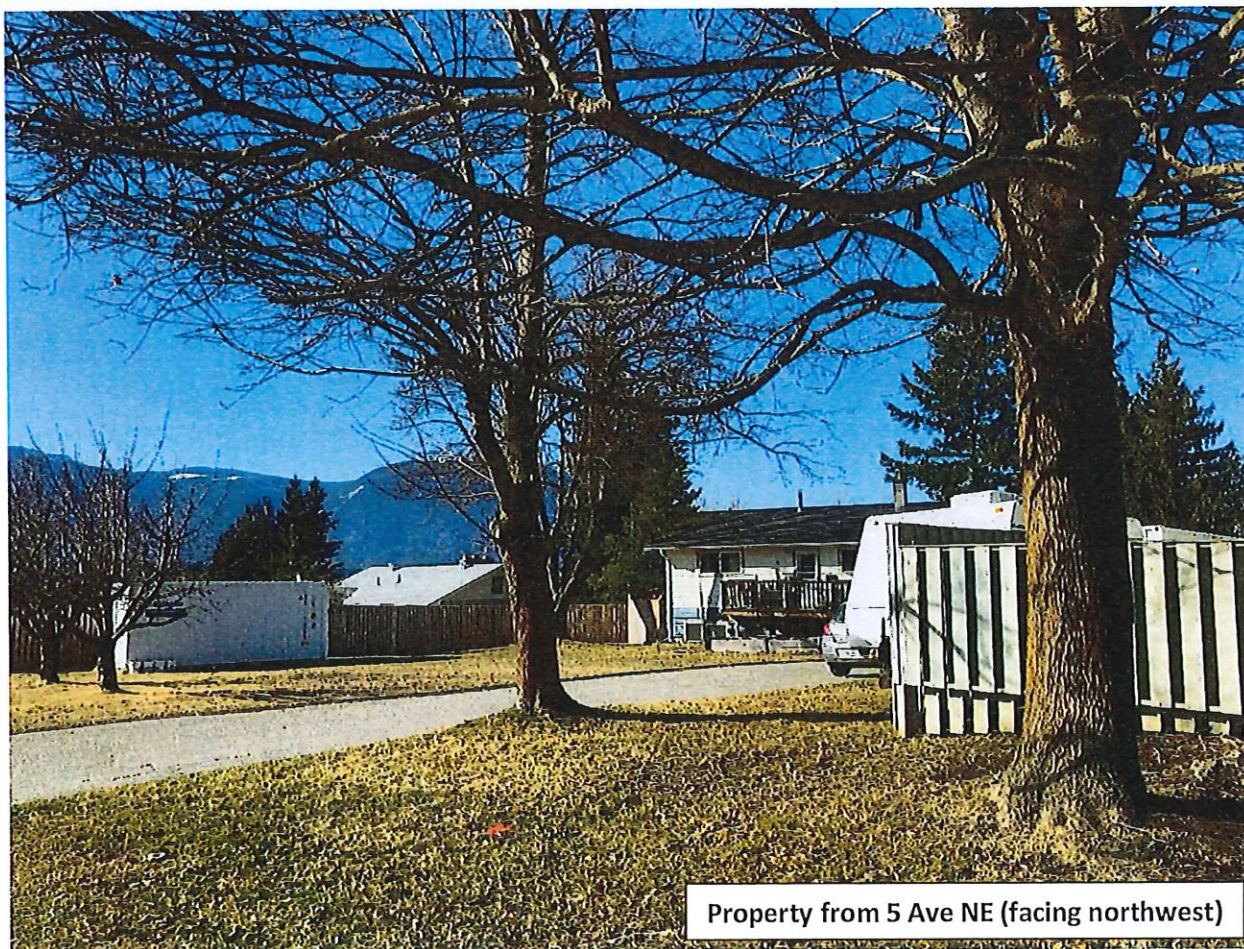
APPENDIX 5

Zoning Map

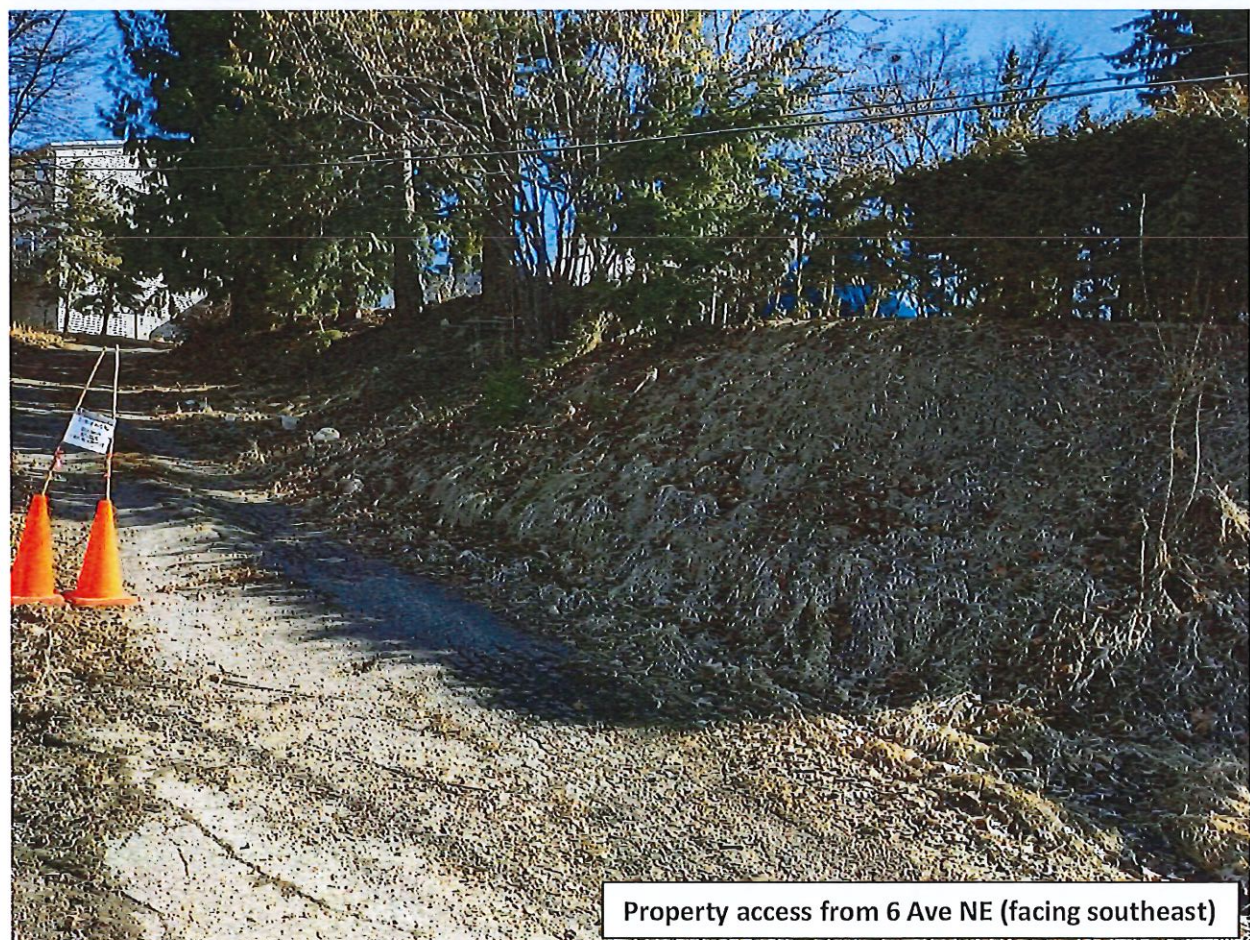




Property from 5 Ave NE (facing north)



Property from 5 Ave NE (facing northwest)





*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: June 8, 2021
PREPARED BY: Matt Gienger, Engineering Assistant
OWNER: D. Allard & L. Wong
APPLICANT: Browne Johnson Land Surveyors
SUBJECT: SUBDIVISION APPLICATION NO. 21.04
ZONING AMENDMENT APPLICATION NO. 1204
LEGAL: Lot 4, Section 13, Township 20, Range 10, W6M KDYD, Plan 13789
CIVIC: 2190 6 Avenue NE

Further to your referral dated March 16, 2021, we provide the following servicing information.

Engineering Department does not have any concerns related to the Re-zoning Amendment and recommends approval.

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. This proposed subdivision is approximately 1992 m² in area and is therefore not exempt from frontage improvements under Subdivision and Development Servicing Bylaw No. 4163, Section 5.4. (maximum 1800 m² for R1 zoning).
4. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
5. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
6. 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.
7. 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.
8. 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.

9. At the time of subdivision 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.
10. 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.
11. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision 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. 5 Avenue NE, on the subject property's southern 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 approximately 2.43m of additional road dedication is required (to be confirmed by a BCLS).
2. 5 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Paved Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, curb & gutter, separated sidewalk, boulevard construction, street lighting and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 6 Avenue NE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 18.0m road dedication (9.0m on either side of road centerline) and dedication for cul-de-sac. Available records indicate that additional road dedication is required for portion of cul-de-sac (to be confirmed by a BCLS). Cul-de-sac dedication may be offset to the north, to allow less dedication required from subject property (subject to engineer's design and City Engineer's approval).
4. 6 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to a modified Urban Paved Local Road standard is required, in accordance with Specification Drawing No. RD-1, with Cul-de-Sac construction in accordance with Specification Drawing No. RD-10 (which may be offset; see above). 3.0m wide multi-use-path construction instead of sidewalks will apply to both Specification Drawings. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, separated multi-use-path, boulevard construction, street lighting, fire hydrant, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

SUBDIVISION APPLICATION FILE: 21.04
ZONING AMENDMENT APPLICATION FILE: 1204
June 8, 2021
Page 3

6. Only 1 access will be permitted onto 5 Avenue NE for proposed lot and only 1 access will be permitted onto 6 Avenue NE for remaining lot. Owner / Developer responsible for all associated costs.
7. Design and construction of multi-use-path on 6 Ave NE to incorporate a tie in to existing trail from the east.

Water:

1. The subject property fronts a 150mm diameter Zone 2 watermain on 5 Avenue NE. No upgrades will be required at this time.
2. The subject property fronts a 100mm diameter Zone 2 watermain on 6 Avenue NE. Upgrading this watermain to 150mm is required as per the SDSB. Owner / Developer's engineer to determine appropriate hydrant location. Upgrading water main upstream of hydrant location is required. Owner / Developer is responsible for all associated costs.
3. Dead end watermain are to be avoided whenever possible; therefore, connecting the water main between 6 Avenue NE and 5 Avenue NE is required along the eastern extent of the subject property, within a 3.0m Right of Way. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing property is serviced by a 12mm service from the 100mm diameter watermain on 6 Avenue NE. Due to the size and age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. Water meter will be provided at subdivision. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
6. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
7. Fire protection requirements to be confirmed with the Building Department and Fire Department.
8. Current Fire Hydrant spacing on 6 Ave NE exceeds maximum spacing of 90m for medium density residential zoning (proposed). Fire hydrant installation will be required on 6 Avenue NE. Owner / Developer is responsible for all associated costs.
9. Current Fire hydrant spacing on 5 Ave NE meets spacing requirements for medium density residential zoning.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 6 Avenue NE. No upgrades will be required at this time.

2. The subject property does not front a sanitary sewer on 5 Avenue NE. All adjacent properties are currently connected to sanitary mains outside of the subject parcel's 5 Avenue frontage; therefore, no extension of sanitary main on 5 Avenue NE is required at this time.
3. 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. A private easement is required on the remaining parcel to allow service to 6 Avenue NE, minimum 3.0m wide. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
5. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 6 Avenue NE. No upgrades required at this time.

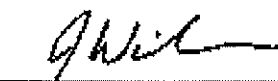
Drainage:

1. The subject property does not front on an enclosed stormwater system. Turner Creek to the north of 6 Avenue NE may be considered for possible stormwater disposal if needed and proven safe by ISMP and approved by any other applicable governing agencies.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into Turner Creek 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. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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


Matt Gienger
Engineering Assistant


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

Purpose

- 9.1 The purpose of the R-4 Zone is to provide for medium *density, multiple family* and small lot *single family* residential developments. New *multiple family* developments zoned R-4 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. #289, #3740

Regulations

- 9.2 On a *parcel zoned R-4*, 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-4 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the *R-4 Zone*:

- .1 *assisted living housing*; #4336
- .2 *bed and breakfast* in a *single family dwelling*, limited to two let rooms;
- .3 *boarders*, limited to two;
- .4 *boarding home*; #2789
- .5 *commercial daycare facility*;
- .6 *dining area*; #4336
- .7 *duplexes*;
- .8 *family childcare facility*; #3082
- .9 *group childcare*; #3082
- .10 *home occupation*; #2782
- .11 *multiple family dwellings*;
- .12 *public use*;
- .13 *public utility*;
- .14 *single family dwelling*;
- .15 *triplexes*;
- .16 *accessory use*.

Maximum Height of Principal Buildings

- 9.4 The maximum *height* of a *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 2 are provided.

Maximum Height of Accessory Buildings

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

Maximum Parcel Coverage

- 9.6 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

Minimum Parcel Area

- 9.7
- .1 The minimum *parcel area* for a *single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
 - .2 The minimum *parcel area* for a *duplex* shall be 600.0 square metres (6,458.6 square feet).
 - .3 The minimum *parcel area* for all other uses shall be 900.0 square metres (9,687.8 square feet).

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**Minimum Parcel Width**

9.8

- .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet). #3740
- .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family* lot shall be 10.0 metres (32.8 feet).
- .3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex* lot shall be 14.0 metres (45.9 feet).
- .4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex* lot shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal Buildings9.9 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line*
 - adjacent to a *parcel zoned*
R-4 shall be 3.0 metres (9.8 feet)
 - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned*
R-4 shall be 1.2 metres (3.9 feet) #3475
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum separation between residential *buildings* on the same lot of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the same lot of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding Sections 9.9.2 and 9.9.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- .8 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings9.10 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 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

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.

9.11

- .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.
- .3 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 2

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)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	<input type="checkbox"/> 3 units per hectare (1.2 units per acre) <input type="checkbox"/> 4 units per hectare (1.6 units per acre) <input type="checkbox"/> 7 units per hectare (2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>dwelling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.

CITY OF SALMON ARM

BYLAW NO. 4451

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

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

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone), as shown on 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. 4451"

READ A FIRST TIME THIS DAY OF 2021

READ A SECOND TIME THIS DAY OF 2021

READ A THIRD TIME THIS DAY OF 2021

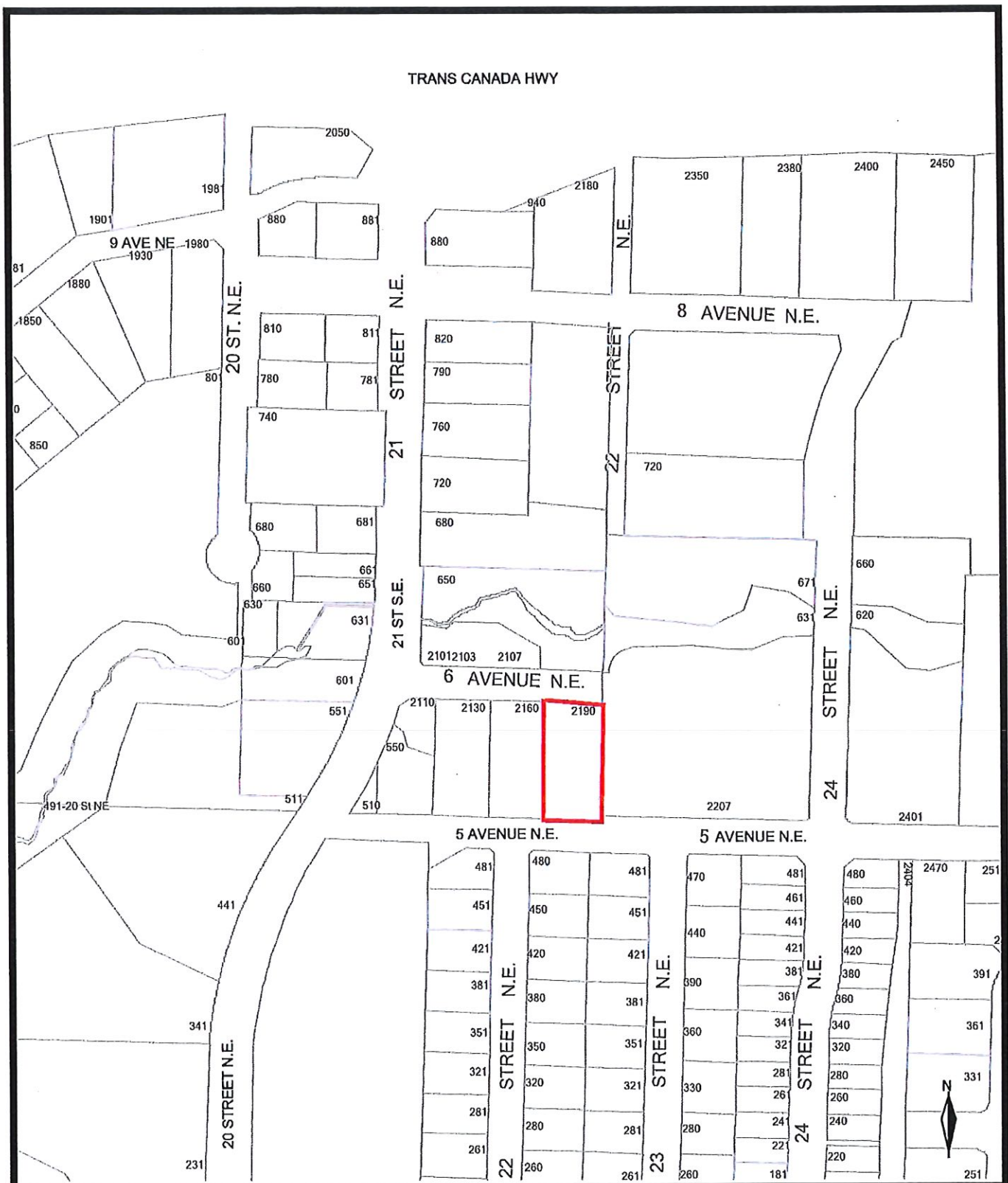
APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2021

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



Item 10.4

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4463 be read a first and second time;

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

[Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 9, 2021

Subject: Zoning Bylaw Amendment Application No. 1212

Legal: Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 3674, Except Plan 27952
 Civic Address: 4930 70 Avenue NE
 Owner: Julia and Bernd Melzer
 Applicant: Whitstone Developments Ltd. (Mark Wilson)

STAFF RECOMMENDATION

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 3674, Except Plan 27952 from R1 (Single Family Residential) to R8 (Residential Suite Zone);

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

PROPOSAL

To rezone a single family dwelling R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite within the existing single family dwelling.

BACKGROUND

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

Adjacent land uses include the following:

North:	Single Family Residence and Suite	Zoned R8
South:	Single Family Residence	Zoned R1
East:	Single Family Residence & Pond	Zoned R1 & P1
West:	Single Family Residence	Zoned R1

The subject property is approximately 0.26ha (0.65ac) in area and contains a single family dwelling that was constructed in 2015. The single family residence is approximately 113m² (1216 ft²) above an unfinished basement. The owners have made application to finish the basement, with a portion of the basement being a suite. The site plan for the secondary suite and basement is included as Appendix 5. The proposed suite is approximately 51m² (550ft²) in area and occupies a portion of the basement.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement.

COMMENTSEngineering Department

The Engineering Department has no objection to the rezoning of this property.

At Building Permit stage, the owner will be required to upgrade the water service from the watermain to the property line to 1" and to install a meter in a pit or a Radio Frequency Head meter in the house. Owner will be responsible for all associated costs.

Building Department

No concerns with the rezoning. The completion of the basement suite should be compliant with BC Building Code.

Fire Department

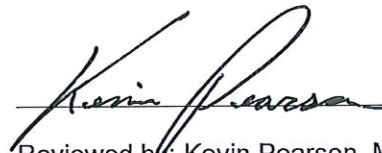
No concerns.

Planning Department

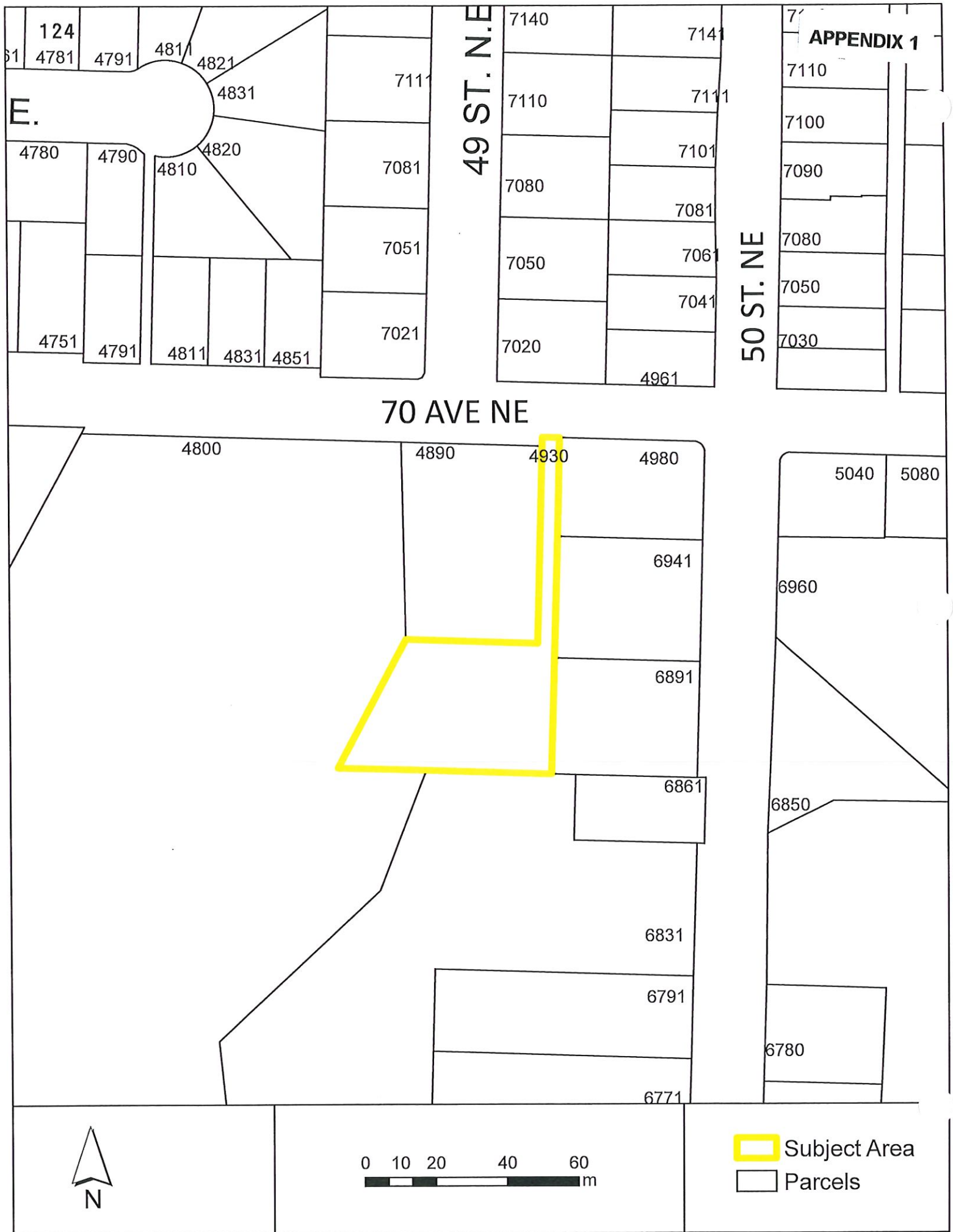
The conversion of a portion of the basement into a secondary suite is supported by the previously mentioned OCP policy and the proposed layout of the unit is compliant with zoning requirements, including an additional off-street parking space for the suite. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



Prepared by: Melinda Smyrl, MCIP, RPP
Planner III



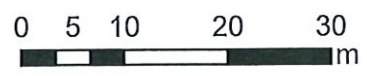
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



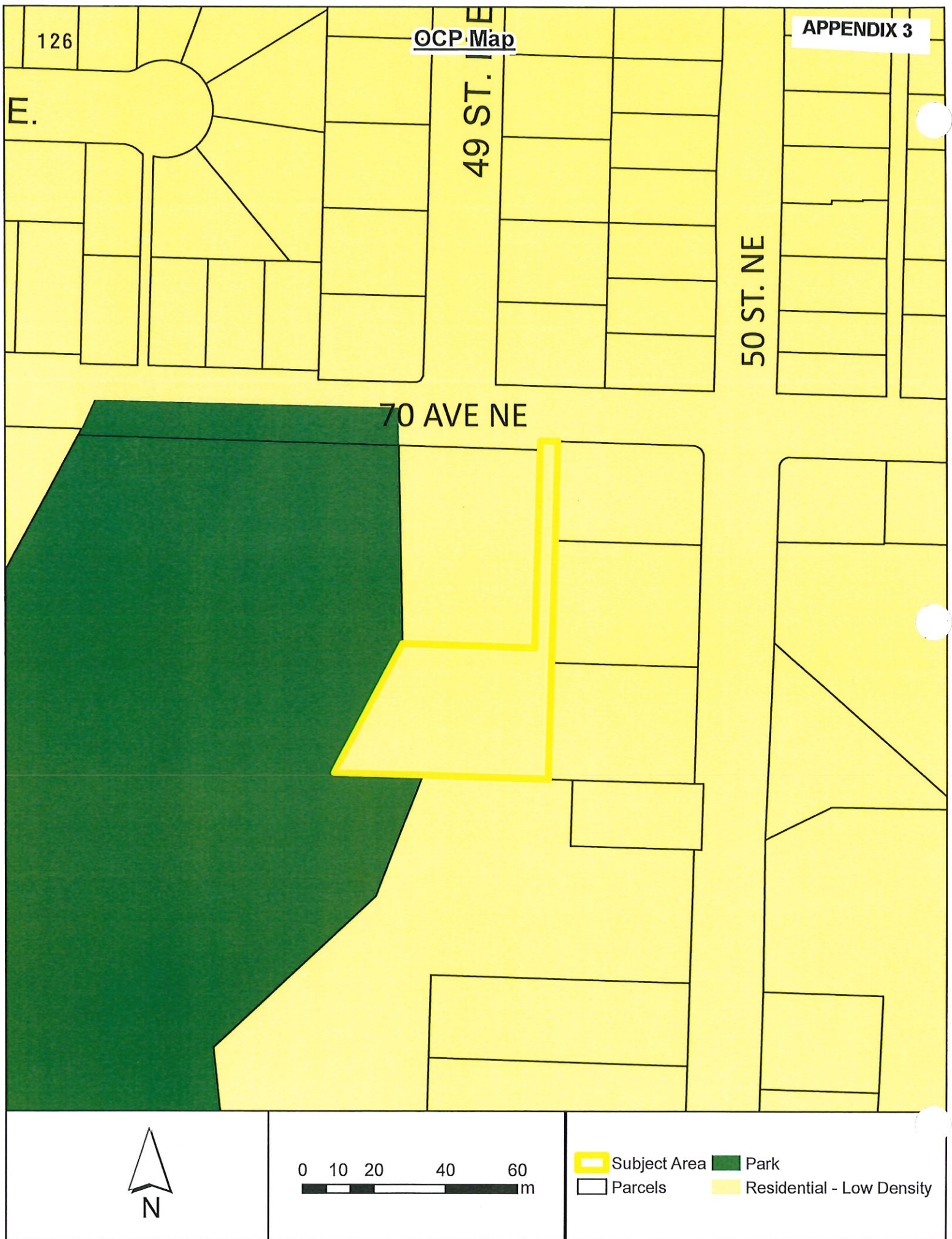
OrthoMap

70 AVE NE

50 ST. NE



-  Subject Area
-  Parcels



126

E.

OCP Map

49 ST. NE

APPENDIX 3

50 ST. NE

70 AVE NE



0 10 20 40 60 m

Subject Area Park
Parcels Residential - Low Density

49 ST. NE

50 ST. NE

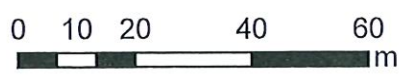
R-1

70 AVE NE

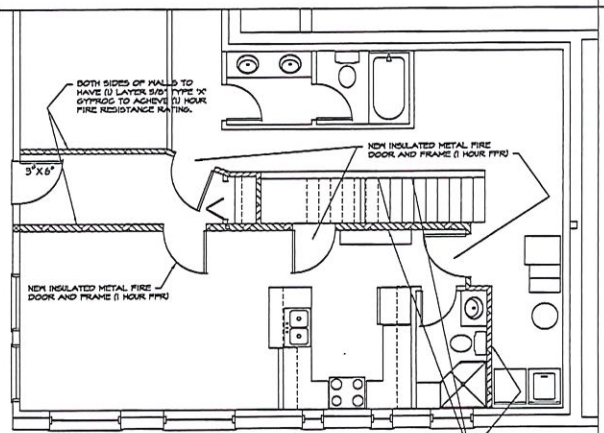
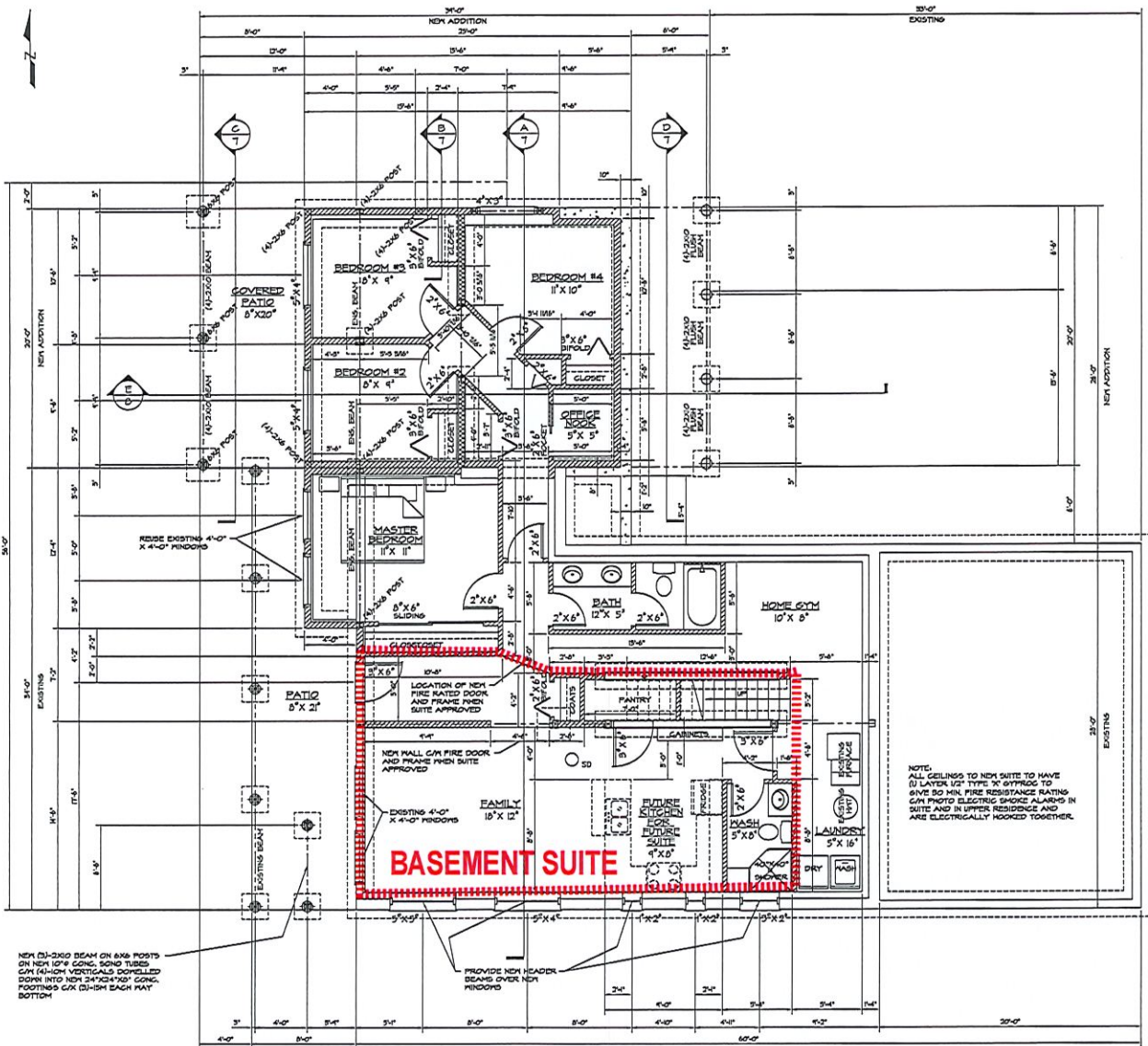
P-1

R-2

P-3



- | | | |
|--|---|---|
|  Subject Area |  P-1 |  R-1 |
|  Parcels |  P-3 |  R-2 |



BASEMENT FLOOR PLAN

1/4" = 1'-0"

BASEMENT FLOOR PLAN

1/4" = 1'-0"
FUTURE SUITE = 410 SQ. FT.

REVISION NO.	DATE	DESCRIPTION
A	JAN 14/2023	REVISED TO DATE
B	JAN 18/2023	REVISED TO DATE

PEDERSON
DRAFTING & DESIGN LTD.

CLIENT: BERNIE & JULIA MELZER 4430 - 10 TH AVE, CANOE, B.C.	DRAWN BY: [blank]
SCALE: 1/4" = 1'-0"	REVISION N
DATE: APRIL 24/2023	PROJECT:
DRAWING DESCRIPTION: BASEMENT FLOOR PLAN	DRAWING N 20-0

CITY OF SALMON ARM

BYLAW NO. 4463

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

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

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 3674 Except Plan 27952 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), as shown on 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. 4463"

READ A FIRST TIME THIS DAY OF 2021

READ A SECOND TIME THIS DAY OF 2021

READ A THIRD TIME THIS DAY OF 2021

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

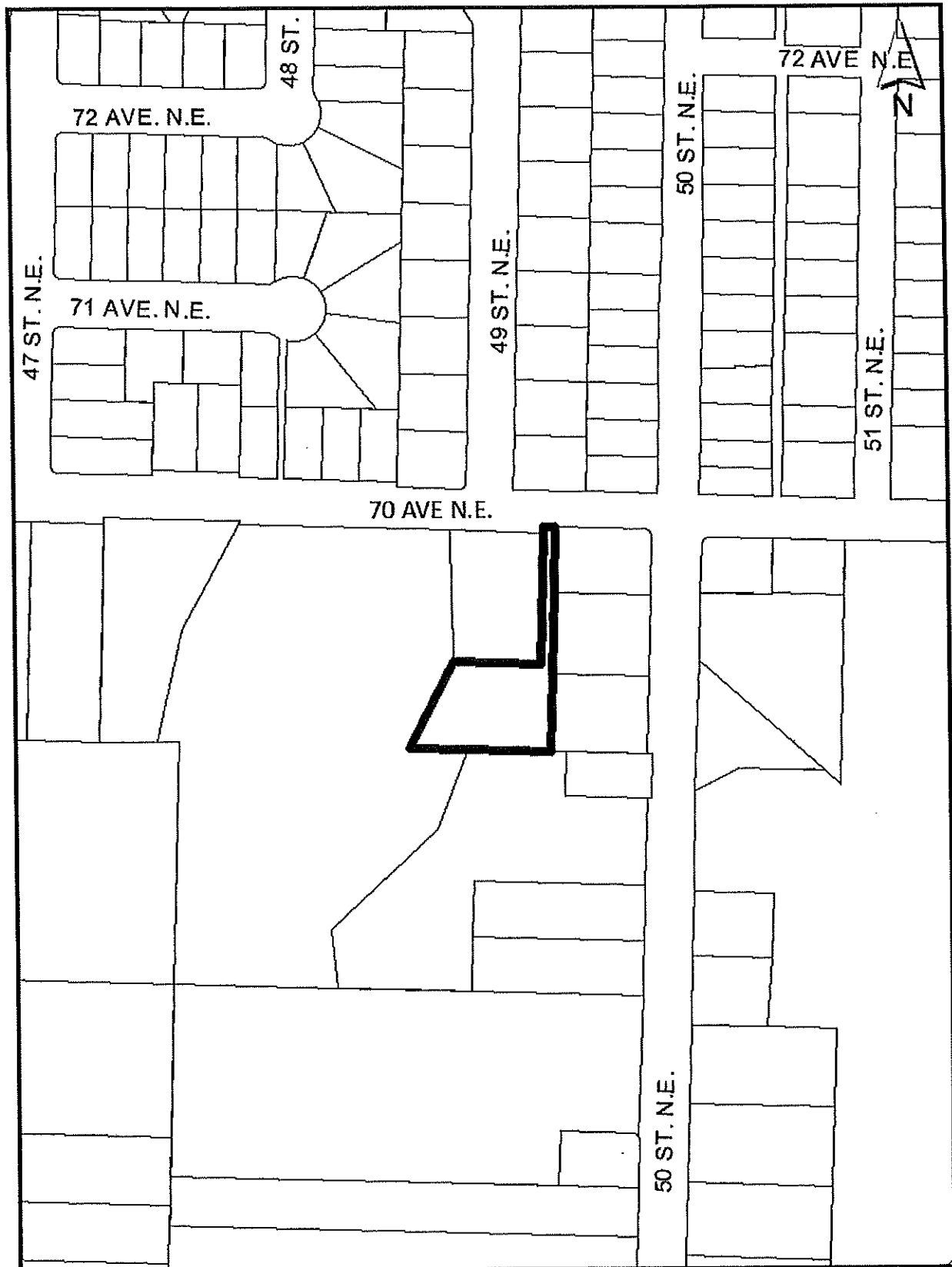
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

Schedule "A"



THIS PAGE INTENTIONALLY LEFT BLANK

Item 11.1

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4459
be read a final time.

[ZON-1209; Buckler, J. & K.; 2920 7 Avenue NE; R1 to R8]

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 4, 2021

Subject: Zoning Bylaw Amendment Application No. 1209

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 40424
Civic Address: 2920 7 Avenue NE
Owner/Applicant: Buckler, J. & K.

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 40424 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone), as shown on 'Schedule A';

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to the following:
1) Ministry of Transportation and Infrastructure approval; and
2) Submission of a Building Permit application showing that the proposed *detached suite* conforms to BC Building Code and Zoning Bylaw requirements.

PROPOSAL

The subject parcel is located at 2920 7 Avenue NE (Appendices 1 and 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R8 (Residential Suite Zone) to facilitate construction of a *detached suite* (Appendix 3).

Site photos are attached as Appendix 4.

BACKGROUND

The parcel is designated Medium Density Residential (MDR) in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 5 & 6).

The subject property is located in the Broadview neighbourhood which consists of a variety of zones including commercial, institutional, parks and recreation, and various residential zones. There are many R1 zoned properties in the immediate vicinity and only one nearby R8 zoned property.

This property is located within the Urban Containment Boundary (UCB). Land uses directly adjacent to the subject property include the following:

North: R1 (Single Family Residential), C3 (Service Commercial)
South: R1 (Single Family Residential), R4 (Medium Density Residential)
East: R1 (Single Family Residential), R8 (Residential Suite), P3 (Institutional)
West: R1 (Single Family Residential), R4 (Medium Density Residential), P1 (Parks and Recreation)

The property is approximately 0.17 ha (1,660 m²) in size and contains a single family dwelling. The proposal is to construct a *detached suite* east of the existing dwelling. The site plan provided shows an approximate size of 8.53 m by 11.58 m. The applicant has been made aware that this would exceed the maximum permitted size of 90 m² (968.8 ft²) and they have advised of their intent to revise this to comply with the Zoning Bylaw and BC Building Code regulations at the building permit stage.

COMMENTSEngineering Department

Detached suite development is generally exempt from off-site works and services. Engineering comments related to this proposal and site servicing will be provided to the applicant.

Building Department

No concern with rezoning. Maximum building area is 90 m². No floor plans supplied.

Development Cost Charges (DCCs) totalling \$6,064.31 are required for a *detached suite* payable at Building Permit issuance.

Fire Department

No concerns.

Planning Department***OCP Policy:***

Policy 8.3.25 within the OCP provides support for either a *secondary suite* or *detached suite* within all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Neither this policy, nor the Zoning Bylaw, supports subdivision of a *detached suite* from the principle building on a property.

Zoning Bylaw Regulations:

Other than the size of the proposed *detached suite*, plans appear to show general compliance with the zoning regulations (R8 regulations attached as Appendix 7). Staff note that maximum height for accessory buildings containing a *detached suite* can be increased from 6.0 m (19.7 ft) to 7.5 m (24.6 ft). Only rough exterior plans have been provided so height will need to be confirmed at the building permit stage.

Additional zoning considerations for this application are as follows:

Siting

The site plan provided indicates an approximate location for the detached suite. The suite is proposed in the northeast corner of the property and shows compliance with R8 setbacks for a *detached suite*, with a 6.0 m front setback and 2.0 m interior side setback. Staff note that roof eaves do not appear to be shown on the site plan and can project a maximum depth of 0.6 metres (1.9 ft) into setbacks.

Access and Parking

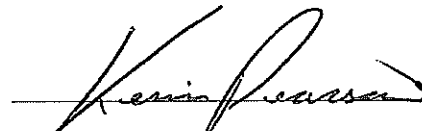
Three parking spaces will be required for all uses on this property (two for the existing single family dwelling and one for the proposed *detached suite*). Existing parking is more than adequate to accommodate the additional parking space required for the suite. The applicant is proposing access to the suite through the existing driveway.

Conclusion:

This property is well suited for a *detached suite* given its size, dimensions, and location. Subject to compliance with the BC Building Code, and confirmation that the suite will meet setbacks, staff are in support of this rezoning application.



Prepared by: Brenda Kolenbrander
Planner

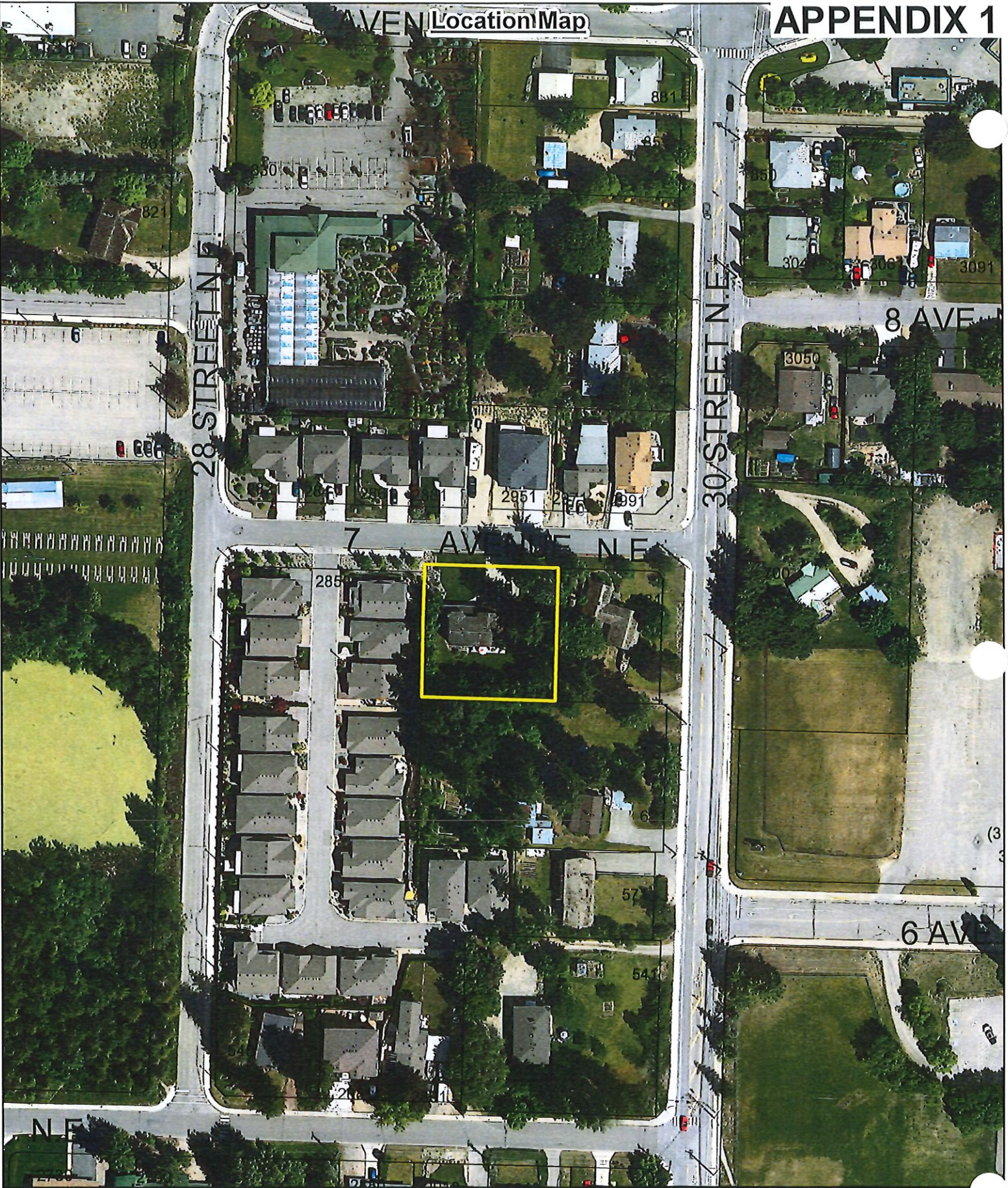


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



Appendices:

Appendix 1 – Location Map
Appendix 2 – Subject Property Map
Appendix 3 – Site Plan and Proposal Photos
Appendix 4 – Site Photos

Appendix 5 – OCP Map
Appendix 6 – Zoning Map
Appendix 7 – R8 Zoning Regulations




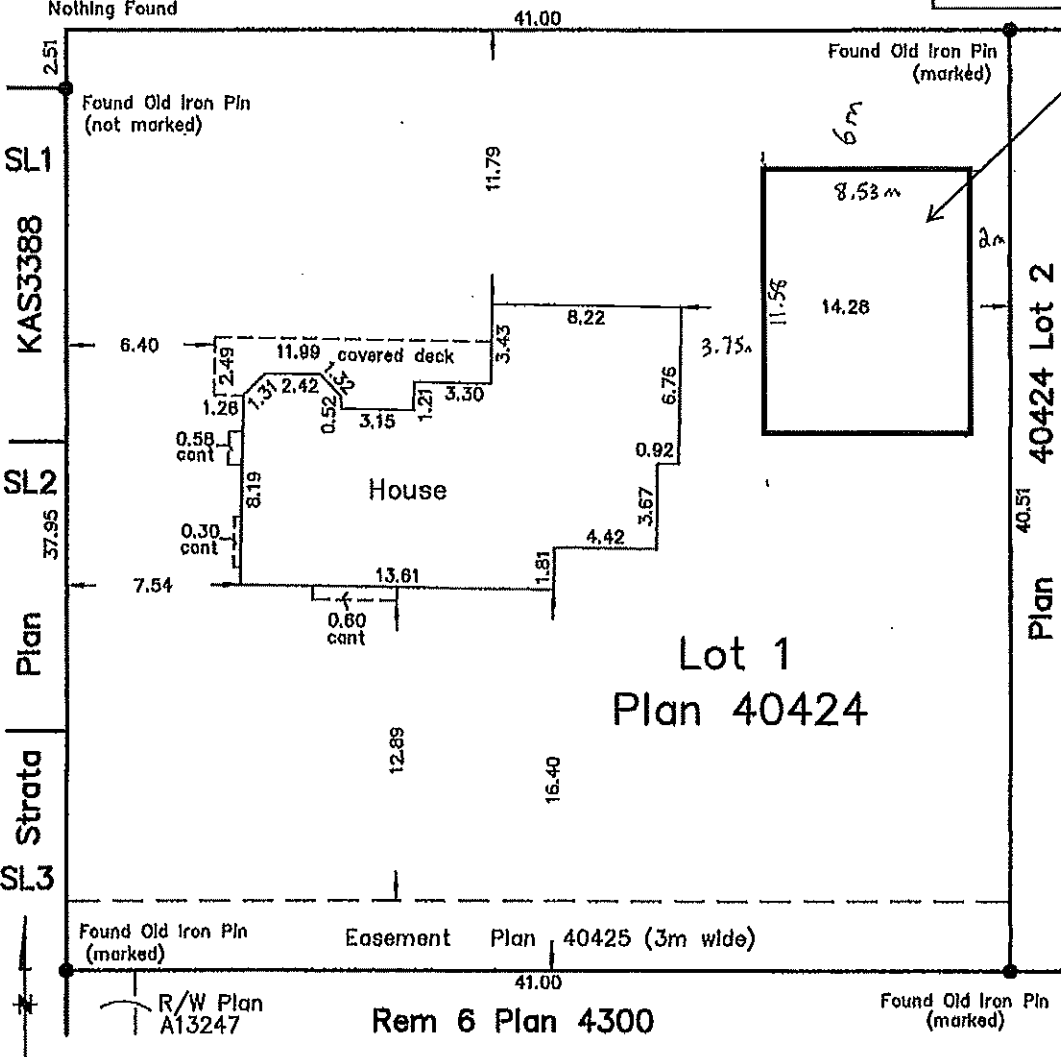
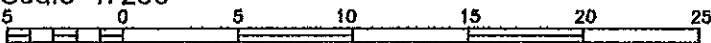
0 10 20 40 60 80 Meters

 Subject Property
 Parcels



0 2.5 5 10 15 20 Meters

 Subject Property
 Parcels

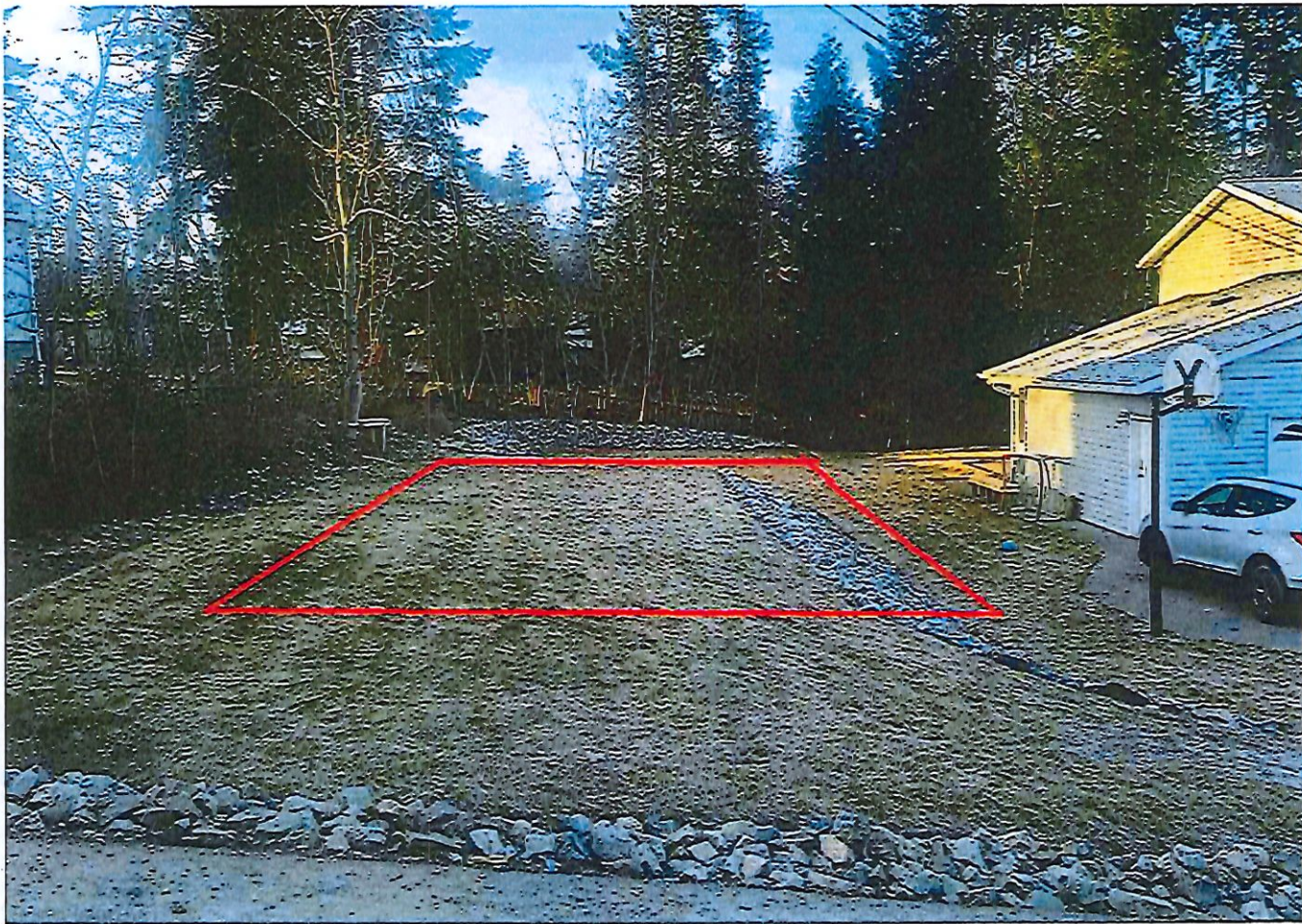
 BROWNE JOHNSON Land Surveyors		BRITISH COLUMBIA AND CANADA LANDS Box 362, Salmon Arm, B.C. V1E 4N5 250-632-9701 office@brownejohnson.com	
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE			
To: Jason & Kristin Buckler, 2920 7 Avenue NE, Salmon Arm, BC V1E 2S7 Your File:		Re: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 40424 Parcel Identifier (PID): 012-465-348 Civic Address: 2920 7 Avenue NE	
<p style="text-align: right; font-size: small;">List of documents registered on title which may affect the location of improvements: Easement KB34609</p>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: 1.2em; margin: 0;">7 Avenue NE</p>  <p style="text-align: center; font-size: 1.1em;">Lot 1 Plan 40424</p> </div> <div style="width: 50%; border: 1px solid black; padding: 5px; margin-left: 10px;"> <p style="margin: 0;">Approximate suite location</p> </div> </div>			
<p>Scale 1:250</p>  <p style="font-size: small;">All distances are in metres.</p>			
<p>Dimensions derived from Plan 40424 and KAS3388</p>			
<p>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.</p> <p>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.</p> <p>This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 3rd day of July, 2018.</p>		<p>Offsets from property line to building are measured from the siding.</p> <p>COPYRIGHT © BROWNE JOHNSON 2018 LAND SURVEYORS</p> <p>All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.</p> <p style="text-align: center;">THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY DIGITALLY SIGNED.</p>	
<p style="text-align: right;">Mark Mason 221S87</p>		<p style="text-align: right;">Digitally signed by Mark Mason 221S87 Date: 2018.07.04 09:55:05 -07'00'</p>	
BCLS		<p>Our File: 366-18 Pb: 366-18.raw</p>	

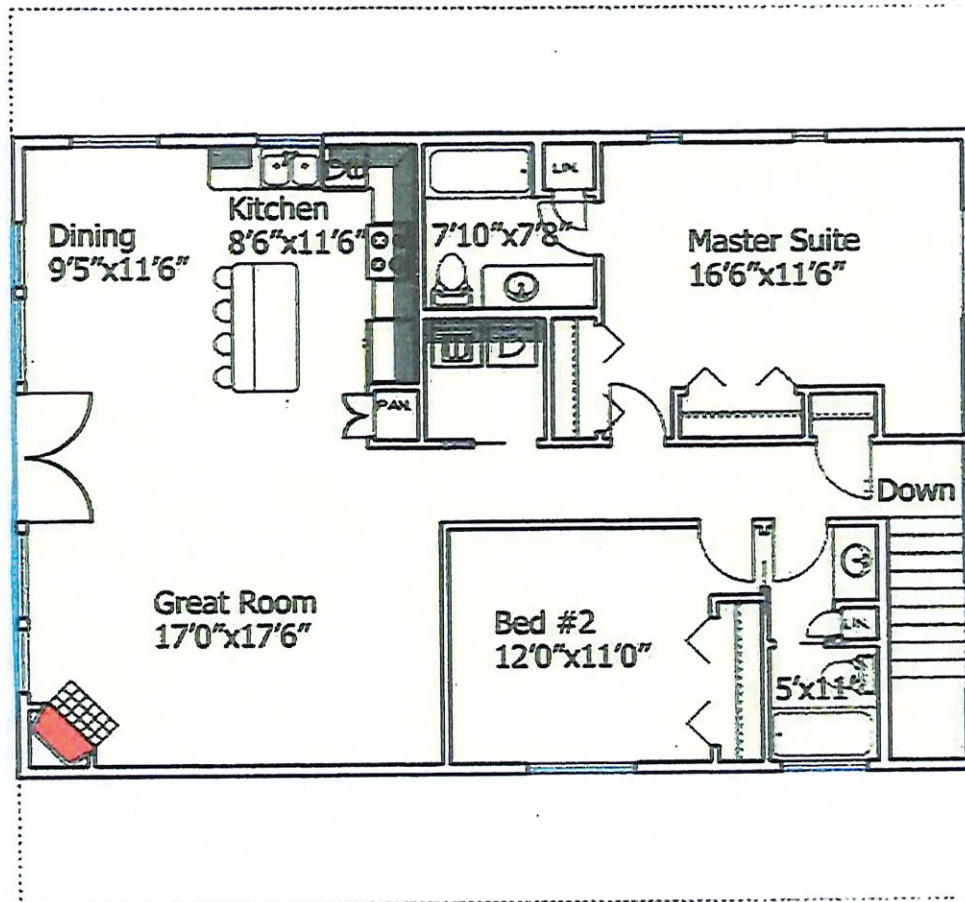


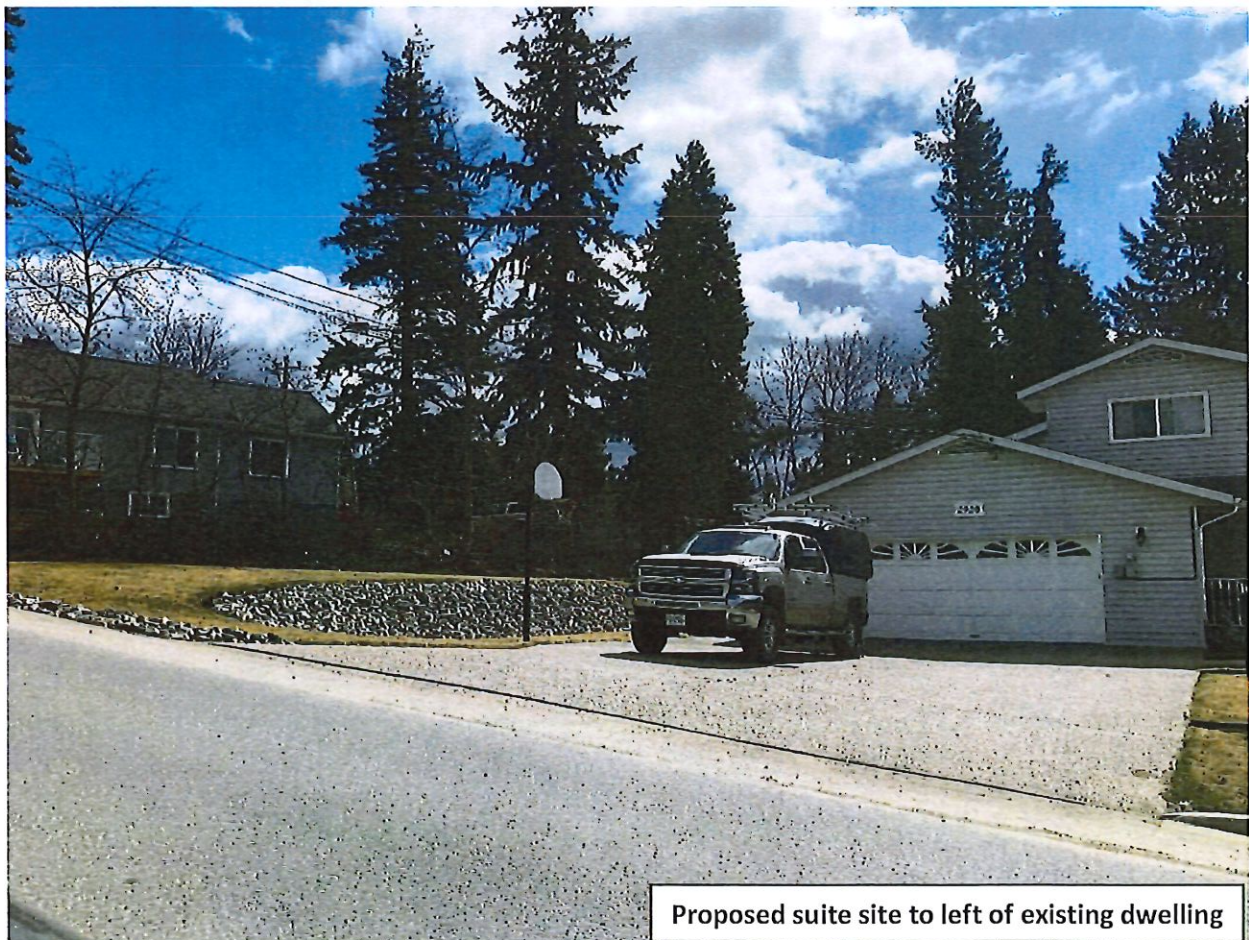
Shows how carriage house will sit into the sloped yard but with man door on other side like picture below.



House shape









Property facing south

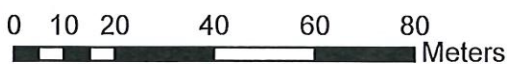
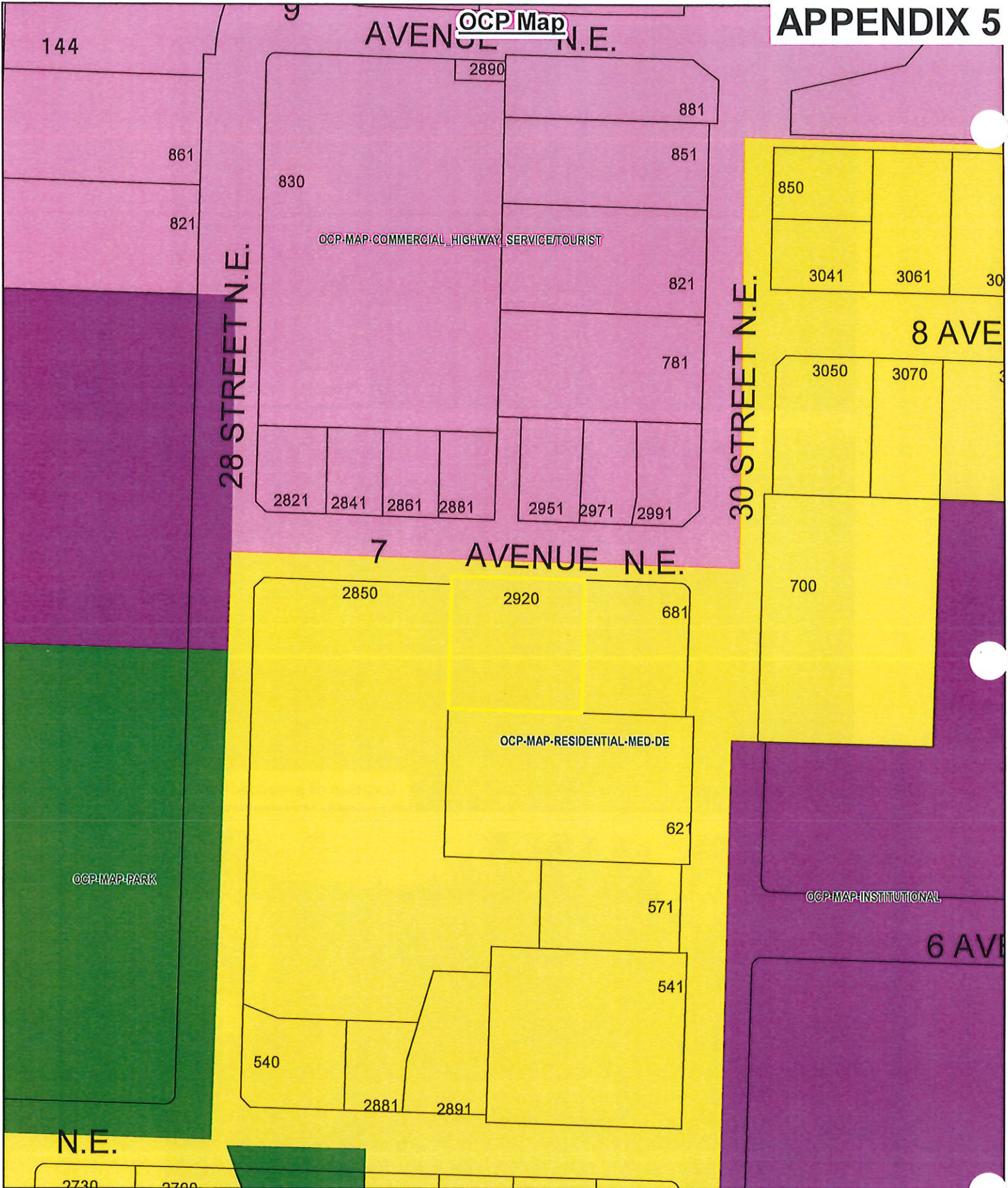


Location of proposed suite

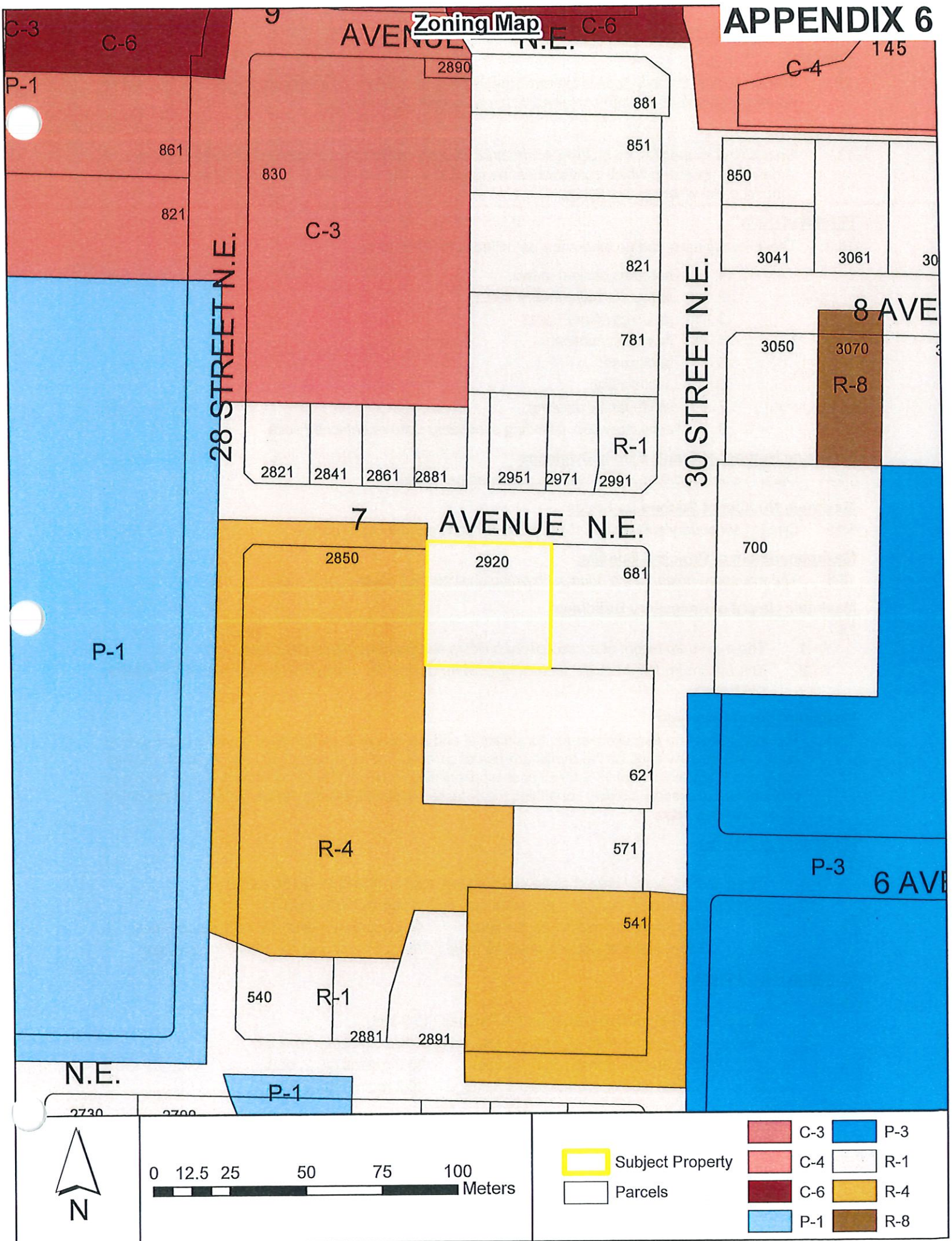


Property facing east (showing neighbouring residence)

OCP Map



- Subject Property
- Parcels
- Park
- Institutional
- Residential - Medium Density
- Commercial - Highway Service / Tourist



Purpose

- 13.1 The purpose of the R-8 Zone is to permit the use of a *secondary suite* contained within a *single family dwelling* or a *detached suite* contained within an *accessory building*.

Regulations

- 13.2 On a *parcel* zoned R-8, 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-8 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 13.3 The following uses and no others are permitted in the R-8 Zone:

- .1 *boarders*, limited to two;
- .2 *family childcare facility*; #3082
- .3 *group childcare*; #3082
- .4 *home occupation*;
- .5 *public use*;
- .6 *public utility*;
- .7 *single family dwelling*;
- .8 *accessory use*, including *secondary suite* or *detached suite*.

Maximum Number of Single Family Dwellings

- 13.4 One (1) *single family dwelling* shall be permitted per *parcel*.

Maximum Number of Secondary Suites

- 13.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Height of Principal Building

- 13.6 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 13.7
- .1 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).
 - .2 The maximum *height* of an *accessory building* containing a *detached suite* shall be 7.5 metres (24.6 feet).

Maximum Parcel Coverage

- 13.8 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for all *accessory buildings*, which may be increased to a maximum of 15% for all *accessory buildings* including those containing a *detached suite* provided the *accessory building* containing the *detached suite* has a lesser *building area* than the *single family dwelling*. #4272

Minimum Parcel Area

- 13.9
- .1 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).
 - .2 The minimum *parcel area* of a *parcel* containing a *detached suite* shall be:
 - .1 With lane or second *street* frontage 465.0 square metres (5,005.2 square feet)
 - .2 Without lane or second *street* frontage 700.0 square metres (7534.7 square feet)

Minimum Parcel Width

- 13.10
- .1 The minimum *parcel width* shall be 14.0 metres (45.9 feet).
 - .2 The minimum *parcel width* of a *parcel* containing a *detached suite* shall be:
 - .1 With lane or second *street* frontage 15.0 metres (49.2 feet)
 - .2 Without lane or second *street* frontage 20.0 metres (65.6 feet)

Maximum Floor Area and Floor Area Ratio

13.11

- .1 The maximum *floor area* of a *detached suite* shall be 90.0 square metres (968.8 square feet).
- .2 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Principal Building13.12 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Notwithstanding Sections 13.12.2 and 13.12.3., a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet). #3426
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply #2811

Minimum Setback of Accessory Buildings13.13 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 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 6.0 metres (19.7 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Minimum Setback of a Detached Suite13.14 The minimum *setback* of an *accessory building* containing a *detached suite* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line* shall be 2.0 metres (6.5 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 *Parcel line* adjacent to a lane 1.2 metres (3.9 feet)

Parking

13.15

- .1 Parking shall be required as per Appendix I.
- .2 An offstreet parking space provided for a *secondary suite* or *detached suite* shall not be sited in tandem to a parking space provided for a *single family dwelling*.

Detached Suite

13.16 Refer to Section 4.2 for General Regulations.

23. STATUTORY PUBLIC HEARINGS

2. Zoning Amendment Application No. ZON-1209 [Buckler, J. & K.; 2920 7 Avenue NE]

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

Submissions were called for at this time.

J. Buckler, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:27 p.m. and the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4459

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 by electronic means as authorized by Ministerial Order M192, British Columbia, on June 14, 2021 at the hour of 7:00 p.m. was published in June 2 and 9, 2021 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 13, Township 20, Range 10, W6M, KDYD, Plan 40424, from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4459**"

READ A FIRST TIME THIS 25 DAY OF May 2021

READ A SECOND TIME THIS 25 DAY OF May 2021

READ A THIRD TIME THIS 14 DAY OF June 2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 18th DAY OF June 2021

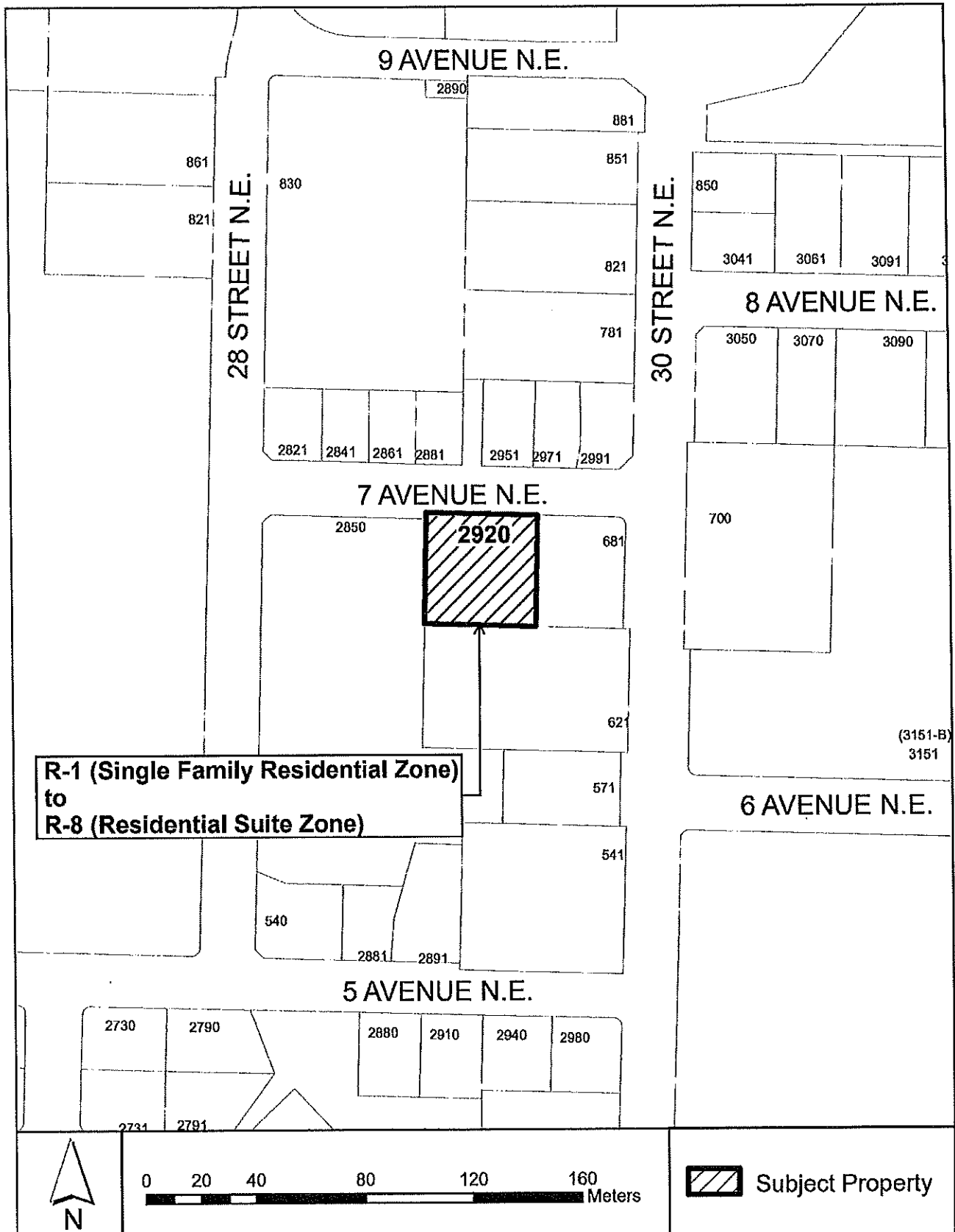
Robyn M. Clifford
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE A



THIS PAGE INTENTIONALLY LEFT BLANK

Item 11.2

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4458 be read a final time.

[ZON-1208/DVP-532; Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE]

Vote Record

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

Opposed:

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



To: His Worship Mayor Harrison and Members of Council

Date: May 17, 2021

Subject: Zoning Bylaw Amendment Application No. 1208 and Development Variance Permit Application No. 532

Legal: Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676

Civic Address: 2151 12 Avenue NE

Owner: Braby, Justin

Applicant: Lawson Engineering Ltd. (Blake Lawson)

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone), as shown on 'Schedule A';

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

AND THAT: Development Variance Permit No. VP - 532 be authorized for issuance for Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676 which will vary Zoning Bylaw No. 2303, R8 (Residential Suite Zone) as follows:

Section 13.12.2 Rear Parcel Line Setback reduction from 6.0m to 5.0m for single family dwellings.

PROPOSAL

The subject parcel is located at 2151 12 Avenue NE (Appendix 1 and 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R8 (Residential Suite Zone), in advance of a proposed nineteen (19) lot subdivision (Appendix 3). The applicant is also requesting a variance to reduce the rear yard setbacks for those proposed lots from 6.0m to 5.0m.

BACKGROUND

The parcel is designated Medium Density Residential (MDR) in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 & 5). The proposed subdivision sketch plan, showing nineteen (19) residential lots is included as Appendix 6.

The subject property is adjacent to Bastion Elementary School and south of Lakeview Meadows Subdivision. Land uses directly adjacent to the subject property include the following:

North: R1 (Single Family Residential Zone)
 South: P3 (Institutional Zone)
 East: P3 (Institutional Zone)
 West: P3 (Institutional Zone) & R1 (Single Family Zone)

OCP Policy

Land Use

The subject property is designated in the OCP as Medium Density Residential (MDR) and is within the Urban Containment Boundary. The development of the site for nineteen (19) single family dwellings, potentially with suites, aligns with OCP principles supporting housing diversity (OCP Section 8.3.25). The same OCP policy does not support the secondary suites being further subdivided. The rezoning of MDR land for single family dwellings with secondary or detached suites is supported in the OCP (Section 8.3.14).

When considering development, the MDR designation in the OCP supports 40 units per hectare. Given that the proposed development site is approximately 1.363 ha, the density allows for a total of 52 units.

COMMENTS

Subdivision & Engineering Comments

The Engineering Department has no concerns with the proposed rezoning or variance. Comments provided for the subdivision application are enclosed as Appendix 7. It should be noted that prior to subdivision approval, the easement from the end of the end of the proposed cul-de-sac to 15 Avenue NE is to be constructed as a public pedestrian walkway.

Building Department

Each Single Family Dwelling that is proposed to include a secondary suite would have to be compliant with zoning and the requirements of the BC Building Code.

Fire Department

The Fire Department raised concerns with limited fire apparatus access with vehicles parked on the roadway. The road width for the proposed subdivision is 18.0m, as per the Urban Local Road Standard, similar to other low-density residential neighbourhoods that have recently developed. In addition, the developer is required to install fire hydrants at intervals consistent with the bylaw, which is every 150m.

Planning Department

Based on zoning, there are 405 legal suites in residential areas within the Urban Containment Boundary. This proposal would provide additional housing options in proximity to schools, recreation and commercial amenities.

Staff are encouraging applicants of larger subdivisions to investigate options to 'pre-zone' a development site as means to meet the City's objectives encouraging affordable housing options. This has been a successful approach in several recent subdivisions including Maplewoods, Cherrywood, 1631 10 St SE (Massier), newer areas of the Hillcrest neighbourhood and the Lamb subdivision at 3510 20 Avenue NE. The 'pre-zoning' of the land prior to subdivision ensures that purchasers are aware of neighbourhood composition prior to construction and can make development plans and site designs accordingly. In this instance, the proposed subdivision includes lots that range in area from 454m² to 668m². As per the R8 zone, if approved, those lots less than 465m² would be limited to a secondary suite within the single family dwelling.

The applicant is also requesting variances for all proposed lots, reducing the rear yard setback from 6.0m to 5.0m to allow for better site design because there are some irregular lot configurations. When considering variance request a number of factors are considered including negative impact on adjacent properties or uses, site constraints and lot configuration.

A reduction in the rear yard setback would allow for larger houses on the lots, increasing the area for secondary suites and potentially increasing the number of bedrooms in each unit. The applicant provided a letter of rationale in their application package (Appendix 8) in which they note the variance would "allow for the developers to maximize the development potential of the subdivision and more specifically the

available building space". Staff are supportive of the variance request because consistent variances for all properties within the same development would encourage a coherent form and character for the subdivision and, in this instance, is considered minor. Staff note that the variance may affect future development for those buildings that are constructed at the proposed 5.0m rear yard setback. In particular, decks or other projections from the primary building into the rear yard area that are greater than 0.6m (2.0ft) in height would require the issuance of a separate variance permit. Ground level decks or patios would not require the issuance of a variance permit. Additionally, the R8 zone restricts parcel coverage to 45% for the principle dwelling and accessory buildings. Should a future developer wish to exceed the permitted maximum site coverage the issuance of a variance permit would be required. Staff also note that if the subject property were to be rezoned to R4 (Medium Density Residential Zone), which is supported under the Medium Density Residential OCP designation, a 5m rear parcel line setback would be permitted.

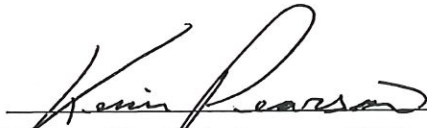
Given OCP policies mentioned above and the general lot layout and lots areas proposed staff are supportive of the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



Prepared by: Melinda Smyrl, MCIP, RPP
Planner



Prepared by Brenda Kolenbrander
Planner



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

[illegible]

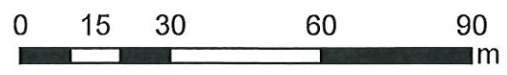
OrthoMap

15 AVE NE

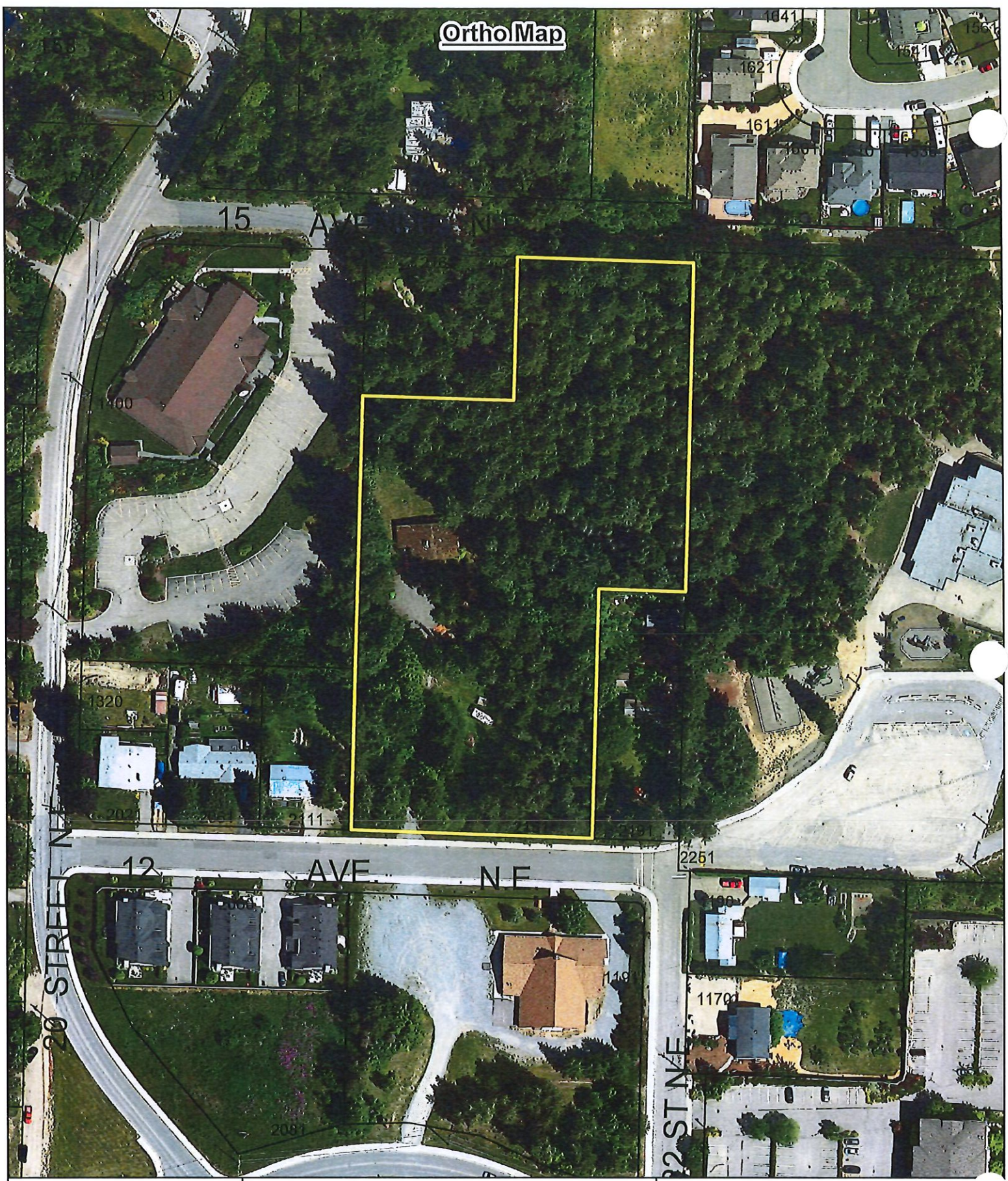
20 STREET NE

12 AVE NE

22 ST NE

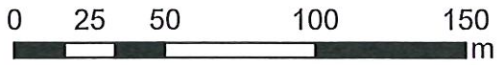
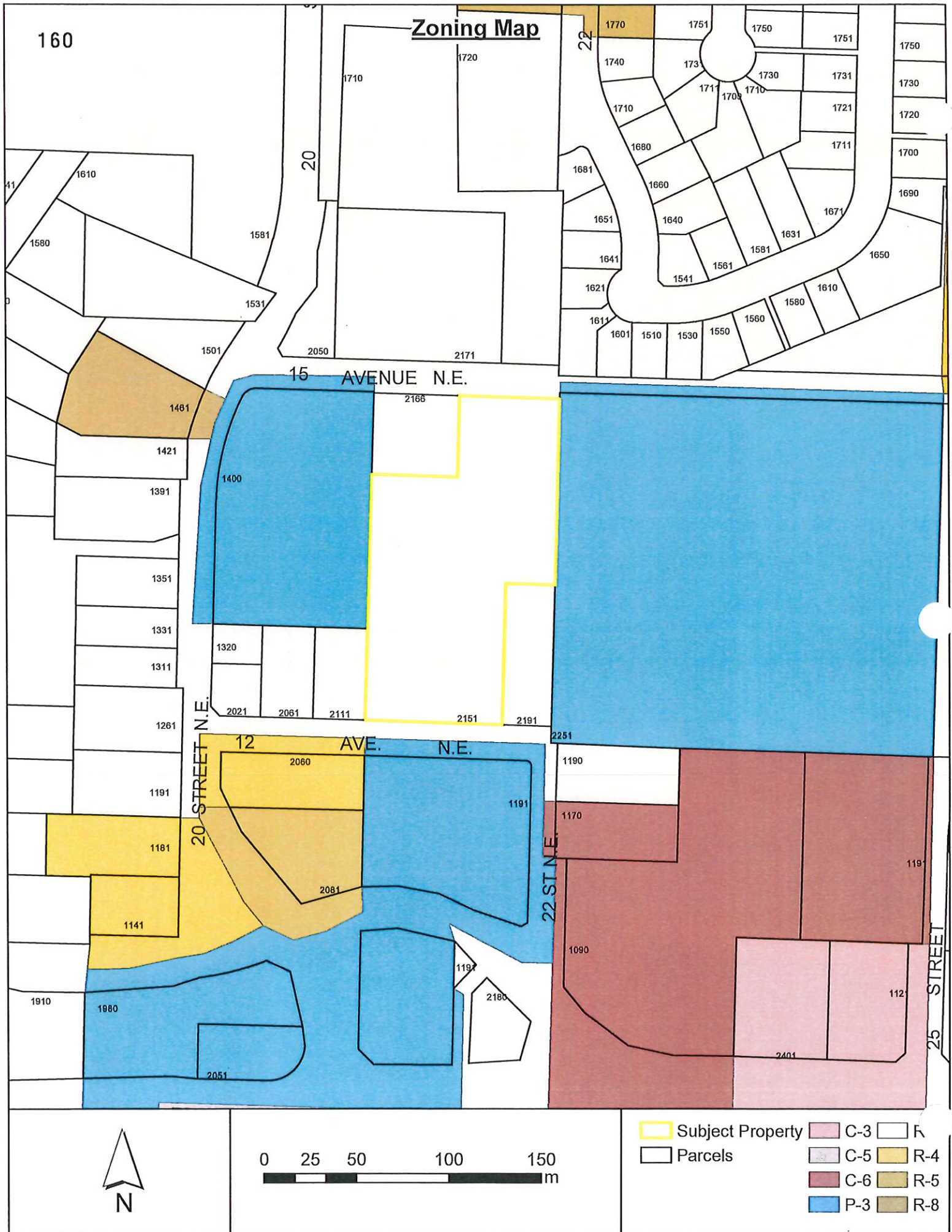


-  Subject Property
-  Parcels



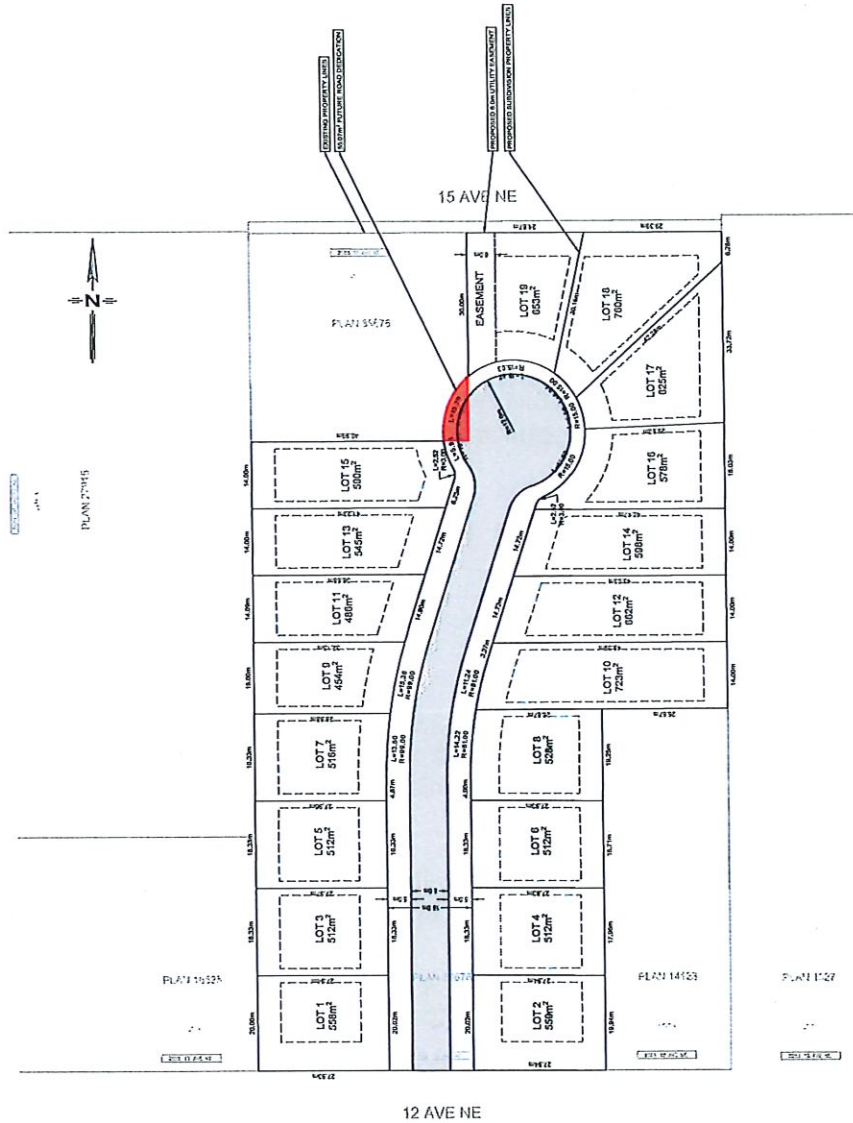
[illegible]

Zoning Map



- Subject Property
- Parcels
- C-3
- C-5
- C-6
- P-3
- R-4
- R-5
- R-8

PROPOSED SKETCH PLAN OF
PLAN 38676, SEC.24, TP.20, RGE 10, W6M K.D.Y.D.



PROPOSED R8 ZONING:
 MAX. NUMBER SINGLE FAMILY DWELLINGS PER PARCEL: 1
 MAX. NUMBER SECONDARY SUITES: 1
 MAX. PRINCIPLE BUILDING HEIGHT: 10.0m
 MAX. PARCEL COVERAGE: 45%
 MIN. PARCEL AREA: 450m²
 MIN. PARCEL AREA CONTAINING DETACHED SUITE: 700m²
 MIN. PARCEL WIDTH: 14.0m
 MIN. PARCEL WIDTH CONTAINING DETACHED SUITE: 20m
 FRONT PARCEL LINE SETBACK: 6.0m
 REAR PARCEL LINE SETBACK: 6.0m
 PROPOSED REAR PARCEL LINE SETBACK: 5.0m
 INTERIOR SIDE PARCEL SETBACK: 1.5m
 EXTERIOR SIDE PARCEL SETBACK: 6.0m

LEGEND

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. DIMENSIONS ARE NOT TO BE SCALE.

NO.	DESCRIPTION	DATE	BY	CHKD.
1	DESIGN	2021/03/08	JCB	JCB
2	DRAWN		JCB	JCB
3	CHECKED		JCB	JCB
4	APPROVED		JCB	JCB

DRAFT

DESIGN: DTL
 DRAWN: JCB
 DATE: 2021/03/08
 CHECKED: DTL



JUSTIN BRABY

2151 12 AVE NE
 SALMON ARM, BC

**SUBDIVISION
 SKETCH PLAN**

PROJECT NO.	145-1
SHEET	1 OF 1
DWG. NO.	SK-1
REV.	C



*Memorandum from the
Engineering and Public
Works Department*

TO:	Kevin Pearson, Director of Development Services
DATE:	14 April, 2021
REFERRAL:	ZON: 1208 & SUB-21.06
PREPARED BY:	Chris Moore, Engineering Assistant
OWNER:	Braby, J. , 1120 – 20 Street SE, Salmon Arm, BC V1E 2J4
APPLICANT:	Lawson Engineering , PO Box 106, Salmon Arm, BC V1E 4N2
LEGAL:	Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676
CIVIC:	2151 – 12 Avenue NE

Further to your referral dated 25 March, 2021, we provide the following servicing information. **The following comments and servicing requirements are not conditions for re-zoning but are for subdivision.**

Engineering Department does not have any concerns related to the re-zoning and recommends that it be approved.

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of tree removal and construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of subdivision 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.

SUBDIVISION APPLICATION FILE SUB 21.06 & RE-ZONING FILE: ZON 1208

14 April 2021

Page 2

-
8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
 9. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision 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. 12 Avenue NE, on the subject property's southern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 12 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 15 Avenue NE, on the subject property's northern boundary, is designated as an Urban Local (CLOSED) Road standard. Since the road is closed at this location and there are no plans to extend this road, due to the topography, no additional road dedication and no upgrades are required.
4. The proposed road shall be constructed to an 18m wide Urban Local Road standard, in accordance with Specification Drawing No. RD-2.
5. Permanent dead-end roads shall be terminated in a cul-de-sac in accordance with Specification Drawing No. RD-11. Temporary dead-end roads internal to the subdivision may be terminated with a paved temporary T-turn around in accordance with Specification Drawing No. RD-13. The proposed site plan shows part of the cul-de-sac located on the adjacent property, the entire cul-de-sac shall be located within the subject property.
6. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
7. 3.0m by 3.0m corner cuts are required to be dedicated at the intersection of 12 Avenue NE and the proposed road.

SUBDIVISION APPLICATION FILE SUB 21.06 & RE-ZONING FILE: ZON 1208

14 April 2021

Page 3

Water:

1. The subject property fronts a 150mm diameter Zone 2 watermain on 12 Avenue NE. No upgrades will be required at this time.
2. Extension of the 150mm diameter Zone 2 waterman through the proposed subdivision and looping to the existing Zone 2 watermain on 15 Avenue NE is required.
3. Records indicate that the existing property is serviced by a 19mm service from the 150mm diameter watermain on 12 Avenue NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. The proposed parcels are to be serviced by single metered water service connections (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the low density spacing requirements of 150 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 12 Avenue NE and on 15 Ave NE. No upgrades will be required at this time.
2. The proposed parcels are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 12 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

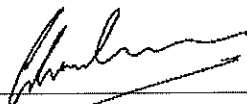
1. The subject property fronts a 675mm diameter storm sewer on the west half of 12 Avenue NE and a 600mm diameter storm sewer on the east half of 12 Avenue NE. No upgrades will be required at this time.

SUBDIVISION APPLICATION FILE SUB 21.06 & RE-ZONING FILE: ZON 1208**14 April 2021****Page 4**

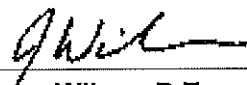
-
2. Records indicate that the existing property is not serviced by a storm service. However, there is an existing 600mm storm sewer and open drainage channel which receives flows in excess of the 1 / 10 year storm from 12 Avenue NE, in an easement in the south-west corner of the property. These storm flows shall be accommodated in the subdivision ISMP (see Item 3). Owner / Developer is responsible for all associated costs.
 3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
 4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
 5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The 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.



Chris Moore
Engineering Assistant



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



Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E 2S0

Thursday, April 15, 2021

Melinda Smyrl, MCIP, RPP
Planner, City of Salmon Arm
500-2nd Avenue NE
Salmon Arm, BC V1E 4N2

RE: Variance Request Summary – 2151 12 Avenue NE Salmon Arm (Joy Acres)

Dear Ms. Melinda Smyrl,

Further to the variance permit application for the above noted proposed subdivision, this letter is intended to provide insight into the variance that the developers and Lawson Engineering Ltd. are requesting. The variance proposed is requested for the reasons stated below and to allow for the developers to maximize the development potential of the subdivision and more specifically the available building space.

The developers of “Joy Acres” are looking to provide a quality subdivision, modern in all respects that is both affordable and consistent with the surrounding developments. The target homeowners will include people who wish to downsize, first-time homeowners, newcomers to the area and people looking for an investment through the possibility of a legal suite (pending council approval). Their initial market research has indicated that there is a shortage of these smaller affordable lots, and several builders have already expressed interest in the project.

Due to previous subdivisions of the subject parcel, the lot layout results in an irregular shape. This irregular shape creates some complexities with overall lot layout and leaves some building areas less than desirable. The developers are looking to reduce the rear yard setback from 6m to 5m for the primary building to improve buildable area throughout. Understanding that a lesser setback is undesirable from the perspective of neighboring properties – this property is unique in that the majority of the lots will back onto Bastion School property, 15th Avenue NE or a larger institutional property.

Based on the information provide above, we are requesting that the City provide this variance to the subdivision to allow the developers to construct these desirable lots.

If you have questions or concerns, please do not hesitate to call.

Best Regards,

Lawson Engineering Ltd.,

Blake Lawson, P.Eng
Project Engineer
blawson@lawsonengineering.ca

22. HEARINGS

3. Development Variance Permit Application No. VP-532 [Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE]

0333-2021

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: Development Variance Permit No. VP-532 be authorized for issuance for Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 13.12.2 Rear Parcel Line Setback reduction from 6.0 m to 5.0 m for single family dwellings.

Submissions were called for at this time.

B. Lawson, the agent, and J. & E. Braby, the applicants, were available to answer questions from Council.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:15 p.m. and the Motion was:

CARRIED UNANIMOUSLY

From: Ruby Lipscomb

Sent: Sunday, June 13, 2021 9:53 AM

To: Caylee Simmons

Subject: Rezoning from R-1 to R-8 North side of 12 Ave NE, West of 22 St NE

Attention: Erin Jackson

I live at 2111-12 Ave NE in Salmon Arm. My input to the proposed development is to address the volume of traffic in a school zone. There is high volume at 8:00 am and then again at 2:00 pm when the parents are dropping off and picking up their children from school. The speed limit is 30 kilometers as it is for other school zones. Most drivers at this school zone do not abide by the speed limit. I am concerned that adding another 19 units will add more cars and more parking on the street making it more dangerous for the children of Bastion school. Perhaps making 12 Ave a one way route with speed bumps or dips would help. Please consider the extra traffic in this proposed development.

Yours truly,
Ruby Lipscomb

From: June Stewart [REDACTED]
Sent: Friday, June 11, 2021 3:39 PM
To: Caylee Simmons [REDACTED]
Subject: Zoning Amendment Bylaw 2303 (Braby property)

In reviewing this application, please give consideration to the amount of vehicles and parking needs generated by the potential 38 families (19 homes, 19 suites) living there to ensure that adequate parking room is available without relying on street parking. I believe Maplewoods Subdivision is an example where congested roads made snow clearing virtually impossible and action had to be taken. Please take a proactive approach for this development.

June Stewart

[REDACTED]

Salmon Arm, B.C. V1E 4R5

[REDACTED]

From: Virginia Schulz [REDACTED]
Sent: Thursday, June 10, 2021 12:19 PM
To: Caylee Simmons
Subject: Re: Development of 2151 12th ave. N.E.

Our concern regarding this development is the increased traffic for 12th ave. This is a busy street due to the school at the end of the block. When there are vehicles parked on both sides of the street it becomes a single lane street. The development of this property will add a possible 40 vehicles to the traffic flow on 12th ave. creating more congestion when school starts and ends. Hopefully there has been some consideration to this problem.

Sincerely,

Virginia Schulz
[REDACTED]

To: His Worship Mayor Harrison and Council
City of Salmon Arm
5000 2 Ave, NE
Salmon Arm, BC

From: Richard and Miki Mann

Salmon Arm, BC

June 12, 2021

Re: Proposed Amendments to Zoning Bylaw No. 2303 pertaining to 2151 12 Avenue, NE

Below are our comments and observations related to the proposed development of the subject property:

Road safety and traffic generation:

As identified in the staff report to council, the proposed development is within the school zone of Bastion School, Salmon Arm's only French Immersion elementary school. We are concerned for the safety of young pedestrians due to traffic from this development adding to an already congested street. 12 Avenue has very high volumes of foot and vehicle traffic during peak school hours as many of it's students who don't live within the catchment area for delivery by school bus are dropped off by parents. Many of these parents park along the street as far along as the access to the proposed development.

Parking:

In addition to the school traffic and associated parking, we have observed an increase of street parking along the length of 12 Avenue. It has become more prevalent in the last few years as the number of high density developments in our area increases. It appears that these developments do not have the capacity to handle the parking needs of their residents so residents resort to parking on 12 Avenue. In winter, City staff are prevented from clearing snow to the curb because of vehicles parked along the street. School traffic is limited to alternating one way traffic because of frozen ridges of snow along 12 Avenue. We are concerned that this development with potential suites, will only compound the problem with more vehicles parking on the street closer to the school unless adequate parking is addressed on this proposed development.

Loss of green space:

The area on the north side of 12 Avenue between Bastion School and 20 Street is a haven for many wildlife species, a diversity of plants, insects and other species. Many species utilize this green belt as a wildlife corridor and the area provides nesting habitat for many bird species. We are surprised that no comments on this issue are included in the staff report to council. The government of the City of Salmon Arm prides itself as being green yet no considerations are addressed on large scale clearing for development. Limiting tree removal, timing to protect nesting species, mitigation of habitat removal, identifying and protecting wildlife corridors are all issues that are lacking in this report. The cumulative loss of habitat within the City is putting pressure on our wildlife resources that most of us cherish.

Noise and disturbance:

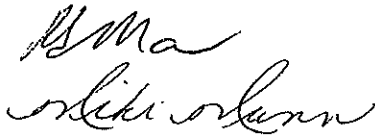
We purchased our home in this neighbourhood because of it's location and minimal noise. As the density increases, noise levels are increasing. Recent developments do not have any noise buffering and especially at night, sounds carry further and cause disturbance. If this proposed development is approved, we request that noise buffering is incorporated. Keeping a buffer of the native vegetation around the perimeter may be the most cost effective solution.

We appreciate the City's desire for additional housing developments, especially those that are truly affordable. However, we don't agree that the scope of this development is a good fit with the surrounding uses.

If all of our beautiful neighbourhoods and natural spaces are destroyed for the sake of development then Salmon Arm becomes just another concrete and asphalt city. The very things that brought many of our friends and neighbours here in the first place will be gone.

We appreciate the opportunity to comment on this matter as well as your consideration of our comments.

Yours truly,

The block contains two handwritten signatures in cursive. The first signature is 'R Mann' and the second is 'Miki Mann'. They are written in dark ink.

Richard and Miki Mann

Salmon Arm, BC
V1E 2V4

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1208 [Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE]

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

Submissions were called for at this time.

B. Lawson, the agent, spoke regarding the application and was available to answer questions from Council.

J. & E. Braby, the applicants, were available to answer questions from Council.

E. Perrin, Church of Jesus Christ of Latter Day Saints, 1400 20 Street NE, spoke regarding concerns that homeowners/tenants would park in the Church parking lot.

J. Stewart – email dated June 11, 2021 – Zoning Amendment Bylaw 2303 (Braby property).

R. Lipscomb – email dated June 13, 2021 – Rezoning from R-1 to R-8 North side of 12 Ave NE, West of 22 St NE.

R. and M. Mann – letter dated June 12, 2021 – Proposed Amendments to Zoning Bylaw No. 2303 pertaining to 2151 12 Avenue, NE.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:25 p.m. and the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4458

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 by electronic means as authorized by Ministerial Order M192, British Columbia, on June 14, 2021 at the hour of 7:00 p.m. was published in June 2 and 9, 2021 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 B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676, from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

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

4. EFFECTIVE DATE

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

**City of Salmon Arm
Zoning Amendment Bylaw No. 4458**

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4458"

READ A FIRST TIME THIS 25 DAY OF May 2021

READ A SECOND TIME THIS 25 DAY OF May 2021

READ A THIRD TIME THIS 14 DAY OF June 2021

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

[Signature]

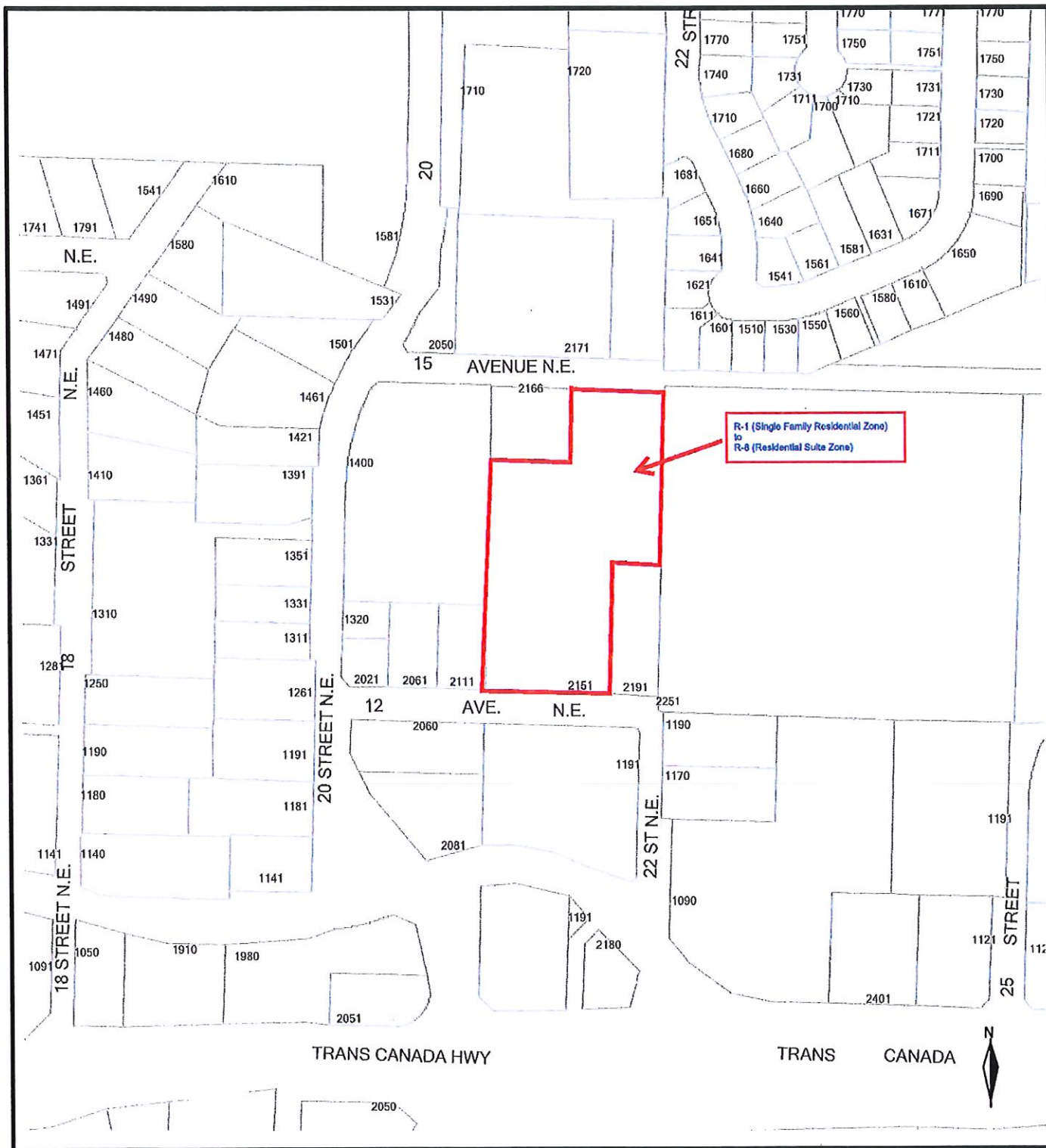
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 11.3

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4433 be read a final time.

[OCP4000-45; Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; SRV to HC]

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 5, 2021

Subject: Official Community Plan Amendment Application No. 4000 – 45 and Zoning Amendment Application No. 1197

Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393

Civic Address: 2090 10 Avenue SW

Owner/Applicant: Westgate Building Ltd, BC1028699 (Bill Laird)

STAFF RECOMMENDATION

- THAT:** A Bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 as follows:
- 1) Map 4.1 (Urban Containment Boundary):
 Include the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393 within the Urban Containment Boundary;
- 2) Map A-1 (Land Use):
 Redesignate the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393 from Salmon Valley Agriculture to Highway Service/Tourist Commercial;
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 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 Water Management Plan of the City of Salmon Arm;
- AND THAT:** Second Reading of the Bylaw be withheld subject to confirmation from the BC Archeological Branch that any conditions pursuant to the *Heritage Conservation Act* are satisfied;
- AND THAT:** a Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393 from A1 (Agriculture Zone) to C3 (Service Commercial Zone);
- AND THAT:** Final reading of the Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.
-

PROPOSAL

The subject property is located at 2090 10 Avenue SW and is approximately 2.46ha (5.74ac) in area. The proposed Official Community Plan (OCP) amendment and rezoning affect the approximately 1.10ha (2.73ac) southern most portion of the subject property, south of the existing Westgate Mall building (Appendices 1 and 2). The proposal is to rezone the south portion of the property from A1 (Agriculture Zone) to C3 (Service Commercial Zone) to align the south portion of the site with the same OCP designation and zoning as the area of the existing building. In order to rezone the area, an expansion of the City's Urban Containment Boundary (UCB) is required, as well as redesignating the property from Salmon Valley Agriculture to Highway Service/Tourist Commercial.

In support of their application the applicant has provided a site plan (showing the ALR covenant area), a letter from the ALC dated October 12, 2016 approving the ALR Exclusion and correspondence from the Ministry of Forest, Lands and Natural Resource Operations (FLNRO) stating that "rezoning is not considered development per the RAPR". Riparian Area and Protection Regulation (RAPR) requirements, including mitigation measures, would be scrutinized at the Development Permit stage. The materials provided by the applicant are included as Appendix 3.

BACKGROUND

The subject property is designated in the OCP as Highway Service Commercial and zoned C3 (Service Commercial Zone) along the north portion of the lot. The south portion of the subject property is designated Salmon Valley Agriculture in the OCP, and zoned A1 (Agriculture Zone) in the Zoning Bylaw (Appendix 4 & 5).

Adjacent land uses include the following:

North: C3 / Westgate Mall
South: A1 / ALR/ Farm
East: A1 / ALR/ Farm
West: A1 / ALR/ Farm

With regard to the development with the Salmon Valley Agriculture Area, Policy 4.4.4 of the OCP Growth policies states that the City will "strive to protect lands within the ALR for agricultural use, particularly the Salmon Valley Agriculture area with its high quality agricultural soils, large land parcels and established agricultural base". In keeping with this policy the UCB aligns with the ALR boundary. With that the expansion of the UCB in this case may seem contradictory. On one hand, the policy deters expansion into the Salmon Valley Agriculture lands; however, the site was Excluded from the ALR in 1997 for the future expansion of the commercial use (i.e. Canadian Tire). At the time that the ALR Exclusion was contemplated the UCB was in place and in subsequent OCPs the boundary was not identified for future expansion, including the current OCP. City records indicate that the ALC had supported the Exclusion of entire subject property; however, the applicant was required to register a covenant in favour of the ALC to ensure the construction of a landscape buffer to their specifications along the south portion of the subject property.

There are two covenants that already encumber the property that will affect future development and will be scrutinized at the time development proposals are brought forward for the site. The first covenant requires a 15m landscape buffer along the south property line to satisfy the ALC requirement for the Exclusion of the subject property from the ALR. The second covenant in favour of the Ministry of Environment addresses the floodplain area and restrictions on construction at the time of building development.

It should be noted that a segment of Hobson Creek runs along the west parcel line of the subject property. As such any development within 30m of the creek requires provincial approval pursuant to the *Riparian Area and Protection Regulation* (RAPR). The applicant has advised staff that they are working with a Qualified Environmental Professional (QEP) to address this requirement and will inform future development such as Development Permit or Building Permit application(s) (also see Appendix 3).

COMMENTSSection 475 & 476 - Local Government Act

Pursuant to Sections 475 and 476 of the Local Government Act (optional and mandatory consultation requirements during OCP amendments), the proposed OCP amendments were referred to the following organizations on December 23, 2020:

Adams Lake Indian Band:	Response (attached as Appendix 6)
Neskonlith Indian Band:	No response to date
BC Archeology Branch	Response (attached as Appendix 7)
Economic Development Society:	No response
School District No. 83:	No response to date

Following the response of the Adams Lake Indian Band, staff consulted with the BC Archeological Branch to confirm next steps. On May 4, 2021 the BC Archeological Branch responded to the request for more information, stating that there is no known archeological sites on the subject property. However, should the land owner find an archeological artifact or site in the process of land-altering activities, the onus is on the land owner to abide by the *Heritage Conservation Act*.

Section 477 - Local Government Act

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

Engineering Department

No concerns with OCP Amendment or rezoning applications and have provided comments on required road and service improvements at Development Permit or Building Permit stage.

As noted in the Engineering response, 10 Avenue SW will be the subject of major frontage improvements in conjunction with the Ministry of Transportation and Infrastructure (MOTi) realignment of the intersection in the next two year period (Appendix 8). As such there are a number of road frontage improvements that are to be included as part of the highway project. In addition to those improvements the City's requirements for the frontage road include a bicycle lane, which is not included within the MOTi project scope. Therefore, at the time of subdivision or Building Permit the applicant would be required to provide those components as a requirement of development. The applicant is aware of the servicing requirements should development proceed.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

When considering OCP Amendments related to the expansion of the UCB a number of factors are considered, including – area intended for inclusion to align with preplanned development areas and long term servicing plans, and impact to adjacent properties. While the subject property is not identified in the Official Community Plan for future expansion of the UCB, records indicate that the expansion of the UCB and Highway Service/Tourist Commercial designation would be supported should it be excluded from the ALR. The extension of City services and roads to the subject property frontage are being provided through the previously mentioned MOTi project and the developer.

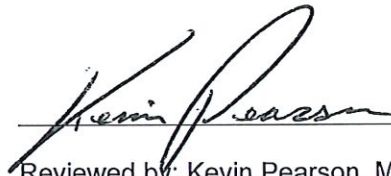
The aligning of the OCP designation and zoning over the entire property enables better development options and expands the City's commercial land inventory. Staff are supportive of the proposed OCP Amendments and rezoning.

Should these bylaws be approved there will be several items needing to be addressed at the Development Permit stage, mainly:

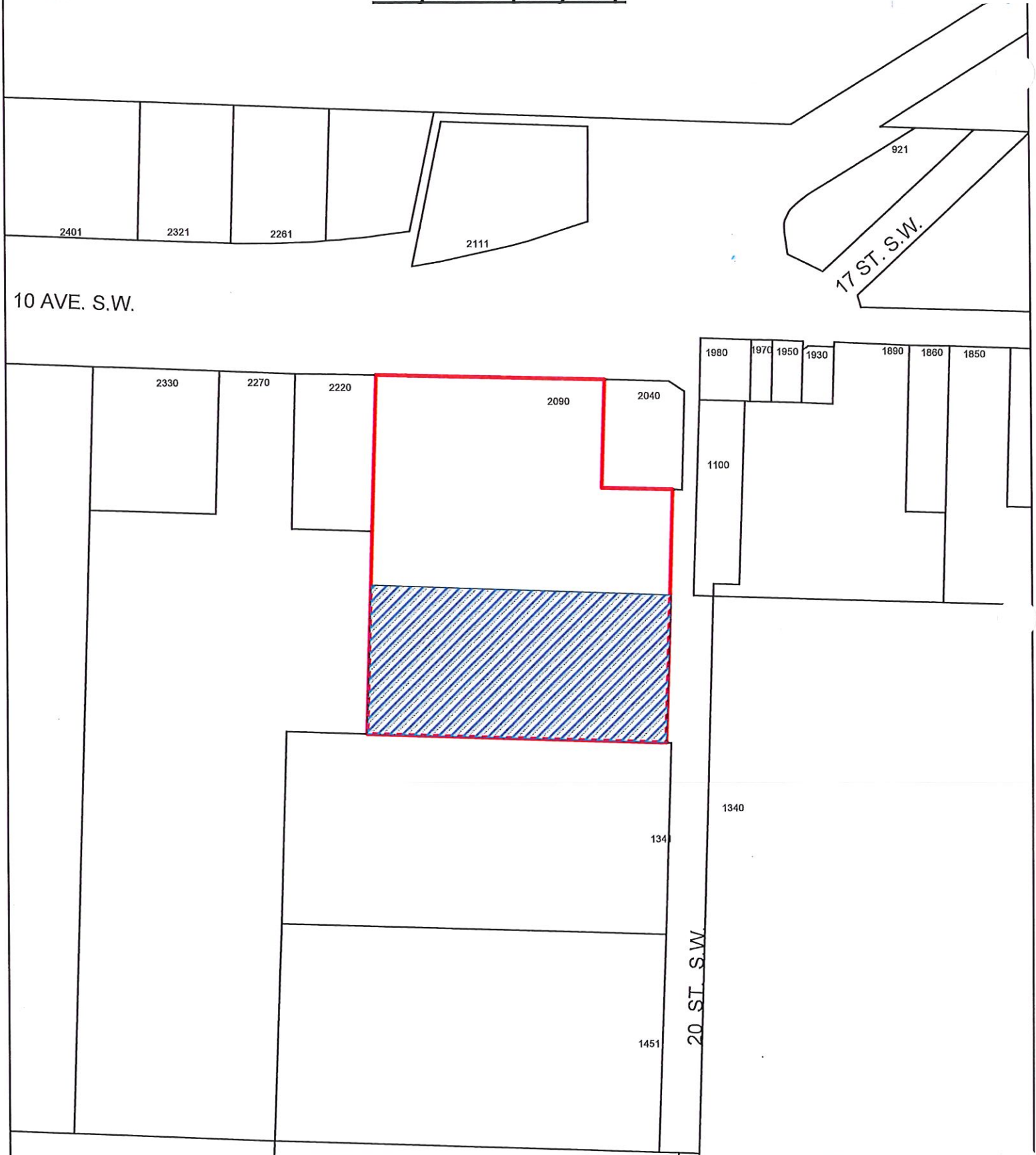
- 1) RAPR requirements to the satisfaction of MoE and;
- 2) ALR buffering requirements to the satisfaction of the ALC.



Prepared by: Melinda Smyrl, MCIP, RPP
Planner



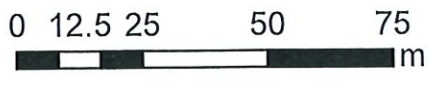
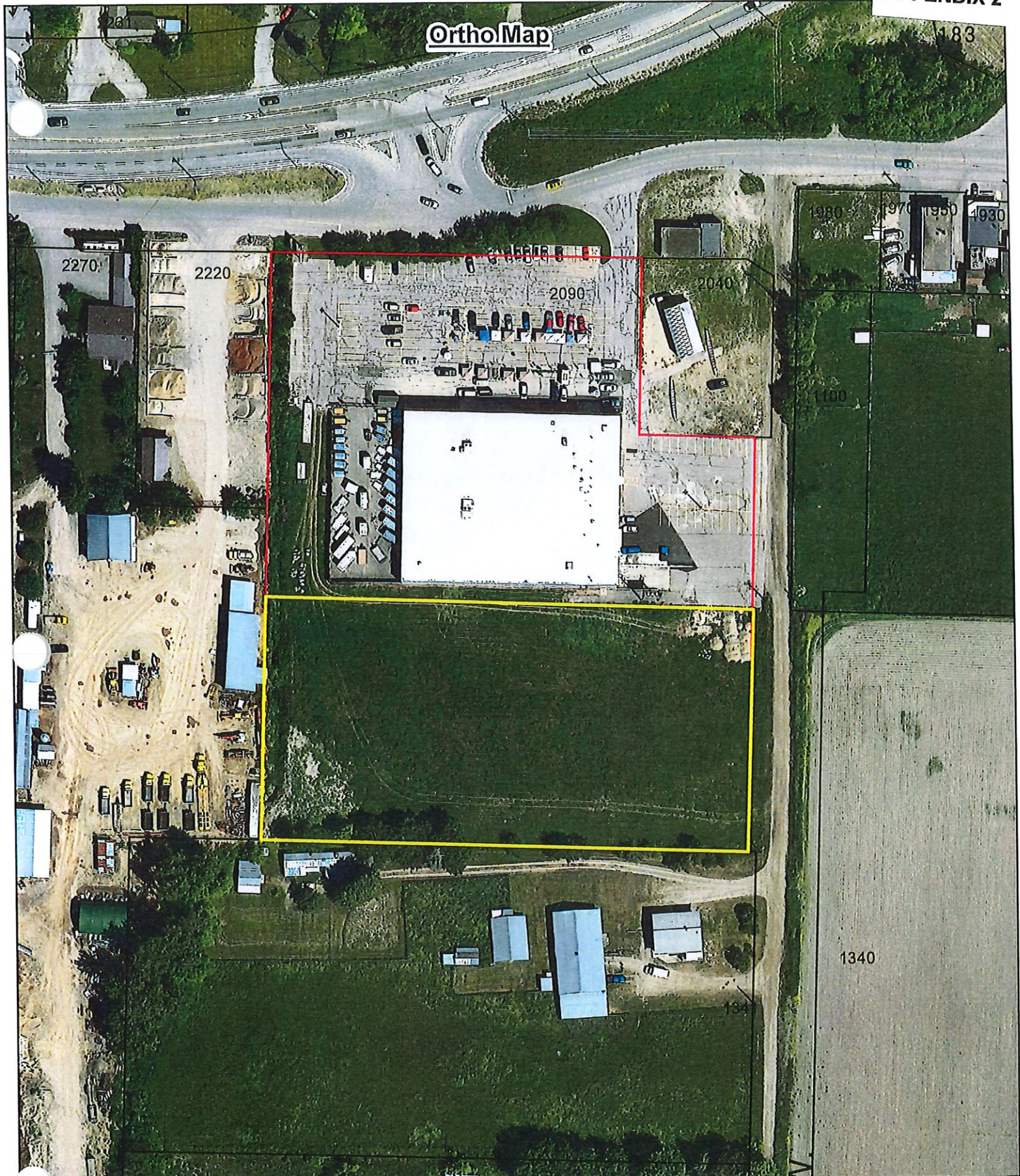
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



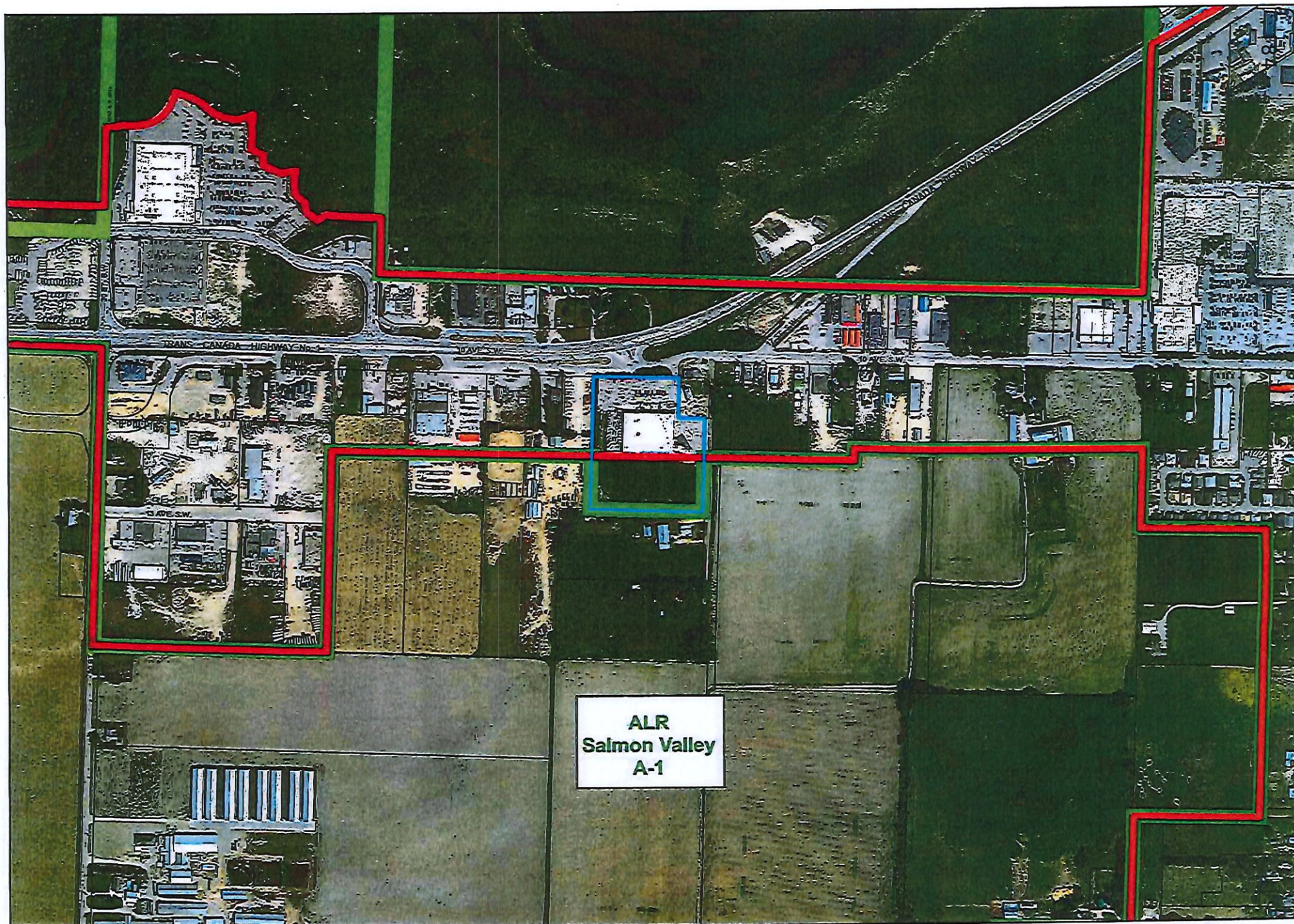
0 20 40 80 120
m


A horizontal scale bar with markings at 0, 20, 40, 80, and 120 meters. The bar is divided into segments corresponding to these measurements.

- Subject Property
- Application Area: OCP Amendment and Rezoning
- Parcels



-  Subject Property
-  Application Area: OCP Amendment and Rezoning
-  Parcels



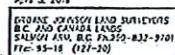
 Subject Property

 ALR

 UO3

150 75 0 150 Meters





Melinda Smyrl

From: Kevin Pearson
Sent: Tuesday, April 6, 2021 9:30 AM
To: William H. Laird
Cc: Melinda Smyrl
Subject: FW: comments re Westgate ALC exclusion -. Pave to drainage ditch.
Attachments: Scan 2.pdf; Scan_20161013 (7).pdf

Thanks Bill, we will add this to the staff report for additional background.

Kevin

From: William H. Laird
Sent: Tuesday, April 6, 2021 4:33 AM
To: Kevin Pearson <kpearson@salmonarm.ca>
Subject: comments re Westgate ALC exclusion -. Pave to drainage ditch.

Thank you for your email Kevin.

ALC letters attached below:

We requested a review of the 1997 letter in Aug. of 2016. ALC responded stating once the conditions in the original letter were completed (fence and registration of no build covenant) exclusion would be granted. Decision Oct. 06, 2016 after conditions met. ALC letter to LRO - Oct 12, 2016.

Riparian area:

Drainage ditch on west side. Is bordered by excavation equipment storage and gravel sales yard. The ditch is dry/stagnate 3 months of the year.
 Subject property on west had been gravel drive for a number of years. Pave along west bank of ditch to north done in 1992 at time Canadian Tire constructed. Concrete manhole structures were placed in 1992 as planting points for shrubs which had died years ago.
 Pave to south constructed to align with original northerly pavement. Curbs and oil/grit separator installed on lateral line.

Quotes from QEP July. 06, 2020 report to MoForests:

There is very little overhanging (shrub or tree) vegetation remaining along this channelized stream in this commercially developed area of Salmon Arm. This has likely been the case for several decades since the property was developed to maximize agricultural and then commercial use and the stream was confined along the west edge of the property. In an attempt to improve the quality of the riparian area to support aquatic life in Hobson Creek, 8 London Plane trees were recently planted along the top of the stream bank. Protecting a 10 m SPEA on either side of the stream will support the continued establishment and protection of a thriving band of vegetation along the stream banks. Riparian vegetation and decaying leaf litter provide important nutrients and shade, which moderates stream temperatures, and contributes not only to fish habitat downstream in Shuswap Lake, but also supports other aquatic and terrestrial wildlife along this urban stream corridor. Rooted vegetation on the channel banks will also benefit bank stability and reduce soil erosion.

Wind-throw is an issue where new developments remove part of an existing forest, leaving the remaining trees exposed to high velocity winds. This agricultural and urban/commercial area has been cleared of trees for a long time. There are no trees existing within the riparian area on the subject property to create mitigation measures related to wind-throw concerns. 187

Encroachment within the SPEA is defined as soil disturbance and vegetation removal. Protecting the 10 m SPEA as an area of natural vegetation will help stabilize stream bank soils and minimize the erosive power of moving water.

The owner of the property recently planted 8 London Plane trees to provide shade and improve the riparian vegetation along this heavily disturbed channel.

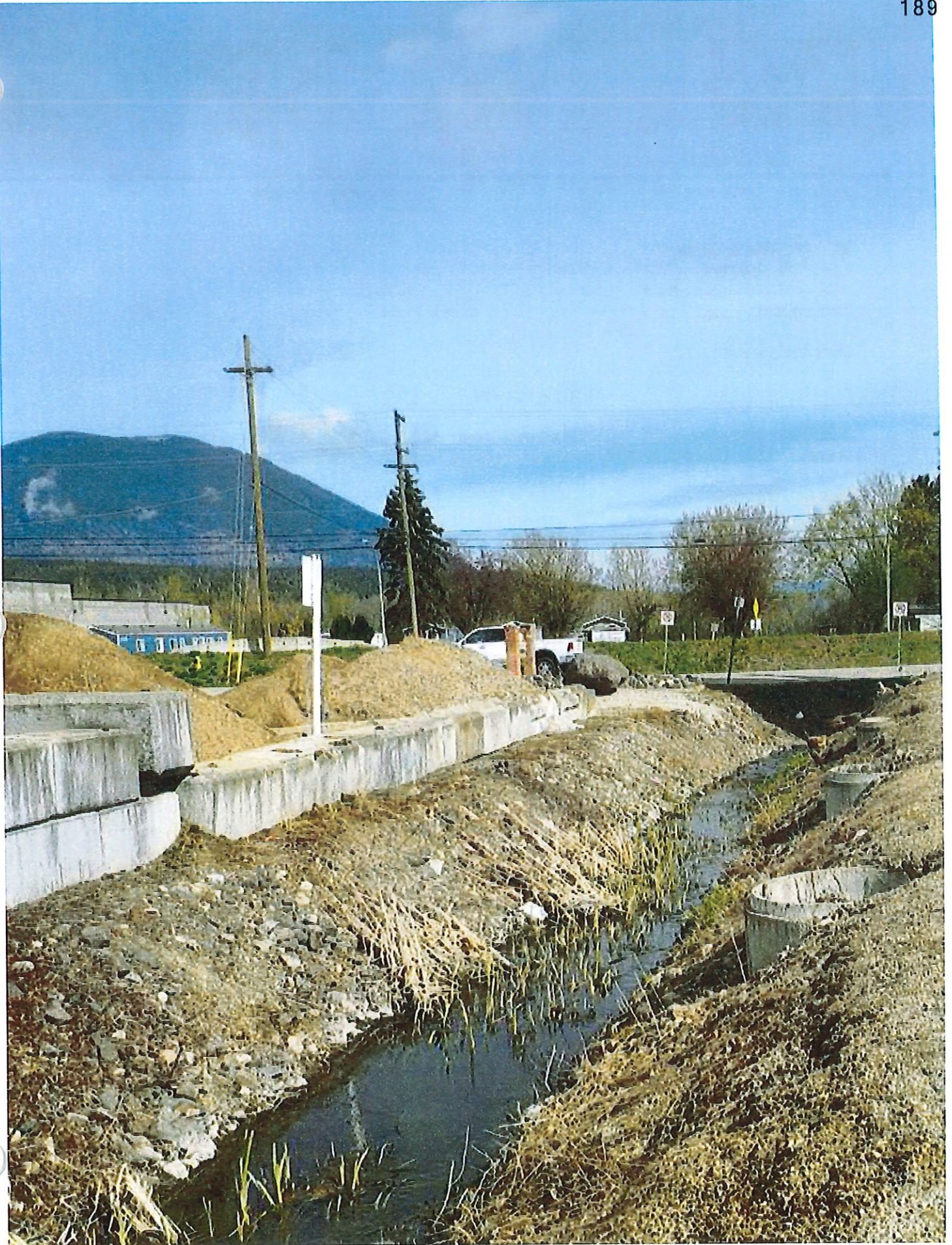
MOForests response Nov. 03, 2020:

Activities associated with the commercial uses of the lots are evident to bank top on either side of the creek. The creek is at high risk for encroachment and sedimentation. Presence of engineered materials within SPEA is contributing further to erosion and destabilized banks. No fencing is planned at this time, however would be strongly recommended in the event of future planned development.

Rezoning is not considered development per the RAPR,

Bill Laird







Agricultural Land Commission
 133-4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
www.alc.gov.bc.ca

October 12, 2016

Reply to the attention of Ron Wallace
 ALC File: # 31560

BC Land Title & Survey
 Land Title Division
 114 - 455 Columbia Street
 Kamloops B.C. V2C-6K4

Dear Sir/Madam:

ORDER #745/97

This Order of the Provincial Agricultural Land Commission notifies the Registrar of Land Titles to accept that the following property has been excluded from the Agricultural Land Reserve (ALR):

PID: 018-824-862

Legal Description: Lot 1 Section 10 Township 20 Range 10 WGM KDYD Plan KAP 52617

Certificate of Title: CA4980591

As a result of Order #745/97 the property has been excluded from the ALR and as such, the ALR notation should be removed from its Certificate of Title.

We trust that this information is sufficient. Should you have any questions, do not hesitate to contact this office.

Yours truly,

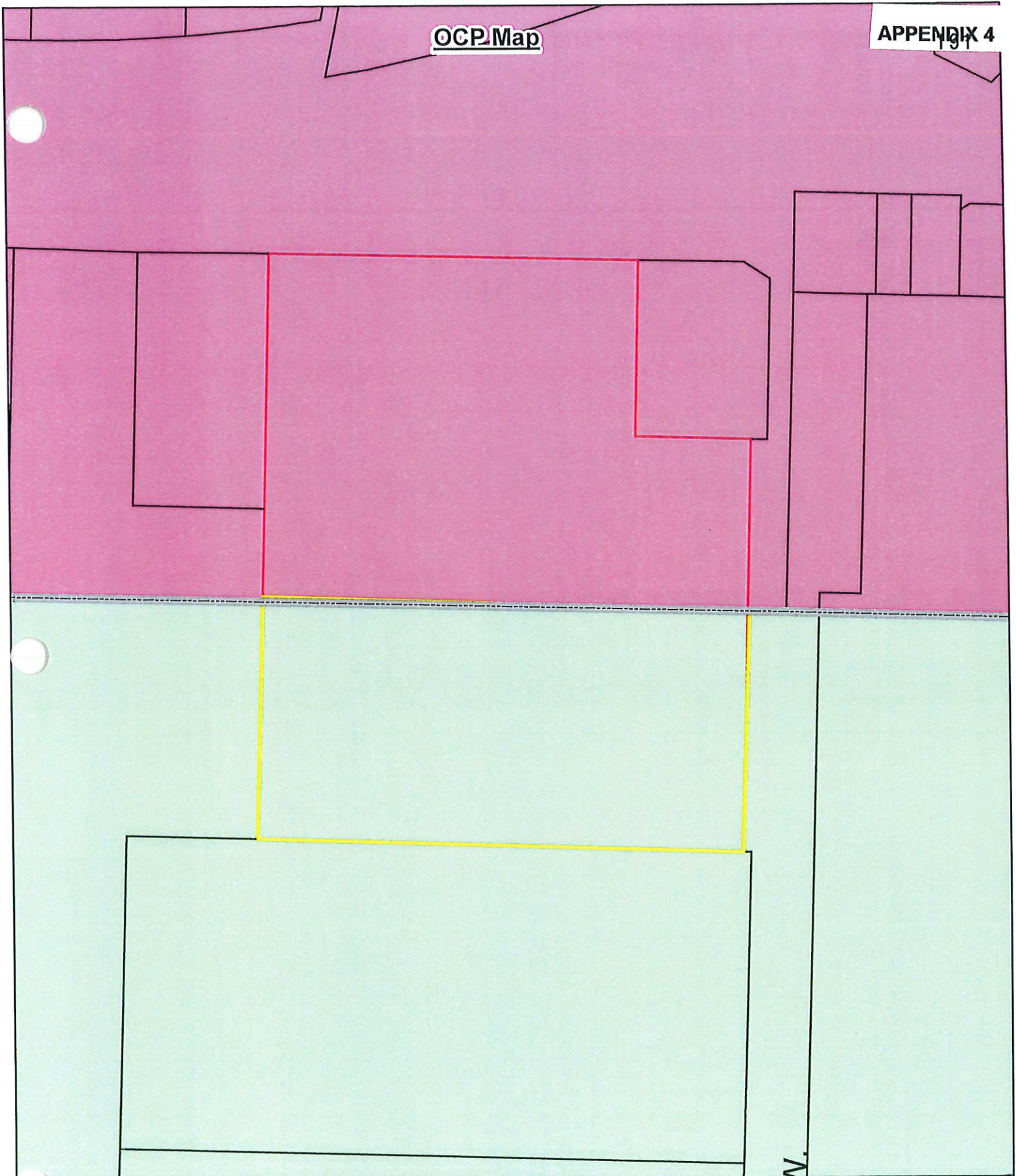
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Kim Grout', is written over the printed name.

Kim Grout, Chief Executive Office




cc: Joe Johnson via electronic mail: joe@brownjohnson.com



0 10 20 40 60 m

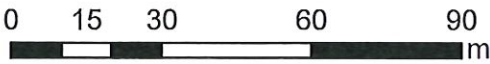
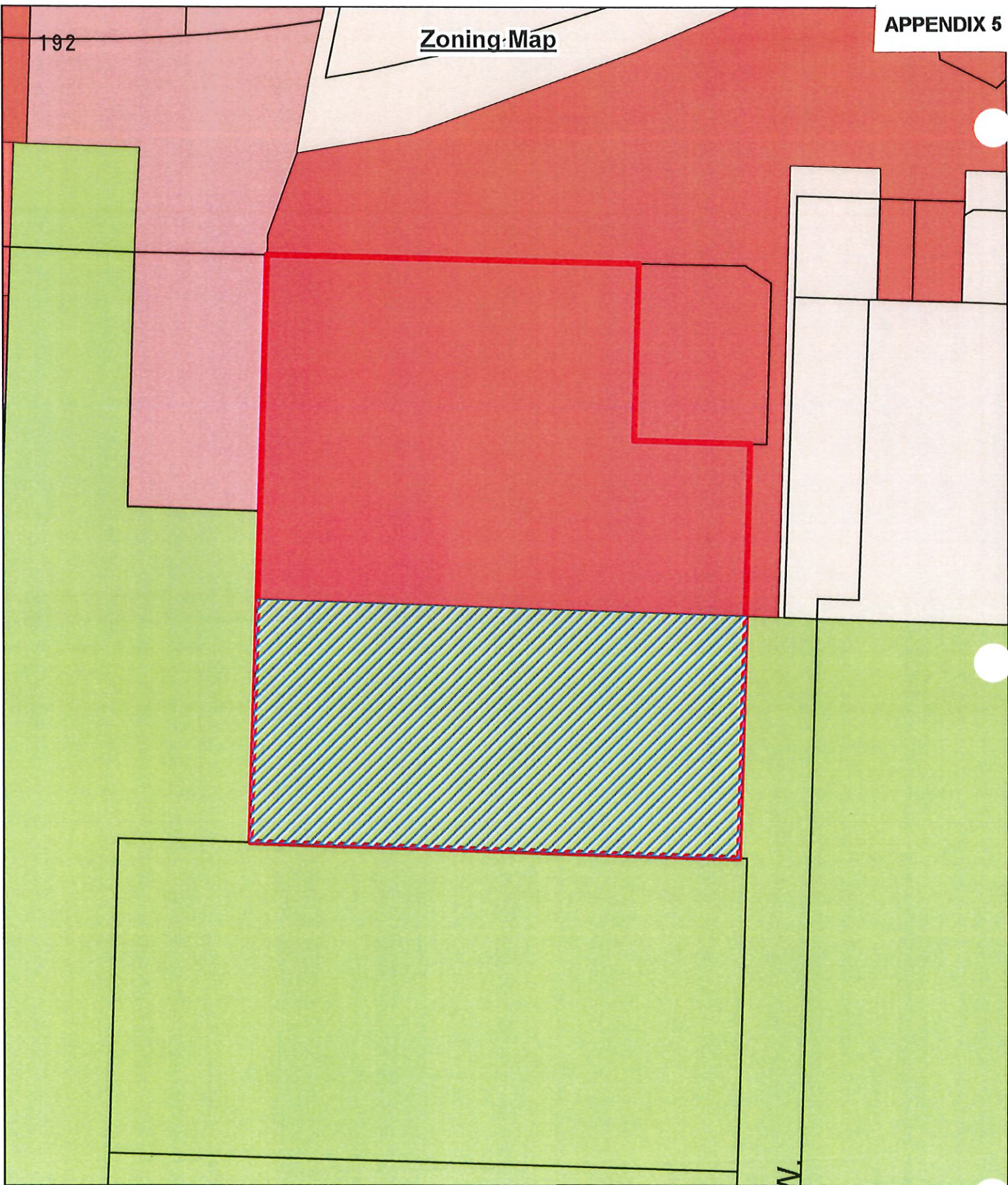
OCP








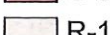
-  Salmon Valley Agriculture
-  Commercial - Highway Service / Tourist
-  Urban Containment Boundary

-  Subject Property
-  OCP Amendment and Rezoning
-  Parcels

Zoning Map

192



- | | | | |
|--|-----|---|----------------------------|
|  | A-1 |  | Subject Property |
|  | C-3 |  | OCP Amendment and Rezoning |
|  | C-4 |  | Parcels |
|  | C-5 | | |
|  | R-1 | | |



Adams Lake Indian Band

Project Name:

Westgate Building Salmon Arm OCP amendment BL 4000

Consulting Org Contact:

Chris Larson

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Wednesday, January 6, 2021

The Adams Lake Indian Band objects to the rezoning Westgate Building Salmon Arm OCP amendment BL 4000 based on the information provided.

Through a preliminary analysis we have identified concerns which include:

There is high potential for archaeology (RAAD).

There are 381 ALIB Traditional Use sites found within 5 km of the project area, including one intersecting site and many more within 1 km.

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its traditional territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

Adams Lake's rights have been affirmed by the Supreme Court of British Columbia in *Adams Lake Indian Band v British Columbia*, 2011 BCSC 266 (decision on consultation overturned without disturbing this conclusion: 2012 BCCA 333). Madame Justice Bruce held that Adams Lake has strong prima facie Aboriginal rights, and a good prima facie claim to Aboriginal title, within the Sun Peaks area of their traditional territory. In particular, Bruce J. held that:

[178] Based on the evidence before me, I am satisfied that, on a preliminary assessment, the Band has a strong prima facie claim to aboriginal rights with respect to resource use such as hunting and gathering, and spiritual practices within Sun Peaks. The Band has a good prima facie claim to aboriginal title based on a pattern of regular occupation throughout the various seasons for hunting and gathering, as well as spiritual practices within Sun Peaks.

With this case and its finding the Adams Lake Indian Band believes the same test applied to this area will result in a similar finding and thus require deep consultation on this project. Therefore we require that you do an AOA and Cultural Heritage assessment for the property. Please contact us to make arrangements, provide any assessment already produced, or provide us with information on who will be doing the assessments.

Regards,

Celia Nord, BA
Assistant Title and Rights Coordinator
Adams Lake Indian Band
Chase, BC
cnord@alib.ca

Melinda Smyrl

From: Cooper, Diana FLNR:EX < >
Sent: Tuesday, May 4, 2021 10:46 AM
To: Melinda Smyrl
Subject: RE: Data Request: Melinda Smyrl - City of Salmon Arm

Follow Up Flag: Follow up
Flag Status: Completed

Hello Melinda,

Thank you for your referral regarding 2090 10 Avenue SW, Salmon Arm, PID 018824862, LOT 1 SECTION 10 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP52617 EXCEPT PLAN EPP68393. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

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

However, archaeological potential modelling for the area indicates there is high to moderate potential for previously unidentified archaeological sites to exist on the property, as indicated by the brown areas (high potential) and the beige areas (moderate potential) shown 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 but 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.

Rationale and Supplemental Information

- There is high to moderate 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 8-12 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.

195

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.

Questions?

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

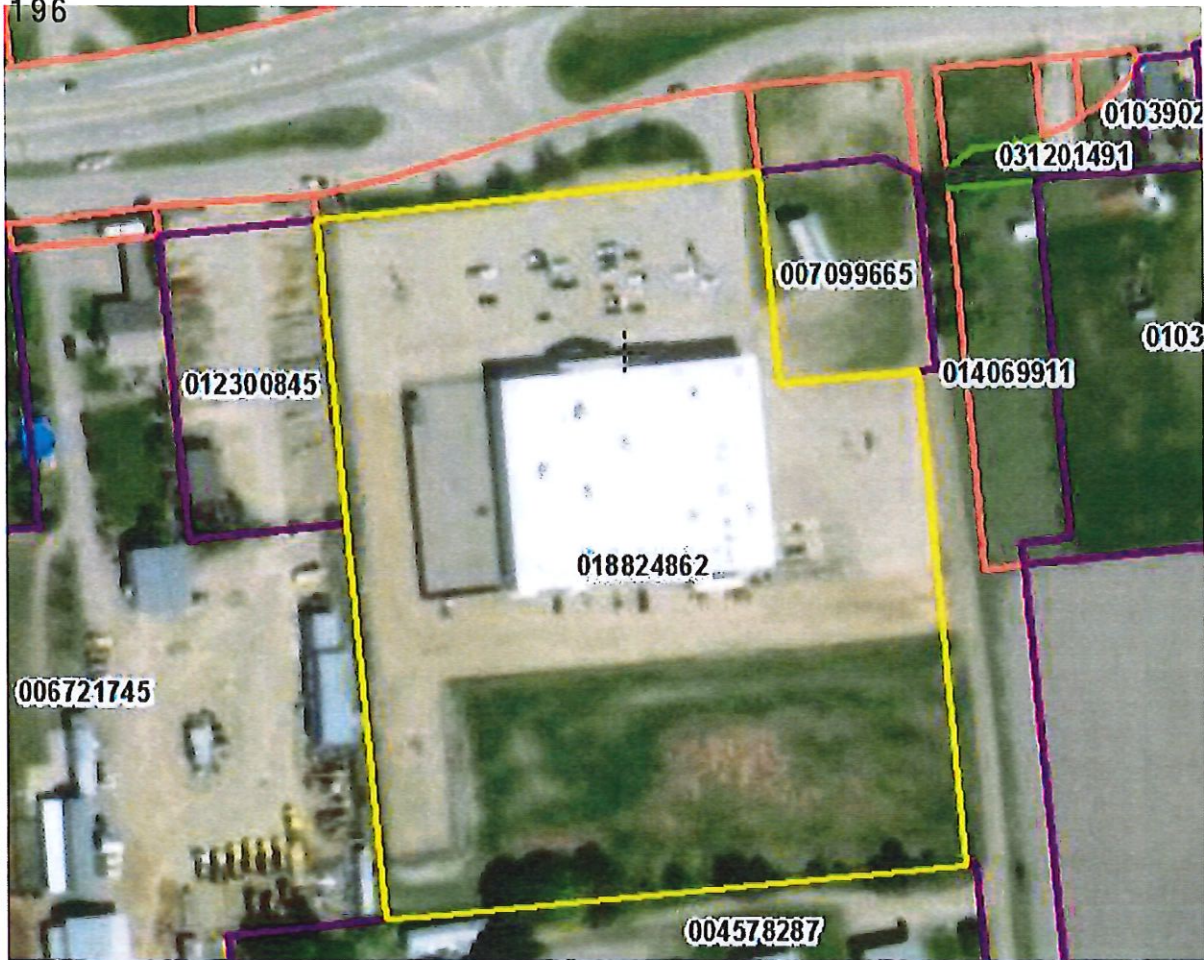
For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

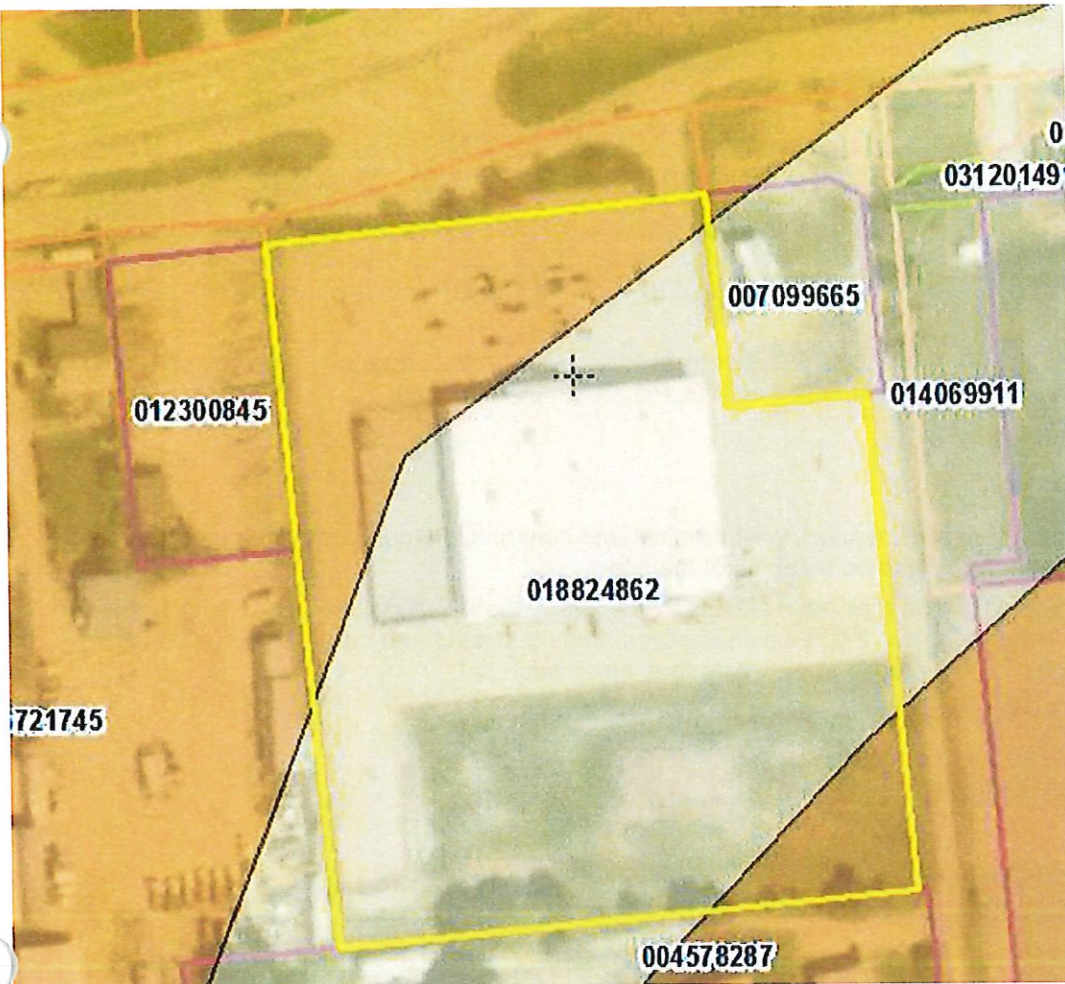
Please let me know if you have any questions regarding this information.

Kind regards,

Diana

196





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



Diana Cooper

Archaeologist/Archaeological Information Administrator

Archaeology Branch | [Ministry of Forests, Lands, Natural Resource Operations and Rural Development](#)
Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website: www.gov.bc.ca/archaeology

From:

msmyrl@salmonarm.ca <msmyrl@salmonarm.ca> On Behalf Of ArchDataRequest@gov.bc.ca

Sent: April 6, 2021 12:25 PM

To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>

Subject: Data Request: Melinda Smyrl - City of Salmon Arm

Terms and
Conditions
Accepted

Yes

Name

Melinda Smyrl

Email

msmyrl@salmonarm.ca

I am a

Local Government Representative

Affiliation

City of Salmon Arm

Address

Box 40 500 - 2Ave NE

City	Salmon Arm
Province	BC
Postal Code	V1E 4N2
Phone Number	
Information Requested	<p>I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.):</p> <p>Address : 2090 10 Avenue SW, Salmon Arm PID: 018-824-862 Legal Description: Lot 1, Section 10. Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393</p>
Why Site Information is Required	<p>Other (describe below):</p> <p>Local Government staff requesting information and confirmation for a pending amendment of the Official Community Plan and rezoning of the site.</p>
Third Party Access	<p>The following person(s) may have access to this information (Include the person's full name and relationship to you below. If you would like them to be copied on our email reply containing property information, please also include their email address):</p> <p>Property Owner: Westgate Building Ltd. BC 1028699</p>
Format Required	PDF, Map(s)
Who Prompted	Adams Lake Indian Band
File Attachment#1	consultation-response-56072-20210127-1555.pdf
File Attachment#2	Zoning Amendment Map.pdf
File Attachment#3	OCP Map.pdf
File Attachment#4	REFERRAL PACKAGE OCP 400045 ZON 1197 Updated.pdf
File Attachment#5	

TO: Kevin Pearson, Director of Development Services
DATE: February 1, 2021
PREPARED BY: Matt Gienger, Engineering Assistant
OWNER: **Westgate Building Ltd., Inc. No BC1028699**
APPLICANT: Bill Laird, Box 1022, Salmon Arm, B.C, V1E 4N2
SUBJECT: **OFFICIAL COMMUNITY PLAN APPLICATION NO. 4000-45**
REZONING APPLICATION NO. 1197
LEGAL: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617,
Except Plan EPP68393
CIVIC: **2090 10 Avenue SW**

Further to your referral dated December 18, 2020, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning, Official Community Plan (OCP) amendment or Urban Containment Boundary (UCB) amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Engineering Department does not have any concerns related to the Re-zoning, OCP Amendment or UCB amendment.

The 10 Ave SW frontage is subject to Ministry of Transportation and Infrastructure (MoTI) improvements through the Salmon Arm West project. The project has been tendered, awarded and is expected to be completed over the next 24 months. Developer is responsible to ensure the completion of the frontage works to the servicing standards indicated in this document should development occur prior to the completion of the MoTI improvements. Alternatively, the developer may provide the City with written confirmation from MoTI accepting responsibility for installation of certain frontage improvements which would allow the City to alleviate the developer from those specific responsibilities.

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.

5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement and relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of subdivision or 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., where applicable.
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 or building permit 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 subdivision or building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision / 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 Avenue SW, on the subject properties northern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS).
2. 10 Avenue SW 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 and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. All work to comply with MoTI design for Highway improvements. Owner / Developer is responsible for all associated costs.

3. 20 Street SW, on the subject properties 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. 20 Street SW is currently constructed to an Interim Local Paved Road standard. Upgrading to an Urban Paved Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road construction, cul-de-sac construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner/Developer will be required to prove safe access (minimum 7.3m drive width) between 10 Ave SW to the property's frontage on 20 Street SW. Owner / Developer is responsible for all associated costs.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
6. Additional accesses to the property will be reviewed by staff at the time of subdivision, development permit or building permit. Allowed accesses are subject to SDSB 4163 requirements and City Engineer's approval.
7. Trans Canada Highway access on the subject properties northern boundary is a provincial controlled highway access. Additional dedication/improvements will be determined by Ministry of Transportation.

Water:

1. The subject property fronts a 205mm diameter Zone 1 watermain on 10 Ave SW. No upgrades will be required at this time.
2. The subject property does not front a watermain on 20 Street SW. Extending a 200mm watermain along the entirety of the parcels frontage on 20 Street SW is required. Owner / Developer is responsible for all associated costs.
3. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use. Records indicate that the property has a water meter already installed. If an increase to water meter size is required, the City will supply water meter at the time of building permit. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing property is serviced by a 200mm water service from the 205mm diameter watermain on 10 Ave SW. Service to be adequately sized to meet proposed demand and may require upgrading if current service is not sized sufficiently. Owner's engineer may Owner / Developer is responsible for all associated costs.

5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012). Additional fire hydrants and additional development demand of the subject parcel may require the Owner / Developer's authorized engineer to complete a flow test on the closest fire hydrant to confirm the existing watermain servicing the property is adequately sized to provide fire flows in accordance with the requirements of the Subdivision and Development Servicing Bylaw No 4163. Where the City water distribution system has insufficient capacity to meet the required fire flow, the Owner / Developer will be required to make the necessary upgrades to meet these standards. Owner / Developer is responsible for all associated costs.
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required on 10 Ave SW and 20 St SW. Owner / Developer's consulting Engineer shall review the site to ensure placement of fire hydrants meet the commercial density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 200mm diameter gravity sanitary sewer main and 150mm diameter sanitary sewer force main on 10 Ave SW. No upgrades will be required at this time.
2. The subject property does not front a sanitary sewer on 20 St SW. Adjacent properties within the Urban Containment Boundary may all be serviced from 10 Ave SW or the section of 20 St SW outside of the subject property's frontage. Because of this and the proximity of the Urban Containment Boundary where sanitary sewer connection is not permitted, no sanitary sewer main extension will be required on 20 St SW at this time.
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 150mm diameter sanitary 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 does not front on an enclosed storm sewer system.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2. Due to high water table, this option is unlikely.

4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. New service and storm main extension would be required. Storm infrastructure in this area is known to have capacity issues; therefore controlling to 2 year pre-development storm flows would be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Matt Gienger
Engineering Assistant



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

23. STATUTORY PUBLIC HEARINGS

3. Official Community Plan Amendment Application No. OCP4000-45 [Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; SRV to HC]

The Director of Development Services explained the proposed Official Community Plan Amendment Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:31 p.m. and the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4433

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 by electronic means as authorized by Ministerial Order M192, British Columbia, on June 14, 2021 at the hour of 7:00 p.m. was published in June 2 and 9, 2021 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. Include the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393 within the Urban Containment Boundary, attached as Schedule "A" ;
2. Redesignate the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393 from Salmon Valley Agriculture to Highway Service/Tourist Commercial, attached as Schedule "B".

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. 4433".

READ A FIRST TIME THIS 12 DAY OF April 2021

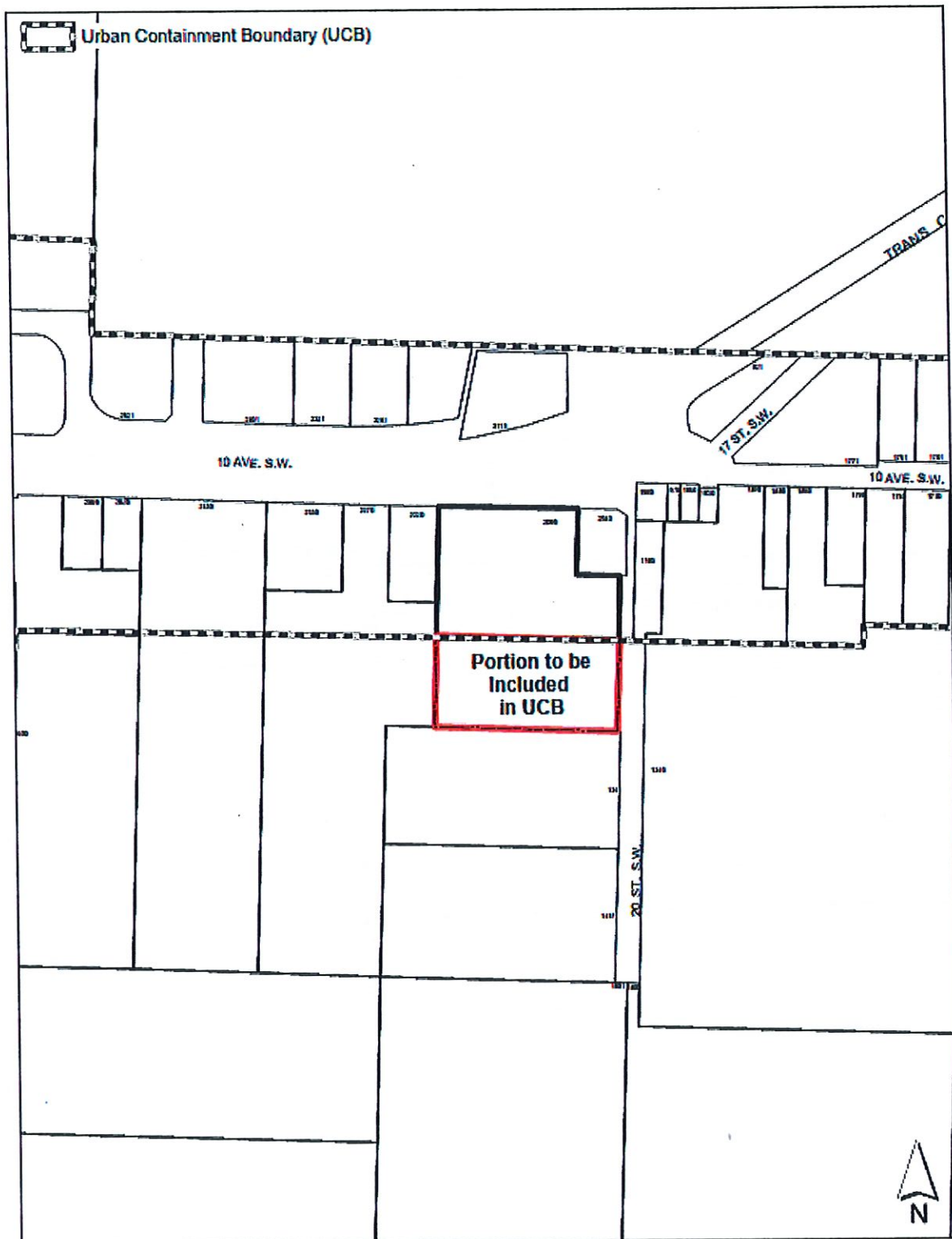
READ A SECOND TIME THIS 25 DAY OF May 2021

READ A THIRD TIME THIS 14 DAY OF June 2021

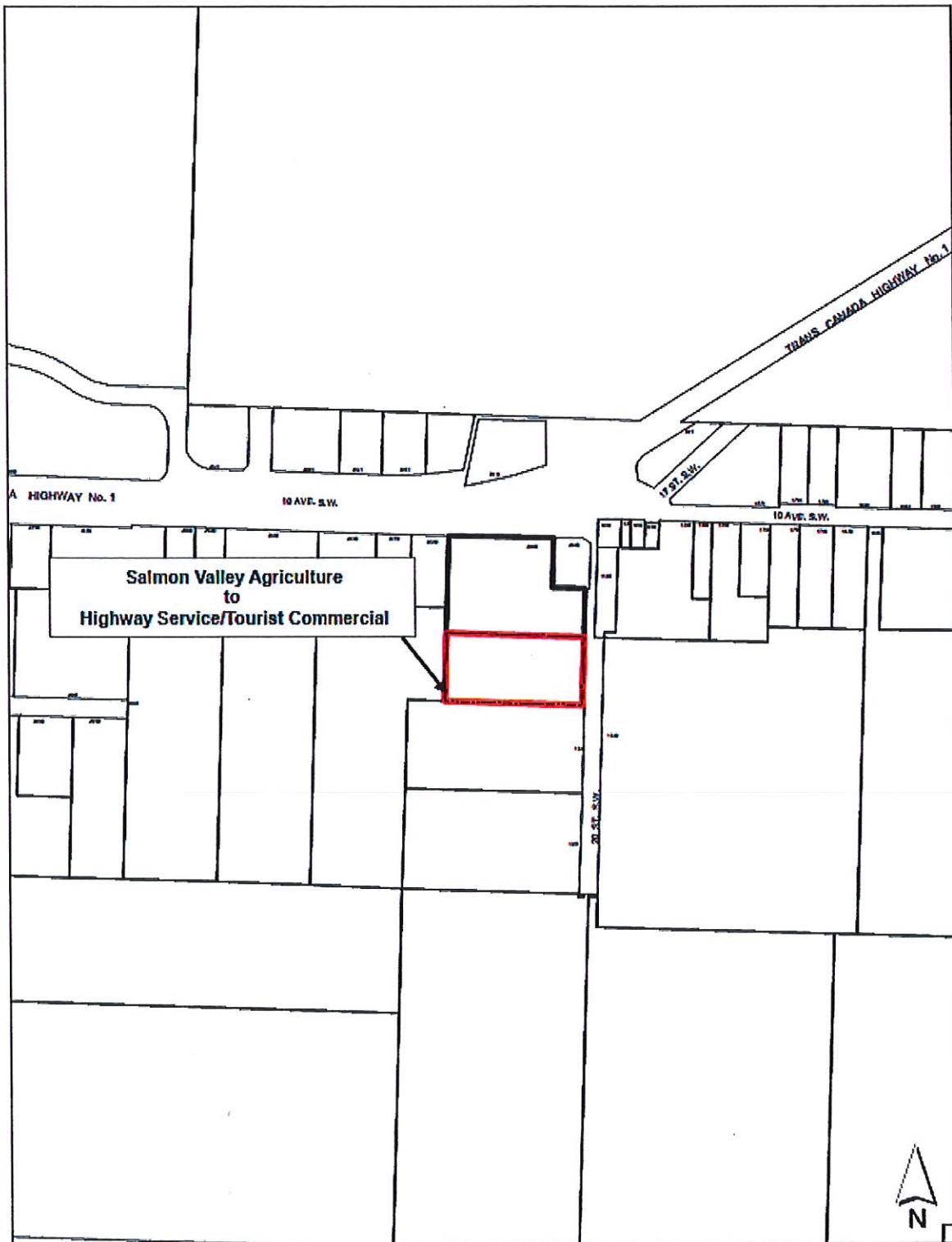
ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



Schedule "B"



Item 11.4

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No.4434 be read a final time.

[ZON-1197; Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; A-1 to C-3]

Vote Record

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

Opposed:

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

23. STATUTORY PUBLIC HEARINGS

4. Zoning Amendment Application No. ZON-1197 [Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; A-1 to C-3]

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 7:36 p.m. and the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4434

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 by electronic means as authorized by Ministerial Order M192, British Columbia, on June 14, 2021 at the hour of 7:00 p.m. was published in June 2 and 9, 2021 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 the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617 Except Plan EPP68393, from A-1 (Agriculture Zone) to C-3 (Service Commercial 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. 4434"

READ A FIRST TIME THIS 12 DAY OF April 2021

READ A SECOND TIME THIS 25 DAY OF May 2021

READ A THIRD TIME THIS 14 DAY OF June 2021

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

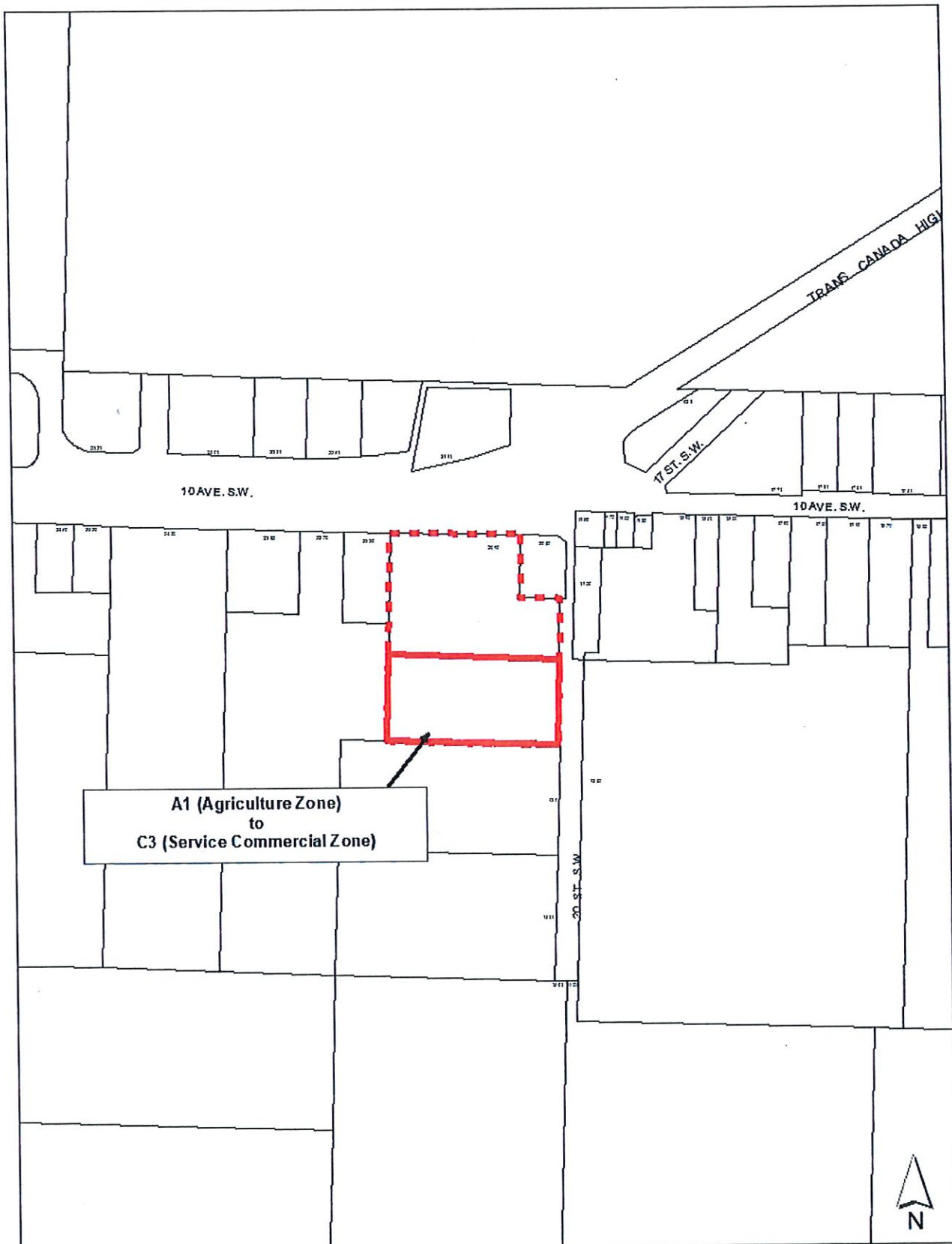
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



THIS PAGE INTENTIONALLY LEFT BLANK

INFORMATIONAL CORRESPONDENCE - JUNE 28, 2021

- | | | |
|-----|--|---|
| 1. | A. Rollins – letter dated May 31, 2021 – Request for fence | A |
| 2. | D. Bardy – email dated June 10, 2021 – Tax Notice | S |
| 3. | K. B. Newton – email dated June 14, 2021 – Industrial storage replies | A |
| 4. | L. Reimer – email dated June 15, 2021 – Regulating Storage Businesses | A |
| 5. | M. Bray, President and CEO of Aviator Business Park Inc. – letter dated June 16, 2021 – Storage Zoning – For Information Letter of May 31, 2021 | A |
| 6. | K. Earl – email dated June 22, 2021 – Blackburn Park Booking Request | A |
| 7. | G. McAllister – email dated June 23, 2021 – Blackburn Park Booking Request | A |
| 8. | G. Clancy, Responsible Person, Midas Extraction Corp. – letter dated May 31, 2021 – Cannabis Processing and Production | N |
| 9. | H. Lessard, Foster Parent Coordinator – Shuswap Okanagan Foster Parents Association – letter received June 2021 – Blackburn Park Booking Request | A |
| 10. | D. Byers, Community Services Director, Salvation Army Salmon Arm – letter dated June 11, 2021 – Wharf and Gazebo Booking Request | A |
| 11. | N. Harisch, President, Salmon Arm Museum and Heritage Association – letter dated June 10, 2021 – Rodenticide Ban | A |
| 12. | C. Davis, President, Daybreak Rotary – letter dated May 13, 2021 – Daybreak Rotary Legacy Project and Canoe Beach | A |
| 13. | C. Fudge, Director of Government Relations, BC Transit – letter dated June 16, 2021 – Free Fare Transit for Children 12 and under Program | N |
| 14. | C. Johansson, Community Energy Coordinator, Community Energy Association – email dated June 9, 2021 – CEA AGM Recording and Minutes | N |
| 15. | G. Heyman, Minister, Ministry of Environment – email dated June 9, 2021 – Ban the Use of Anticoagulant Rodenticides | N |
| 16. | B. Dingwall, Mayor, City of Pitt Meadows to Honourable M. Dalton, Member of Parliament and Honorable Lisa Beare, Member of Legislative Assembly – letter dated June 14, 2021 – Truth and Reconciliation Commission's Call to Action 75 | N |
| 17. | C. Graves, Corporate Officer, Township of Spallumcheen to BC Hydro – letter dated June 11, 2021 – Residential Rate Review | N |

THIS PAGE INTENTIONALLY LEFT BLANK

Item 12.2

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

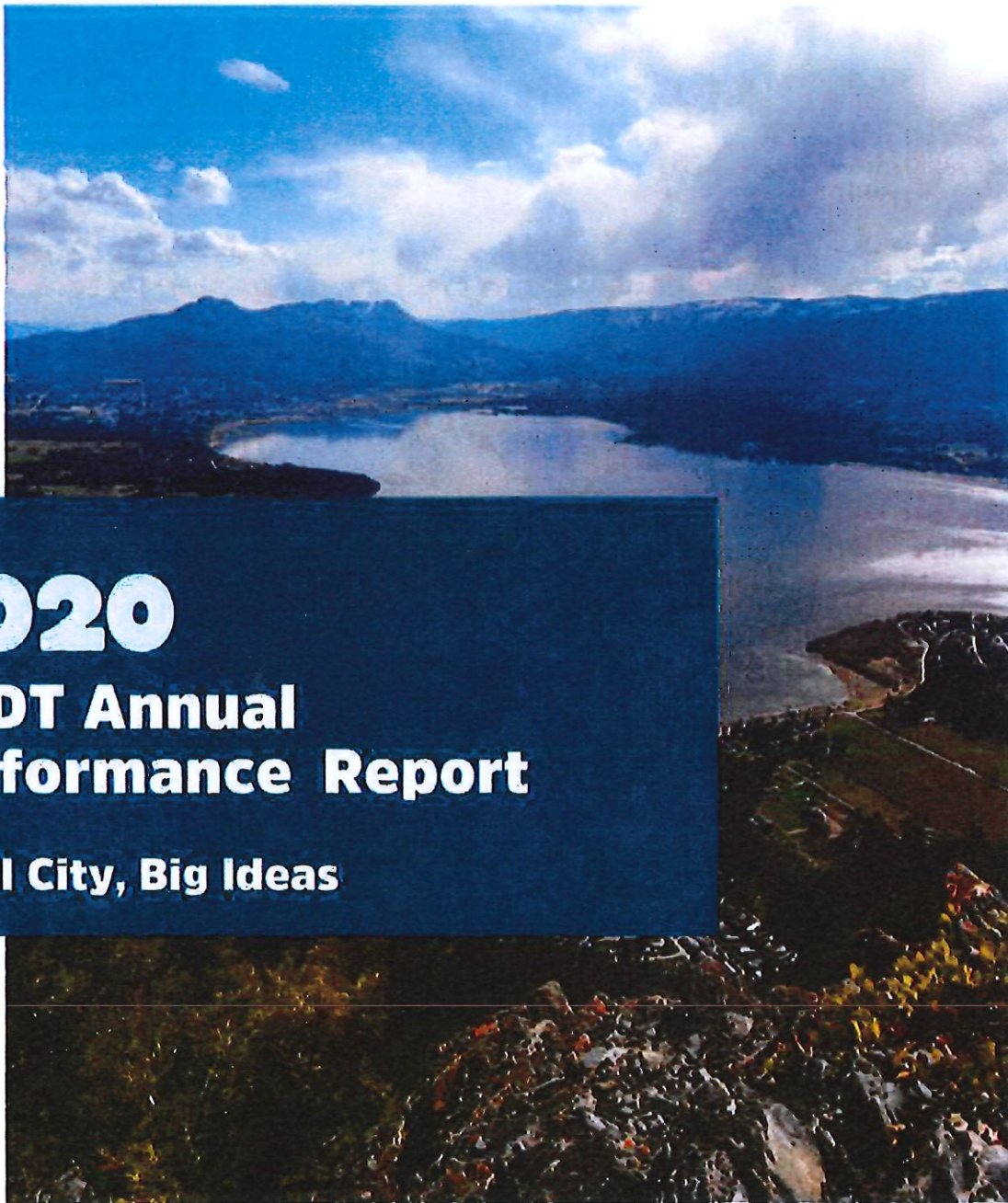
THAT: Council authorize the submission of the 2020 MRDT Annual Performance Report to the Province.

Vote Record

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

Opposed:

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



2020
MRDT Annual
Performance Report
Small City, Big Ideas

CITY OF
SALMON ARM

500 2 Ave NE, Salmon Arm BC
V1E4N2
250-833-4000
edo@saeds.ca



Introduction

As we look back on 2020, we are struck by the impacts of the global pandemic, but also by the resiliency, innovation and kindness displayed in our community and across the Country. Salmon Arm businesses did a tremendous job of navigating ever-changing emergency regulations, always with the goal of keeping our community and visitors safe, even if it required undertaking actions that were to the detriment of their business or personal situations.

Supporting tourism businesses through a pandemic, with no road map or best-practice examples to reference, proved challenging at best. It also provided an exceptional learning experience. We are thankful for the ongoing leadership of Destination BC and the Province of BC. Below is a brief summary of 2020 experiences.

- Our community is resilient.
- When faced with a challenging situation, Salmon Arm's businesses, local government, and community organizations worked exceptionally well together. New partnerships were formed and ties were strengthened.
- Salmon Arm's MRDT revenue for the first six months of 2020 saw a decrease of 63% when compared to the same period in 2019.
- Although still not reaching 2019 levels, July and August saw significant recovery in occupancy rates, rounding out the year with a total annual decrease in revenue of 40%.
- Many accommodators and tourism businesses reported operating very understaffed in 2020, due to unpredictable markets and decreased revenue.
- 2020 saw a significant increase in walk-up bookings and a decrease in reservations.
- When visitors were present in our community, there was also a clear shift in visitor type, from business and tour participants to almost entirely leisure travelers (families & snowbirds).
- A significant increase in visitor information requests at check-in, coinciding with the change in planned bookings and traveler type, was also noted.
- Of the 2020 visitors arriving in Salmon Arm, it appeared many did not originally plan to stop in this community. Further, most did not have an itinerary and were seeking support in trip planning. Finally, there was flexibility in their vacation plans allowing for "stay-another-day" opportunities in Salmon Arm, if they were supported in their trip planning.
- There was an unprecedented increase of demand for the trails in Salmon Arm, and the surrounding Shuswap, due to the global pandemic.

Leading into the second quarter of 2020, SAEDS and the MRDT Committee worked diligently to pivot our original 2020 tactical plan to ensure financial sustainability and ongoing operations with reduced revenue streams. This time of unpredictability required some initiatives to pause. Programs that were completed are further detailed in *Appendix 2.2 Annual Performance Report*.

MRDT Program Structure

The City of Salmon Arm was approved to begin collecting the 2% Municipal & Regional District Tax (MRDT) on June 1, 2017. This report presents the goals, objectives, tasks and measurables for 2020 operations.

A primary goal of the City of Salmon Arm's MRDT 5 Year Business Plan is to deliver a collaborative program, led by tourism industry stakeholders. Following is a report which details activities undertaken directly by Salmon Arm's MRDT Committee, as well as those supported with Salmon Arm's MRDT Funding but undertaken by partnership organizations.

Vision

Salmon Arm and the broader Shuswap region will be recognized as an **all-season destination of choice** for visitors from around the world

Mission

In the five-year period commencing in mid-2017, Salmon Arm's MRDT Program will increase visitation to Salmon Arm and the broader Shuswap region (measured by the growth of the annual MRDT revenue). This will be achieved by:

- Telling our story/sharing our experience;
- Expanding destination and experiential marketing;
- Developing/expanding industry partnerships;
- Developing/expanding tourism experiences and assets.

Guiding Goals, Objectives and Principles

There are 4 guiding principles which form the foundation of Salmon Arm's MRDT Business Plan:

1. "Accommodator led" MRDT program with input and support from broader tourism stakeholders;
2. Support the implementation of specific local tourism initiatives which have been identified as gaps and high ROI opportunities;
3. Support and expand the work of multiple tourism stakeholder organizations across the broader Shuswap region;
4. Collaborative approach, ensuring a strong alignment with strategic plans of partner organizations, including Shuswap Tourism's Development Plan, Thompson Okanagan Tourism Association's Tourism Strategy, and Destination BC's Strategic Plan.

Each of the following goals and objectives of Salmon Arm's MRDT Business Plan will be guided by the overarching focus of "shoulder and off-season development" and "working collaborative with partner organizations".

Primary Program Goal - Expand the tourism economy in Salmon Arm and the broader Shuswap Region, measured by increased accommodation occupancy rates.

Governance

The City of Salmon Arm is the *Applicant* and *Designated Recipient* of the 2% MRDT funds. The City has delegated administration of the MRDT program to the Salmon Arm Economic Development Society (SAEDS) under a Third Party Service Provider Agreement.

Agreement Among Partner Agencies

City of Salmon Arm

The City of Salmon Arm is lead applicant.

Salmon Arm Economic Development

The City of Salmon Arm has entered into a Third Party Service Agreement with Salmon Arm Economic Development Society (SAEDS) to administer the MRDT revenue on its behalf, in accordance with the Business Plan.

SAEDS MRDT Committee

SAEDS has formed an MRDT Committee comprised of tourism stakeholders, which is tasked with overseeing the Business Plan implementation.

Community Partner Organizations

SAEDS will work closely with partner organizations including Shuswap Tourism, the City's Visitor Centre, Shuswap Trail Alliance and others, to ensure a collaborative and regionally aligned approach to the MRDT service delivery.

Governance Structure

MRDT revenue collected by Salmon Arm accommodators is remitted to the Ministry of Finance, then transferred to the City of Salmon Arm, which then transfers the funds to Salmon Arm Economic Development Society for implementation of the Business Plan.

About Salmon Arm Economic Development Society (SAEDS)

The Salmon Arm Economic Development Society is a non-profit society registered with the BC Corporate Registry. It was established on August 27, 2002 and has a 17-person Board of Directors comprised of 12 voting members and 5 non-voting members. The voting membership represents the major sectors of the local economy, including: Tourism, Construction, Commercial, Manufacturing, Business Services, Health, Forestry, Agriculture, Education, and Technology, and 5 non-voting members representing City of Salmon Arm, Columbia Shuswap Regional District, Salmon Arm Chamber of Commerce, Adams Lake Indian Band, and Neskonlith Indian Band.

The mandate of the Society is:

1. *Business Retention and Expansion*
2. *New Business Attraction and Development*
3. *Programs and Projects Designed to Enhance Resident Quality of Life, Economic Development and Prosperity in the Community.*

2020 MRDT Committee Membership

Voting - Accommodators	
Jesse Ziercke	Prestige Harbourfront Resort
Carol Beaulieu	Viewpoint RV Park & Cottages
Jolene LaMarsh	Hilltop Inn
Voting - General	
Tovah Shantz	Shuswap Pie Company
Sapphire Games	Salmon Arm Golf
Non-Voting	
Corryn Grayston	Chamber of Commerce
Erin Jackson	City of Salmon Arm
Lindsay Wong	Downtown Salmon Arm
Darby Boyd	Shuswap Recreation Society
Jen Bellhouse	The Shuswap Trail Alliance
Kyle Dearing	Shuswap Tourism
Staff Contacts	
Lana Fitt	Salmon Arm Economic Development Society
Morgen Matheson	Marketing Coordinator
Leah Walker	Event Coordinator

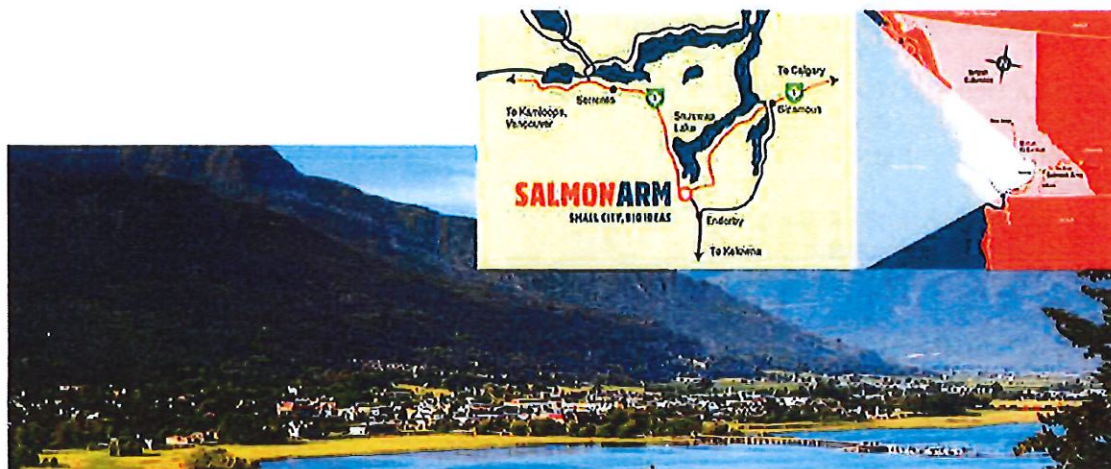
Strategies and Key Actions

Following is a list of the key strategies which were identified as the community priorities for Salmon Arm's MRDT program.

- Research & Planning
 - Development of a Community Event Strategy
 - Development of a Community Ambassador Program
- Marketing
 - Expansion of Shuswap Tourism's Regional Marketing – Non-traditional Season Development
 - Event Attendee Visitor Information Packages
 - Media Fam Tour Hosting expansion
 - Consumer Shows
 - On-line Digital Marketing Campaign
- Destination/Experience Development
 - Event Expansion (Sports tourism, Cultural Festivals, Agri-tourism, Conference/Conventions and Seminars)
 - Anchor asset support – planning and marketing of identified key tourism anchors: Community Trails and Canoe Beach
 - specific tourism based trail planning and marketing occurring throughout the 5-year business plan
 - on-site signage, and expansion of sports tourism event opportunities at Canoe Beach
 - Facilitation of Visitor Package Development
- Visitor Services
 - Expanded visitor information and signage
 - Community Ambassador Program

Brand Positioning

The City of Salmon Arm is part of the Shuswap Region and actively participates as a member community in the *Shuswap Tourism* function administered by the Columbia Shuswap Regional District. Salmon Arm sees great value in continuing to participate in this regional partnership. Shuswap Tourism has been highly successful in the Shuswap Brand development and positioning to date. Further details on the Shuswap Brand are below:





OUR STORY

"The Shuswap? That's that place where you go houseboating, right?" Right!

But only partially right. Houseboating's only part of our story. You see, for decades, the Shuswap region has been synonymous with houseboating. But our real story, the one we live and breathe, is comprised of real people in an incredible place, living rich and simple and authentic lives.

We shop for groceries, take the kids to games, go for walks in the woods and travel to other places. We like to go to the lake, we like to have concerts, we possess a rich heritage and we may or may not use umbrellas when it rains. We have incredible wineries, access to a myriad of recreational opportunities, host a top-notch major festival and hey, even the salmon fight their way back here year after year. These are all parts of our story.

But you might find the best part of our story is sharing a cup of tea, or a piece of pie, or digging carrots and hearing about what's happening (or



not happening) in the community as of late. Or you might get the best part of a Shuswap experience leaning on a fence post, or leaning on a speaker, or leaning on a café counter. Or you might find the best part of our story when you free your soles, swap your shoes, kick up your heels and take a step in our direction, in search of another simple spectacular Shuswap adventure.



BRAND PILLARS

As we continue to grow and evolve, our story will change and develop over time. However, there are some things that will not change or should not change. These ideals, emotions or regional spirits are our brand pillars. They provide the foundation of our story.

Our full story is incomplete without these attributes combined together, and it is the combination of these pillars that help to define our story, to differentiate it from others and to make it distinctly our own.

Lake, Country and Culture: these are the foundations, the central elements and ideals of the Shuswap's brand. These elements are intended to serve soundly today, but also to project a spirit and regional philosophy for the future.



LAKE



COUNTRY



CULTURE

Target Markets

Throughout the pandemic, SAEDS and Shuswap Tourism closely followed messaging from Destination BC, directed by the Provincial Health Officer, regarding travel recommendations and orders. Often times throughout the year, this meant marketing solely to a local market encouraging "staycation activities". When permitted, marketing expanded slightly to include a regional audience.

The information below relates to our traditional target market, which will again resume following easing of travel orders related to the pandemic.

Geographic Market

Shuswap Tourism has identified a primary market of "close-to-home" travellers from BC Interior and Northern BC as well as Pacific Northwest US. A secondary market of Alberta and Metro Vancouver are also areas of focus. The Salmon Arm MRDT Business Plan mirrors these markets. As determined within Shuswap Tourism's Development Plan and in alignment with Thompson Okanagan Tourism Association and Destination BC's target markets, the following Explorer Quotient Audience has been identified for the Shuswap Region.

Explorer Quotient Audience (Profiles identified by Canadian Tourism Commission)

- **Authentic Experiencers** - Typically understated travellers looking for authentic, tangible engagement with destinations. With a particular interest in understanding the history of the places they visit, these experiencers have a higher-than-average education and an average household income, more likely to be retired with an average of 53% over the age of 55. Experience appeal for these visitors includes exhibits, architecture, historic sites/buildings and museums. They may also be interested in nature, shopping, foodie opportunities, performing arts, and water-based outdoor activities (among others).
- **Free Spirits** - Highly social and open-minded. Their enthusiasm for life extends to their outlook on travel. Experimental and adventurous, they indulge in high-end experiences that are shared with others. These higher than average income earners tend to be full-time workers if they are not still students. 80% of the Free Spirits are in the 18-54 demographic. These travellers are more likely than most to be interested in shopping, dining and other food related activities, entertainment and performing arts, water-based outdoor activities, festival, events and spectator sports, outdoor and nature experiences (among others).
- **Cultural Explorers** - defined by their love of constant travel and continuous opportunities to embrace, discover and immerse themselves in the culture, people and settings of the places they visit. With a higher-than-average education and average household income, 43% of these travellers are between the ages of 35-54. Similar to Free Spirits, Cultural Explorers are likely to find many activities appealing to do on a long-haul vacation including nature and outdoor experiences, sightseeing, water-based outdoor activities, and festivals, events and spectator sports (among others).

Summary of 2020 MRDT Operations	
Events	<p>In 2020, Salmon Arm's MRDT program contributed \$10,000 towards event hosting, and event marketing. In total, three events were supported by the MRDT program in 2020, including the following:</p> <ul style="list-style-type: none"> • Rogers Hometown Hockey • Selkirk's Swim Club • Salmon Arm Pride Festival <p>In addition, the MRDT Event Coordinator continued to support event hosts with hosting plan revisions and related public marketing, while continuing to explore and submit bid opportunities for future event hosting opportunities.</p>
Cultural Development	<p>The MRDT program supported the launch and/or hosting costs of three separate cultural programs in 2020:</p> <ul style="list-style-type: none"> • Planning, development and launch of the OnThisSpot Heritage app • Sponsorship and community marketing for the virtual Roots & Blues Festival • Sponsorship and community marketing for the Celebrate Shuswap virtual music premier
Workshops & Resource Support	<p>MRDT Workshops Hosted in 2020 designed to support tourism business marketing:</p> <ul style="list-style-type: none"> • Create Your Own Marketing Videos • Grow with Google
Marketing	<p>Throughout the year, the MRDT Committee also contributed to the development of marketing assets including the following initiatives:</p> <ul style="list-style-type: none"> • Launched the Salmon Arm & Shuswap page on the SupportLocalBC website • Prepared and circulated staycation itineraries (local market) • Launched a series of shop local/stay local digital and print campaigns • Developed community map, highlighting tourism assets • Designed and installed branded rink board at Shaw Centre • Designed/updated recruitment guide for the Salmon Arm Silverbacks • Installed visitor kiosks, signage, brochure racking and permanent lake maps at Marine Park and Canoe Beach • Hosted a booth at the Vancouver outdoor show in partnership with Shuswap Tourism (pre-pandemic) • Partnered with Prestige to expand highway signage for downtown and waterfront • Supported the final development and launch of the Shuswap Taste Trail

2020 Financial Review

January 1 – December 31, 2020

2019 Carry Fwd Funding	\$177,881
MRDT Revenue	\$154,333
Local Government Tourism Contributions	\$ 29,725
Co-op Funds (DMO Led Projects)	\$101,687
Provincial Recovery Grants	<u>\$ 88,277</u>
Total Revenue	<u>\$551,903</u>
MRDT Expenses	<u>\$383,941</u>
	<u>\$167,961</u>
Less: Project Reserves	<u>\$ 34,600</u>
Unallocated Surplus	<u>\$133,362</u>

A full accounting of 2020 MRDT Revenue and Expenses is attached as *Appendix 2.1, Financial Report*

2020 Performance Review

A detailed review of all tactics completed in 2020, including related outcomes is attached as *Appendix 2.2 Annual Performance Report*.

Conclusion

The global pandemic created unimaginable challenges for the tourism industry and presented many hurdles for our organization and the MRDT Committee. The unknown impact the pandemic would create for MRDT revenues resulted in numerous budget revisions and project pauses to ensure we retained a positive financial position for this function. As a result, there are significant variances noted in the attached *financial report, Appendix 2.1*.

SAEDS, the MRDT Committee and our partner organizations including Shuswap Tourism, worked diligently to support provincial tourism messaging led by Destination BC. We also mobilized quickly and continue to support emergency needs of our local tourism operators in all ways possible. We are very proud of our tourism operators and their resiliency and innovation which was displayed in the most trying of times.

Tasks we were able to complete in 2020 mirror the strategic direction, vision, goals and objectives presented in Salmon Arm's Five-Year MRDT Business Plan. The Five-Year Plan is a community developed program which was prepared with extensive consultation and is reflective of strong accommodator and broader tourism industry support. Both the broader Five-Year Plan and the 2020 Tactical Plan align with goals and objectives within the Shuswap Tourism Development Plan, Thompson Okanagan Tourism Association Strategy and Destination BC Strategy. Our community continues to prioritize a collaborative approach to growing our tourism economy as represented in this *Annual Performance Report*.

We are thankful for the continued guidance and support from TOTA, DBC and the Province of BC throughout the pandemic. As with the rest of the world, we look forward to emerging from the pandemic into a new stage of normalcy, recovery and resiliency for both our tourism industry and global economy as a whole.

Appendix 2.1 Financial Report

Under the *Provincial Sales Tax Act*, all designated recipients, including designated recipients not subject to the renewal application requirement, must report back to the Province annually in the form of a Financial Report by May 31 of each year (changed to June 30 for 2020 reports).

The Financial Report must show how all of the money received from the tax was spent and certify that all of the money received from the tax was used solely for approved purposes. The Financial Report must show that spending of money received from the tax was consistent with the Five-Year Strategic Business Plan. The Financial Report must also show the amounts, sources, and uses of all other tourism revenues.

Please do not add lines or customize this template as the data has to be consistently consolidated across all 60+ designated accommodation areas. Please use the "Other" sections to describe any significant items not listed.

Designated Recipient:	City of Salmon Arm
Designated Accommodation Area:	City of Salmon Arm
Date Prepared:	2021-06-15
MRDT Repeal Date (if applicable):	
Total MRDT Funds Received:	\$154,333.98
Year Ending:	2020

Section 1: MRDT Budget Variance Report

Designated recipients must complete the table as provided below. Refer to Appendix 2.3 for further expense line item

Revenues (MRDT and Non MRDT)	Budget \$	Actual \$	Variance
Starting Carry Forward (All Net Assets Restricted and Unrestricted)	\$ 86,672.00	\$ 177,881.00	\$ 91,209.00
General MRDT (net of admin fees)	\$ 217,000.00	\$ 140,147.00	-\$ 76,853.00
MRDT from online accommodation platforms (OAP)	\$ 10,000.00	\$ 14,186.00	\$ 4,186.00
Local government contribution	\$ 54,739.00	\$ 29,725.00	-\$ 25,014.00
Stakeholder contributions (i.e. membership dues)			\$ -
Co-op funds received (e.g. CTO; DMO-led projects)	\$ 187,261.00	\$ 101,687.00	-\$ 85,574.00
Grants - Federal			\$ -
Grants - Provincial	\$ 50,000.00	\$ 88,277.00	\$ 38,277.00
Grants/Fee for Service - Municipal			
Retail Sales			
Interest			
Other (please describe)			
Total Revenues	\$ 605,672.00	\$ 551,903.00	-\$ 53,769.00
Expenses MRDT and Non-MRDT	Budget \$	Actual \$	Variance
Marketing			
Marketing staff – wage and benefits	\$ 32,000.00	\$ 37,245.00	\$ 5,245.00
Media advertising and production	\$ 338,607.00	\$ 268,357.00	-\$ 70,250.00
Website - hosting, development, maintenance			
Social media			
Consumer shows and events	\$ 12,262.00	\$ 15,225.00	\$ 2,963.00
Collateral production and distribution	\$ 20,000.00	\$ 7,840.00	-\$ 12,160.00
Travel media relations	\$ 5,000.00		-\$ 5,000.00
Travel trade			
Consumer focused asset development (Imagery, written content, video)			
Other (please describe)			
Subtotal	\$ 407,869.00	\$ 328,667.00	-\$ 79,202.00
Destination & Product Experience Management			
Destination and Product Experience Management Staff – wage and benefits	\$ 39,000.00	\$ 11,444.00	-\$ 27,556.00
Industry development and training			
Product experience enhancement and training	\$ 96,460.00	\$ 10,000.00	-\$ 86,460.00
Research and evaluation	\$ 6,131.00	\$ 5,000.00	-\$ 1,131.00
Other (please describe)			
Subtotal	\$ 141,591.00	\$ 26,444.00	-\$ 115,147.00

Visitor Services			
Visitor Services - wage and benefits			
Visitor Services operating expenses	\$ 13,000.00		-\$ 13,000.00
Other (please describe)			
Subtotal	\$ 13,000.00	\$ -	-\$ 13,000.00
Meetings and Conventions			
Staff - wage and benefits			
Meetings, conventions, conferences, events, sport, etc.			
Subtotal	\$ -	\$ -	\$ -
Administration			
Management and staff unrelated to program implementation - wages and benefits	\$ 35,512.00	\$ 20,171.00	-\$ 15,341.00
Finance staff - wages and benefits	\$ 2,000.00	\$ 4,038.00	\$ 2,038.00
Human Resources staff - wages and benefits			
Board of Directors costs			
Information technology costs - workstation related costs (i.e. computers, telephone, support, networks)			
Office lease/rent	\$ 5,700.00	\$ 4,622.00	-\$ 1,078.00
General office expenses			\$ -
Subtotal	\$ 43,212.00	\$ 28,831.00	-\$ 14,381.00
Affordable Housing (if applicable)			
Funded by OAP Revenue			
Funded by General MRDT Revenues (if applicable)			
Subtotal	\$ -	\$ -	\$ -
Other			
All other wages and benefits not included above			
Other activities not included above (please describe)			
Subtotal	\$ -	\$ -	\$ -
Total Expenses	\$ 605,672.00	\$ 383,942.00	-\$ 221,730.00
Ending Carry Forward (All Net Assets - Restricted and Unrestricted)	\$ -	\$ 167,961.00	\$ 167,961.00

By signing this form, you certify that the above information is an accurate representation of the actual tourism related expenditures for the jurisdiction defined under the terms of the Municipal and Regional District Tax. Form MUST be signed by the Designated Recipient, not the service provider.

Designated Recipient's Authorized Signing Authority _____ Designated Recipient's Authorized Signing Authority Title

Date _____

Designated Recipient's Authorized Signing Authority Signature _____

Appendix 2.2 Annual Performance Report

Under the *Provincial Sales Tax Act*, all designated recipients, including designated recipients not subject to the renewal application requirement, must report back to the Province annually. As such, all designated recipients (or the designated recipient's service provider), are required to complete the following Annual Performance Report as well as a Financial Report (refer to Appendix 2.1) **by May 31 of each year.**

All designated recipients are required to fill in the sections below.

Only those designated recipients that receive the three percent tax rate will be required to report out on additional metrics (as indicated below).

A description/instructions pertaining to each performance metric is provided in grey text as a guide only. Please delete the grey text and provide your response accordingly.

Designated Recipient: City of Salmon Arm

Report Completed: 06-01-2021

Designated Accommodation Area: City of Salmon Arm

Reporting period: 2020

1. Effective tourism marketing, programs and projects	
MRDT-funded tourism marketing, programs and projects maximize the potential for increased visitation and growth in tourism business activity, employment and incremental tourism revenue.	
MRDT activities, tactics, investment efforts and outcomes (as per your One-Year Tactical Plan)	<p>Project: Knowledge Sharing</p> <p>Tactics: Data Collection, Trend Identification and Data Distribution</p> <p>Partners: Shuswap Tourism, TOTA</p> <p>Implementation:</p> <p>The Shuswap Tourism subscription to the TOTA Community Research Program was extended in 2020, and SAEDS/MRDT were added to the subscription so this data can be accessed and used by both organizations.</p> <p>There is a growing amount of data available through the TOTA Community Research Program concerning visitation to our region. This helps to identify the types of travelers that are visiting our region, where they are coming from, and what they are interested in experiencing and doing while they are here. This information can help better define marketing efforts and also support business development and expansion, event creation, and various other opportunities.</p> <p>In total, \$2,500 in 2020 MRDT funds were spent on this project.</p>



Performance Measures:	
Outputs:	Outcomes:
<ul style="list-style-type: none"> Renewed TOTA Community Research Program Subscription for 2020 	<ul style="list-style-type: none"> Support for tourism business sustainability and tourism business growth through informed decision making

	<p>Project: Destination Experience Development</p> <p>Tactics: Provide support to existing community events to expand the number of attendees and number of event days. Expand the number of destination events occurring in Salmon Arm.</p> <p>Implementation: In 2020 in particular, event support was in high demand. Event hosting plans required numerous changes and/or cancellation in order to remain in compliance with changing emergency orders. Through the Event Co-ordinator contract and the Event Fund, the following tasks were undertaken:</p> <p>Support for Existing Events:</p> <ul style="list-style-type: none"> • Event planning and co-ordination support • Financial support to assist with event hosting costs (grant funding program with pre-determined criteria including: must be a new event addition or expanded marketing designed to support increased number of overnight attendees, based on minimum targets) • Marketing support. <p>New Event Development:</p> <ul style="list-style-type: none"> • Submitting community bids to host targeted events <p>In total, \$21,444 in 2020 MRDT funds were spent on this program.</p> <p>Performance Measures:</p> <table border="1"> <thead> <tr> <th data-bbox="459 1129 914 1161">Outputs:</th><th data-bbox="914 1129 1399 1161">Outcomes:</th></tr> </thead> <tbody> <tr> <td data-bbox="459 1161 914 1371"> 3 events were supported in 2020: <ul style="list-style-type: none"> • Rogers Hometown Hockey • Selkirk's Swim Club • Salmon Arm Pride Festival </td><td data-bbox="914 1161 1399 1371"> <ul style="list-style-type: none"> • Increased number of tourists visiting the Shuswap Region • Expanded community pride and volunteerism • National television exposure through RHH event </td></tr> </tbody> </table>	Outputs:	Outcomes:	3 events were supported in 2020: <ul style="list-style-type: none"> • Rogers Hometown Hockey • Selkirk's Swim Club • Salmon Arm Pride Festival 	<ul style="list-style-type: none"> • Increased number of tourists visiting the Shuswap Region • Expanded community pride and volunteerism • National television exposure through RHH event
Outputs:	Outcomes:				
3 events were supported in 2020: <ul style="list-style-type: none"> • Rogers Hometown Hockey • Selkirk's Swim Club • Salmon Arm Pride Festival 	<ul style="list-style-type: none"> • Increased number of tourists visiting the Shuswap Region • Expanded community pride and volunteerism • National television exposure through RHH event 				

	<p>Project: Cultural Development Fund</p> <p>Tactics: To support the development of cultural activities, experiences and events in Salmon Arm</p> <p>Implementation: The MRDT program supported the launch of three separate cultural programs in 2020, each designed to expand visitor experiences with the goal of increasing community tourism.</p> <ul style="list-style-type: none"> • Planning, development and launch of the OnThisSpot Heritage app • Sponsorship and community marketing for the virtual Roots & Blues Festival • Sponsorship and community marketing for the Celebrate Shuswap virtual music premier <p>The MRDT program contributed \$7,840 towards these initiatives in 2020.</p> <p>Performance Measures:</p> <table border="1"> <thead> <tr> <th data-bbox="467 743 912 779">Outputs:</th><th data-bbox="912 743 1419 779">Outcomes:</th></tr> </thead> <tbody> <tr> <td data-bbox="467 779 912 989"> <ul style="list-style-type: none"> • Expanded number of cultural events and/or experiences for visitors to Salmon Arm. </td><td data-bbox="912 779 1419 989"> <ul style="list-style-type: none"> • App development https://onthisspot.ca/cities/salmonarm • Increased number of tourists visiting the Shuswap Region <p>Expanded community exposure through targeted marketing to event attendees.</p> </td></tr> </tbody> </table>	Outputs:	Outcomes:	<ul style="list-style-type: none"> • Expanded number of cultural events and/or experiences for visitors to Salmon Arm. 	<ul style="list-style-type: none"> • App development https://onthisspot.ca/cities/salmonarm • Increased number of tourists visiting the Shuswap Region <p>Expanded community exposure through targeted marketing to event attendees.</p>
Outputs:	Outcomes:				
<ul style="list-style-type: none"> • Expanded number of cultural events and/or experiences for visitors to Salmon Arm. 	<ul style="list-style-type: none"> • App development https://onthisspot.ca/cities/salmonarm • Increased number of tourists visiting the Shuswap Region <p>Expanded community exposure through targeted marketing to event attendees.</p>				

	<p>Project: Expanded Visitor Information</p> <p>Tactics: To create (or expand distribution of) print collateral and digital marketing for visitor attraction</p> <p>Implementation: Although many marketing initiatives were paused/disrupted in order to align with travel orders related to the pandemic and DBC's messaging lead, throughout the year, the following marketing initiatives were completed:</p> <ul style="list-style-type: none"> • Launched the Salmon Arm & Shuswap page on the SupportLocalBC website • Prepared and circulated staycation itineraries (local market) • Launched a series of shop local/stay local digital and print campaigns • Developed digital/print community map, highlighting tourism assets • Designed and installed branded rink board at Shaw Centre • Designed/updated recruitment guide for the Salmon Arm Silverbacks • Installed visitor kiosks, signage, brochure racking and permanent lake maps at Marine Park and Canoe Beach • Partnered with Prestige to expand highway signage for downtown and waterfront • Supported the final development and launch of the Shuswap Taste Trail <p>The MRDT program contributed \$93,212 towards these initiatives in 2020.</p> <p>Performance Measures:</p> <table border="1"> <thead> <tr> <th data-bbox="422 1003 876 1035">Outputs:</th><th data-bbox="876 1003 1388 1035">Outcomes:</th></tr> </thead> <tbody> <tr> <td data-bbox="422 1035 876 1152"> <ul style="list-style-type: none"> • Completed all marketing initiatives detailed above. </td><td data-bbox="876 1035 1388 1152"> <ul style="list-style-type: none"> • Expanded visitor awareness of Salmon Arm • Increased number of tourists visiting the Shuswap Region </td></tr> </tbody> </table>	Outputs:	Outcomes:	<ul style="list-style-type: none"> • Completed all marketing initiatives detailed above. 	<ul style="list-style-type: none"> • Expanded visitor awareness of Salmon Arm • Increased number of tourists visiting the Shuswap Region
Outputs:	Outcomes:				
<ul style="list-style-type: none"> • Completed all marketing initiatives detailed above. 	<ul style="list-style-type: none"> • Expanded visitor awareness of Salmon Arm • Increased number of tourists visiting the Shuswap Region 				

Project: Consumer Trade Shows Tactics: Secure tradeshow booth at a consumer trade show Implementation: In partnership with Shuswap Tourism, SAEDS secured a tradeshow booth at the Vancouver Outdoor Show. This activity was in early 2020, pre-pandemic cancellations. The MRDT program contributed \$11,459 towards this initiatives in 2020.	
Performance Measures:	
Outputs:	Outcomes:
<ul style="list-style-type: none"> Hosted tradeshow booth at Vancouver Outdoor Show 	<ul style="list-style-type: none"> Expanded visitor awareness of shoulder season experiences in the Shuswap.
	<ul style="list-style-type: none"> Projected increase in Shoulder season visitors to the Shuswap.
	<ul style="list-style-type: none"> Close to 1,000 visitor surveys completed, providing valuable insight into future marketing tactics and visitor experience demand.

	<p>Project: Contract Tourism Promoter & Trainer</p> <p>Tactics: To motivate, encourage and share marketing knowledge with tourism stakeholders, as well as expand Salmon Arm's presence on key digital platforms.</p> <p>Implementation: In 2020, a contract Tourism Promoter and Trainer was commissioned to support marketing efforts for local tourism businesses, through both one-on-one and group workshops. This position also focussed on establishing/expanding community postings on key tourism platforms including Trip Advisor, Yelp and others. Further, this position also support the creation and distribution of marketing initiatives earlier identified.</p> <p>2020 MRDT funding used in support of this initiative was \$37,245.</p> <p>Performance Measures:</p> <table border="1"> <thead> <tr> <th data-bbox="427 856 878 888">Outputs:</th><th data-bbox="878 856 1336 888">Outcomes:</th></tr> </thead> <tbody> <tr> <td data-bbox="427 888 878 993"> <ul style="list-style-type: none"> Hosted 2 group marketing workshops with a total of 35 participants. </td><td data-bbox="878 888 1336 993"> <ul style="list-style-type: none"> Expanded visitor awareness of Salmon Arm tourism experiences. </td></tr> <tr> <td data-bbox="427 993 878 1056"> <ul style="list-style-type: none"> Provided one-on-one support to 15 tourism businesses. </td><td data-bbox="878 993 1336 1056"></td></tr> <tr> <td data-bbox="427 1056 878 1178"> <ul style="list-style-type: none"> Reviewed existing Salmon Arm postings on key tourism platforms and addressed numerous deficiencies </td><td data-bbox="878 1056 1336 1178"></td></tr> </tbody> </table>	Outputs:	Outcomes:	<ul style="list-style-type: none"> Hosted 2 group marketing workshops with a total of 35 participants. 	<ul style="list-style-type: none"> Expanded visitor awareness of Salmon Arm tourism experiences. 	<ul style="list-style-type: none"> Provided one-on-one support to 15 tourism businesses. 		<ul style="list-style-type: none"> Reviewed existing Salmon Arm postings on key tourism platforms and addressed numerous deficiencies 	
Outputs:	Outcomes:								
<ul style="list-style-type: none"> Hosted 2 group marketing workshops with a total of 35 participants. 	<ul style="list-style-type: none"> Expanded visitor awareness of Salmon Arm tourism experiences. 								
<ul style="list-style-type: none"> Provided one-on-one support to 15 tourism businesses. 									
<ul style="list-style-type: none"> Reviewed existing Salmon Arm postings on key tourism platforms and addressed numerous deficiencies 									

Key Learnings	<p>Supporting tourism businesses through a pandemic, with no road map or best-practice examples to reference, proved challenging at best. It also provided an exceptional learning experience. Below is a brief summary of the highlights of 2020.</p> <ul style="list-style-type: none"> • Our community is resilient. • When faced with a challenging situation, Salmon Arm's businesses, local government, and community organizations worked exceptionally well together. • Salmon Arm businesses did a tremendous job of navigating ever-changing emergency regulations, always with the goal of keeping our community and visitors safe, even if it required undertaking actions that were to the detriment of their business or personal situations. • Many accommodators and tourism businesses reported being severely understaffed in 2020, due to unpredictable markets and decreased revenue. • 2020 saw a significant increase in walk-up bookings and a decrease in reservations. • There was also a clear shift in visitor type, from business and tour participants to almost entirely leisure travelers (families & snowbirds). • A significant increase in visitor information requests at check-in, coinciding with the change in planned bookings and traveler type, was also noted. • There was an unprecedented increase of demand for the trails in Salmon Arm, and the surrounding Shuswap, due to the global pandemic. • There was flexibility in vacation plans allowing for "stay-another-day" opportunities in Salmon Arm, if they were supported with information.
----------------------	--

2. Effective local-level stakeholder support and inter-community collaboration

Designated recipients are responsible for engaging with key stakeholders, establishing local-level support, and seeking out efficiencies through collaborative activities to inform appropriate decision-making regarding investments.

Mandatory Metric	Designated Recipient Response
Extent of Local-level Stakeholder Engagement	<p>Throughout 2020, Salmon Arm Economic Development Society undertook diverse community engagement activities to ensure stakeholders remained informed of the progress of the community's MRDT program, as well as imperative messaging regarding the pandemic. The following community engagement activities were undertaken:</p> <ul style="list-style-type: none"> • One-on-one targeted business outreach • E-Newsletters • Social media posts • Community presentations • Annual Report prepared & distributed which included 1 page on MRDT • AGM presentation (Salmon Arm Economic Development Society)

**Community
Collaboration**

Throughout 2020 Salmon Arm Economic Development Society prioritized community collaboration as a key objective in the community's MRDT program. Driven by necessity as well as opportunity, SAEDS worked closely with our community partners to support local businesses, responding effectively and efficiently to emergency needs. Collaborating on key message delivery, including ever-changing PHO orders and supportive government programs, served to amplify messaging and avoid confusion.

Salmon Arm relies on a unique model of tourism service delivery which is based on a collaborative multi-agency approach. This approach is reflected in the foundation of the 5-Year MRDT Business Plan and the closely linked to the Tactical Plans. Throughout Salmon Arm and the broader region, there are a number of organizations that have worked together to build the local tourism economy. These partners include local and regional governments, established tourism functions, economic development organizations, community NPO's, Visitor Centres and many others.

Salmon Arm's MRDT delivery model has been developed in a manner which ensures the MRDT program is led by the tourism industry, with established supports, communication and accountability measures to ensure its success. In mid-2017 following the approval of the City's MRDT application, a committee was formed to oversee the implementation of the 5-year plan. The MRDT Committee is comprised of 5 voting members (3 accommodators and 2 broader tourism stakeholders) as well as 6 non-voting members which include appointed representatives from partner organizations.

In 2020, communication and joint planning and programing was undertaken with the following community organizations:

- The MRDT Committee
- Salmon Arm Chamber of Commerce
- Downtown Salmon Arm
- Shuswap Tourism
- Shuswap Trail Alliance
- Shuswap Recreation Society
- Salmon Arm Economic Development Society

3. Marketing Efforts Are Coordinated and complementary to provincial marketing strategies and tactics:

Designated recipients are responsible for ensuring their marketing efforts complement and do not duplicate those of Destination British Columbia to avoid overlap at the community level and dilution of BC's marketing message in key domestic and international markets.

Mandatory Metric	Designated Recipient Response
Provincial Alignment	<p>The <i>2020 Tactical Plan</i> directly aligns with the <i>City of Salmon Arm's Five-Year MRDT Business Plan</i>. The Business Plan was prepared in strategic alignment with the Salmon Arm Economic Development Society Action Plan, the Shuswap Tourism Strategy, goals and objectives defined by the Thompson Okanagan Tourism Association (TOTA) and Destination BC. Defined areas of alignment include the focus on shoulder and off-season tourism development, new experience development and identified target markets.</p> <p>Target markets defined within the <i>City of Salmon Arm's Five-Year MRDT Business Plan</i> are reflective of the target markets within the Shuswap Tourism Development Plan and further, the target markets of both TOTA and Destination BC.</p>



4. Fiscal prudence and accountability

All designated recipients must be accountable, transparent, and make fiscally prudent investments in community tourism marketing.

Mandatory Metric	Designated Recipient Response
Effective Financial Management	As detailed in Appendix 2.1, Financial Report, Salmon Arm Economic Development Society operated within the approved 2020 tactical plan budget. The MRDT Committee worked to pause programming and initiatives to align with unexpected revenue shortfalls as a result of the pandemic.
Streamlined Administrative Costs	Administrative Costs for 2020 totaled \$28,831, or 14% of total annual MRDT expenses.
Leveraging of Other Marketing Funds	As included in the attached Appendix 2.1, The MRDT Funds were leveraged with an annual contribution from the City of Salmon Arm towards tourism marketing initiatives. In 2020, the City of Salmon Arm contributed a total of \$29,725 towards tourism marketing initiatives which were led by Shuswap Tourism. Further, Shuswap Tourism leveraged funding from Destination BC and other grant funding sources to support partnership projects.

By signing this form, you certify the accuracy and completeness of the information provided above.

Designated Recipient's Authorized Signing Authority Name	Designated Recipient's Authorized Signing Authority Title
Date	Designated Recipient's Authorized Signing Authority Signature

THIS PAGE INTENTIONALLY LEFT BLANK

Item 14.1

CITY OF SALMON ARMDate: June 28, 2021**Presentation 4:00 p.m. (approximately)****NAME:** Jen Bellhouse, Shuswap Trail Alliance**TOPIC:** AGM Directors Report and 2020 Financial Statements**Vote Record**

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

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

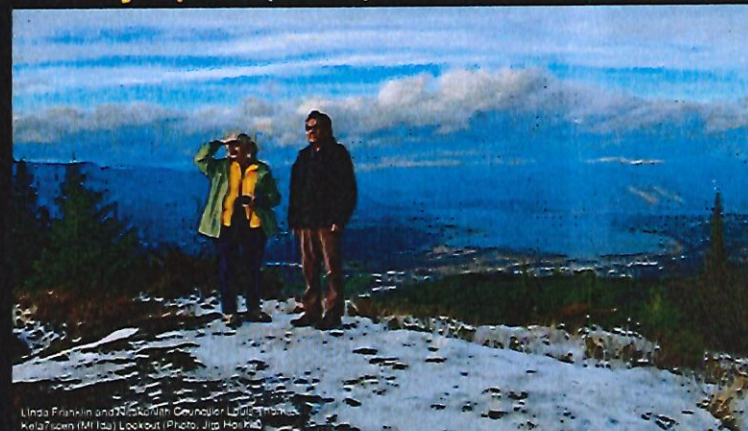
Shuswap Trails 16th Annual 2020 - Progress Report

Updated: June 22, 2021

Presented by: The Shuswap Trail Alliance
www.shuswaptrailalliance.com



Weytkp. . . (hello)



Linda Franklin and Shuswap Trail Alliance founder Linda Franklin
KelaTucen (Mittsa) Lookout (Photo: Jig Hoonik)

You are in Secwepemc Territory. . .



Salmon River nature trail, Shuswap Cultural Centre

The Shuswap Trail Vision. . .

Establish the entire Shuswap Watershed as a
united destination trail centre known for its
active lifestyle, vibrant culture, natural beauty,
and commitment to sustainable ecology



Well designed,
Well signed,
Well maintained,
Well promoted



Park Hill West Trail, Shuswap Area



2019 Fall Trail Stewards Review

The Shuswap Trail Alliance...

the organizational body (formed in 2005) through which local and regional leadership work together to develop and implement the Shuswap Trails Strategy. . .

. . . as First Nations, stewardship, government, industry, business, and community stewardship organizations and individuals.

Shared tools. . .

- Regional trail strategy
- Shuswap Trail Protocol
- Design standards
- Sign standards
- Environmental adaptive plan
- Trail development team & tool room
- Trail stewardship program
- Experience programs
- Shuswap trail guide & website
- www.shuswaptrails.com
- trailreport@shuswaptrails.com



Shuswap Trails Roundtable 2016

Shuswap Trails Strategy and Roundtable

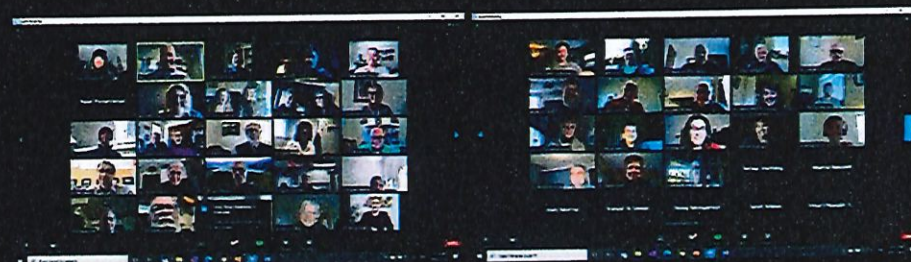
The purpose of the strategy is to protect, enhance and recognize trails as an integral part of the Shuswap lifestyle, culture and economy.

- ensure trails are appropriately authorized, mapped, developed, maintained, and promoted.
- protect and promote First Nations interests.
- reduce/repair ecological damage from all trail use.
- manage land access appropriately
- demonstrate collaborative management
- provide stability and security to all who invest in them.



November 2019 Regional Trail Strategy and Roundtable

Working Together. . .



December 2020 Regional Trail Strategy and Roundtable

. . . Y'icwetsutce (taking care of the land)

The **outcome** ~ with partners ~ since 2006. . .

- Over 400 greenway trail projects together. . .
- 11 **signature** trail systems, 137 regional trails
- 148 km of new trails **valued** over \$2.8 million
- Over 1875 trail **signs**, 6200 blazes, 26 kiosks
- Emerging four-season trail based **marketing**
- \$6,000,000 in **leveraged cash/in-kind** investment

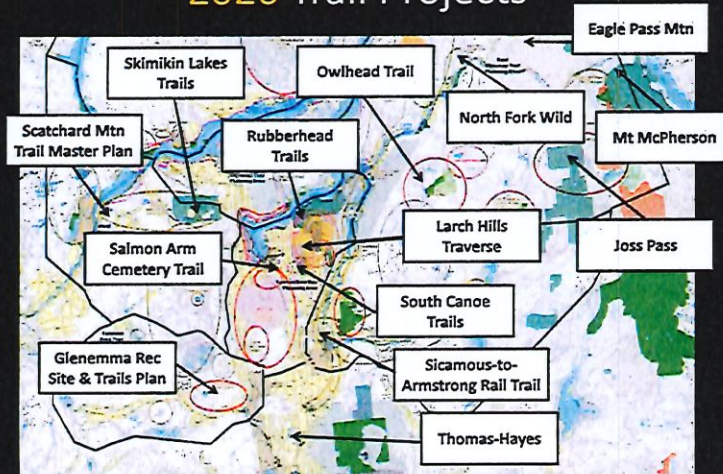


And **in 2020** we worked on. . .

- over 72 projects with over 48 partners
- built 5 new trails totaling 3,800 meters
- 393,280 m maintenance
- 3 bridges & 1 set of stairs
- 53 new trail signs
- 25,000 meters planned, 11 new trails
- 40 volunteer days with over 215 people
- 5 recreational access plans
- 8 conservation projects
- 2 legacy trail concept proposals



2020 Trail Projects



2020 Highlights



2020 Trail Projects. . .5 new trails, 3,800 metres. . .



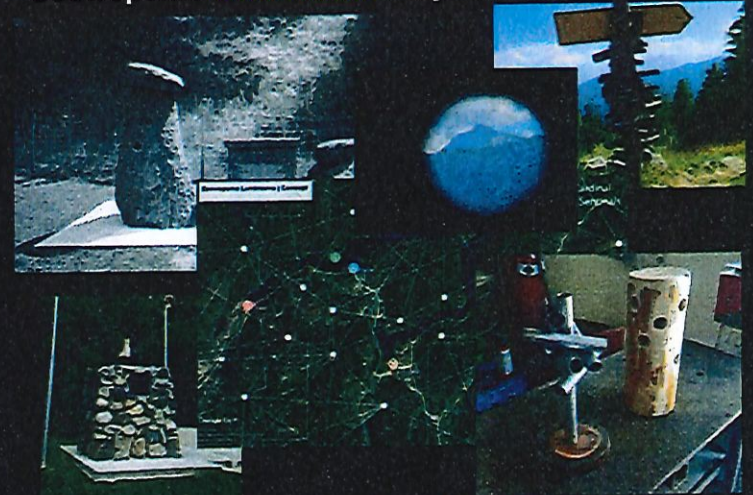
2020 Trail Projects. . .continued. . .and maintenance!



West Bay Connector Pathway. . .



Secwepemc Landmarks Project. . .



Concept examples from the Secwepemc Landmarks and Trailheads project

Secwepemc Landmarks Project. . .



Secwepemc Landmarks Project. . .



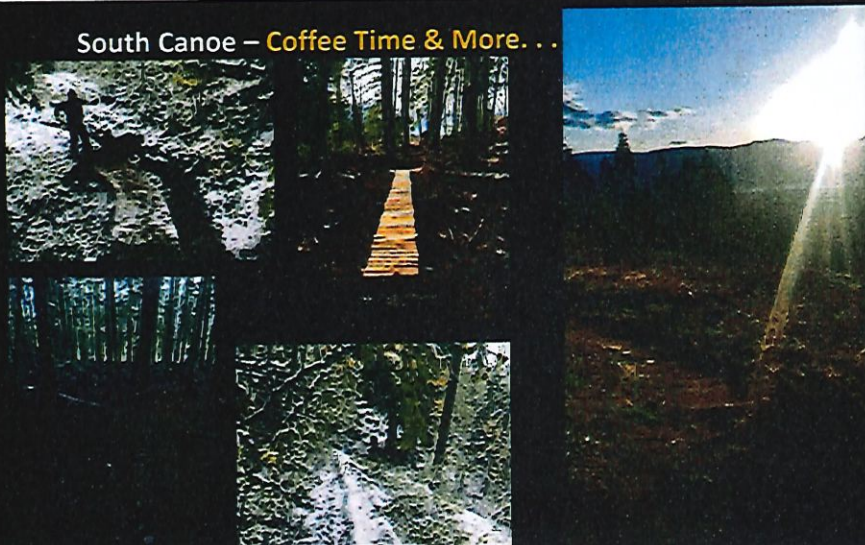
Shuswap Memorial Cemetery Trails – Upper Slopes. . .



North Fork Wild – Historic Pack Trail. . .



South Canoe – Coffee Time & More. . .



McAbee Fossil Beds...

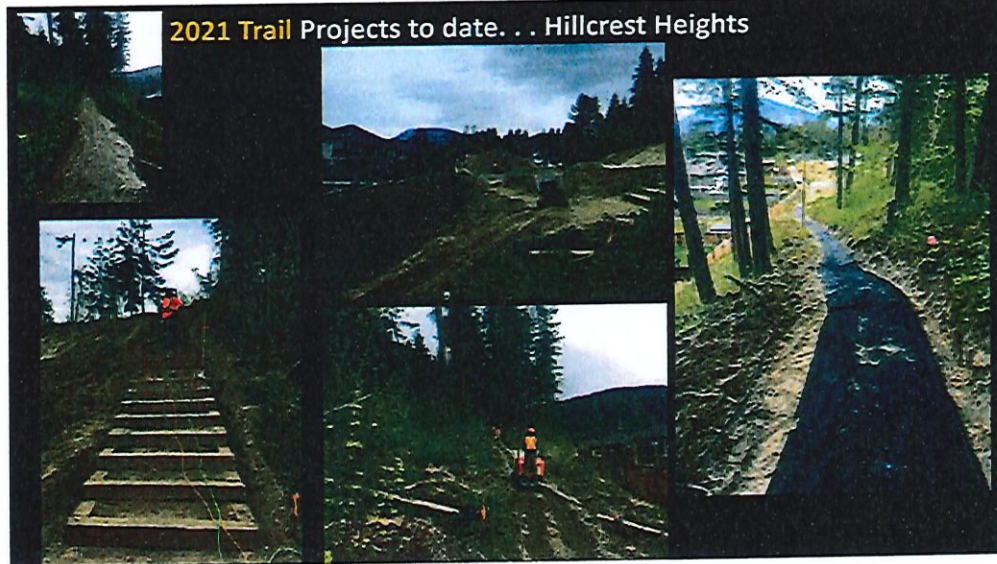


Active Transportation Planning. . .



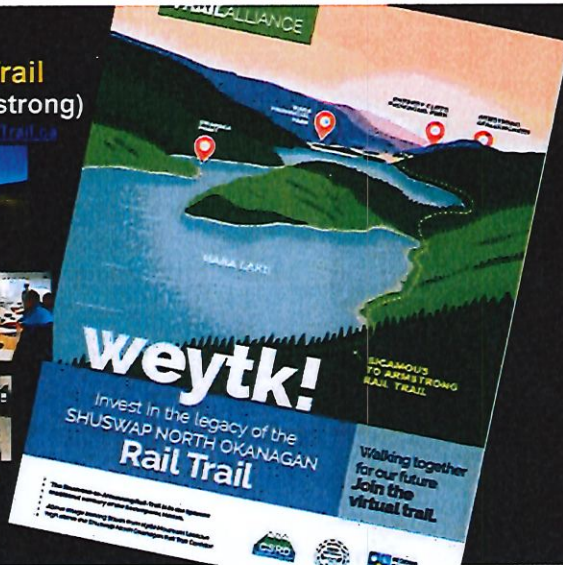
Salmon River Road Parallel Path (Silver Creek) - CSRD Area D

2021 Trail Projects to date. . . Hillcrest Heights



Shuswap North Okanagan Rail Trail (Sicamous-to-Armstrong)

ShuswapNorthOkanaganRailTrail.ca



Working Together. . .

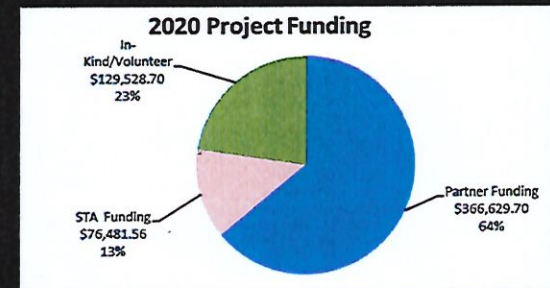
Leveraged Resources 2020. . .

- BC Rural Dividend Program (MFLNRD)
- BC Timber Sales
- Backcountry Horsemen of BC – Shuswap & North Ok
- Canada Summer Jobs
- Community Fundraising
- CSRD Parks Area C, D, E, F
- City of Salmon Arm
- City of Enderby RDNO Area F Parks
- Columbia Shuswap Invasive Species Soc
- District of Sicamous
- EO Trails Association
- Horse Council of BC
- North Shuswap Lions Club
- Recreation Sites and Trails BC
- Salmon Arm MRDT Funding (Hotel Tax)
- Shuswap Bike Club
- Shuswap Community Foundation
- Shuswap Lady Striders
- Shuswap Naturalist Club
- Shuswap Tourism
- And Community, Volunteers, In-kind



Site reconnaissance at Haines Creek Bluffs

Total Leveraged Value in 2020 \$572,640



Total Salmon Arm 2020 Project Summary
City of Salmon Arm Projects Investment:
~\$36,0005

Total Leveraged Funds: \$186,705.64

Source: U.S. Census Bureau, *Current Population Reports*, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 3525, 3530, 3535, 3540, 3545, 3550, 3555, 3560, 3565, 3570, 3575, 3580, 3585, 3590, 3595, 3600, 3605, 3610, 3615, 3620, 3625, 3630, 3635, 3640, 3645, 3650, 3655, 3660, 3665, 3670, 3675, 3680, 3685, 3690, 3695, 3700, 3705, 3710, 3715, 3720, 3725, 3730, 3735, 3740, 3745, 3750, 3755, 3760, 3765, 3770, 3775, 3780, 3785, 3790, 3795, 3800, 3805, 3810, 3815, 3820, 3825, 3830, 3835, 3840, 3845, 3850, 3855, 3860, 3865, 3870, 3875, 3880, 3885, 3890, 3895, 3900, 3905, 3910, 3915, 3920, 3925, 3930, 3935, 3940, 3945, 3950, 3955, 3960, 3965, 3970, 3975, 3980, 3985, 3990, 3995, 4000, 4005, 4010, 4015, 4020, 4025, 4030, 4035, 4040, 4045, 4050, 4055, 4060, 4065, 4070, 4075, 4080, 4085, 4090, 4095, 4100, 4105, 4110, 4115, 4120, 4125, 4130, 4135, 4140, 4145, 4150, 4155, 4160, 4165, 4170, 4175, 4180, 4185, 4190, 4195, 4200, 4205, 4210, 4215, 4220, 4225, 4230, 4235, 4240, 4245, 4250, 4255, 4260, 4265, 4270, 4275, 4280, 4285, 4290, 4295, 4300, 4305, 4310, 4315, 4320, 4325, 4330, 4335, 4340, 4345, 4350, 4355, 4360, 4365, 4370, 4375, 4380, 4385, 4390, 4395, 4400, 4405, 4410, 4415, 4420, 4425, 4430, 4435, 4440, 4445, 4450, 4455, 4460, 4465, 4470, 4475, 4480, 4485, 4490, 4495, 4500, 4505, 4510, 4515, 4520, 4525, 4530, 4535, 4540, 4545, 4550, 4555, 4560, 4565, 4570, 4575, 4580, 4585, 4590, 4595, 4600, 4605, 4610, 4615, 4620, 4625, 4630, 4635, 4640, 4645, 4650, 4655, 4660, 4665, 4670, 4675, 4680, 4685, 4690, 4695, 4700, 4705, 4710, 4715, 4720, 4725, 4730, 4735, 4740, 4745, 4750, 4755, 4760, 4765, 4770, 4775, 4780, 4785, 4790, 4795, 4800, 4805, 4810, 4815, 4820, 4825, 4830, 4835, 4840, 4845, 4850, 4855, 4860, 4865, 4870, 4875, 4880, 4885, 4890, 4895, 4900, 4905, 4910, 4915, 4920, 4925, 4930, 4935, 4940, 4945, 4950, 4955, 4960, 4965, 4970, 4975, 4980, 4985, 4990, 4995, 5000, 5005, 5010, 5015, 5020, 5025, 5030, 5035, 5040, 5045, 5050, 5055, 5060, 5065, 5070, 5075, 5080, 5085, 5090, 5095, 5100, 5105, 5110, 5115, 5120, 5125, 5130, 5135, 5140, 5145, 5150, 5155, 5160, 5165, 5170, 5175, 5180, 5185, 5190, 5195, 5200, 5205, 5210, 5215, 5220, 5225, 5230, 5235, 5240, 5245, 5250, 5255, 5260, 5265, 5270, 5275, 5280, 5285, 5290, 5295, 5300, 5305, 5310, 5315, 5320, 5325, 5330, 5335, 5340, 5345, 5350, 5355, 5360, 5365, 5370, 5375, 5380, 53

City of Salmon Arm: Greenways Project Summary 2020
 (UPDATED: February 4, 2021 (JB))

UPDATED: February 4, 2021 (WR)

Author's note: The author is grateful for comments received from Richard Koppelman and members. Also, the author would like to thank Thomas J. Martin, and John J. Sweeney for their assistance in the development of the research.



Analysis of expenditure versus actual directly necessary to achieve the main results and outputs. Note - includes start planning, training, monitoring, and evaluation program development.						
Project (Complete by 2026)	Partner Funding	USAID Funding	Subtotal	Status	Phase in Review	Report #
10051 Laramie area - actual Transportation Task Force			\$1,132.90	in progress	On Go	
10052 Laramie area - Branded Communications	\$475.72			in progress	On Go	
10053 Laramie area - Air Management	\$2,263.89			in progress	On Go	
10054 Laramie area - Air Management (Phase 1) - Air Monitoring 2022	\$2,200.11		\$15.51	in progress	On Go	128501
10054 Laramie area - increased Subsequent Communications, 2018	\$2,615.20			in progress	On Go	128502
10055 Laramie area - increased Subsequent Communications, 2018		\$3,319.78		in progress	On Go	128503
10056 Laramie area - increased Subsequent Communications, 2018		\$152,140.00		in progress	On Go	128504
10057 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128505
10058 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128506
10059 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128507
10060 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128508
10061 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128509
10062 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128510
10063 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128511
10064 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128512
10065 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128513
10066 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128514
10067 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128515
10068 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128516
10069 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128517
10070 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128518
10071 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128519
10072 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128520
10073 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128521
10074 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128522
10075 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128523
10076 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128524
10077 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128525
10078 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128526
10079 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128527
10080 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128528
10081 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128529
10082 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128530
10083 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128531
10084 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128532
10085 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128533
10086 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128534
10087 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128535
10088 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128536
10089 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128537
10090 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128538
10091 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128539
10092 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128540
10093 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128541
10094 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128542
10095 Laramie area - increased Subsequent Communications, 2018		\$100,000.00		in progress	On Go	128543
100						
Total Projects (Complete by 2026)		\$1,849,889.78			7340	0
					14444	0
						27

Looking Ahead...



Shuttle Trails Equitable 2016

2021 - 2023 Priorities...

- Facilitate Regional Trails Roundtable
- Protect Secwepemc Values/Interests
- Take Care of the Land (Y'icwetsutce)
- Expand Structured Adaptive Planning
- Implement Access Mgt. Priorities
- Maintain & Build Community Trails
- Grow Volunteer Trail Stewardship
- Support Active Transportation Plans
- Advance Community-to-Community Trail Connectors (Rail Trail, West Bay)
- Support Secwepemc Landmarks



Einda Fraumeni and Neke
Councillor Einda
Kela7scen (MLIdg) (Phong Jim
Hosko)

Priorities in 2021...

- Sicamous-Armstrong Rail Trail
- Secwepemc Landmarks Project
- South Shuswap Destination Trails Plan
- East Shuswap Alpine Rec Access Plan
- Larch Hills Traverse Ida View
- Rubberhead Additions
- Kela7scen (Mt Ida) Plan
- West Bay Trail Corridor Plan
- Loftus Lake Trail Plan
- Glenemma Trails Plan
- Scatchard Mtn Road Master Trail Plan
- North Shuswap – Lee Creek Trail Plan
- Shuswap Blueways Mini-Guide
- Eagle Pass Adaptive Mgt Plan
- and more, watch for updates. . .





ACTION

- Use the trails
- Tell others about the trails
- Join a local trail organization
- Speak with our elected officials
- Become an Alliance member
- Volunteer – become a steward
- Make a charitable contribution

Shuswap Trail Legacy Fund



www.shuswapfoundation.ca



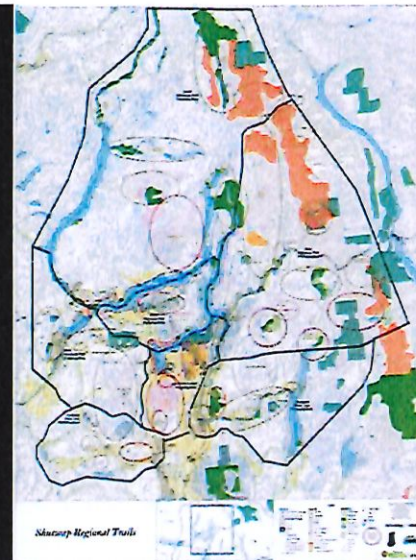
Love Your Trails. . .

Help build trails in 2021

- \$5 posts a blaze
- \$10 digs the tread
- \$20* buffs a whole metre
- \$50* caps it in gravel
- \$100* decks it with boardwalk

Make your contribution at. . .

www.shuswaptrails.com



www.shuswaptrails.com



Kukwstsemc ~ Thank you!



Please visit...

ShuswapTrails.com

THIS PAGE INTENTIONALLY LEFT BLANK

Item 14.2

CITY OF SALMON ARMDate: June 28, 2021**Presentation 4:15 p.m. (approximately)**

NAME: Althea Mongerson, Events and Membership Coordinator, Downtown Salmon Arm

TOPIC: Street Entertainment Program

Vote Record

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

Opposed:

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

Street Entertainment Program

Downtown Salmon Arm values the character Buskers bring to our downtown core. As a participant, you will have the ability to select your performance location from 13 designated BUSKSTOPS. These locations are viewed as both high traffic and high attraction sites that are also in accordance with the City of Salmon Arm Bylaw No. 4273. Interested performers must submit, in person, a completed application, including a signed agreement confirming knowledge and adherence to the Service Agreement for Downtown Salmon Arm BuskStop Permit holders. City of Salmon Arm Bylaw officers will be provided a list of all permitted performers. Additionally, permits should be visible on entertainers during all performances in Downtown Salmon Arm. This agreement is strictly limited to the Downtown Salmon Arm Business Improvement Association boundary and these BuskStop locations.

Application Process

1. Applications can be downloaded from <https://www.salmonarmdowntown.com/busk-stop/> or by email request to events@salmonarmdowntown.com. Once completed, applications must be submitted in person, by appointment only, to the Downtown Salmon Arm office located at 250 Shuswap Street NE, please call to set up your appointment time: (250) 832-5440. Performers must provide a working phone number or email address.
2. Once approved, performer will set up a time with DSA staff to obtain their Busking permit. By that time, performer will be noted as BuskStop Permit holder by City of Salmon Arm Bylaw Officers.
3. Payment of \$20/permit is required in **cash only**. Permits are valid through March 31, 2022. Lost or damaged permit replacements will be \$10, **cash only**.

250 Shuswap Street NE V1E 4P9
250.832.5440
info@salmonarmdowntown.com
www.salmonarmdowntown.com



Downtown Salmon Arm BuskStop Application

(Please print clearly and complete the form as fully as you can)

Name: _____

Performer/Group Name (if different): _____

City: _____ Province: _____

Phone: _____ Email: _____

Style of entertainment to be performed/instrument(s) to be played:

Musical repertoire and genres (Blues, Classical, Jazz, Country):

Please be aware that Downtown Salmon Arm is often contacted by other organizations/businesses that are looking to hire performers.

With your permission we will give out your contact information.

Yes / No

Signature: _____ Date: _____



Downtown Salmon Arm BuskStop Service Agreement

1) This agreement is made between _____ (including _____performers) (hereafter called the ACT, and includes all persons connected with the ACT for any performance covered in this agreement) and Salmon Arm Downtown Improvement Association (DSA). The primary representative or spokesperson for the ACT is:

_____.

2) The ACT will provide all its own performance equipment, musical instruments, and other equipment including costumes, set, furniture, props, and other necessities.

3) The ACT agrees to abide by the following **Code of Conduct**:

- (a) Buskers will only perform in designated BUSK STOPS (within a 2-meter radius of the location)
- (b) Buskers must locate themselves and their audience so that they are not obstructing the flow of pedestrian or vehicle traffic or any business entrance or patio area
- (c) Buskers will respect the right of businesses to operate without undue disturbance by entertainers outside their premises
- (d) Buskers must be of good conduct and character while performing (no swearing, performing while intoxicated, etc)
- (e) Buskers will project a professional appearance while participating in the Busker Program (for example, appropriate clothing and footwear is required)

4) Liability and Insurance:

- a) The ACT shall hold harmless: The City of Salmon Arm, DSA employees, or volunteers free from liability for any damages to or loss of performance equipment used by the ACT in performances under this agreement. Performance equipment includes any physical object(s) rented, borrowed, owned, or otherwise obtained by the ACT for use in their performance. The ACT recognizes their responsibility to provide insurance for any performance equipment used under this agreement.
- b) The ACT shall also hold The City of Salmon Arm and DSA free from liability for any personal injury (including death) or property damage associated with the ACT's performance under this agreement. The ACT recognizes their responsibility to provide adequate insurance policies to cover such an eventuality.

5) The ACT shall also hold The City of Salmon Arm and Salmon Arm Downtown Improvement Association free from and against any and all suits or claims alleging damage or

250 Shuswap Street NE V1E 4P9
 250.832.5440
info@salmonarmdowntown.com
www.salmonarmdowntown.com



injury (including death) to any person or property that may occur or be alleged to have occurred in the course of the performances and, at its own expense, the ACT shall defend any and all such actions and pay all legal charges and other costs arising.

6) If circumstances shall arise that are not covered by the above clauses, the ACT acknowledges responsibility for all their own insurance and liability, as well as any responsibility that may be associated with them or their performance equipment under this agreement.

7) Salmon Arm Downtown Improvement Association reserves the right to cancel this agreement. DSA reserves the right to halt a performance by the ACT at any time, during any performance. Under this agreement, **the ACT agrees to conduct themselves in a manner that will promote a FAMILY ORIENTED ENVIRONMENT.** This includes abstaining from alcohol or other substances while performing, refraining from using coarse language, and playing inappropriate music. Such behavior waives the ACT's right to continue participation in the Kelowna Buskers Program.

Agreement to the Above Conditions

The ACT and Salmon Arm Downtown Improvement Association agree to the conditions detailed above concerning the performance of the ACT for the Downtown Salmon Arm Buskers Program at the time(s), date(s) and location(s) listed above.

X _____
ACT Representative (print name) Date

X _____
ACT Representative (signature)

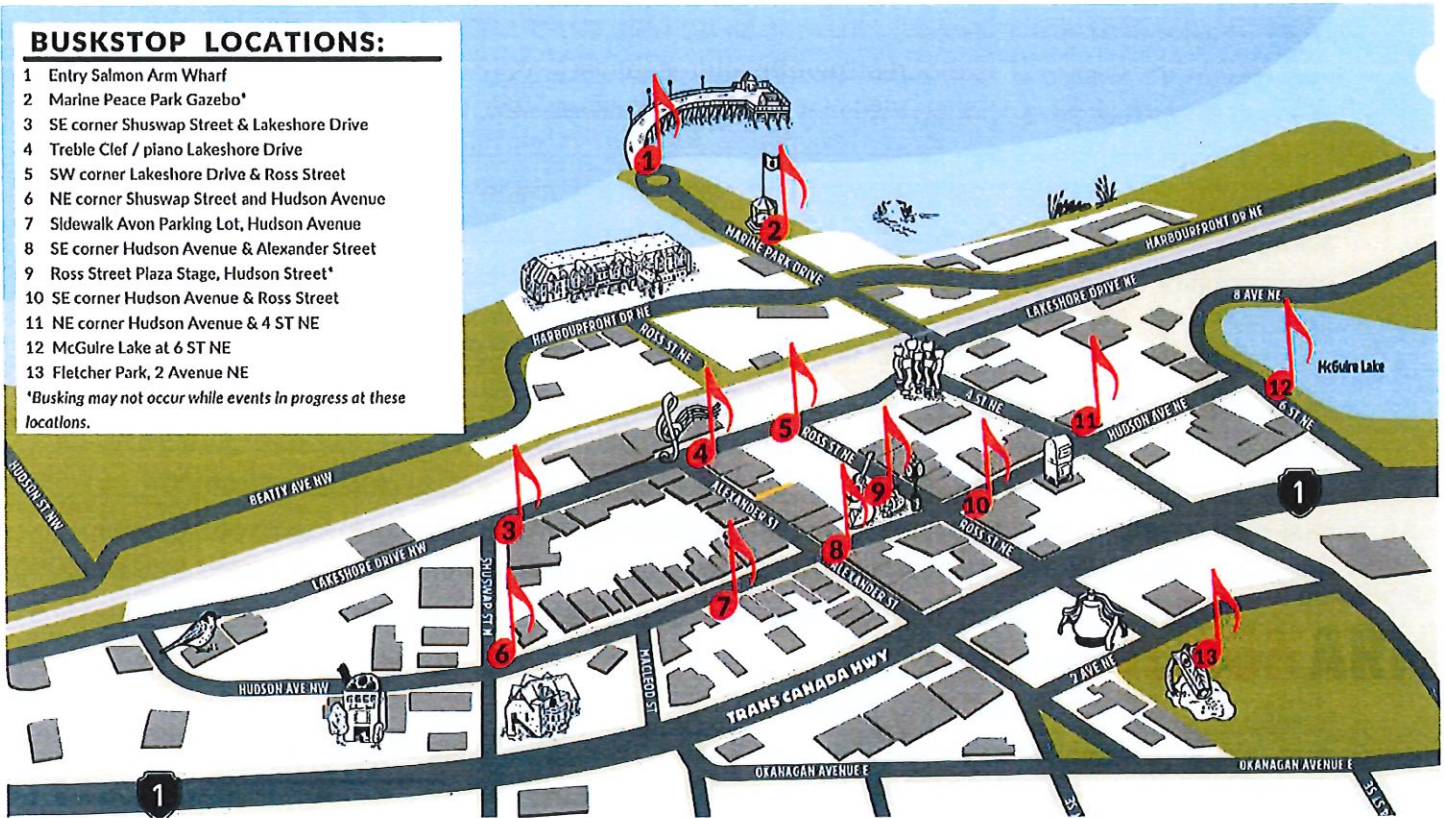
Salmon Arm Downtown Improvement Association Representative (Date)



BUSKSTOP LOCATIONS:

- 1 Entry Salmon Arm Wharf
- 2 Marine Peace Park Gazebo*
- 3 SE corner Shuswap Street & Lakeshore Drive
- 4 Treble Clef / piano Lakeshore Drive
- 5 SW corner Lakeshore Drive & Ross Street
- 6 NE corner Shuswap Street and Hudson Avenue
- 7 Sidewalk Avon Parking Lot, Hudson Avenue
- 8 SE corner Hudson Avenue & Alexander Street
- 9 Ross Street Plaza Stage, Hudson Street*
- 10 SE corner Hudson Avenue & Ross Street
- 11 NE corner Hudson Avenue & 4 ST NE
- 12 McGulre Lake at 6 ST NE
- 13 Fletcher Park, 2 Avenue NE

*Busking may not occur while events in progress at these locations.


Program Structure

Buskers are permitted to perform at official **BUSK STOPS** from 10:00 AM to 7:00 PM seven days a week *except during special events in the downtown area*. In this case, participants are expected to respect the space allocated to City approved special events if requested by the City, the event organizer, or Salmon Arm Downtown Improvement Association.

Please Note: Owners and Occupiers of property next to the BUSK STOPS have the right to detour Buskers from performing adjacent to their property by contacting Downtown Salmon Arm, in which case DSA staff will work with both the Busker and business to identify an alternate location if appropriate.

General Information

1. While we value creative and artistic expression, we must also ensure we do not cause undue disturbance to neighboring businesses and residences resulting from the Busker Program.

2. Busking includes, but is not limited to, the following activities: acting, singing, playing musical instruments, juggling, magic, dancing, puppetry, and reciting. *Please note* participants are not currently permitted to sell CD's, merchandise or any other type of items while performing under this program.

250 Shuswap Street NE V1E 4P9
 250.832.5440
info@salmonarmdowntown.com
www.salmonarmdowntown.com



3. Restricted or ineligible instruments and activities include, but are not limited to:
 - a) The use of sharp or dangerous objects; this includes but is not limited to juggling knives, hatchets, or chainsaws.
 - b) The use of drums, including hand drums, which need to be authorized on a case-by-case basis
 - c) Amplification of a performance. Exceptions may be given on a case-by-case basis in which amplification is considered *integral* to the performance. In these instances, the volume level will be approved at the discretion of DSA and noted on the permit.
 - d) Performances involving flaming objects, which will be authorized on a case-by-case basis. Proof of valid and adequate insurance, and a safety and crowd control plan must be provided for approval.
4. All approved applications for a permit will include agreeing to and signing a "Service Agreement" which includes a "Buskers Code of Conduct".
5. Groups, 2 members up to a maximum of 5, performing together will receive one permit. However, if the performance group is larger than 5 members then an exception may be given *at the discretion of Downtown Salmon Arm Improvement Association* and only in designated locations determined by DSA. All group members must be present at the time of the application and will be identified on the permit.
6. Any electrical equipment must be battery operated.
7. Permits are non-transferable.
8. Buskers must clearly display their permit while performing and allow inspection of the permit by Downtown Salmon Arm Staff, City By-law or RCMP Officers upon request. These agencies have the authority to *temporarily* revoke a Busker's permit if observed breaching program guidelines. A follow up meeting with Downtown Salmon Arm will be set to determine a future course of action.
9. Buskers are encouraged to rotate between stops and should not occupy any one location for more than two (2) hours at a time in any four (4) hour period in order to fairly share locations amongst all participants.
10. Buskers are permitted to encourage donation; however, performers may not aggressively solicit donations. Contributions may be received in a receptacle such as a musical instrument case, box or hat.
11. Buskers must abide by all municipal by-laws and all federal and provincial statutes and regulations.
13. Due to the pilot season of this program, a limited number of permits will be released on a first come-first served basis. We will initially release 15 permits for the 2021 season.

The Salmon Arm Downtown Improvement Association administers this program with the approval of the City of Salmon Arm. As such we reserve the right to refuse to grant, suspend, or terminate a permit issued with respect to any Busker performance in accordance with the provisions of the Municipal Act, the Street Solicitation Bylaw, the Noise Bylaw, or these policies. Refunds will not be issued.

250 Shuswap Street NE V1E 4P9
250.832.5440
info@salmonarmdowntown.com
www.salmonarmdowntown.com



BuskStop Permit Program

Downtown Salmon Arm values the character Buskers bring to our downtown core.

As a participant, you will have the ability to select your performance location from 13 designated BUSK STOPS. These locations are viewed as both high traffic and high attraction sites that are also in accordance with the City of Salmon Arm Bylaw No. 4273.

Interested performers must submit, in person, a completed application, including a signed agreement confirming knowledge and adherence to the Service Agreement for Downtown Salmon Arm BuskStop Permit holders. Call to set up your appointment, no drop-ins, please.

**Downtown
BuskStop
Performer**

Application Process

1. Applications can be downloaded from www.salmonarmdowntown.com or by email request to events@salmonarmdowntown.com. Once completed, applications must be submitted in person, by appointment only, to the DSA Office. Please call to set up your appointment time: (250) 832-5440. Performers must provide a working phone number or email address.
2. Once approved, performer will set up a time with DSA staff to obtain their BuskStop permit. By that time, performer will be noted as BuskStop Permit holder by City of Salmon Arm Bylaw Officers.
3. Payment of \$20/permit is required in cash only. Permits are valid through March 31, 2022. Lost or damaged permit replacements will be \$10, cash only.

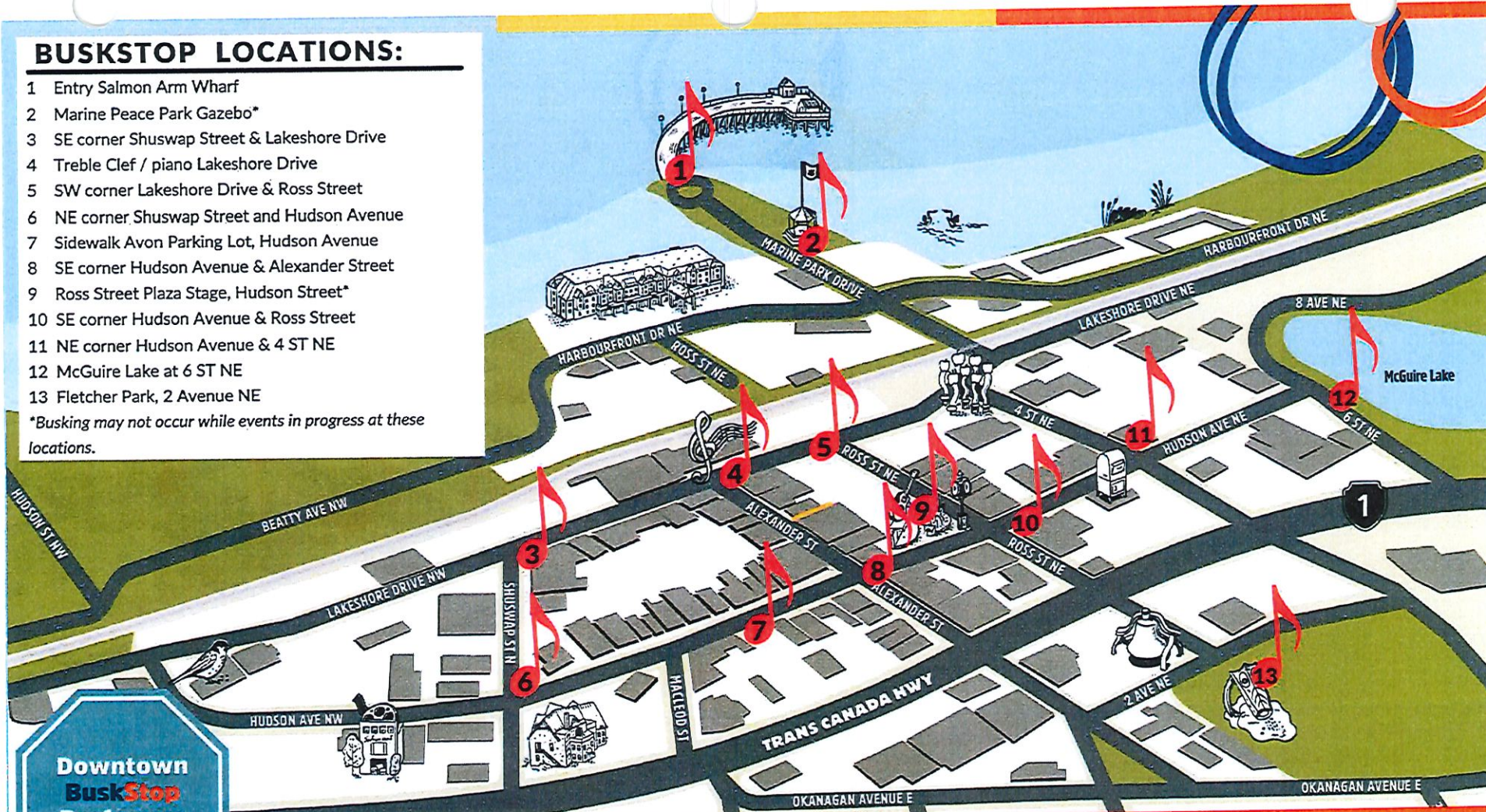


BUSKSTOP
DOWNTOWN
SALMON ARM

BUSKSTOP LOCATIONS:

- 1 Entry Salmon Arm Wharf
- 2 Marine Peace Park Gazebo*
- 3 SE corner Shuswap Street & Lakeshore Drive
- 4 Treble Clef / piano Lakeshore Drive
- 5 SW corner Lakeshore Drive & Ross Street
- 6 NE corner Shuswap Street and Hudson Avenue
- 7 Sidewalk Avon Parking Lot, Hudson Avenue
- 8 SE corner Hudson Avenue & Alexander Street
- 9 Ross Street Plaza Stage, Hudson Street*
- 10 SE corner Hudson Avenue & Ross Street
- 11 NE corner Hudson Avenue & 4 ST NE
- 12 McGuire Lake at 6 ST NE
- 13 Fletcher Park, 2 Avenue NE

*Busking may not occur while events in progress at these locations.



**Downtown
BuskStop
Performer**

BuskStop Permit Program

Buskers are permitted to perform at official BUSK STOPS from 10:00 AM to 7:00 PM seven days a week except during special events in the downtown area. In this case, participants are expected to respect the space allocated to City approved special events if requested by the City, the event organizer, or Salmon Arm Downtown Improvement Association.

**DOWNTOWN
SALMON ARM**

CONTACT OUR OFFICE:

250 Shuswap St. NW

250-832-5440

info@salmonarmdowntown.com

250-832-5440

THIS PAGE INTENTIONALLY LEFT BLANK

Item 19.1

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Lavery

Seconded: Councillor

WHEREAS Council recently endorsed a motion opposing the extraction of groundwater for the purposes of commercial bottled or bulk water sales and advised the province of that motion;

AND WHEREAS the City can control the commercial bottling of ground water through its own zoning bylaws;

THEREFORE BE IT RESOLVED THAT: Council ask staff to report on options to prohibit the commercial bottling of groundwater in all zones of our land use bylaws;

AND BE IT FURTHER RESOLVED THAT: no commercial bottling of groundwater be permitted in any zone until the staff report is received and discussed by Council.

Vote Record

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

Opposed:

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

THIS PAGE INTENTIONALLY LEFT BLANK

Item 19.2

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Lavery

Seconded: Councillor

WHEREAS a Code of Conduct provides standards that supplement conduct already required legislatively or through policy;

AND WHEREAS building a shared understanding of expected conduct and setting that out in a code of conduct will make expectations clearer, is a good way to prevent issues and is recommended by UBCM;

THEREFORE BE IT RESOLVED THAT: Council ask staff to report back on options to develop a Code of Conduct for implementation by the summer of 2022 at the latest by the current Council;

AND THAT: an adopted Code of Conduct be an ongoing component of the swearing-in ceremony of future Councils;

AND FURTHER THAT: Council appoint members of Council to work with staff in developing the report.

Vote Record

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

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

THIS PAGE INTENTIONALLY LEFT BLANK

Item 22.1

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Permit No. 431 be authorized for issuance for Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 Except Plan KAP54560 in accordance with the drawings attached as Schedule A to the Staff Report dated June 15, 2021;

AND THAT: Development Permit No. 431 vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1 (a) – maximum permitted height of a retaining wall, 2 m increased to 5.3 m;
2. Section 9.4 – maximum height of Principal Buildings, 10 m increased to 12.1 m;
3. Section 9.9.1 – minimum setback of Principal Buildings, Front Parcel Line, 5 m reduced to 3 m; and
4. Section 9.9.4 – minimum setback of Principal Buildings, Exterior Parcel Line, 5 m reduced to 3 m;

AND THAT: Development Permit No. 431 vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the 4.0 m (13.1 feet) width-of-laneway dedication in exchange for registration of a Road Reserve Covenant at time of subdivision;

AND FURTHER THAT: issuance of Development Permit No. 431 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 landscaping plan.

[Guenther, K.; 1141 18 Street NE; 30 unit – Medium Density Residential]

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 15, 2021

SUBJECT: Development Permit Application No. DP-431 (30 Unit - Medium Density Residential)

Legal: Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 Except Plan KAP54560

Civic: 1141 – 18 Street NE

Applicant: Guenther, K.

STAFF RECOMMENDATION

THAT: Development Permit No. 431 be authorized for issuance for Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 Except Plan KAP54560 (1141 – 18 Street NE) in accordance with the attached drawings (Schedule A);

AND THAT: Development Permit No. 431 vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1(a) – maximum permitted height of a retaining wall, 2 m increased to 5.3 m;
2. Section 9.4 – Maximum Height of Principal Buildings, 10 m increased to 12.1 m;
3. Section 9.9.1 – Minimum Setback of Principal Buildings, Front Parcel Line, 5 m reduced to 3 m; and
4. Section 9.9.4 – Minimum Setback of Principal Buildings, Exterior Parcel Line, 5 m reduced to 3 m;

AND THAT: Development Permit No. 431 vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. waive the 4.0 metres (13.1 feet) width-of-laneway dedication in exchange for registration of a Road Reserve Covenant at time of subdivision;

AND FURTHER THAT: Issuance of Development Permit No. 431 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 landscaping plan.

PROPOSAL

The subject parcel is located at 1141 – 18 Street NE (Appendix 1 and 2). It is designated Residential – Medium Density (MD) in the City's Official Community Plan (OCP), zoned R-4 (Medium Density Residential) in the Zoning Bylaw (Appendix 3 and 4), and currently contains an existing single family dwelling (site photos attached as Appendix 5).

This application is to permit a new 30-unit residential development in the form of 10 multi-family buildings (4 fourplex, 2 triplex, and 4 duplex buildings) as shown on the site plans and building elevations attached as Schedule A (Appendix 6).

BACKGROUND

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential, with Institutional and Commercial zones (Appendix 4). The subject property has been under the consideration of Council recently, with a zoning application (R-1 Single Family Residential Zone to R-4 Medium Density Zone) approved in Spring 2020.

The subject property under consideration is 0.87 hectares. Under the Medium Density R-4 zoning, 34 dwelling units would be permitted (30 are proposed).

The proposed buildings are a contemporary style with varied rooflines, comprised of four 4-plexes, two triplexes, and four duplex buildings situated at various elevations (due to the sloping site) along a t-shaped access route. While 45 parking spaces are required (1.5 spaces per unit), a total of 84 are proposed.

The variances requested are partially site/design related, they are also attributable to the manner in which the City's bylaws apply to building and retaining wall heights on sloping terrain.

COMMENTS

Building Department

No concerns. Known soil conditions and steep slopes will require geotechnical review at BP stage.

Engineering Department

Comments attached (Appendix 7).

Design Review Panel

With the proposal for a multi-family medium density residential development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the proposal as presented including the requested variances, with 4 out of the 5 DRP members recommending support. There was support for the housing options and the form and character of the buildings, but concerns noted related to the retaining wall, amount of greenspace / landscaping, preservation of vegetation, and impervious surfaces. No specific changes were suggested.

Planning Department

The surrounding neighbourhood has been undergoing slow development and redevelopment with a mix of older, single family housing and newer condominium, commercial and institutional development, most significantly the uptown SASCU / Askew's location and the 21 Street underpass.

The subject parcel is located in an area well-suited for higher density residential development featuring developed sidewalks, greenways, bike and transit routes, within close walking distance of the uptown commercial node to the east, the recreation centre and arena, schools including Okanagan College, as well as the City Centre and hospital approximately 1 km to the west.

The proposed development is subject to the Zoning Bylaw, and the guidelines of the "Residential Development Permit Area" as described in the OCP, which suggest characteristics under the categories of *siting and building, landscape and screening*, as well as *access, circulation and parking area* guidelines.

OCP Guidelines - Siting and Building

The applicant is proposing a 30-unit residential development in the form of ten buildings: four 4-plexes, two triplexes, and four duplex buildings. The buildings are situated along a t-shaped access lane, providing views of the Salmon Arm Bay and Mt Ida, with the separate buildings allowing for varied articulation across the site, greenspace between buildings, and a reduced overall massing as opposed to a larger single building. The building designs are a modern style with facade and roofline variations. The building forms are largely complimentary to existing residential development in the area.

OCP Residential Development Permit Area policy 8.4.10 encourages breaking up building massing, while policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, all of which staff feel is well achieved by the proposed building designs. The varied building types, articulation of the facades and rooflines limit related impacts, and the varied materials offer visual interest. As such, staff feel the design achieves the intent of the guidelines outlined in the OCP. Staff note that the DRP was supportive of the building designs.

OCP Guidelines - Landscape and Screening

The landscape plan prescribes a range of trees and shrubs for screening along the parcel lines, between buildings, and around the refuse area, as well as decorative ground cover, which staff view as meeting OCP guidelines. Staff note the articular concentration of planting proposed along the retaining wall at the northwest corner of the subject parcel, which serves to soften the visual impact of the structure.

OCP Guidelines – Access, Circulation and Parking Area

The subject property has 2-way vehicle access along a t-shaped lane proposed via 18 Street NE to the east. The lane and parking spaces are all internal to the site. The 84 parking spaces as proposed exceeds the 45 required (1.5 parking spaces per dwelling unit) as specified by the Zoning Bylaw. Two guest parking spaces are identified on the site plan, 26 of the 30 units have 2-car garages, while 13 units have an additional 2 driveway stalls. Given the very limited street parking at this location, staff feels this additional parking proposed will be necessary. Staff view the proposal as meeting OCP guidelines.

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

	<u>R-4 Permitted/Required</u>	<u>R-4 with Bonus</u>	<u>Proposed</u>
Density	34 units	43 units	30 units
Height	10 m	13 m	12.1 m
Parcel Coverage	55 %	70 %	45.2%
Setback – front	5 m	5 m	3 m
Setback – exterior side	5 m	5 m	3 m / 5 m
Setback – interior side	1.8 m	1.8 m	5.8 / 1.8 m
Setback – rear	5 m	5 m	5 m
Parking	45	64.5	84

Zoning - Density

The maximum residential density permitted under R-4 zoning is 40 dwelling units per hectare of land. The resulting maximum density permitted is 34 units based on the area (0.87 hectares) of the subject parcel. With a density bonus under R-4 zoning for the provision of rental units, the maximum number of units can be increased to 50 units per hectare, or 43 units on the subject parcel (minimum residential density permitted under R-4 zoning is a single family dwelling). 30 units are proposed.

Zoning - Retaining Wall Height

The applicant is requesting a Zoning Bylaw variance to increase the maximum height of a retaining wall from the maximum of 2 m in a rear and interior side yard within the residential zone to a proposed height of 5.3 m. The purpose of the retaining wall is to raise the original grade to address the onsite topography at the northwest corner of the parcel.

The steep sloping terrain provides a reasonable rationale for some form of retaining wall to create level yard areas across this development, and is a common approach for residential developments in Salmon Arm. Considering the steep slopes present, the relatively small area of exposed wall at the northwest corner, and the siting of the buildings back from the top of the retaining wall and inclusion of landscaping to improve the aesthetics, Staff support this requested variance.

Zoning – Maximum Building Height

The Zoning Bylaw defines building height as calculated from the lowest average grade to the highest point of any rooftop of a building. This can present some challenges on sites with more varied topography. The subject property has a significant cross slope, particularly along the portion of land

featuring the proposed 4-plex buildings, with the siting of the buildings separated by grade. For clarity, the proposed building heights are as follows:

	Permitted Height	Requested Unit Height	Requested Maximum Height
4-Plex 1	10 m / 32.8 feet	12.1 m / 39'6" feet	12.1 m / 39'6" feet
4-Plex 2	10 m / 32.8 feet	8 m / 26'1" feet 9.3 m / 30'7" feet 8.1 m / 26'7" feet	9.3 m / 30'7" feet
Triplex	10 m / 32.8 feet	9.4 m / 30'8" feet	9.4 m / 30'8" feet
Duplex	10 m / 32.8 feet	8.6 m / 28'1" feet	8.6 m / 28'1" feet

With the exception of "4-Plex Type 1 Building A" all of the proposed buildings are below the maximum permitted height (10 m). The "4-Plex Type 1 Building A" is proposed to be sited lengthwise across a portion of the property with significant elevation change and is thus most affected by the Zoning Bylaw definition of building height, from the lowest average grade to the highest point of any roof top of the building. As such, the corresponding highest proposed building height is 12.1 m.

Staff note that only a single building exceeds the permitted height, and only a portion of the roof of this building extends to the requested maximum height, with the varied roofline mitigating the related impacts of the building height to some extent. As shown on the drawings, the building would appear as 2 levels on one side and 3 levels on the opposite side, which is a common residential design on sites with varied topography.

Under the Zoning Bylaw regulations, the permitted maximum permitted height is 10 m, which may be increased to 13 m with an amenity provision. Considering this, the proposed maximum 12.1 m building height is within the range of height permitted in the R-4 zone. Considering the applicable regulations, the site topography and building design, staff view the associated height variance request as shown in Schedule A as reasonable.

Zoning and Subdivision and Development Servicing Bylaw – Setbacks and Laneway

The applicant has requested setback variances to the front and exterior side parcel lines, as well as a request to reduce the laneway dedication along the northeast parcel line. Setback regulations on corner parcels enable adequate separation between buildings sited adjacent to streets for aesthetic, privacy, view preservation and traffic safety reasons. Due to the size and shape of the parcel, the position of the requested setback variances, existing topography and the large boulevard area at this particular site, the requested variances will not impact City utilities, pose any traffic safety or BC Building Code concerns, or restrict future development on neighbouring lots. The rationale for these requests is to provide additional spacing between the various buildings on the site.

Front Parcel Line— The requested reduction to the exterior side parcel line setback requirement from 5 m to 3 m affects the buildings along the east parcel line as shown in Schedule A, and is an effort to increase the spacing between buildings. Articulation between the buildings is a goal of the OCP guidelines, and the increased distance between buildings should serve to limit the impact of the development on adjacent parcels. Staff have no concerns with this request.

Exterior Side Parcel Line – The requested reduction to the exterior side parcel line setback requirement from 5 m to 3 m affects a relatively minor portion of 3 of the buildings at the southwest of the property, and is in part a response to the irregular parcel line, as well as serving to increase the spacing between buildings. As previously noted the articulation between the buildings is a goal of the OCP guidelines, and the increased spacing between buildings should serve to limit the impact of the development on adjacent parcels. Staff have no concerns with this request.

Laneway Dedication - The proposal involves a request to reduce the required 4 m dedication to the width of the lane along the northeast parcel line. The future widening of the lane is somewhat unlikely with the laneway only currently serving as a private driveway. Further more, the City has no current operational need for the laneway which serves as a private driveway panhandle, however there is future development potential supported by the Medium Density Land Use designation and the existing City right-of-way

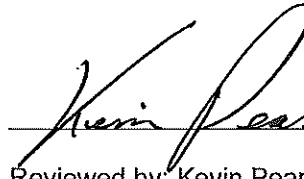
(laneway). Staff have recommended the option of a Road Reserve Covenant to address the dedication requirement, as it offers some flexibility for current use up until such time that the area may be needed for a future road (if ever). It is the opinion of staff that this proposed variance will not unreasonably limit existing or potential development in the area.

CONCLUSION

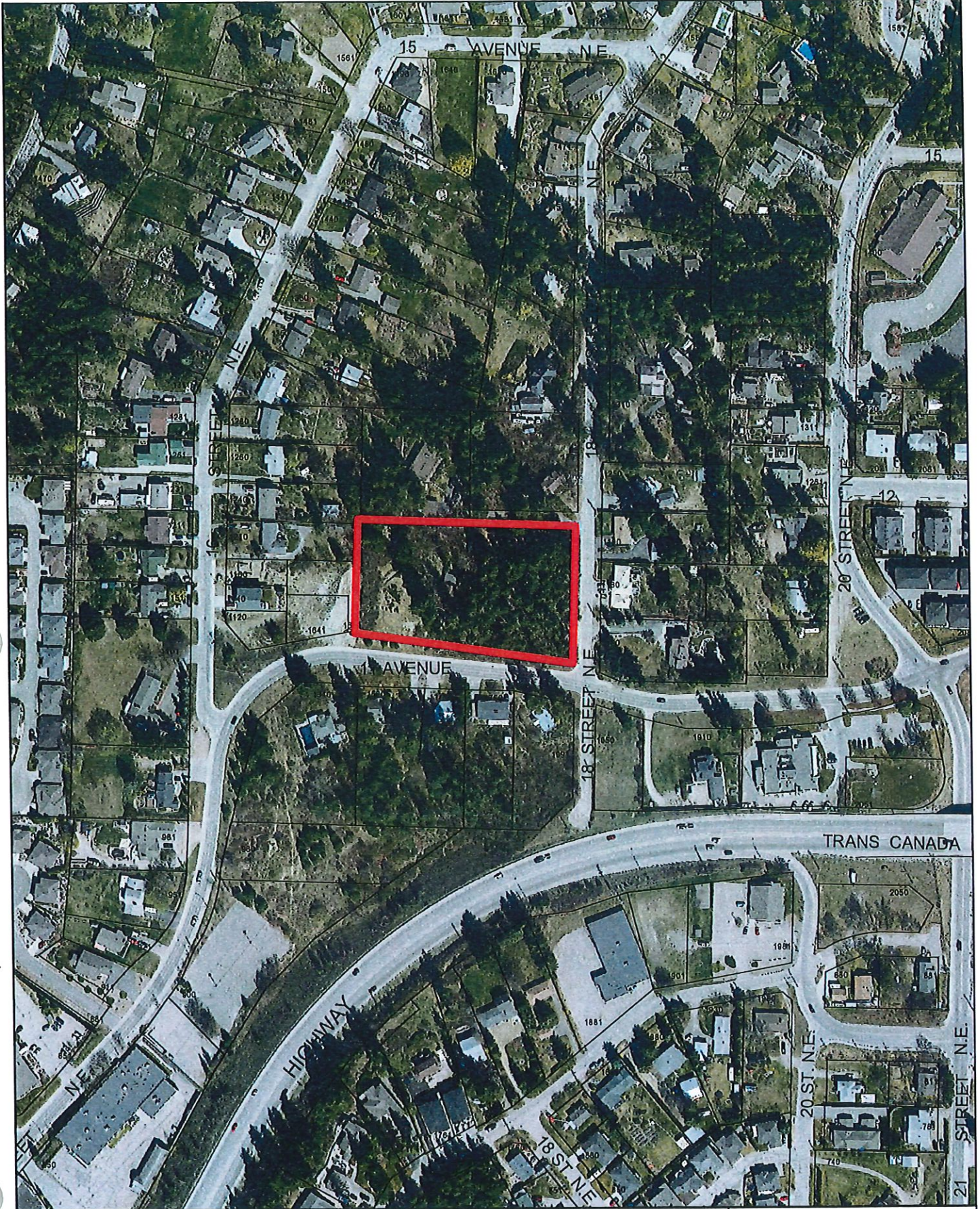
Staff recommends approval of Development Permit No. 431 and the associated variances.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner

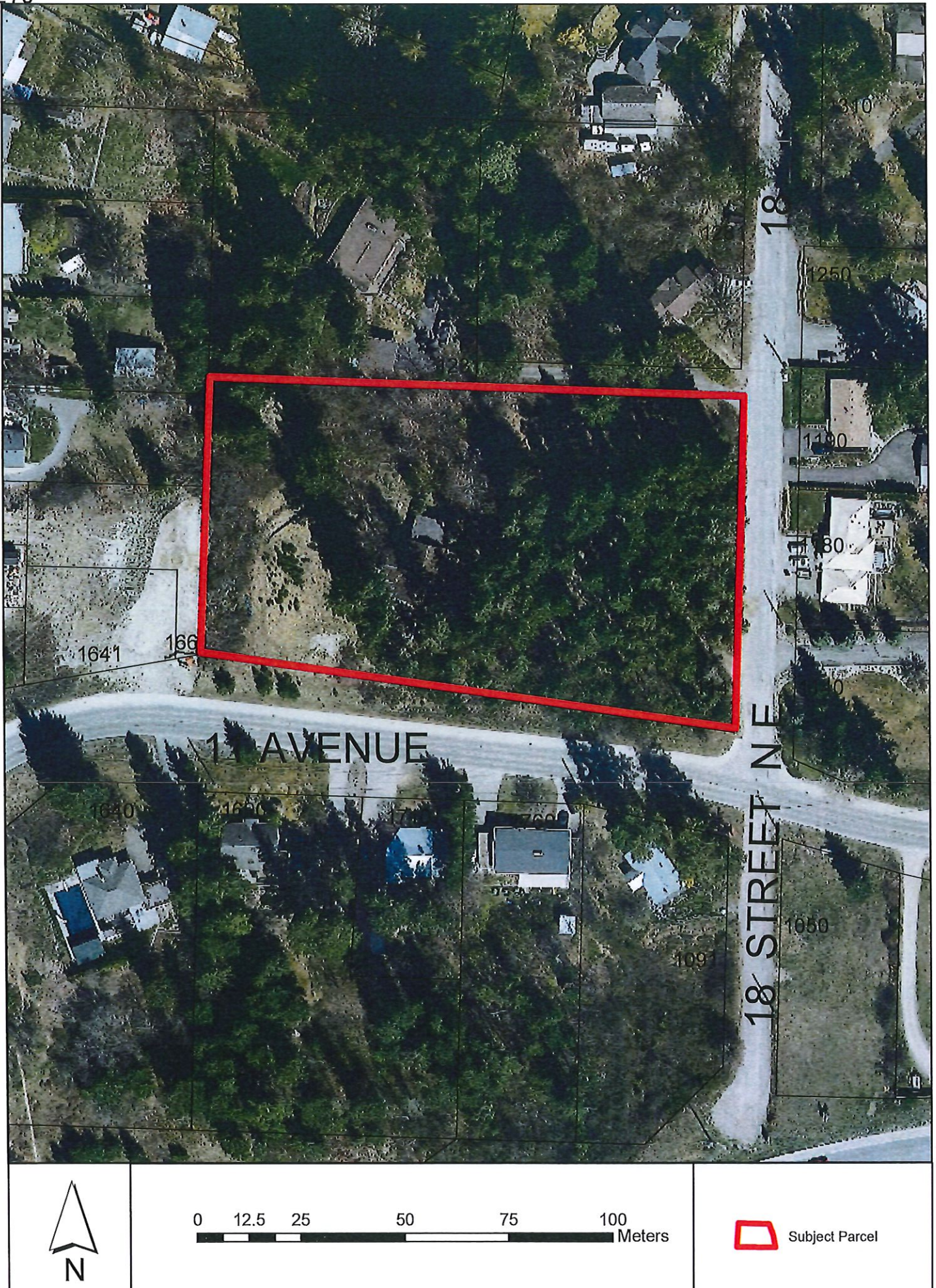


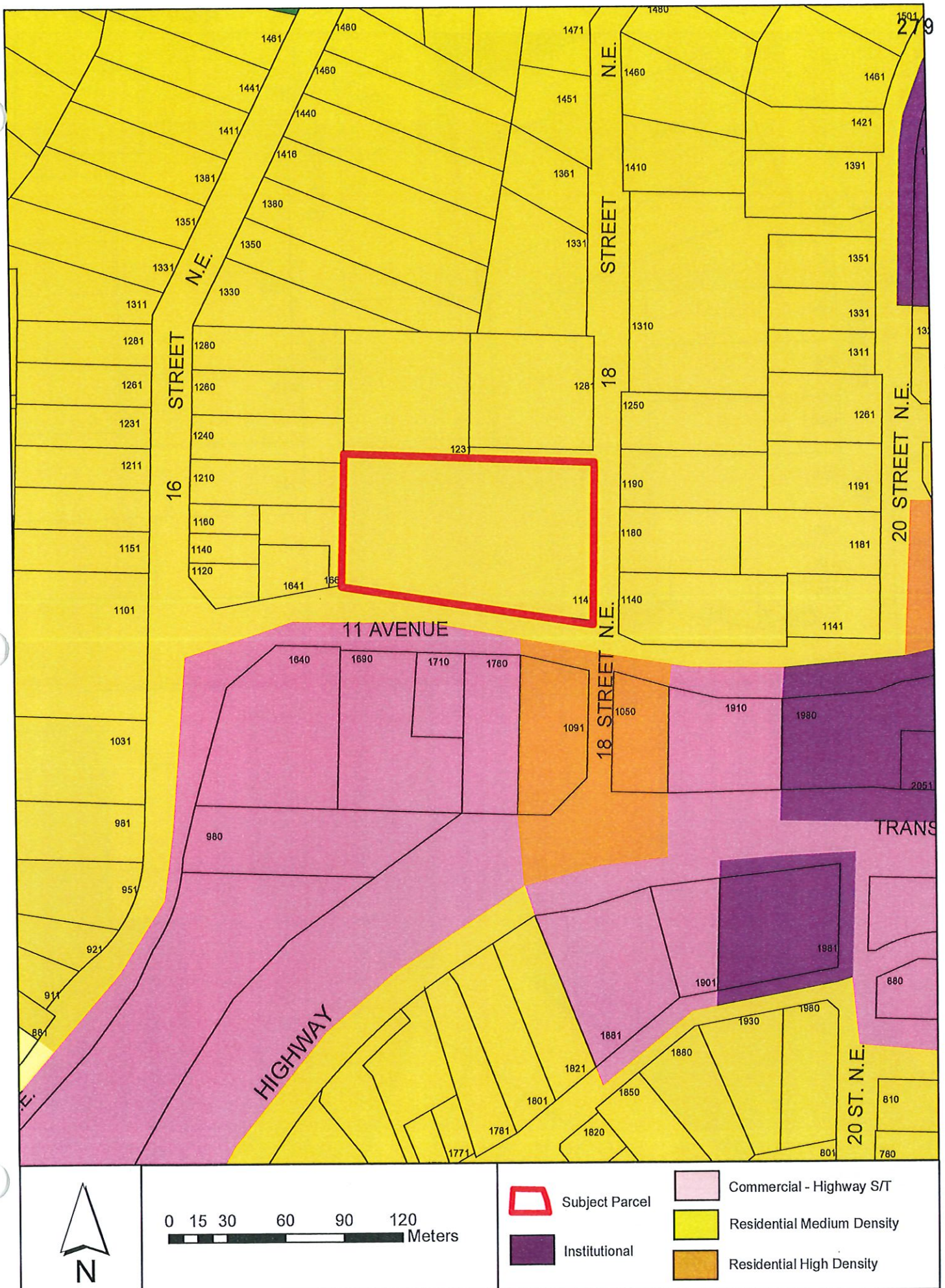
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



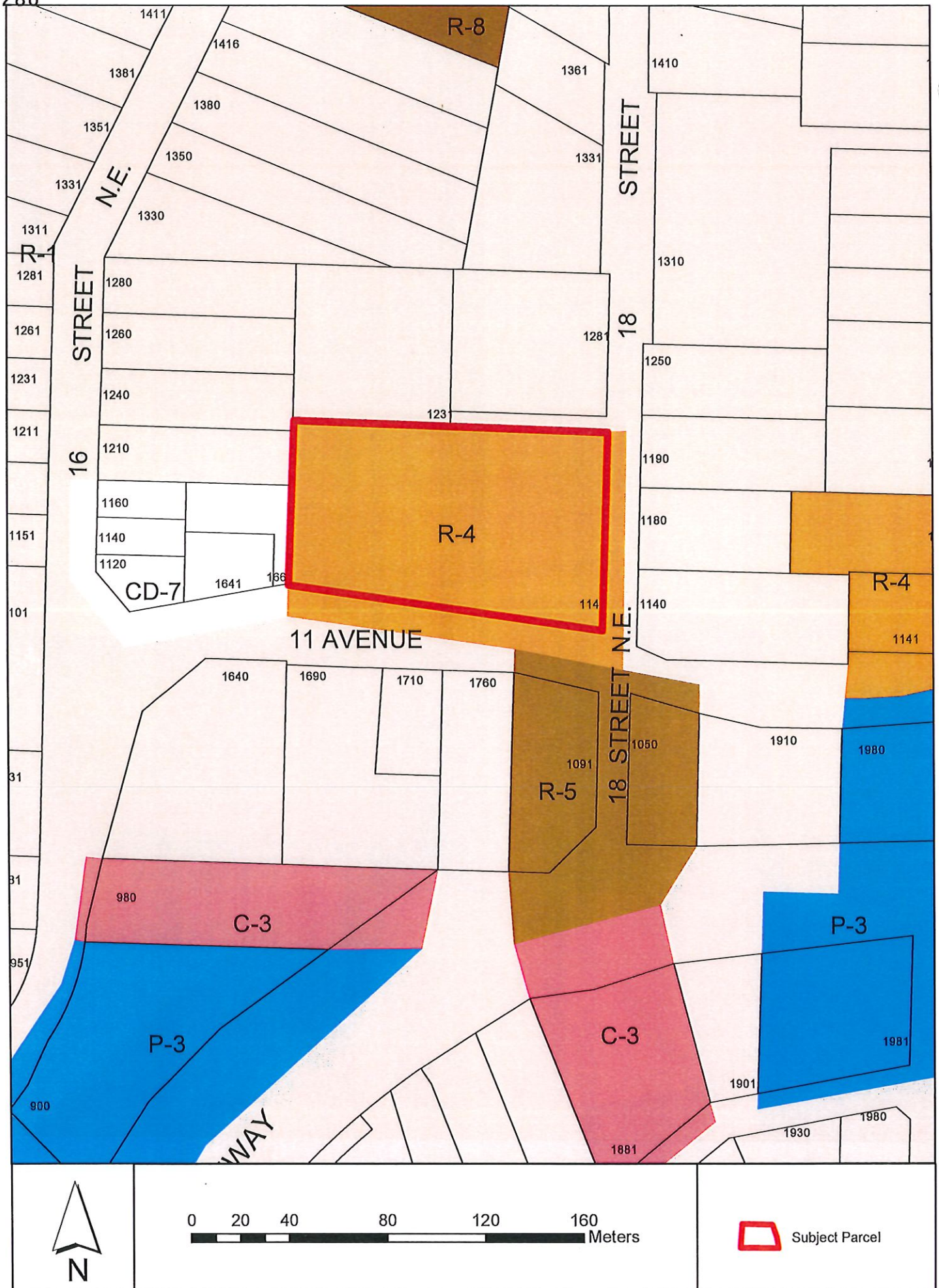
0 30 60 120 180 240 Meters







280





View north down 18 Street NE with subject property on left.



View of subject parcel northwest along 11 Avenue NE.



View northeast on 11 Avenue NE, showing adjacent development and existing dwelling at center.



MARC A. LAMERTON, Principal
 Architect AIBC
 B.A., M.Arch., LEED AP

April 08, 2021
 (Revised June 7, 2021)

To: *City of Salmon Arm
 Development Services Department
 Box 40, 500 – 2nd Avenue N.E.
 Salmon Arm, BC, V1E 4N2*

Re: *Development Permit Application - Design Rationale for Proposed Residential Development (Ridge View)
 - Located at 1141 – 18th Street NE, Salmon Arm, BC*

GENERAL PROJECT DESCRIPTION

The proposed development at the above noted address involves the construction of 30 dwelling units, contained within 4 Townhome (4-Plex), 2 Triplex, and 4 Duplex buildings. The site is designated for Medium Density Residential in Salmon Arm's *Official Community Plan*, and is in the proximity of the uptown commercial area, schools, the recreation centre arena, and Okanagan College.

The subject property is 0.873 hectares (2.16 acres) in size and has been recently re-zoned to a R-4 (Medium Density Residential) Zone. The existing topography of the site will be re-graded to roughly match the slope of 11th Avenue NE, which will involve a certain amount of cutting & filling to create level building platforms for the structures. A retaining wall will be needed along the west property line and a portion of the north property line in order to accommodate the transition to existing adjacent grades. By lowering the grade of the property overall, these wall heights will be kept to a minimum, however, the section of wall in the northwest corner of the property will reach approximately 5.25m in height and will require a Development Variance (see 'Requested Variances', below).

As noted on the architectural Site Plan (A1.1) and civil Grading Plan (101), the project is proposing a single vehicle access point from 18th Street NE, with a main east-west drive aisle that ties into a secondary north-south drive aisle. This was determined as the most straightforward strategy for interior roads that provides efficient access to the dwelling units, accounts for the property slope, and accommodates for the project servicing requirements.

DESIGN APPROACH

The general approach for the project design is intended to reflect the City of Salmon Arm design guidelines for residential Development Permit zones, keeping in mind the existing context of dwellings to the north and the transition of uses currently taking place along the south side of 11th Avenue NE. The buildings use a simple deployment of cladding materials – largely cement fiberboard siding, in two different patterns – with a neutral, light colour palette. Accents in a darker (espresso & charcoal) colour include fascia, roofing, garage doors, timber structure, and wood-clad elements.



MARC A. LAMERTON, Principal
 Architect AIBC
 B.A., M.Arch., LEED AP

Landscaping is proposed as per the OCP guidelines, with emphasis on providing an appealing street frontage and planting around the project entrance, at the intersection of 11th Avenue NE & 18th Street NE, and in between buildings. Solid, white fencing – 4' high – is proposed around the property perimeter. The principals for 'Fire Smart' landscaping are kept in mind by careful plant & tree selection and minimizing planting within 1.5m of structures. The areas at the rear of the buildings indicated as 'Unit Landscaping' will be finished in lawn, but will be adaptable for Owners to add gardens or flower beds. The Developer has also included some provisions for landscape areas that will be suitable for snow storage during the winter months.

REQUESTED VARIANCES

The proposed development is requesting some Variances from the City of Salmon Arm Zoning Bylaw and Subdivision & Servicing Bylaw, as outlined below:

1) Item 4.12 of the Zoning Bylaw restricts retaining wall structures constructed on properties to 2.0m in height. In many cases in Salmon Arm there is a challenge in creating level areas on sloping sites, and retaining walls can often exceed this height. On the subject property, the existing grade in the northwest corner drops off more steeply than the remainder of the site. In order to create any kind of level area there, the retaining wall reaches a maximum of 5.25m in the corner, then either tapers or steps down as the wall extends approximately 30m along the north property line and along the west property line. (Refer to Civil drawing 103 for a diagram of the wall elevation. The plan view of the wall is shown on Civil drawing 101 and Architectural drawing A1.1).

All effort was made to minimize the height of this wall as much as possible by providing a maximum slope of 8.5% for the project's east-west drive aisle and by providing walk-out basement levels with high (10') ceilings for the Townhome 'Type 1' buildings at the west edge of the development.

The Developer is planning to use retaining wall blocks with a special form to produce a textured, stone-like appearance, with more detail and character than the typical industrial blocks often used for walls of this type.

2) Item 9.4 limits the height of principal buildings in the R-4 Zone to 10.0m (32.8ft). Building height is calculated from the average existing grade along the lowest side of the proposed structure. When existing grade has to be raised in order to create level building platforms, requests for height Variances are common for any structures over 2 storeys (or with steeply pitched roofs).

In this particular case, because of the raising of grade in the northwest corner of the property, the 'Type 1' Townhome – Building A (as indicated on the architectural Site Plan, drawing A1.1) requires such a Variance for Building Height. Architectural drawing A2.5 indicates that, in relation to existing grade along the west side of the proposed structure, Building A will be 12.06m in height. The 3-storey Townhome format is a common building typology for medium-density developments. In effort to help minimize the effective height, the building incorporates a flat roof design.

All other buildings in the development are below the maximum allowable height.



MARC A. LAMERTON, Principal
 Architect AIBC
 B.A., MArch, LEED AP

3) Item 9.9.1 of the Zoning Bylaw requires a minimum Front Yard setback of 5.0m for principal buildings. The Developer is requesting a Variance to reduce this setback to 3.0m. The extent of buildings included in the Variance Request is indicated on the architectural Site Plan (drawing A1.1).

4) Item 9.9.4 of the Zoning Bylaw requires a minimum Exterior Side Yard setback of 5.0m for principal buildings. The Developer is requesting a Variance to reduce this setback to 3.0m. The extent of buildings included in the Variance Request is indicated on the architectural Site Plan (drawing A1.1). The size of the existing road Right of Way – and effective boulevard area between the public sidewalk and south project property line – should be noted.

The Variance Requests for numbers 3 & 4 above are related in terms of the goal the Developer is aiming to achieve, which is to provide a quality residential development with a variety of dwelling types. Although the property is mostly rectangular in shape, the topography – as is common on many development lots in Salmon Arm – offers some challenges for densification. With a unit-type mixture including 3-storey walk-out and walk-up Townhomes, as well as 1-storey (with & without basements) duplexes and triplexes, the site can accommodate 30 units (maximum density is 34 units for the R-4 Zone on a property of this size). In addition to the challenges of the site grades, the City of Salmon Arm is requiring property dedications in three areas: 5.0m 'Corner Cut' at the intersection of 11th Avenue NE & 18th Street NE, a 3.36m Road Dedication along the entire west property line for 18th Street NE, plus a 4.0m Road Dedication along half of the north property line for a future lane.

The proposed Site Plan configuration looks to provide the corner cut and 18th Street NE dedications as requested, however, for the lane dedication the Developer is in discussion with City Staff to arrange for a Road Reserve Covenant which would legally guarantee the dedication of this property if the widening of the lane is ever required in the future. This strategy would have no Building Code implications with the buildings in their current proposed location, and any relocation / removal of fences and landscaping would be at the future Strata's expense (more details in Staff Report).

The Variance Requests for #3 & 4 and Road Reserve Covenant are all intended to help provide some necessary spacing between the buildings on the site, as well as allowing for full-length driveways in front of the duplexes & triplexes that can accommodate additional onsite parking. This beneficial 'breathing room' will increase the overall quality of the development, offering more opportunity for landscaping and open space for the residents, without any negative implications to adjacent properties or municipal infrastructure.

CONCLUSION

The project team is very excited about moving on to the next phase of this development and we look forward to working with City Staff, Council, and members of the public to offer additional housing options in our community.

Should you have any questions regarding the proposed development, please do not hesitate to contact me.

Yours very truly,

A handwritten signature in black ink, appearing to read "Marc Lamerton", with a long horizontal flourish extending to the right.

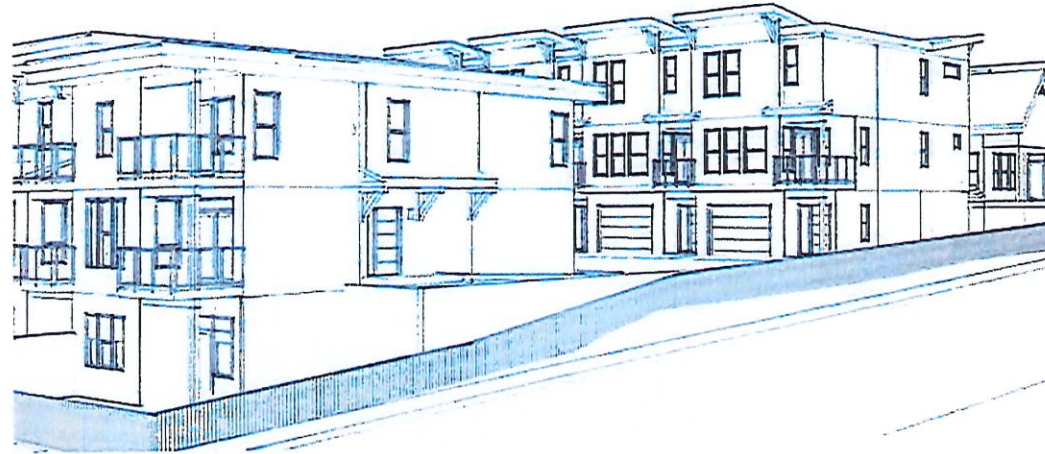
Marc Lamerton, Architect AIBC
 B.A., MArch, LEED AP

'RIDGE VIEW' RESIDENTIAL DEVELOPMENT

DRAWING LIST:

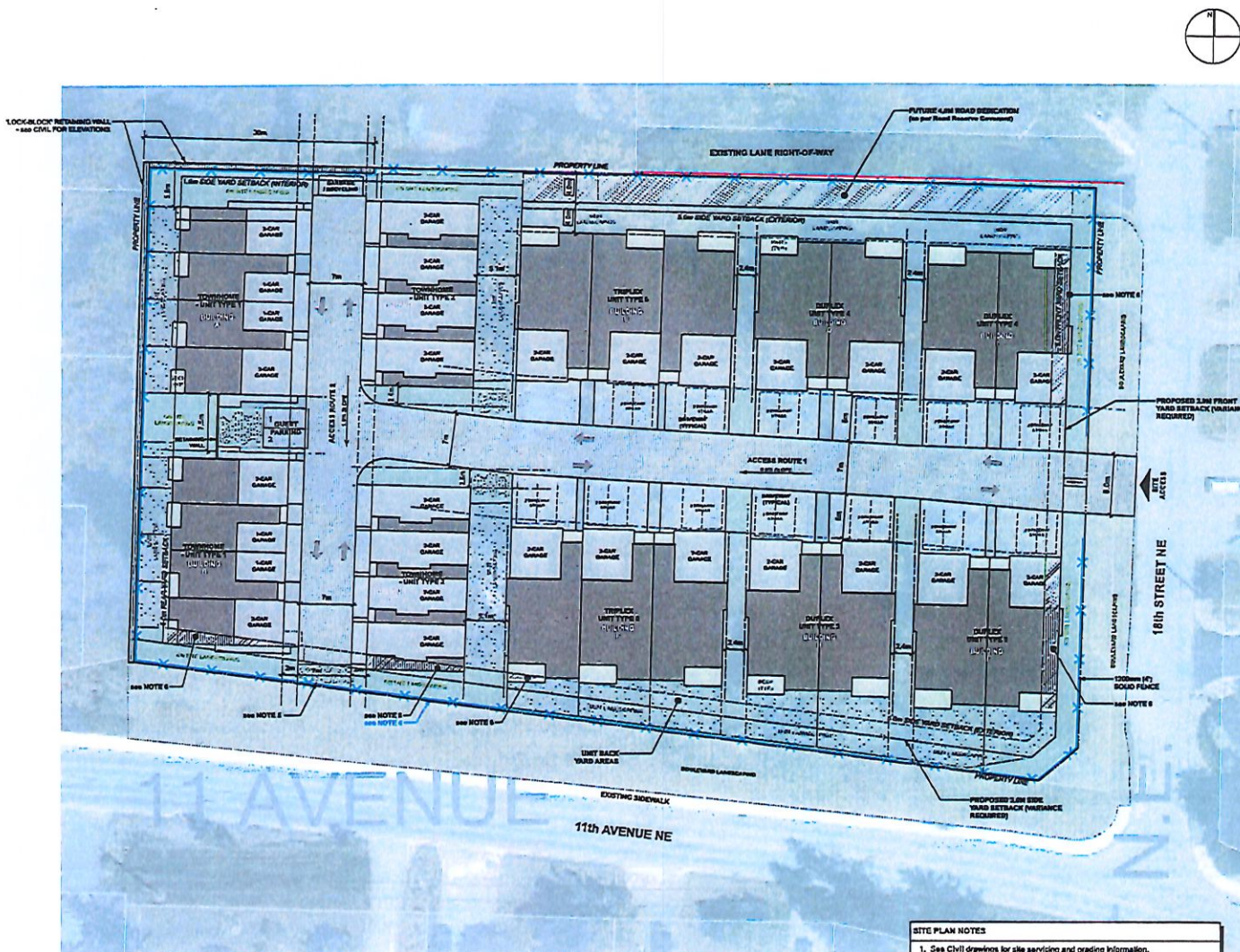
- A0.0 COVER SHEET
- A1.1 SITE PLAN & PROJECT INFORMATION
- A1.2 PERSPECTIVE RENDERINGS - "BIRD'S EYE"
- A1.3 PERSPECTIVE RENDERINGS - STREET LEVEL
- A2.1 TOWNHOME TYPE 1 - LOWER FLOOR PLAN
- A2.2 TOWNHOME TYPE 1 - MAIN FLOOR PLAN
- A2.3 TOWNHOME TYPE 1 - UPPER FLOOR PLAN
- A2.4 TOWNHOME TYPE 1 - ROOF PLAN
- A2.5 TOWNHOME TYPE 1 - ELEVATIONS
- A2.6 TOWNHOME TYPE 1 - ELEVATIONS
- A2.7 TOWNHOME TYPE 1 - PERSPECTIVE RENDERINGS
- A3.1 TOWNHOME TYPE 2 - LOWER FLOOR PLAN
- A3.2 TOWNHOME TYPE 2 - MAIN FLOOR PLAN
- A3.3 TOWNHOME TYPE 2 - UPPER FLOOR PLAN
- A3.4 TOWNHOME TYPE 2 - ROOF PLAN
- A3.5 TOWNHOME TYPE 2 - ELEVATIONS
- A3.6 TOWNHOME TYPE 2 - ELEVATIONS
- A3.7 TOWNHOME TYPE 2 - PERSPECTIVE RENDERINGS

- A4.1 DUPLEX TYPE 3 & 4 - LOWER FLOOR PLAN
- A4.2 DUPLEX TYPE 3 & 4 - MAIN FLOOR PLAN
- A4.3 DUPLEX TYPE 3 & 4 - ROOF PLAN
- A4.4 DUPLEX TYPE 3 & 4 - ELEVATIONS
- A4.5 DUPLEX TYPE 3 & 4 - ELEVATIONS
- A4.6 DUPLEX TYPE 3 & 4 - PERSPECTIVE RENDERINGS
- A5.1 DUPLEX TYPE 5 & 6 - LOWER FLOOR PLAN
- A5.2 DUPLEX TYPE 5 & 6 - MAIN FLOOR PLAN
- A5.3 DUPLEX TYPE 5 & 6 - ROOF PLAN
- A5.4 DUPLEX TYPE 5 & 6 - ELEVATIONS
- A5.5 DUPLEX TYPE 5 & 6 - ELEVATIONS
- A5.6 DUPLEX TYPE 5 & 6 - PERSPECTIVE RENDERINGS



LOCATION PLAN

4108 - 46 ST SE #1010 2100 SAATCHI/ANNECIE #10 Vancouver, British Columbia V6Z 1Y1 Tel: 604.271.1111 Fax: 604.271.1112 Website: www.avex.ca	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: 1/8" = 1'-0"
PROJECT: 20-000 'RIDGE VIEW' Residential Development	
10th Street P.L.E. Station Area, BC	
DRAWING TITLE: COVER	
DRAWING NO: A0.0	



- SITE PLAN NOTES**
1. See Civil drawings for site servicing and grading information.
 2. See Landscape drawings (and Plant List) for landscape design.
 3. Exact alignment of unit driveways and walkways to be determined.
 4. Developers to provide 4" solid fence (white vinyl or painted wood).
 5. Landscape grass area to be used for winter snow storage (typical).
 6. Portion of building related to Variance Request.

DEVELOPMENT INFO	
LEGAL DESCRIPTION:	
Lot 3, Plan 1978 (Except Plan KAP54562)	
Section 24, Township 20, Range 10, W6M, R0YD	
LOT SIZE:	0.8731 ha (2.16 acres)
(Including Road Dedication and 'corner cut' area deductions)	
ZONING:	
Medium Density Residential (R-4)	
- Proposed Multi-Family Residential, Duplexes, & Triplexes (Permitted)	
PARCEL COVERAGE:	Allowable = 55%
	Proposed = 45.2%
DENSITY:	Allowable = 40 Units per Hectare (16.2 per Acre)
	= 34 Units
	Proposed = 30 Units
PARKING:	
Dwelling Units	30 Units
Parking Spaces Per Unit	x 1.5
Total Stalls Required:	45 Stalls
Surface Parking Stalls (Guest)	2 Stalls
Driveway Stalls	20 Stalls
Garage Stalls	23 Stalls
Total Proposed Stalls:	45 Stalls
REQUIRED SETBACKS:	
Front Yard	= 5.0m (16.4ft)
Rear Yard	= 5.0m (16.4ft)
Side Yard	= 5.0m (16.4ft)
- Interior (except R-4) = 1.5m (5.0ft)	
- Exterior = 5.0m (16.4ft)	
Minimum Separation between Residential Buildings	More than 1 Storey = 5.0m (16.4ft)
Minimum Setback from Interior Access Route = 2.0m (6.6ft)	
MAXIMUM HEIGHT:	
Permitted = 10.0m (32.8ft)	
Proposed = see Elevations	

PROJECT SUMMARY	
TOWNHOME TYPE '1'	
- 3 Levels:	Main (Single or Double Garage, Kitchen, Living, Dining, Powder Room)
	Lower (Mechanical, Laundry, Storage, Optional Bedroom, Bathroom, Rec Room)
- 8 Units	Upper (Master Suite, 2 Secondary Bedrooms, Bathroom)
TOWNHOME TYPE '2'	
- 3 Levels:	Ground (Tandem Garage, Mechanical, Storage)
	Second (Kitchen, Living, Dining, Powder Room, Bathroom)
- 8 Units	Third (Master Suite, 2 Secondary Bedrooms, Bathroom)
DUPLEX TYPE '3'	
2 Levels:	Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms, Bathroom, Laundry)
- 4 Units	Basement (Bedroom, Bathroom, Mechanical, Storage, Rec Room, Optional Laundry)
DUPLEX TYPE '4'	
1 Level:	Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms, Bathroom, Laundry, Mechanical, Storage)
- 4 Units	Crawl Space
TRIPLEX TYPE '5'	
2 Levels:	Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms or Den, Bathroom, Laundry)
- 3 Units	Basement (Bedroom, Bathroom, Mechanical, Storage, Rec Room, Optional Laundry)
TRIPLEX TYPE '6'	
1 Level:	Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms or Den, Bathroom, Laundry, Mechanical, Storage)
- 3 Units	Crawl Space
TOTAL UNITS = 30	

PRELIMINARY

Approved by the City of Saskatoon on March 31, 2021 for the purpose of providing information to the public. This drawing is not to be used for construction purposes without the written consent of the City of Saskatoon.

ISSUE	DATE
Development Form	March 31, 2021

DRAWN BY: M.C.
DATE: June 2021
SCALE: 1:250

4151 - HURON
PO BOX 2210
SASKATOON, S4N 4R3
Cell: 306-975-1801
Fax: 306-975-1801
www.avexarchitecture.ca

PROJECT: 20-020

'RIDGE VIEW'
Residential
Development

11th Street NE,
Saskatoon, SK

SITE PLAN
& PROJECT
INFORMATION

DRAWING NO:

A1.1

[illegible]

DRAWN BY: MLC
DATE: March 2021
SCALE: 1:250



4109 - 2nd St. NE
PO BOX 2210
SALMON FALLS, ID 83426
Mye Director, Assistant ABC
P 208-353-1151
Email: mye@salmonfallsabc.com
Website: www.salmonfallsabc.com

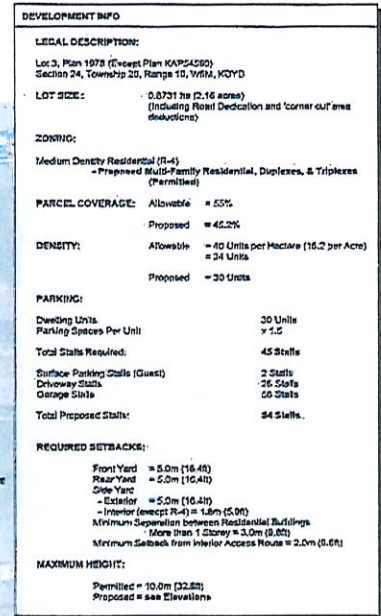
PROJECT: 70-620
"RIDGE VIEW"
Residential
Development

10th Street N.E.
Schools Area B2

SITE PLAN & PROJECT INFORMATION

DRAWING NO:1

A1.1



PROJECT SUMMARY

TOWNHOUSE TYPE "1"

- 3 Levels: Main (Single or Double Garage, Kitchen, Living, Dining, Powder Room)
Lower (Mechanical, Laundry, Storage, Optional Bedroom, Bathroom, Rec Room)
Upper (Master Suite, 2 Secondary Bedrooms, Bathroom)
- 8 Units

TOWNHOUSE TYPE "2"

- 3 Levels: Ground (Tandem Garage, Mechanical, Storage)
Second (Kitchen, Living, Dining, Powder Room, Bathroom)
Third (Master Suite, 2 Secondary Bedrooms, Bathroom)
- 8 Units

DUPLEX TYPE "3"

- 2 Levels: Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms, Bathroom, Laundry)
Basement (Bedroom, Bathroom, Mechanical, Storage, Rec Room, Optional Laundry)
- 4 Units

DUPLEX TYPE "4"

- 1 Level: Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms, Bathroom, Laundry, Mechanical, Storage)
Crawl Space
- 4 Units

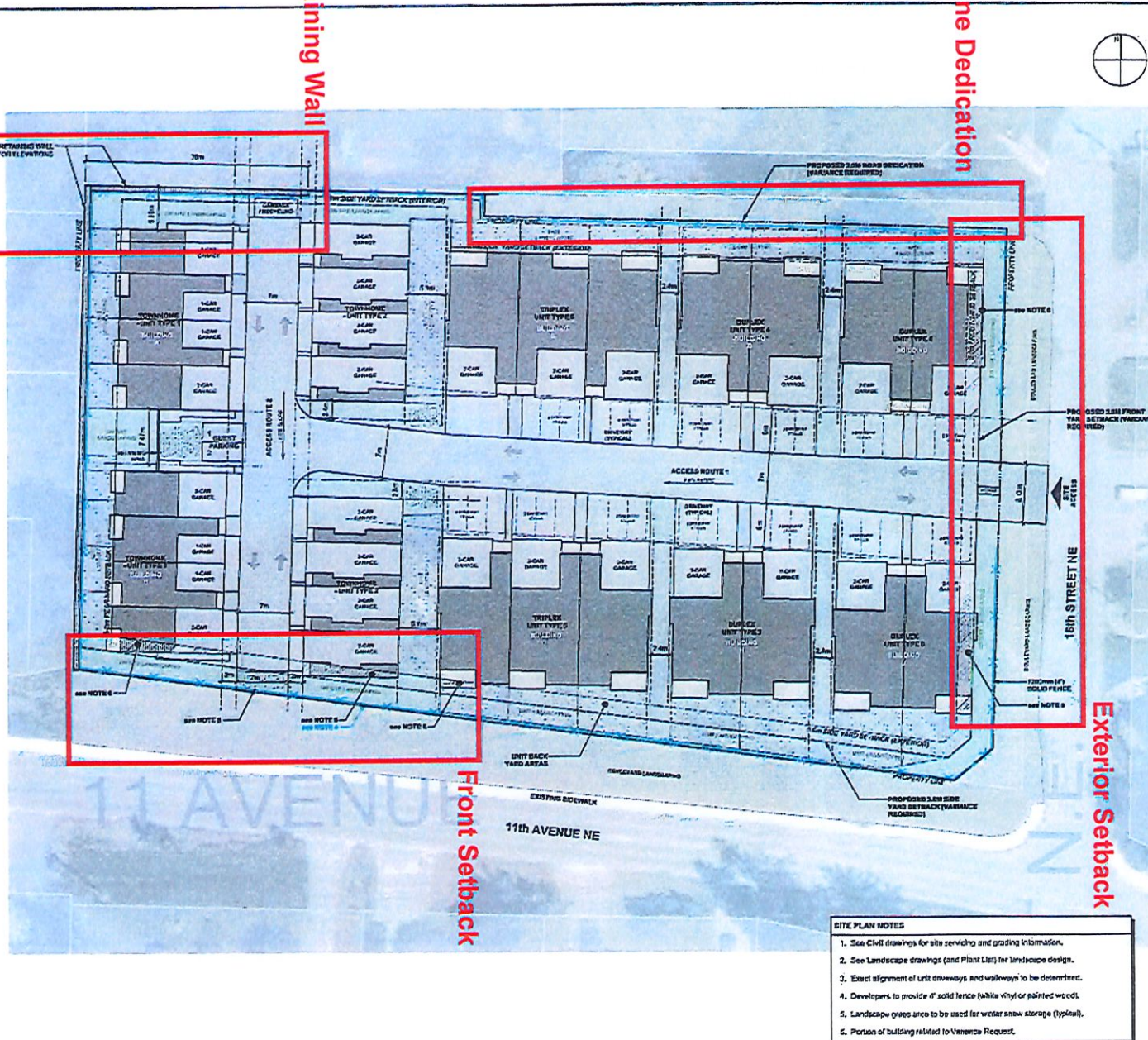
TRIPLEX TYPE "5"

- 2 Levels: Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms or Den, Bathroom, Laundry)
Basement (Bedroom, Bathroom, Mechanical, Storage, Rec Room, Optional Laundry)
- 3 Units

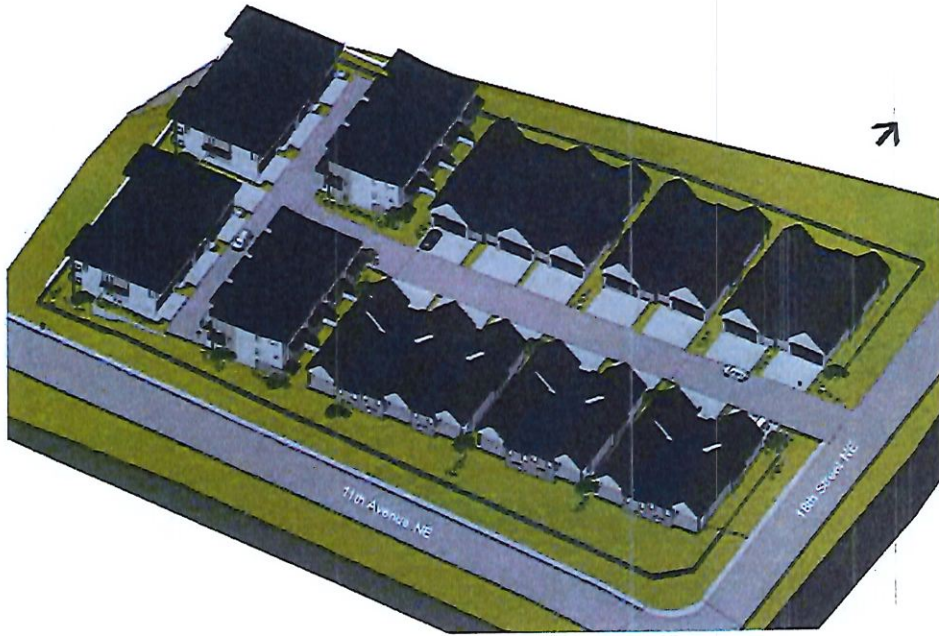
TRIPLEX TYPE "6"

- 1 Level: Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms or Den, Bathroom, Laundry, Mechanical, Storage)
Crawl Space
- 3 Units

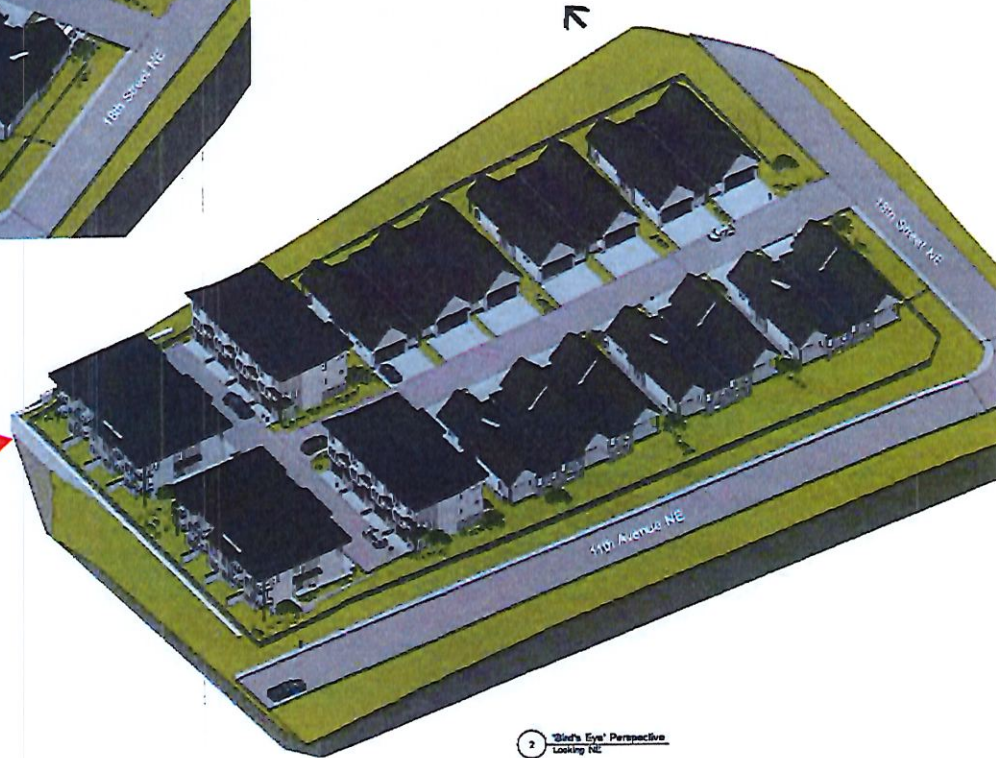
TOTAL UNITS = 30





SITE PLAN NOTES	
1.	See Civil drawings for site servicing and grading information.
2.	See Landscape drawings (and Plant List) for landscape design.
3.	Exact alignment of unit driveways and walkways to be determined.
4.	Developers to provide 4' solid fence (white vinyl or painted wood).
5.	Landscape grass areas to be used for winter snow storage (typical).
6.	Portion of building related to Vennema Request.



1 'Bird's Eye' Perspective
Looking NW



2 'Bird's Eye' Perspective
Looking NE

	
ISSUE	DATE
	March 11, 2011
DRAWN BY: P.L.D. DATE: March 2011 SCALE: N/A	
	
4142 - 11th St NE 11000 KILLICK CALGARY, AB T2C 1V1 Max Lerman, Architect / AEC T 403.241.1100 E max@avexarch.com W www.avexarchitecture.com	
PROJECT: 20-030 'RIDGE VIEW' Residential Development	
DRAWING TITLE: PERSPECTIVE RENDERINGS - 'BIRD'S EYE'	
DRAWING NO.: <div style="text-align: right; font-size: 1.5em; font-weight: bold;">A1.2</div>	



1 Perspective Rendering
West - along Access Route 1



2 Perspective Rendering
North - from 10th Ave, NC



3 Perspective Rendering
South - along Access Route 2

Note: Landscaping shown for illustrative purposes only.
See Landscape drawing for detailed planting design.

PROJECT NO. 20-022	DATE March 10, 2021
DRAWN BY: H.C. DATE: March 2021 SCALE: 1/8" = 1'-0"	
1118 - 10th St, NE Atlanta, GA 30316 404.525.1118 www.avexarch.com	
PROJECT: 20-022 "RIDGE VIEW" Residential Development	
10th Street N.E., Atlanta, GA, 30316	
DRAWING TITLE: PERSPECTIVE RENDERINGS - STREET LEVEL	
DRAWING NO. A1.3	

EXTERIOR MATERIAL NOTES	
M1 Concrete Form Board Siding - Board & Batten (Arctic White)	M7 Pre-Finished Corner Smooth Trim for Concrete Fiberglass
M2 Concrete Form Board Siding - Shingles Lap (Light Gray)	M8 Vinyl Clad Columns & Beams - Dark Espresso Stain
M3 Concrete Form Board Siding - Shingles Lap (Light Gray)	M9 Pre-Finished 4" Glass Clearex - Dark Espresso Frame
M4 Pre-Finished Metal Flashing - Black	M10 Exterior Lighting
M5 Pre-Finished Fences Board - Dark Espresso	M11 Timber Kona Deck
M6 Pre-Finished Aluminum Duffel - Dark Espresso	M12 Asphalt Shingle Roofing

Townhome Unit 'Type I' - BUILDINGS A & B



1 EAST ELEVATION
Scale: 1/4" = 1'-0"

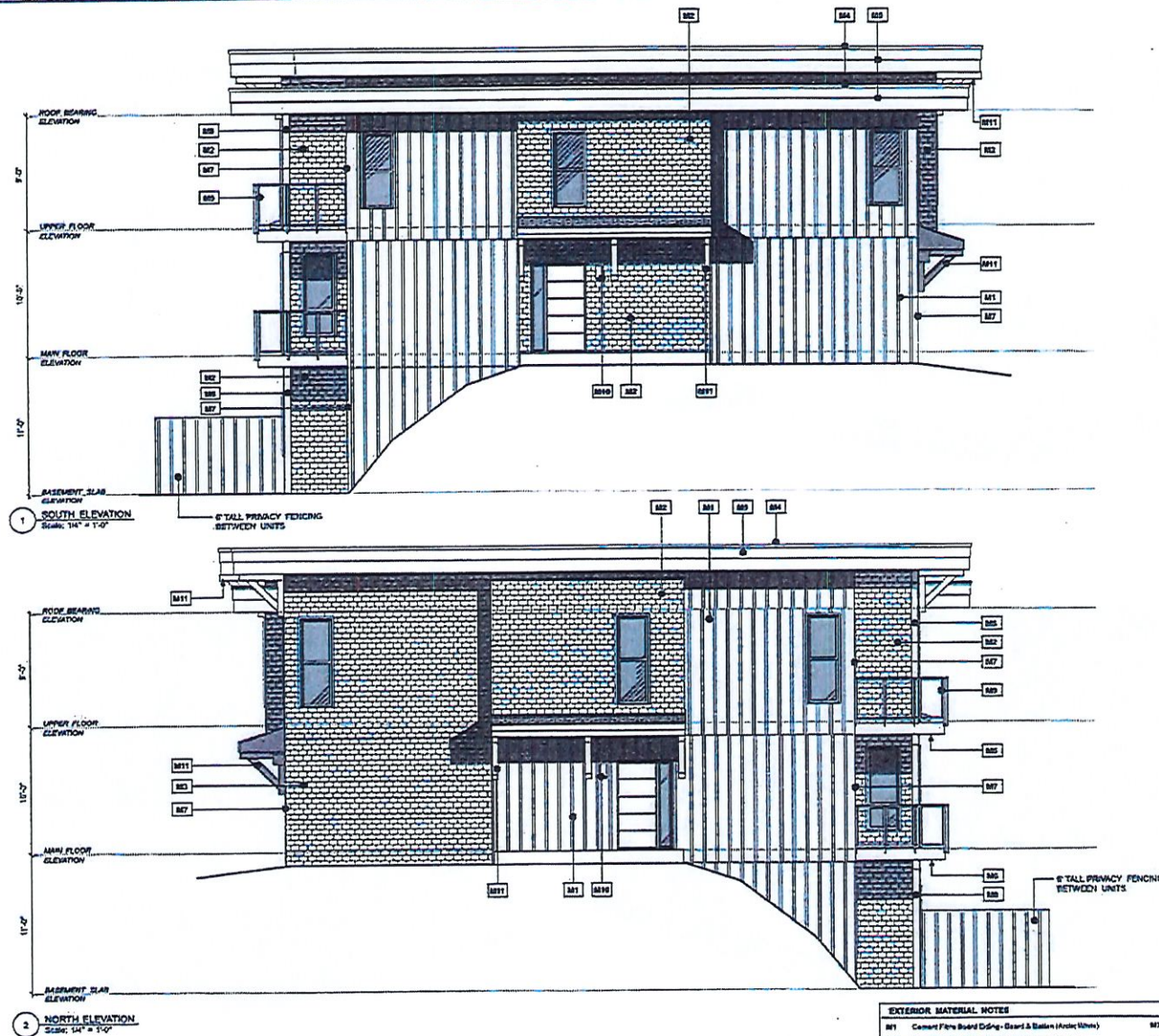


2 WEST ELEVATION
Scale: 1/4" = 1'-0"

Building Height

ISSUE: _____ DATE: _____ DRAWN BY: _____ DATE: _____ SCALE: _____	PROJECT: 20-020 'RIDGE VIEW' Residential Development 1250 Street N.E. Salem, Ariz., AZ DRAWING TITLE: ELEVATIONS DRAWING NO: A2.5

Townhome Unit 'Type 1' - BUILDINGS A & B



EXTERIOR MATERIAL NOTES	
M1 Concrete Form Board Siding - Board & Batten (Horizontal)	M7 Pre-Finished Corner Smart-Touch Concrete Fibreboard
M2 Concrete Form Board Siding - Shingle Lap (Vertical)	M8 Wood Clad Columns & Beams - Dark Espresso Stain
M3 Overhead Garage Door - Dark Charnel	M9 Pre-Finished 4" Glass Countertop - Dark Espresso Finish
M4 Pre-Finished Metal Flashing - Black	M10 Exterior Lighting
M5 Pre-Finished Faux Board - Dark Espresso	M11 Timber Knee Braces
M6 Pre-Finished Aluminum Soffit - Dark Espresso	M12 Asphalt Shingle Roofing



AVEX
ARCHITECTURE

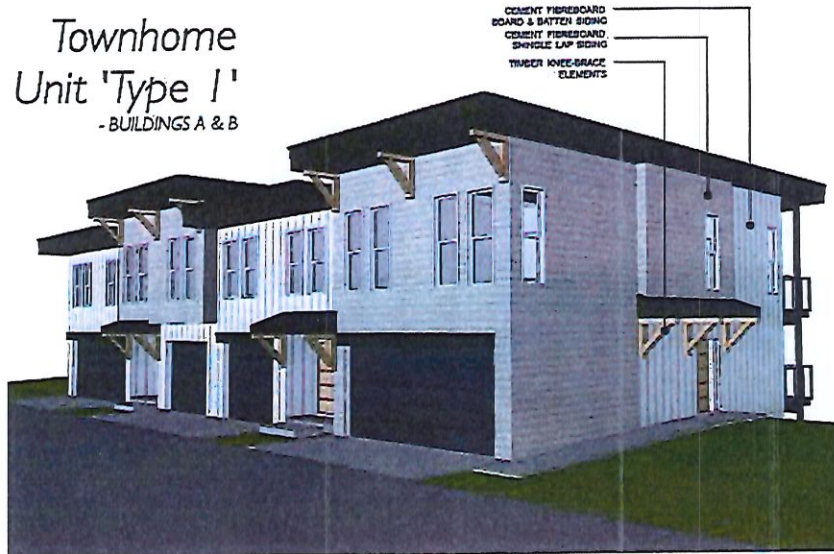
4148 - 101 ST
RD 101A 101B
SAUSHERIDGE VIC 3039
VIC 3039
T 03 9354 4621
E 03 9354 4621
WWW.AVEXARCHITECTURE.COM

PROJECT 39-002
'RIDGE VIEW'
Residential
Development

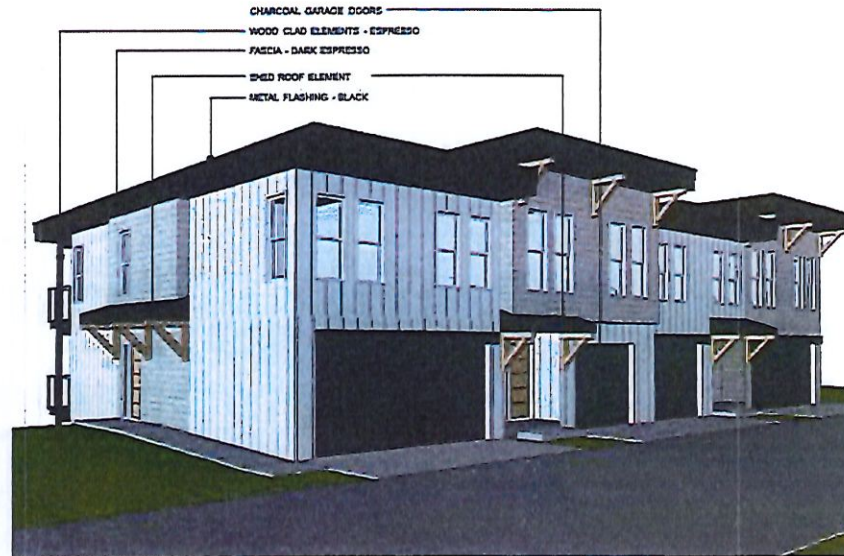
DRAWING TITLE
ELEVATIONS

DRAWING NO.
A2.6

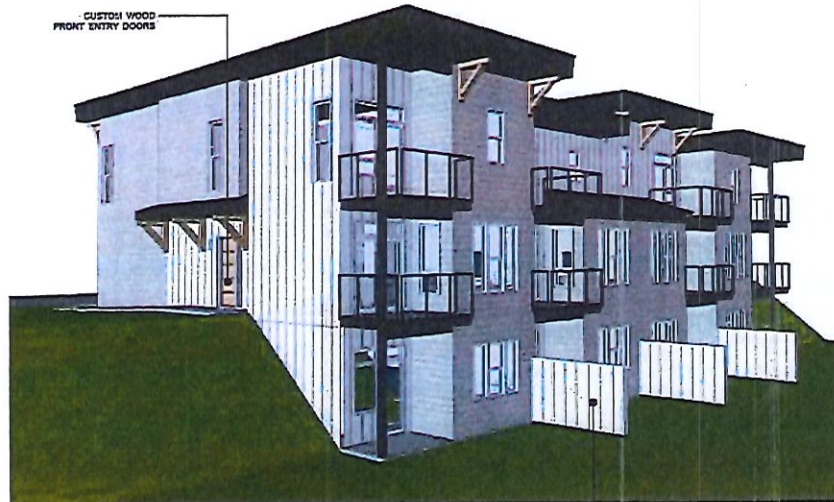
Townhome Unit 'Type 1' - BUILDINGS A & B



NORTHEAST VIEW



SOUTHEAST VIEW



NORTHWEST VIEW



SOUTH WEST VIEW



REVISION	DATE

DRAWN BY: JLC
DATE: March 2021
SCALE: N/A



4108-4th ST SE
RD 2000 200
SAULT STEPHENIA, ONTARIO
1-800-461-4611
www.avexarchitecture.com

PROJECT: 20-002
"RIDGE VIEW"
Residential
Development

100, Street N.E.
Sault Ste. Marie, ON
DRAWING TITLE:
3D VIEWS

DRAWING NO:
A2.7

Townhome Unit 'Type 2'

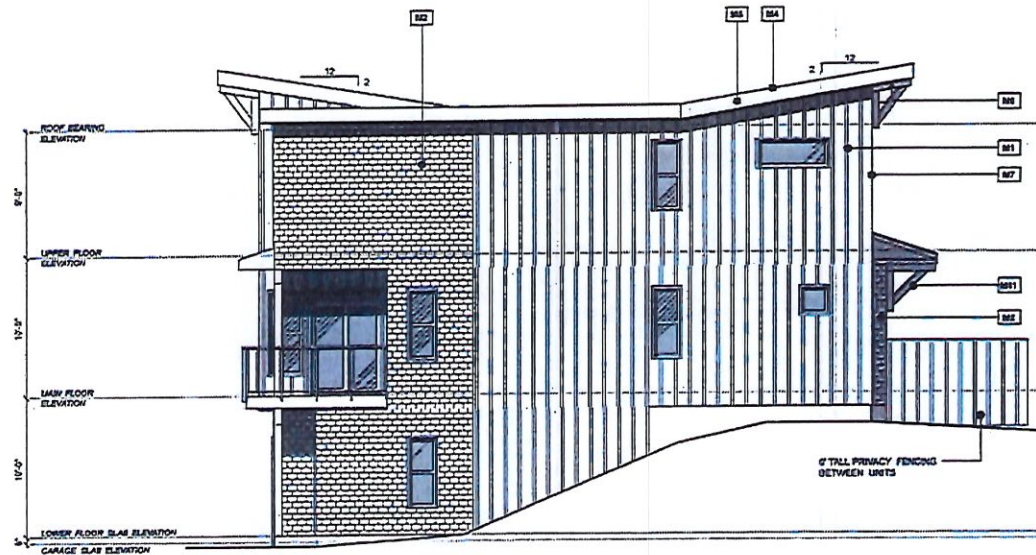
EXTERIOR MATERIAL NOTES

M1 Concrete Fibre Board Siding - Board & Batten (Aston White)	M7 Pre-Finished Corner SmartTrim for Concrete Fibreboard
M2 Concrete Fibre Board Siding - Shingle Lap (Sightline)	M8 Wood Clad Columns & Beams - Dark Espresso Stain
M3 Overhead Garage Door - Dark Charcoal	M9 Pre-Finished 42" Glass Guardrail - Dark Espresso Frame
M4 Pre-Finished Metal Flashing - Black	M10 Exterior Lighting
M5 Pre-Finished Fascia Board - Dark Espresso	M11 Timber Knot Stresses
M6 Pre-Finished Aluminium Gutter - Dark Espresso	M12 Asphalt Shingle Roofing

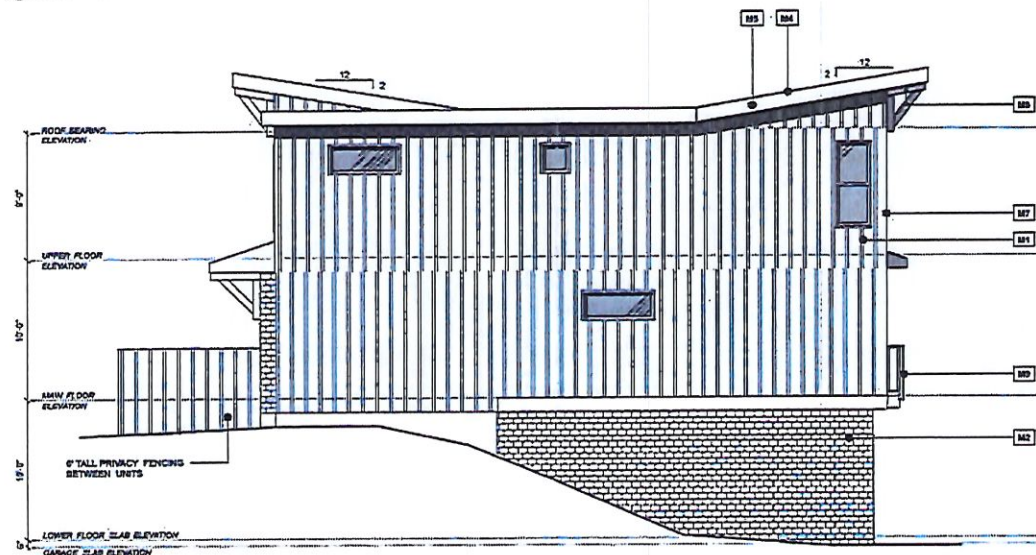


ISSUE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000	DATE 10/1/2023 10/2/2023 10/3/2023 10/4/2023 10/5/2023 10/6/2023 10/7/2023 10/8/2023 10/9/2023 10/10/2023 10/11/2023 10/12/2023 10/13/2023 10/14/2023 10/15/2023 10/16/2023 10/17/2023 10/18/2023 10/19/2023 10/20/2023 10/21/2023 10/22/2023 10/23/2023 10/24/2023 10/25/2023 10/26/2023 10/27/2023 10/28/2023 10/29/2023 10/30/2023 10/31/2023 11/1/2023 11/2/2023 11/3/2023 11/4/2023 11/5/2023 11/6/2023 11/7/2023 11/8/2023 11/9/2023 11/10/2023 11/11/2023 11/12/2023 11/13/2023 11/14/2023 11/15/2023 11/16/2023 11/17/2023 11/18/2023 11/19/2023 11/20/2023 11/21/2023 11/22/2023 11/23/2023 11/24/2023 11/25/2023 11/26/2023 11/27/2023 11/28/2023 11/29/2023 11/30/2023 12/1/2023 12/2/2023 12/3/2023 12/4/2023 12/5/2023 12/6/2023 12/7/2023 12/8/2023 12/9/2023 12/10/2023 12/11/2023 12/12/2023 12/13/2023 12/14/2023 12/15/2023 12/16/2023 12/17/2023 12/18/2023 12/19/2023 12/20/2023 12/21/2023 12/22/2023 12/23/2023 12/24/2023 12/25/2023 12/26/2023 12/27/2023 12/28/2023 12/29/2023 12/30/2023 12/31/2023 1/1/2024 1/2/2024 1/3/2024 1/4/2024 1/5/2024 1/6/2024 1/7/2024 1/8/2024 1/9/2024 1/10/2024 1/11/2024 1/12/2024 1/13/2024 1/14/2024 1/15/2024 1/16/2024 1/17/2024 1/18/2024 1/19/2024 1/20/2024 1/21/2024 1/22/2024 1/23/2024 1/24/2024 1/25/2024 1/26/2024 1/27/2024 1/28/2024 1/29/2024 1/30/2024 1/31/2024 2/1/2024 2/2/2024 2/3/2024 2/4/2024 2/5/2024 2/6/2024 2/7/2024 2/8/2024 2/9/2024 2/10/2024 2/11/2024 2/12/2024 2/13/2024 2/14/2024 2/15/2024 2/16/2024 2/17/2024 2/18/2024 2/19/2024 2/20/2024 2/21/2024 2/22/2024 2/23/2024 2/24/2024 2/25/2024 2/26/2024 2/27/2024 2/28/2024 2/29/2024 3/1/2024 3/2/2024 3/3/2024 3/4/2024 3/5/2024 3/6/2024 3/7/2024 3/8/2024 3/9/2024 3/10/2024 3/11/2024 3/12/2024 3/13/2024 3/14/2024 3/15/2024 3/16/2024 3/17/2024 3/18/2024 3/19/2024 3/20/2024 3/21/2024 3/22/2024 3/23/2024 3/24/2024 3/25/2024 3/26/2024 3/27/2024 3/28/2024 3/29/2024 3/30/2024 3/31/2024 4/1/2024 4/2/2024 4/3/2024 4/4/2024 4/5/2024 4/6/2024 4/7/2024 4/8/2024 4/9/2024 4/10/2024 4/11/2024 4/12/2024 4/13/2024 4/14/2024 4/15/2024 4/16/2024 4/17/2024 4/18/2024 4/19/2024 4/20/2024 4/21/2024 4/22/2024 4/23/2024 4/24/2024 4/25/2024 4/26/2024 4/27/2024 4/28/2024 4/29/2024 4/30/2024 5/1/2024 5/2/2024 5/3/2024 5/4/2024 5/5/2024 5/6/2024 5/7/2024 5/8/2024 5/9/2024 5/10/2024 5/11/2024 5/12/2024 5/13/2024 5/14/2024 5/15/2024 5/16/2024 5/17/2024 5/18/2024 5/19/2024 5/20/2024 5/21/2024 5/22/2024 5/23/2024 5/24/2024 5/25/2024 5/26/2024 5/27/2024 5/28/2024 5/29/2024 5/30/2024 5/31/2024 6/1/2024 6/2/2024 6/3/2024 6/4/2024 6/5/2024 6/6/2024 6/7/2024 6/8/2024 6/9/2024

Townhome Unit 'Type 2'



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL NOTES			
B1	Concrete Form Board Siding - Board & Batten (Arctic White)	B7	Pre-Finished Corner Trim for Concrete Fibreboard
B2	Concrete Form Board Siding - Shingle Lap (Light Mist)	B8	Wood Clad Columns & Beams - Dark Espresso Stain
B3	Overhead Garage Door - Dark Charcoal	B9	Pre-Finished 42" Crown Moulding - Dark Espresso Stain
B4	Pre-Finished Metal Flashing - Black	B10	Exterior Lighting
B5	Pre-Finished Fascia Board - Dark Espresso	B11	TimberStone Siding
B6	Pre-Finished Aluminum Gutter - Dark Espresso	B12	Asphalt Shingle Roofing

418-465-5716
 10101 222nd Avenue, Suite 100
 North Lakewood, Colorado 80238
 17000 South Lakewood
 17000 South Lakewood

ISSUE	DATE

DRAWN BY: F.L.C.
 DATE: March 2021
 SCALE: 1/4" = 1'-0"

PROJECT: 30-002
'RIDGE VIEW'
 Residential Development

11th Street S.E.
 Simon, Ariz., AZ

DRAWING TITLE:
ELEVATIONS

DRAWING NO:
A3.6

Townhome Unit 'Type 2' - BUILDINGS C & D



SOUTHWEST VIEW

CUSTOM WOOD
FRONT ENTRY DOORS
GLASS GUARDS WITH METAL FRAMES (BLACK)



NORTHWEST VIEW




SOUTHEAST VIEW

REAR PATIO or DECK
(TO BE DETERMINED AS
PER FINISHED GRADING)

PRIVACY FENCING

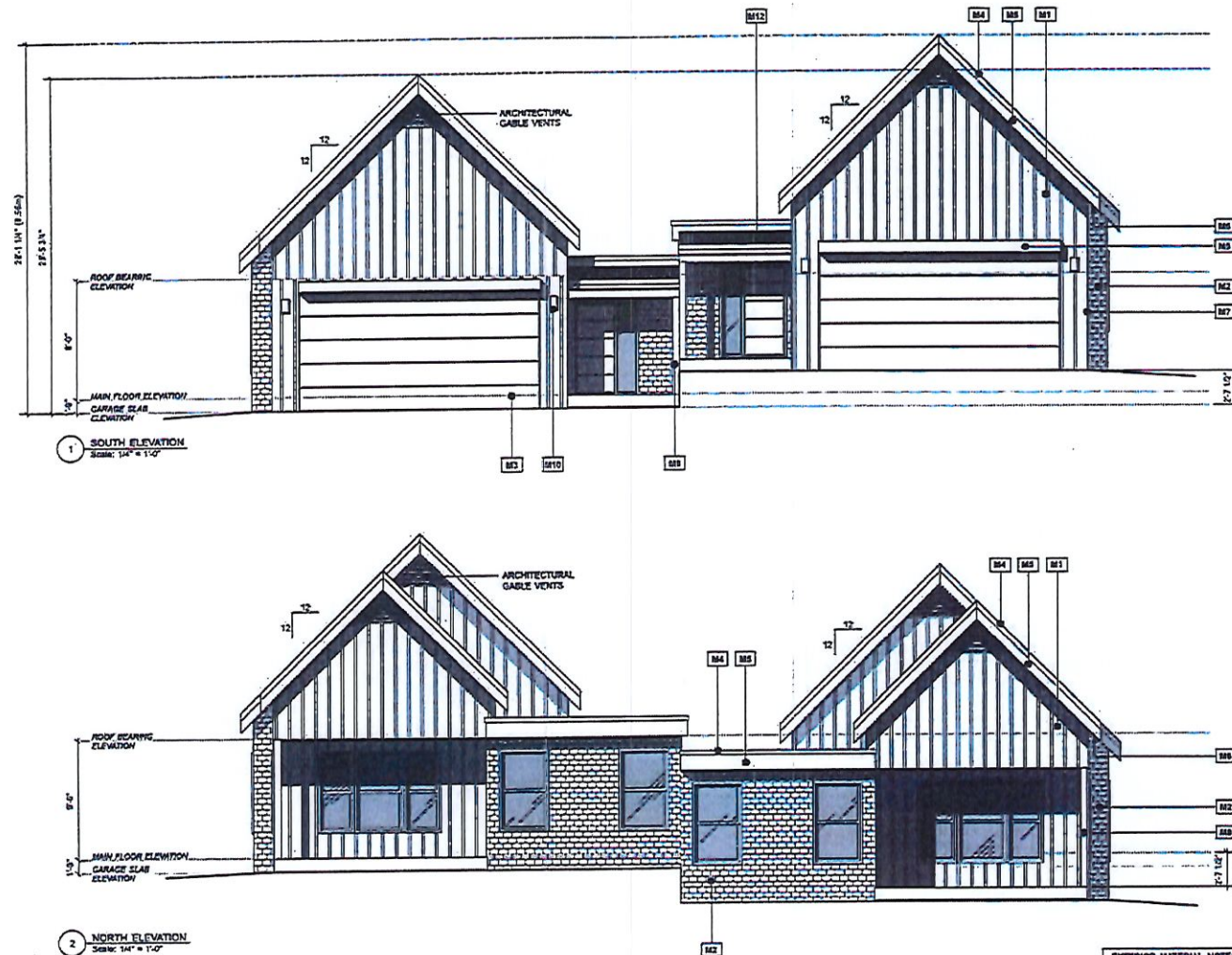


NORTHEAST VIEW

	
PROJECT: 30-020 'RIDGE VIEW' Residential Development	DATE: March 2024 SCALE: 1/8" = 1'-0"
DRAWING TITLE: 3D VIEWS	
DRAWING NO: A3.7	

Duplex Unit 'Type 3 & 4'

-BUILDINGS G & I (BUILDINGS H & J are MIRRORED)



EXTERIOR MATERIAL NOTES

891	Custom Fibre Board Siding - Bevel & Slat (Nutmeg Woods)	897	Pre-Finished Cedar Slat Trim for Cornice Finishes
892	Custom Fibre Board Siding - Shingle Lap (Light Mah)	898	Wood Clot Columns & Posts - Dark Espresso Stain
893	Customized Garage Door - Dark Chestnut	899	Pre-Finished 4" Glass Corneal - Dark Espresso Panels
894	Pre-Finished Wood Siding - Black	899	Exterior Lighting
895	Pre-Finished Fibre Board - Dark Espresso	901	Timber Stone Siding
896	Pre-Finished Aluminium Slat - Dark Espresso	902	Acoustic Shingle Siding



DATE _____
 Signature _____

[illegible]

DRAWN BY: MLC

DATE: May 1981

SCALE: 11"=100'



4125-9953732
 NO. 1004 11/13
 SALMON ARM, BC, V1E 4P3
 Marc Lussier, Architect ABC
 T 250-515-4801
 T 250-515-4801

--	--

15 JULY 2004

10

--	--

--	--

***"RIDGE VIEW"**
Residential
Development

Development

18th Street N.E.
Salmon Arm, BC

DRAWING TITLE:

ELEVATIONS

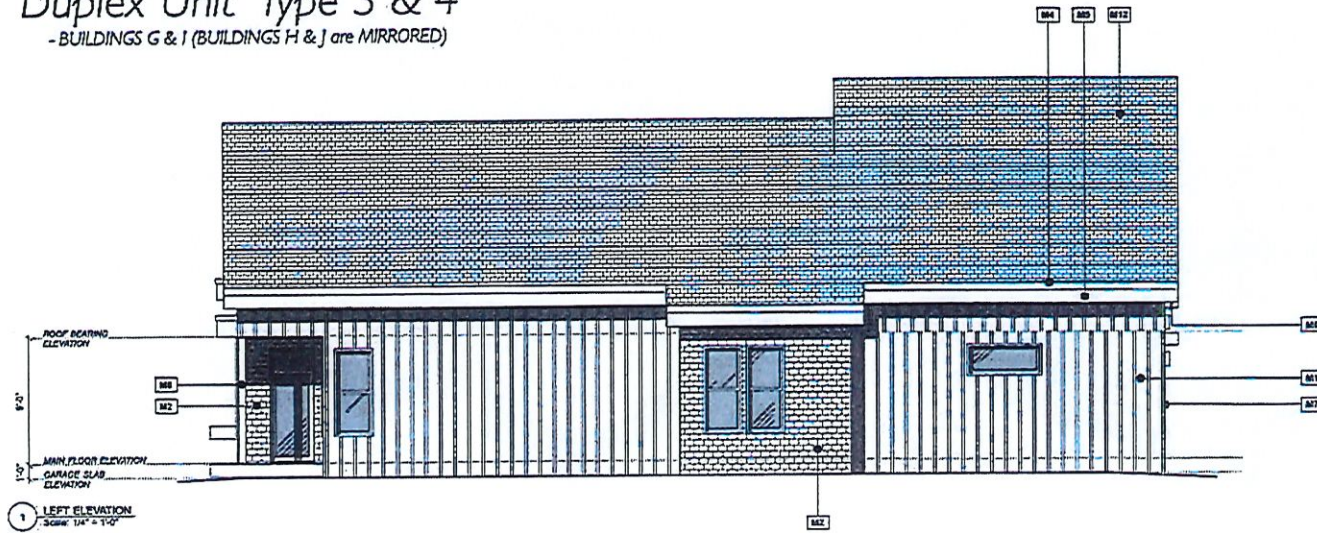
DRAWING NO:

A4.4

--	--

Duplex Unit 'Type 3 & 4'

- BUILDINGS G & I (BUILDINGS H & J are MIRRORED)



EXTERIOR MATERIAL NOTES			
M1	Current Fibre Board Siding - Board & Batten (White Vinyl)	M7	Pre-Finished Corner Smart Trim for Current Fibreboard
M2	Current Fibre Board Siding - Single Lap (Light Mar)	M8	Wood Clad Columns & Beams - Dark Espresso Stain
M3	Current Canvas Door - Dark Charcoal	M9	Pre-Finished 42" Glass Casement - Dark Espresso Frame
M4	Pre-Finished Metal Flashing - Black	M10	Exterior Lighting
M5	Pre-Finished Fascade Board - Dark Espresso	M11	Timber Stone Brackets
M6	Pre-Finished Aluminum Soffit - Dark Espresso	M12	Asphalt Shingle Roofing

AVEX
ARCHITECTS

4188 - 6th St. S.E.
NO. 100, 2nd
SUITE 100, MCALISTER, ALA 36501-1102

Phone: 205-444-1100
Fax: 205-444-1101
E-mail: info@avexarch.com
Web: www.avexarch.com

PROJECT: 20-020

'RIDGE VIEW'
Residential
Development

1920 Street N.E.
Savannah, GA 31406

DRAWING TITLE:
ELEVATIONS

DRAWING NO.:
A4.5

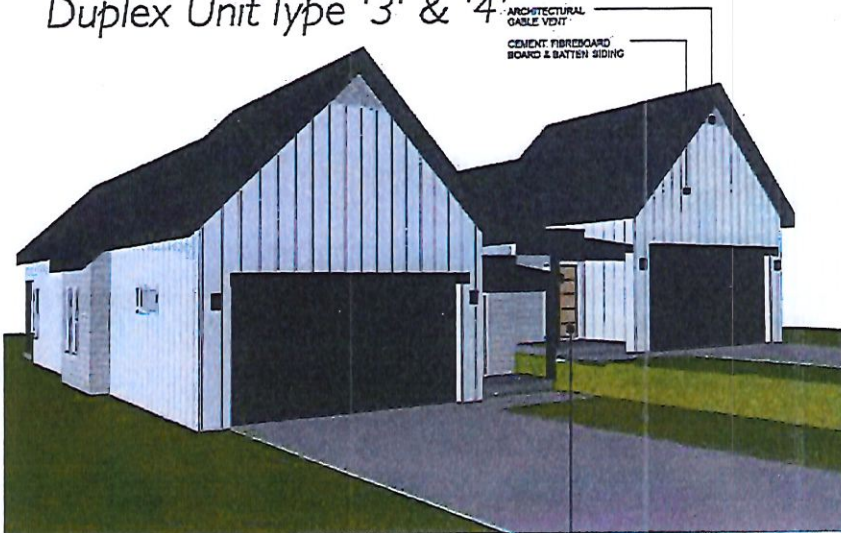
DATE: March 11, 2021

DESIGNED BY: H.C. O.

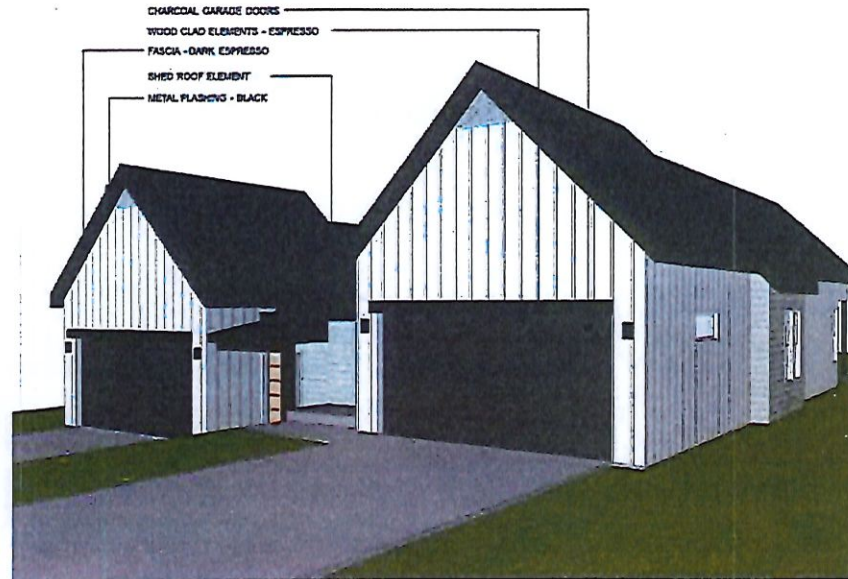
DRAWN BY: H.C. O.

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

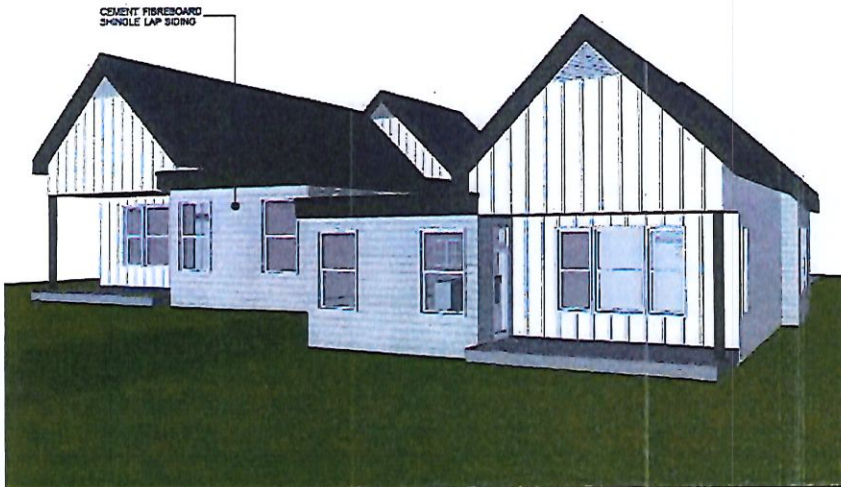
Duplex Unit Type '3' & '4'



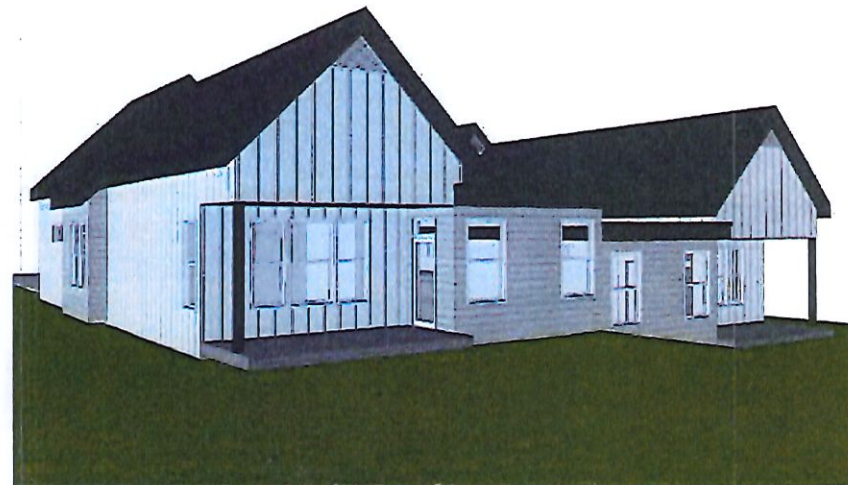
SOUTHWEST VIEW



SOUTHEAST VIEW



NORTHWEST VIEW

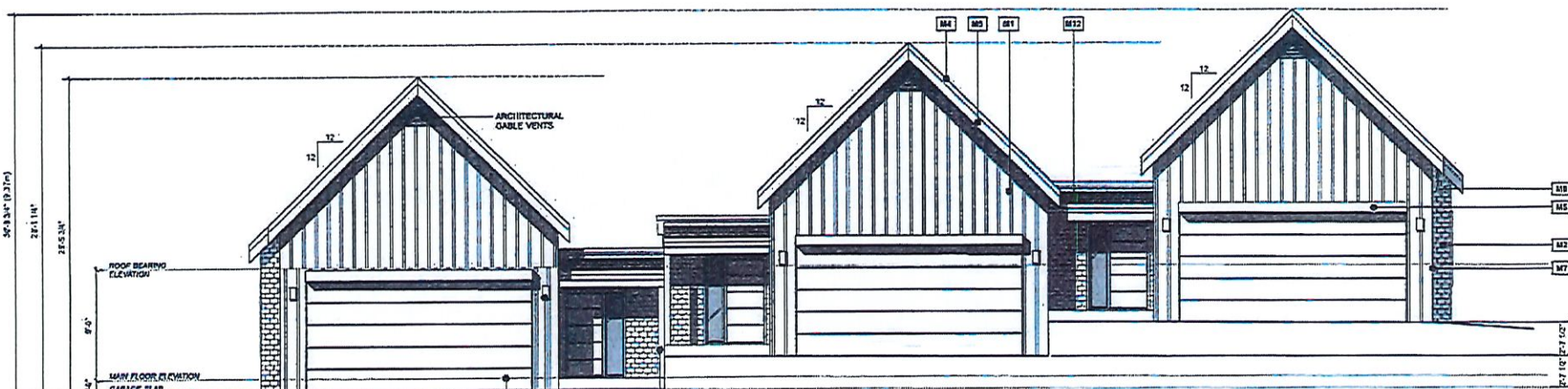


NORTHEAST VIEW

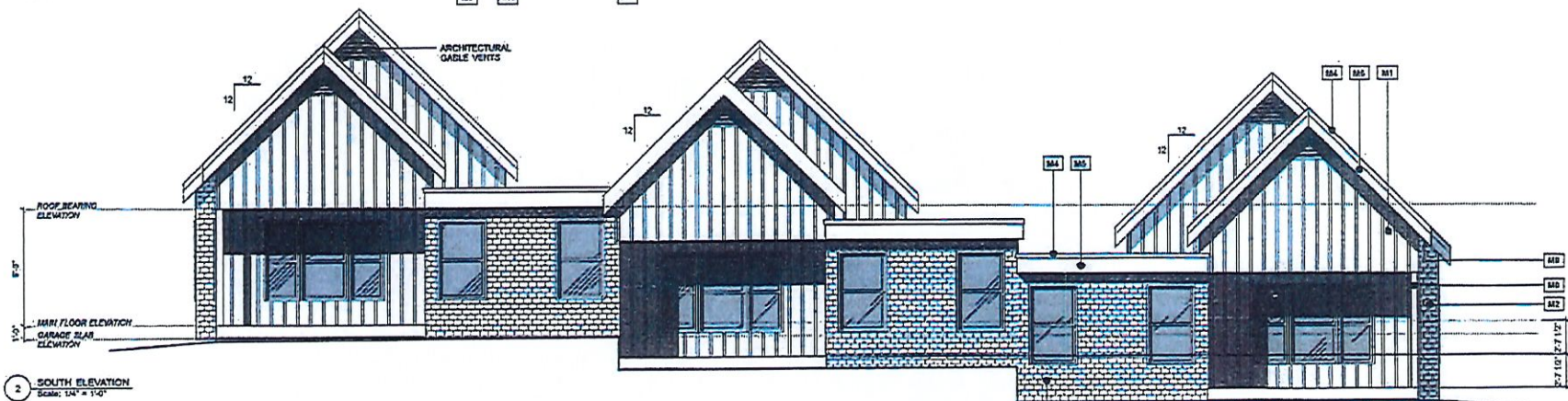
	
ISSUE Description Title DATE Project 31.201	DATE Project 31.201
DRAWING BY: H.L.O. DATE: March 2011 SCALE: 1/8" = 1'-0"	
#160 - 44 YEAJ 1500000.1117 1441000.0000.0000.0000 1441000.0000.0000.0000 1441000.0000.0000.0000 1441000.0000.0000.0000	
PROJECT: 35005 'RIDGE VIEW' Residential Development 1000 Street NE Auburn, AL, 36832 DRAWING TITLE: 3D VIEWS DRAWING NO.: A4.6	

Triplex Unit 'Type 5 & 6'

- BUILDING E (BUILDING F IS MIRRORRED)



1 NORTH ELEVATION
Scale: 1/4\" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4\" = 1'-0"

EXTERIOR MATERIAL NOTES

M1 - Cement Fibre Board Siding - Board & Batten (Axxis White)	M7 - Pre-Finished Corner Brackets for Cement Fibreboard
M2 - Cement Fibre Board Siding - Shingle Lap (Light Grey)	M8 - Wood Chel Columns & Beams - Dark Espresso Stain
M3 - Overhead Garage Door - Dark Charcoal	M9 - Pre-Finished 42\" Glass Curtains - Dark Espresso Frame
M4 - Pre-Finished Metal Flashing - Black	M10 - Exterior Lighting
M5 - Pre-Finished Faux Wood Board - Dark Espresso	M11 - Timber Knee Braces
M6 - Pre-Finished Aluminum Soffit - Dark Espresso	M12 - Asphalt Shingle Roofing



DATE	DATE
Preparation Form	March 11, 1993



4100 - 4th St. S.E.
PO Box 1110
Salem, VA, U.S.A. 22501
Phone: (703) 555-1110
Fax: (703) 555-1111
E-Mail: avex@avex.com

PROJECT: 20-001
'RIDGE VIEW'
Residential
Development

15th Street N.E.
Salem, VA, U.S.A.

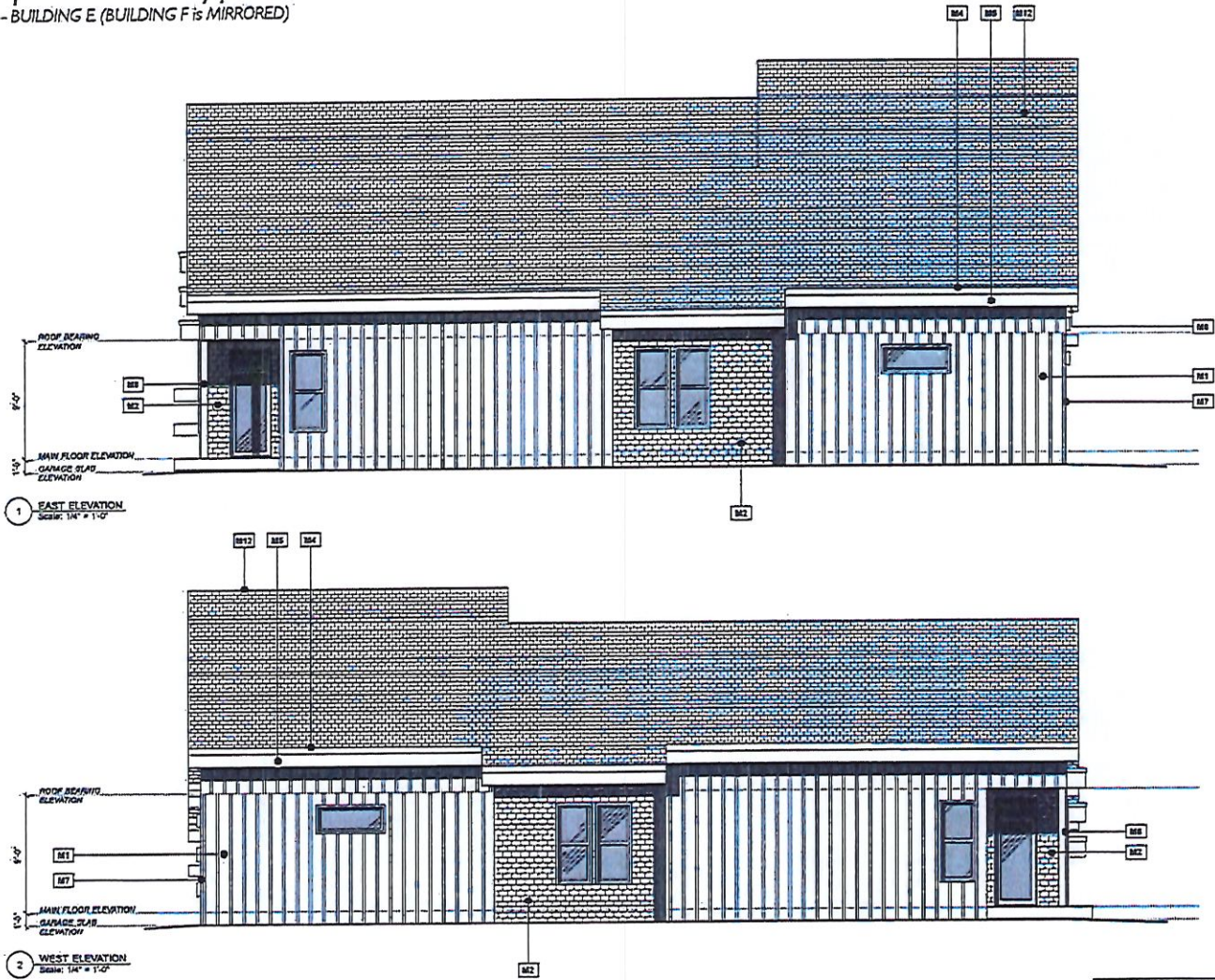
SHOWNING TITLE
ELEVATIONS

SHOWNING NO:

A5.4

Triplex Unit 'Type 5 & 6'

- BUILDING E (BUILDING F is MIRRORED)



EXTERIOR MATERIAL NOTES	
M1	Current Fibre Board Siding - Bead & Butt (Artic Vetro)
M2	Current Fibre Board Siding - Drop Lap (Artic Vetro)
M3	Overhead Garage Door - Dark Chassis
M4	Pre-Finished Metal Flooring - Stone
M5	Pre-Finished Fibre Board - Dark Espresso
M6	Pre-Finished Aluminum Soffit - Dark Espresso
M7	Pre-Finished Center Smart Trim for Current Fibreboard
M8	Wood Clad Columns & Beams - Dark Espresso Stain
M9	Pre-Finished 47" Chalk Coated - Dark Espresso Frame
M10	Timber Upcladding
M11	Timber Knee Braces
M12	Asphalt Shingle Roofing

4-14-2024
NO. 1004 2315
5470A APT. 101C-102
1010 LUTHERAN AVENUE, FIVE
T. 325.515.1101
1010 LUTHERAN AVENUE, FIVE
T. 325.515.1101

ISSUE DATE

Revised Drawing Date: Project 23-028

DATE: Project 23-028

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

DRAWN BY: JAL/CJ

DATE: Project 23-028

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

PROJECT: 23-028

'RIDGE VIEW'
Residential Development

1010 Street N.E.
Cochran, AL 36020

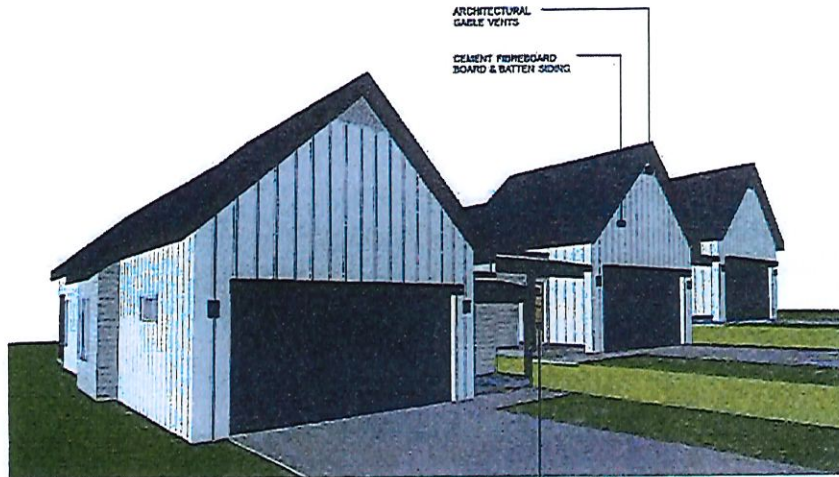
DRAWING TITLE:
ELEVATIONS

DATE/TIME: M.B.

A5.5

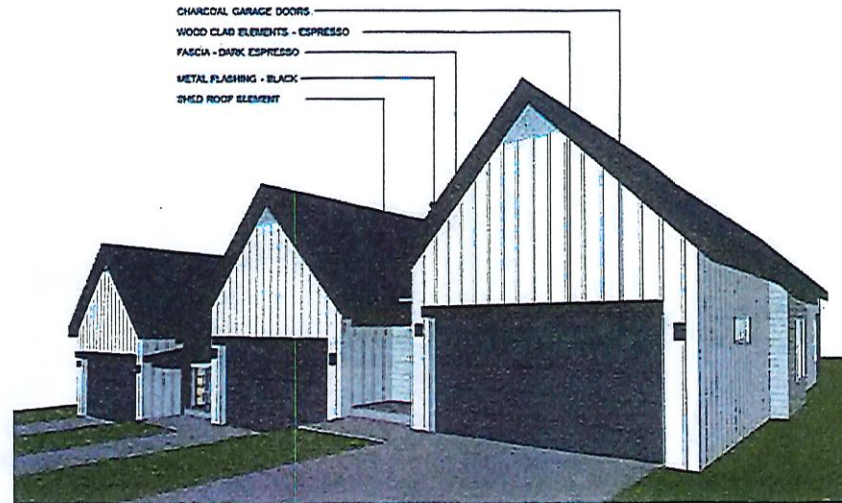
Triplex Unit 'Type 5 & 6'

- BUILDING E (BUILDING F is MIRRORRED)

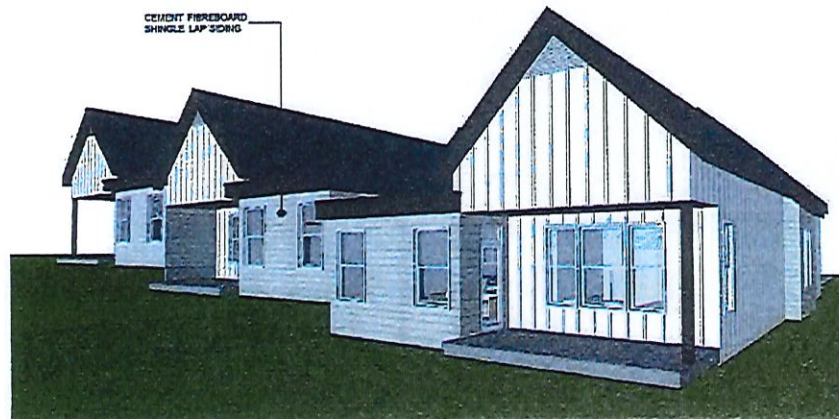


SOUTHWEST VIEW

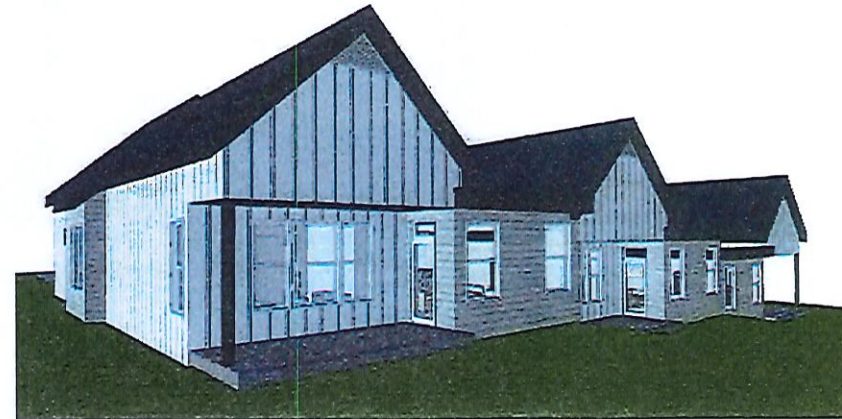
CUSTOM WOOD
FRONT ENTRY DOORS




SOUTHEAST VIEW

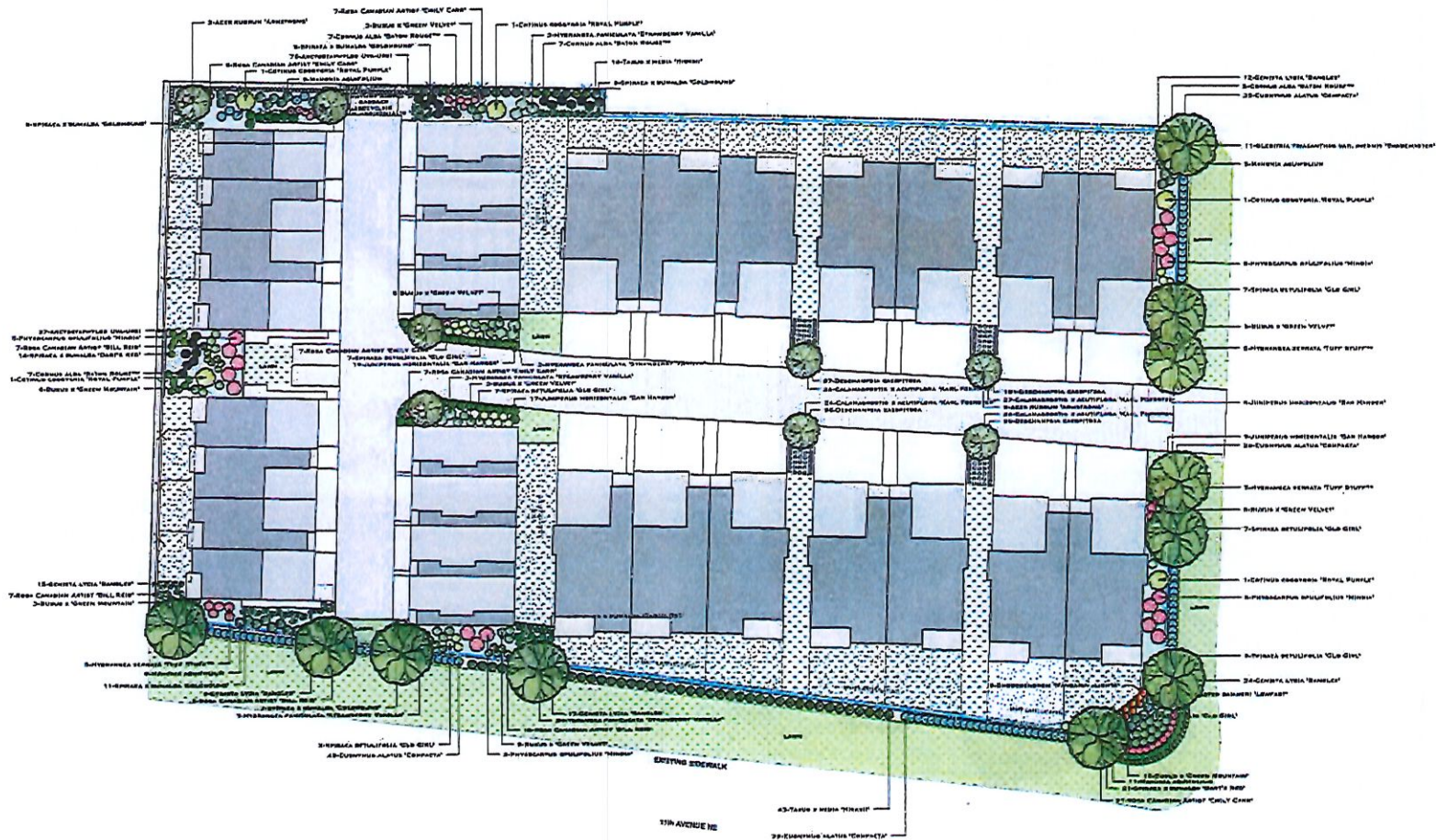


NORTHWEST VIEW




NORTHEAST VIEW

	
ISSUE 1/1/2024	DATE 1/1/2024
DRAWN BY: H.C.I. CHECKED BY: H.C.I. SCALE: 1/8" = 1'-0"	
PROJECT: 24-009 "RIDGE VIEW" Residential Development	
1011 Street N.E. Salem, Oregon, OR 97301 503-555-1111 www.avexarchitectural.com	
DRAWING TITLE: 3D VIEWS	
DRAWING NO: A5.6	



PRELIMINARY




ISSUE	DATE

DESIGNED BY: HLC

DRAWN BY: HLC


DATE: March 2013

SCALE: 1" = 40'



AVEX
ARCHITECTURE

4115 - 15th St NE
FARMINGTON, NM 87401
Phone: (505) 424-1111
Fax: (505) 424-1112
www.avexarch.com



ERIC REYNARD
Landscape Architects

2002 15th Avenue NE, Suite 100
Farmington, NM 87401
Phone: (505) 424-1111
Fax: (505) 424-1112
www.ericreynard.com

PROJECT: 20-002

Ridge View
Development

15th Avenue NE
Farmington, NM

DRAWING TITLE

Landscape
Plan

DRAWING NO:

DPL-01



2021-04-05

RIDGE VIEW DEVELOPMENT- SALMON ARM, BC

QTY	BOTANICAL NAME	COMMON NAME	SIZE
<u>TREES</u>			
8	Acer rubrum 'Armstrong'	Armstrong Red Maple	7cm cal.
11	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	
<u>SHRUBS</u>			
103	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot
25	Buxus x 'Green Mountain' 'Sensation'	Green Mountain Boxwood	#2 pot
27	Buxus x 'Green Velvet'	Green Velvet Korean Box	#2 pot
99	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
26	Cornus alba 'Baton Rouge'™	Baton Rouge Dogwood	#2 pot
5	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	#5 pot
31	Cotoneaster dammer 'Lowfast'	Lowfast Spreading Cotoneaster	10cm pot
390	Deschampsia caespitosa	Tufted Hair Grass	10cm pot
147	Euonymus alatus 'Compacta'	Dwarf Winged Burning Bush	#2 pot
87	Genista lydia 'Bangles'	Bangles Lydia Woadwaxen	#1 pot
15	Hydrangea paniculata 'Strawberry Vanilla'	Strawberry Vanilla Panicked Hydrangea	#5 pot
15	Hydrangea serrata 'Tuff Stuff'™	Tuff Stuff Mountain Hydrangea	#2 pot
49	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Spreading Juniper	#2 pot
33	Mahonia aquifolium	Oregon Grape Holly	#2 pot
18	Physocarpus opulifolius 'Mindia'	Coppertina Ninebark (R)	#2 pot
9	Rhododendron 'Mandarin Lights'	Mandarin Lights Azalea	#2 pot
29	Rosa Canadian Artist 'Bill Reid'	Bill Reid Canadian Artist Rose	#2 pot
58	Rosa Canadian Artist 'Emily Carr'	Emily Carr Rose	#2 pot
49	Spiraea betulifolia 'Glo Girl'	Glo Girl Birch Leaf Spirea	#2 pot
44	Spiraea x bumalda 'Dart's Red'	Dart's Red Spirea	#2 pot
44	Spiraea x bumalda 'Goldmound'	Goldmound Spirea	#2 pot
62	Taxus x media 'Hicksii'	Hick's Yew	

All substitutions to be approved in writing by the Landscape Architect



ERIC REYNARD
Landscape Architect

6 April 2021

Marc Lamerton
BA, MArch, LEED AP
Avex Architecture
416B - 4th St. NE
Salmon Arm, BC, V1E 4R3

497 Mallory Road
Enderby, BC V0E 1V3

250 832-7766

eric.reynard@ericreynard.com

RE: Cost Estimate
Ridge View Development, Salmon Arm, BC

Dear Marc

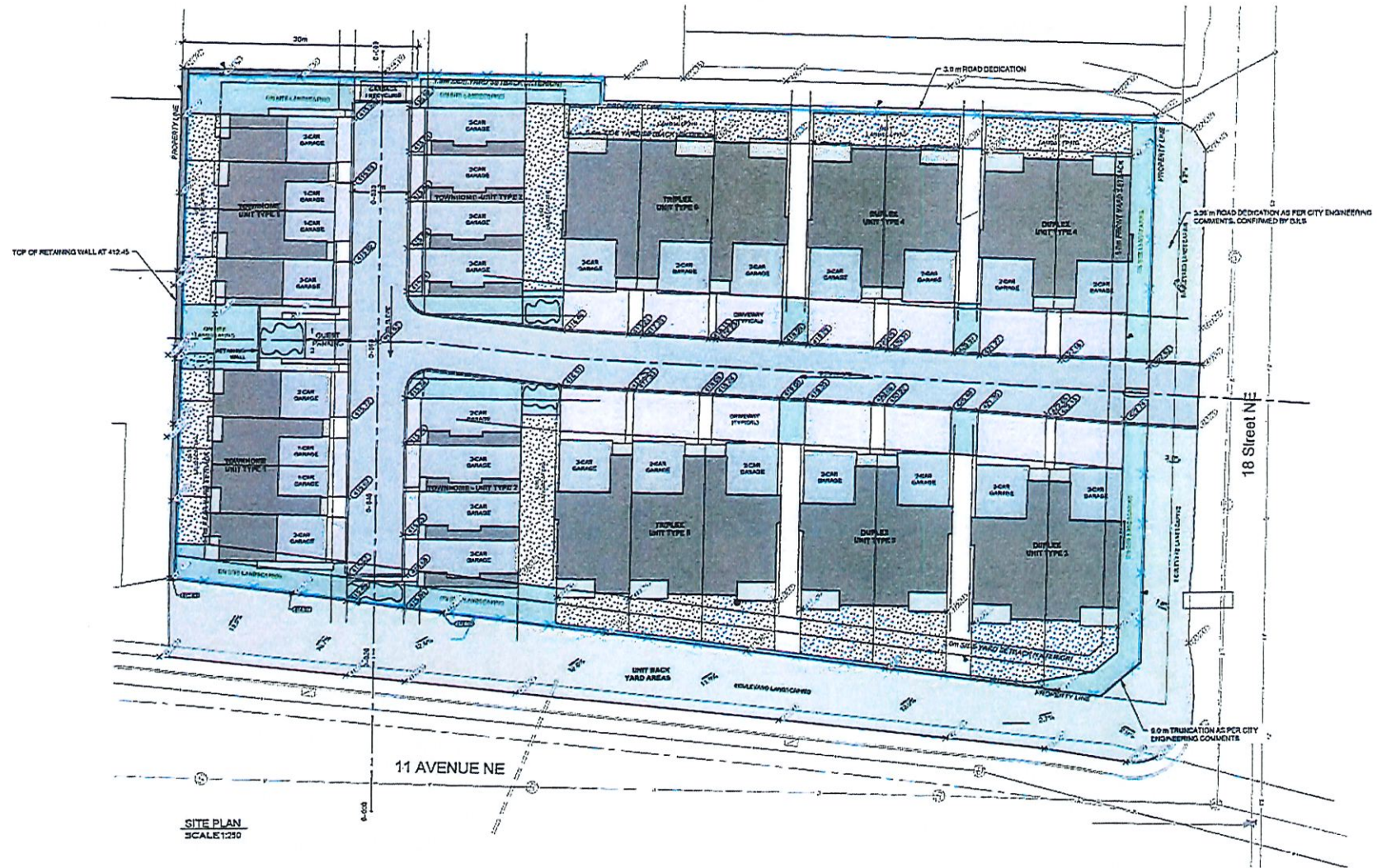
Based on the drawings DPL-1 for submission to the City of Salmon Arm dated 5 April 2021, I estimate the complete installed cost of the soft landscape to be \$148,500.00. This cost includes irrigation, soil, mulch and plant materials necessary to complete the project as submitted.

If you have any questions please do not hesitate to contact me.

Sincerely

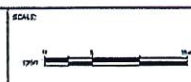
Eric Reynard, MBCSLA

NOT FOR CONSTRUCTION



SITE PLAN
SCALE 1:250

REVISION	DESCRIPTION	DATE	DESIGNED	APPROVED
A	FOR REVIEW ONLY	NOV 23, 2023	JV	
B	FOR REVIEW ONLY	NOV 23, 2023	JV	
C	FOR REVIEW ONLY	NOV 23, 2023	JV	

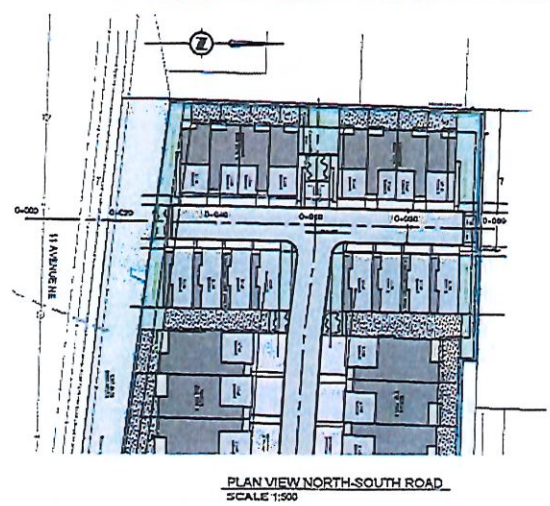
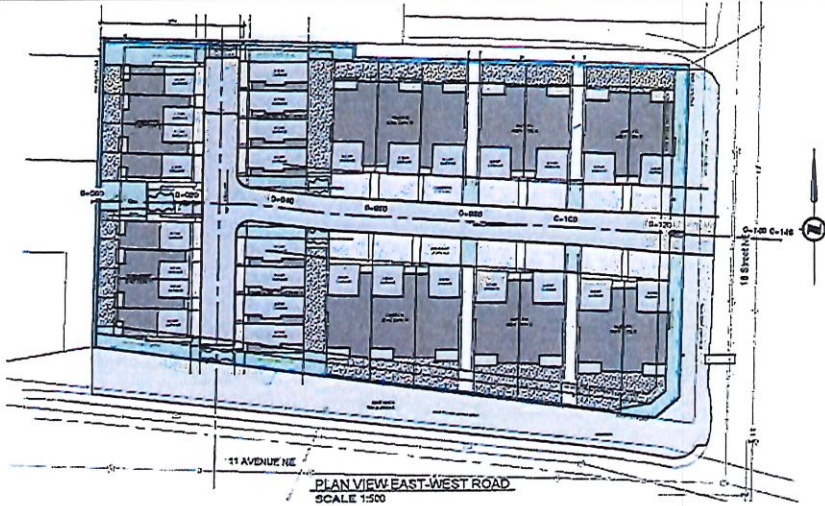


DESIGNED: JV
CHECKED: JV
DATE: NOV 23, 2023

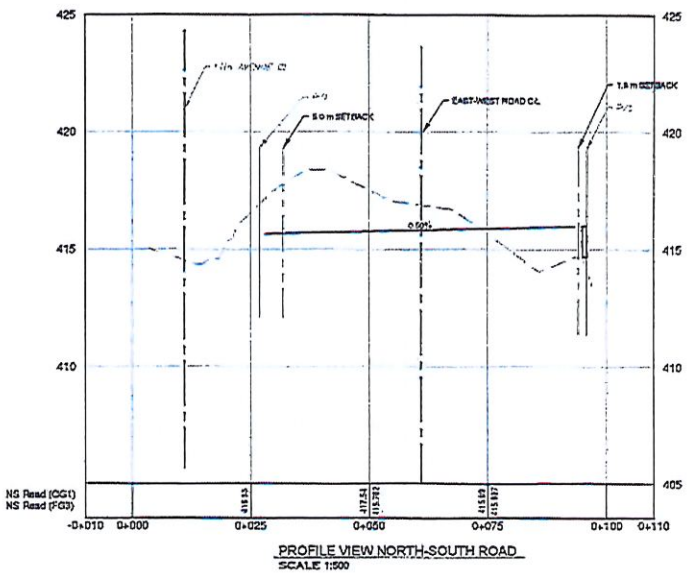
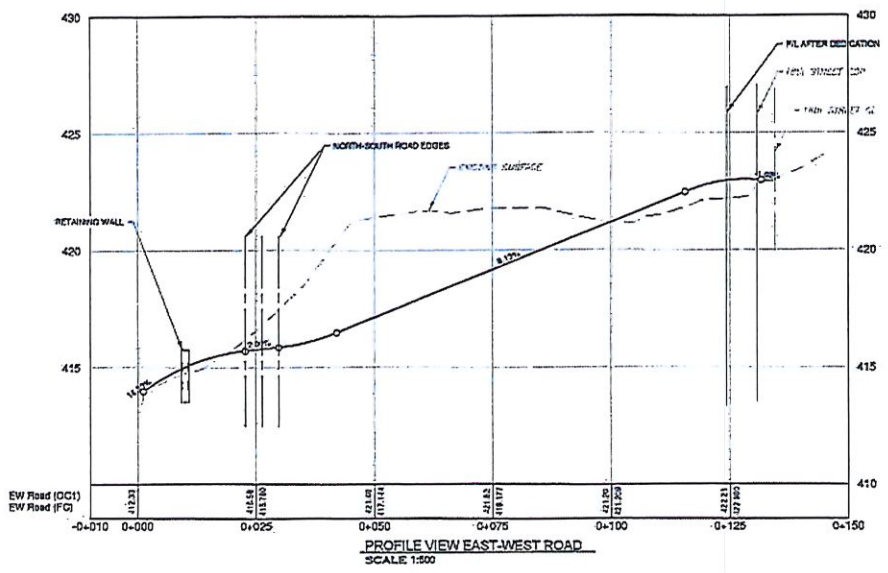
ONSITE
ENGINEERING LTD.
INTERIOR OPERATIONS
360-251-1000
PH: 254-875-8787 FAX: 254-875-8787

1259612 BC LTD.
RIDGE VIEW SUBDIVISION
GRADING PLAN
PLAN VIEW

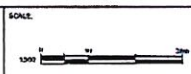
CUSTOM PROJECT NO. 11
SHEET NO. 101
SHEET 2 of 4



NOT FOR CONSTRUCTION



REVNO	REVISION	DATE	BY	APPD
A	ISSUED FOR DESIGN TEAM ONLY	NOV 21 2022	JV	
B	ISSUED FOR DESIGN TEAM ONLY	MAY 4 2021	JV	
C	ISSUED FOR DESIGN APPLICATION	MAY 20 2021	JV	JL



DESIGNED: JV
DRAWN: JV
CHECKED: JV
SURVEYED: QD-4515
DATE: NOV 2022

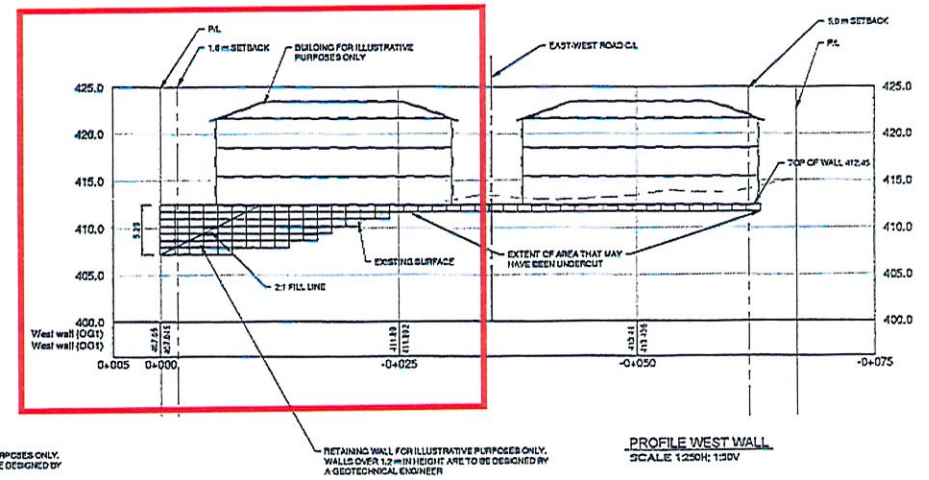
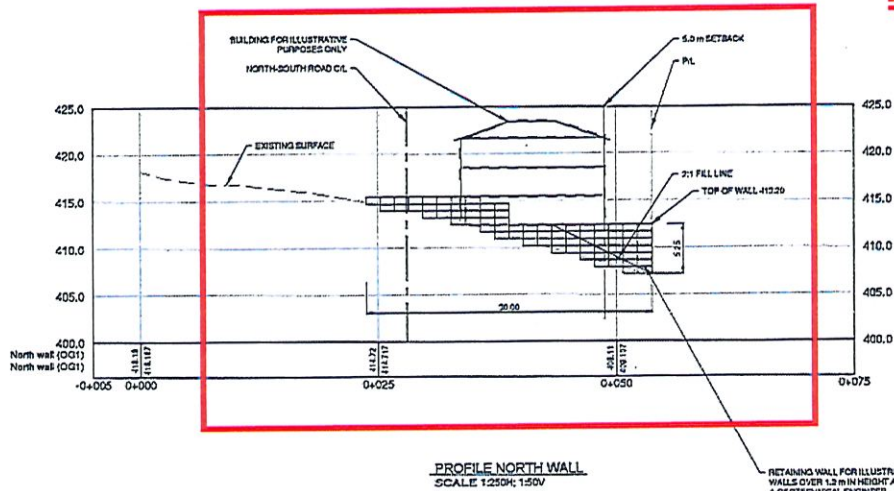
ONSITE
ENGINEERING LTD.
1259612 BC LTD.
1259612 BC LTD.
1259612 BC LTD.
1259612 BC LTD.

1259612 BC LTD.
RIDGE VIEW SUBDIVISION
PRELIMINARY ROAD DESIGN
PLAN AND PROFILE

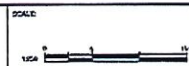
COUNT PROJECT NO.
1259612 BC LTD.
DRAWING NO.
102
SHEET 3 of 4

NOT FOR CONSTRUCTION

Retaining Wall



REV NO	REVISIONS	DATE	DESIGNED	APPROVED
A	ISSUED FOR DESIGN TEAM ONLY	NOV 2020	JV	-
B	ISSUED FOR CONSTRUCTION TEAM ONLY	MAY 2021	JV	-
C	ISSUED FOR APPLICATION	APR 2022	JV	JV



DESIGNED JV
DRAWN JV
CHECKED JM
SURVEYED OTHERS
DATE NOV 2020

ONSITE
ENGINEERING LTD.
RESIDENTIAL OPERATIONS
301-2511 TransCanada Highway
Surrey, BC V4L 0G1
PH: 250-585-7400 FAX: 250-775-6963

1259612 BC LTD.
RIDGE VIEW SUBDIVISION
CONCEPTUAL RETAINING WALLS
PROFILES

CUSTOMER PROJECT NO. 11
CIVIL PROJECT NO. 10642
DRAWING NO. 103
SHEET 4 of 4



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: 7 June 2021
PREPARED BY: Chris Moore, Engineering Assistant
OWNER: **1259612 BC Ltd.** - PO Box 906, Salmon Arm, BC V1E 4P1
APPLICANT: **Owner – Guenther, K**
SUBJECT: **DEVELOPMENT PERMIT APPLICATION No. DP-431**
LEGAL: Lot 3 Section 24 Township 20 Range 10 W6M KDYD Plan 1978
Except Plan KAP54560
CIVIC: **1141 – 18 Street NE**

Further to your referral dated April 21, 2021, 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. At the time of development the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

DEVELOPMENT PERMIT APPLICATION No. DP-431

7 June 2021

Page 2

-
8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer.
 9. For the off-site improvements at the time of development 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 development approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 11 Avenue NE, on the subject properties southern boundary, is designated as a Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 11 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, davit street lighting and fire hydrants. Owner / Developer is responsible for all associated costs.
3. 18 Street NE, on the subject properties 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 3.36m of additional road dedication is required (to be confirmed by a BCLS).
4. 18 Street NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. The Laneway on the subject properties northern boundary requires 10.0m road dedication. Available records indicate that 4.0m of additional road dedication is required (to be confirmed by a BCLS). At this time a 4m wide Road Reserve would be acceptable since widening of the laneway is considered unlikely in the near future.
6. The Laneway is not constructed to any standard, however, since it is currently only being used as a private driveway, no further upgrades are required.
7. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

DEVELOPMENT PERMIT APPLICATION No. DP-431

7 June 2021

Page 3

-
8. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 11 Avenue NE and 18 Street NE.
 9. As 11 Avenue NE will be designated a Collector Road in the future due to traffic volumes, access shall be restricted to 18 Street NE only and no access will be permitted onto 11 Avenue NE.
 10. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

Water:

1. The subject property fronts a 450mm diameter Zone 1 watermain on 11 Avenue NE and a 150mm diameter Zone 2 watermain on 18 Street NE. No upgrades will be required at this time.
2. The property shall be serviced by single metered water service connection (as per Specification Drawings No. W-11) adequately sized to satisfy the servicing requirements for the proposed use. Water meters will be provided by the City at time of Building Permit, at the owner/developers cost.
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. Records indicate that the existing property is serviced by a service of unknown size from the 150mm diameter watermain on 18 Street NE. This service is to be removed at the water main at the Owner / Developer's cost.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. 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.

DEVELOPMENT PERMIT APPLICATION No. DP-431

7 June 2021

Page 4

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 11 Avenue NE and a 150mm diameter sanitary sewer on 18 Street NE. Since the 18 Street NE sewer terminates at the top of the hill and there are no further properties served, no upgrades will be required.
2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer'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. Records indicate that the existing property is serviced by a 150mm service from the sanitary sewer on 11 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 525mm diameter storm sewer on 11 Avenue NE. No upgrades will be required at this time, however extension of the Storm sewer up 18 Avenue NE may be required to collect road drainage.
2. Records indicate that the existing property is not connected to City storm. However, there is an inlet structure on the south boundary of the property which is connected to a culvert crossing 11 Avenue NE. The development of this property makes this culvert and inlet structure redundant and it shall be decommissioned. Owner / Developer is responsible for all associated costs.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The parcel shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

DEVELOPMENT PERMIT APPLICATION No. DP-431

7 June 2021

Page 5

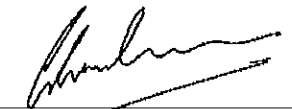
Geotechnical:

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.

Variances:

1. The applicant has requested variances to the Zoning Bylaw.

The Engineering Department has no objections to these variances.



Chris Moore
Engineering Assistant



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

Item 22.2

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit No. 528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install Storm Sewer works (catch basin and rock pit drywell);
2. Waive the requirement to install Concrete works (curb, gutter and sidewalk); and
3. Waive the requirement to install Electrical and Telecommunications works (streetlight and UG Hydro/Telephone).

[Burgi, M. & S.; 2891 25 Avenue NE; Servicing]

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, 2021

SUBJECT: Development Variance Permit Application No. VP-528 (Servicing)
Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198
Civic Address: 2891 – 25 Avenue NE
Owner/Applicant: Burgi, M. & S.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install Storm Sewer works (catch basin and rock pit drywell);
2. Waive the requirement to install Concrete works (curb, gutter and sidewalk); and
3. Waive the requirement to install Electrical and Telecommunications works (streetlight and UG Hydro/Tel).

STAFF RECOMMENDATION

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

1. Approve the Development Variance Permit as presented in the Motion for Consideration (i.e. what the applicant is requesting – to waive Storm Sewer, Concrete, and Electrical and Telecommunications works requirements);
2. Defeat the Motion for Consideration and support either all or some of the Engineering Department's Recommendation outlined in the City Engineer's Memorandum dated May 21, 2021 (attached as Appendix 7); or
3. Defeat the Motion for Consideration (i.e. deny the Development Variance Permit).

PROPOSAL

The owners submitted a Subdivision application on October 8, 2020 for one new residential parcel. This proposal triggers service and frontage upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163. An Opinion of Probable Costs has been provided (Appendix 1), detailing associated costs (\$74,906 plus tax). The applicant intends to complete the required Road and Earthworks, Water, and Sanitary Sewer Works (\$23,2016), but has requested (February 16, 2021) that Council vary the provisions for Storm Sewer Works, Concrete Works, as well as Electrical and Telecommunications works, including a street light (\$51,800).

BACKGROUND

The subject parcel is located at 2891 – 25 Avenue NE (Appendix 2), just west of the 25 Avenue SE and 30 Street NE intersection, in the Upper Lakeshore residential neighbourhood, largely comprised of R-1 and R-8 zoned parcels. The parcel is designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-8) in the Zoning Bylaw (Appendix 3 & 4). The entire property is approximately 0.24 hectares (2,400 square metres) in size, was recently rezoned to R-8, and presently contains an existing single family dwelling.

The applicant has submitted a subdivision application (SUB-20.13) on October 8, 2020, with preliminary conditional approval granted in November 2020 for the creation of a new parcel (Appendix 5). Site photos are attached as Appendix 6.

COMMENTS

Engineering Department

Detailed comments are attached as Appendix 7.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

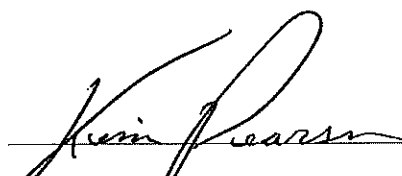
The applicant is requesting variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate development permitted by the zoning. Given the zoning and potential for future development based on parcel area, the parcel does not qualify for exemptions. Full frontage and servicing upgrades are triggered. Noting the need to avoid service gaps and to provide expected levels of service, Engineering staff have recommended against the Motion, with their comments noting support for a variance for the requirement for underground Hydro/Tel (valued at \$7,500, which would bring the developers costs down to \$67,406 based on the OPC).

Staff recognize the rationale behind the requested variances given the scale and cost of the proposed development relative to the improvements required, and have thus provided Council with options to consider. Staff note the potential benefit related to providing additional housing aligned with existing use in the area.

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



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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

0316 the requirement to
 upgrade 25 Avenue NE
 to RD-2 standard. Including:
 • Curb, Gutter & Sidewalk.
 • UG Hydro/Tel.
 • Street Lights.
 • CB's & Drywall.



LAWSON
 — ENGINEERING LTD. —

VENUE NE SUBDIVISION - OFFSITE WORKS (NO VARIANCES)

2021-02-16

CLASS 'C' OPINION OF PROBABLE COSTS

(*Denotes Nominal Quantity)

OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0 ROADS AND EARTHWORKS				
1.1 Supply & Install Asphalt (65mm)	m2	80 *	\$ 45.00	\$ 3,600.00
1.2 Supply & Place 25mm Crushed Base Course (75mm)	m3	20 *	\$ 90.00	\$ 1,800.00
1.3 Supply & Place 75mm Crushed Granular Sub-Base Course (400mm)	m3	90 *	\$ 55.00	\$ 4,950.00
1.4 Common Excavation and Disposal	m3	22 *	\$ 18.00	\$ 396.00
1.5 Common Excavation and Grading	m3	30 *	\$ 12.00	\$ 360.00
1.6 Supply & Install Import Backfill	m3	30 *	\$ 40.00	\$ 1,200.00
1.7 Boulevard Grading, Top Soil & Hydro-seeding	LS	LS *	\$ 1,000.00	\$ 1,000.00
1.8 Asphalt Milling and Key-in Joints	LS	LS *	\$ 1,200.00	\$ 1,200.00
2.0 WATER WORKS				
2.1 Supply & Install 25mm (ID) Water Service c/w Curb Stop	ea	2 *	\$ 1,950.00	\$ 3,900.00
2.2 Remove & Dispose Existing 19mm Water Service	ea	1 *	\$ 300.00	\$ 300.00
3.0 SANITARY SEWER WORKS				
3.1 Supply & Install 100mm Sanitary Service c/w IC	ea	2 *	\$ 2,200.00	\$ 4,400.00
4.0 STORM SEWER WORKS				
4.1 Supply & Install Top-Inlet Catch-Basin c/w 200Ø PVC Lead	ea	1 *	\$ 3,200.00	\$ 3,200.00
4.2 Supply & Install Rock-Pit Drywell	ea.	1 *	\$ 7,000.00	\$ 7,000.00
4.3 Decommission Existing Catch-Basin	ea.	1 *	\$ 700.00	\$ 700.00
5.0 CONCRETE WORKS				
5.1 Supply & Install Concrete Curb & Gutter	m	60 *	\$ 105.00	\$ 6,300.00
5.2 Supply & Install Concrete Sidewalk	m2	110 *	\$ 110.00	\$ 12,100.00
6.0 ELECTRICAL & TELECOMMUNICATIONS				
6.1 Supply and Install Ornamental Street Lights c/w Conduit & Conduct	ea.	2 *	\$ 7,500.00	\$ 15,000.00
6.2 Supply & Install UG Hydro/Tel (Allowance)	LS	LS *	\$ 7,500.00	\$ 7,500.00

Proposed by Applicant

SUMMARY

1.0 ROADS AND EARTHWORKS
 2.0 WATER WORKS
 3.0 SANITARY SEWER WORKS
 4.0 STORM SEWER WORKS
 5.0 CONCRETE WORKS
 6.0 ELECTRICAL & TELECOMMUNICATIONS

\$ 14,506.00
 \$ 4,200.00
 \$ 4,400.00
~~\$ 10,900.00~~
~~\$ 18,400.00~~
~~\$ 22,500.00~~
 SUB TOTAL \$ 74,906.00
 GST (5%) \$ 3,745.30
 TOTAL \$ 78,651.30

\$23,106

1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.

2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.

Johnson

Prepared by: Jessica Johnson, EIT



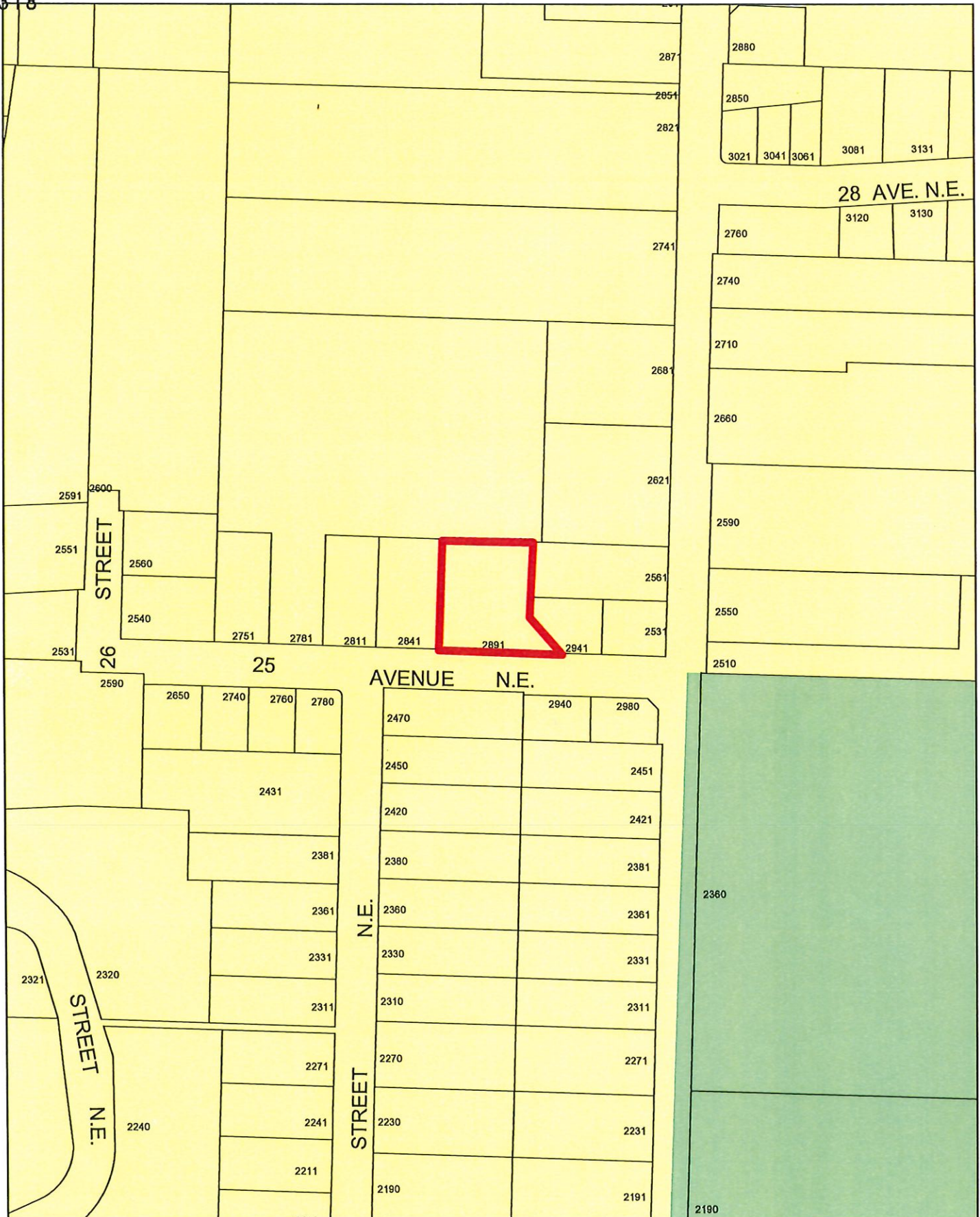
Reviewed by: Blake Lawson, P.Eng



0 20 40 80 120 160 Meters

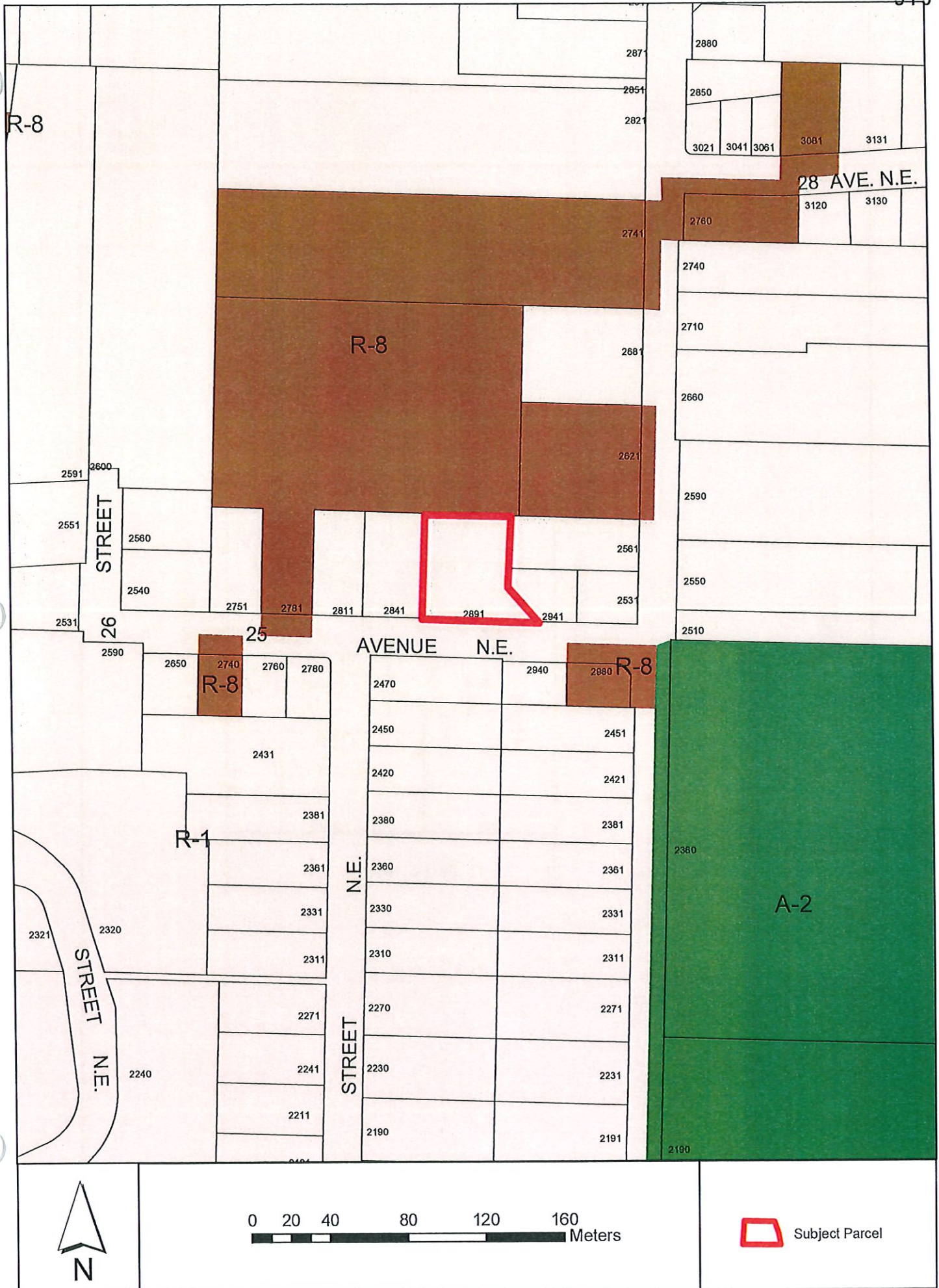
 Subject Parcel

318



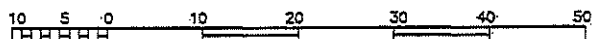
0 20 40 80 120 160 Meters

-  Residential Low Density
-  Acreage Reserve
-  Subject Parcel



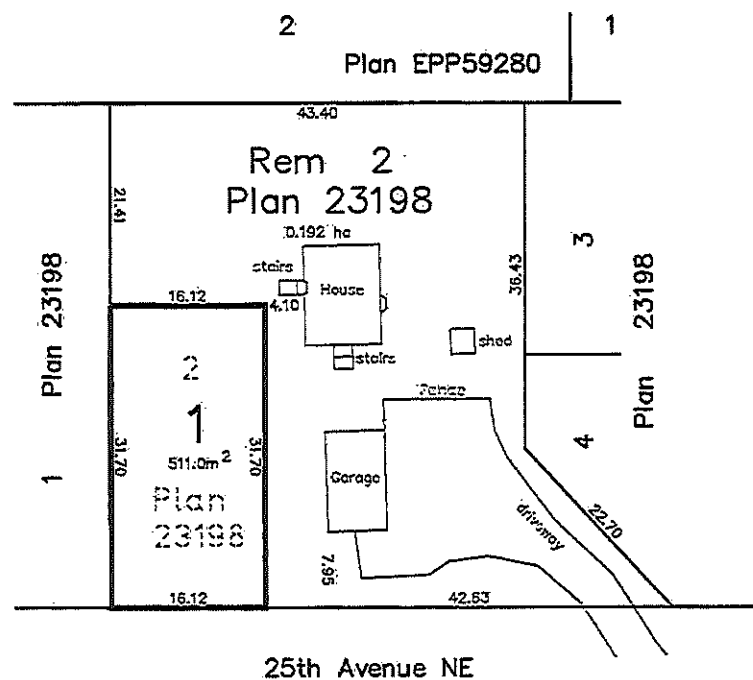
Sketch Plan of Proposed Subdivision of Part of Lot 2, Sec 24, Tp 20, Rge 10, W6M, KDYD, Plan 23198

Scale 1:500



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500



BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 379-20

2891 25 AVENUE NE SALMON ARM, BC

COSA FILE # 20.13(E)

PROPOSED SUBDIVISION OF LOT 2,
SECTION 24, TOWNSHIP 20, RANGE 10, W6M KDYD, PLAN 23198

CITY OF
SALMON
ARM

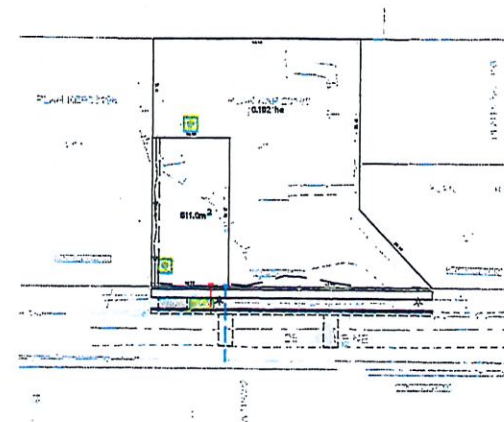


PROJECT LOCATION

PROJECT LOCATION MAP
N.T.S.

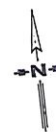
DRAWING INDEX:

- C000 - SHEET 1 OF 4 - TITLE
- C101 - SHEET 2 OF 4 - SITE SERVICING PLAN
- C102 - SHEET 3 OF 4 - SITE GRADING AND STORM WATER
- C103 - SHEET 4 OF 4 - ROADWORKS AND UTILITY LAYOUT PLAN / PROFILE - 25 AVE NE



OVERALL PROJECT
SCALE 1:500

PROJECT No: 199-1	DWG No: C000	SHEET: 1 OF 4	DESIGN BY: JSJ DESIGN DATE: 2021/01/27 REVIEWED BY: BTL DRAWN BY: JSJ REVISION NUMBER: 1 REVISION DATE: 2021/01/27
PREPARED FOR: SHANE & MEGAN BURG	PREPARED BY:  LAWSON ENGINEERING LTD. 8256 LAKESHORE DRIVE W PO BOX 106 SALMON ARM, BC V1E 4N2 PH. (250) 832-3220	ALL MEASUREMENTS IN m UNLESS OTHERWISE NOTED.	

[illegible]



View of subject property (at centre) looking east along 25 Avenue NE.



View of subject property (at centre) looking west along 25 Avenue NE.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: May 21, 2021
PREPARED BY: Matt Gienger, Engineering Assistant
APPLICANT: **Owner**
OWNER: **Burgi, S. & M.**, 2891 - 25 Avenue NE, Salmon Arm, BC V1E 3L8
SUBJECT: **Development Variance Permit Application No. VP-528**
LEGAL: Lot 2, Section 24, Township 20, Range 10, W6M KDYD, Plan 23198
CIVIC: **2891 - 25 Avenue NE**

Further to the request for variance dated March 9, 2021; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

The applicant is requesting a variance to Subdivision & Servicing Bylaw 4163, Section 4.0 as follows:

1. Waive the requirement to upgrade curb, gutter and sidewalk;
2. Waive the requirement to install underground hydro and tel;
3. Waive the requirement to install street lights;
4. Waive the requirement to install storm infrastructure.

General Notes

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

25 Avenue NE is currently constructed to an Interim Urban Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, street drainage and hydro and telecommunications.

The Subdivision and Development Servicing Bylaw 4163 (SDSB) requires that developers upgrade their frontage to a specific service level and provide adequate servicing to the parcels and to the furthest extent of their parcels to allow for future upstream development.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-505**May 21, 2021**

Page 2

It should be noted that the cost of the service connections (water and sanitary sewer) to the proposed and existing lots may increase if not installed in conjunction with other frontage works required for subdivision. In the event of variance approval for works affecting these service connections, the City may provide revised estimates for installation.

1. Waive the requirement to upgrade curb, gutter and sidewalk.

Construction of a separated sidewalk removes pedestrian traffic from the road, and substantially improves safety for vehicles and pedestrians. This proposed development would be the first within this area to upgrade to the standards specified in the SDSB. There is currently no sidewalk within adjacent properties frontages to tie into; therefore, a cash contribution to future works for the cost of the sidewalk would be acceptable to allow the City to install at a later date.

Installation of curb and gutter is tied to stormwater control and is discussed below.

Recommendation:

The Engineering Department strongly recommends that the requested variance to waive the requirement to upgrade curb, gutter and sidewalk be denied.

2. Waive the requirement to install underground hydro and tel.

Underground hydro and tel not only provide improved visual appeal but also provide a number of operation, maintenance and safety benefits. These upgrades provide for more aesthetically pleasing and safe areas of frontage within the City.

Many of the lots on either side of the subject parcel along 25 Avenue have limited potential for development which would leave overhead infrastructure gaps. The City is extremely unlikely to make capital investments in residential neighborhoods to place overhead hydro and telecommunications infrastructure underground. Therefore there is limited benefit to placing a short stretch of hydro and telecommunications underground in this area.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to underground hydro and tel be approved.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-505**May 21, 2021**

Page 3

3. Waive the requirement to install street lights.

Proper lighting of the street and sidewalk are paramount to pedestrian and vehicle safety. There are some pole mounted street lights existing along 25 street which do not meet the specifications or spacing of the current bylaw.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install streetlights be denied.

4. Waive the requirement to install storm infrastructure for**a. Disposal of storm water collected by curb and gutter via way of a rock pit.**

Stormwater collection and control becomes increasingly more important as lot density increases; smaller lots have a higher percentage of impermeable area (roofs, driveways, etc) resulting in concentrated stormwater flows which can cause erosion and nuisance flooding if not appropriately collected and disposed of. This scenario usually results in the City having to expend capital funds to correct the issues after the fact. An example of this situation occurred east of the subject parcel with an infill exempt development.

Staff strongly recommends preventing storm water issues with all future subdivision and development applications by requiring adequate storm infrastructure as per SDSB 4163.

Applebruin Engineering conducted a geotechnical investigation that concluded on-site storm disposal is supported. Based on the initial geotechnical information Lawson engineering prepared a preliminary design showing the SDSB required improvements including curb and gutter and catchbasin using a rock-pit for disposal. The applicant is requesting to waive all improvements

Regardless of whether or not curb and gutter are installed, grading of the roadway, boulevard and driveways result in concentrated stormwater flows at the edge of the paved roadway which need to be collected into a CB or ditch, or otherwise risk causing nuisance flooding. Without curb and gutter these concentrated flows result in erosion along the edge of roadway resulting in premature aging of the asphalt and otherwise unnecessary capital investments to fix the issues over time.

Staff support the preliminary design of curb and gutter draining to a CB and rock pit.


DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-505**May 21, 2021****Page 4****b. Storm Sewer main**

Staff are unable to support the waiving of the requirement of storm main without appropriate documentation showing upstream parcels would not require this main in the future. For the subject parcel, it is reasonable to suggest that storm main is not required to be extended as 30 Street NE currently drains south to 20 Avenue NE via a ditch on the east side. The subject property is near the termination of 25 Avenue NE near 30 Street NE with the eastern property limit being within the allowable CB spacing (none required upstream). Geotechnical documentation supports the use of rock-pits for stormwater disposal for the area suggesting CBs can be drained adequately without use storm main. However, to make the required spacing work, a CB would be required to be installed at the eastern property line. Note that this cost has not been calculated in the supplied Opinion of Probable Cost.

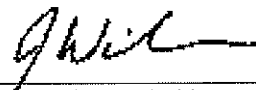
Recommendation:

The Engineering Department strongly recommends that the requested variance to waive the requirement to install storm infrastructure for

- a. Disposal of storm water collected by curb and gutter via way of a rock pit be denied; and,**
- b. Storm Sewer main along subject parcel's frontage be approved, subject to installation of a CB with rock pit at the eastern property line.**



Matt Gienger
Engineering Assistant



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

THIS PAGE INTENTIONALLY LEFT BLANK

Item 23.1

CITY OF SALMON ARM

Date: June 28, 2021

CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, June 28, 2021 at 7:00 p.m.

1) Proposed Text Amendment to Zoning Bylaw No 2303:

1. Section 2.0 Definitions to add the following:
RURAL DETACHED SUITE means a *dwelling unit* that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Detached Suite* is subject to the Agricultural Land Commission Act and Regulations.
2. Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) – Delete *detached suite* and replace with *rural detached suite*.
3. Table A1 - Required Offstreet Parking Spaces, Column 1 Use "Secondary Suite or Detached Suite" and replace with "Suite (secondary, detached or rural detached)".

Reference: ZON-1214/ Bylaw No. 4465

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 to 28, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

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

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

Erin Jackson, Director of Corporate Services

Vote Record

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

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 7, 2021

Subject: Zoning Bylaw Amendment No. 1214
Addition of Rural Detached Suite Definition and Use to Zoning Bylaw No. 2303

STAFF RECOMMENDATION

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

1. Section 2.0 Definitions to add the following:

RURAL DETACHED SUITE means a *dwelling unit* that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Detached Suite* is subject to the Agricultural Land Commission Act and Regulations.

2. Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) – Delete *detached suite* and replace with *rural detached suite*.

3. Table A1 - Required Offstreet Parking Spaces, Column 1 Use – Delete Secondary Suite and Detached Suite and replace with Suite (secondary, detached or rural detached).

PURPOSE

To introduce Zoning Bylaw text amendments that would allow a small additional residential unit on lands affected by the Agricultural Land Reserve (ALR). The proposed text amendments would bring the Zoning Bylaw in alignment with the current ALR regulations.

BACKGROUND

Land within the ALR typically falls into one of five possible zones – A1 (Agriculture Zone), A2 (Rural Holding Zone), A3 (Small Holding Zone), CD-3 (Comprehensive Development Zone) or CD-18 (Comprehensive Development Zone 18) (Appendices 1 to 5). Generally, development on land zoned for agriculture and within the ALR is restricted to a single residential unit.

Previous Zoning Bylaw amendments were adopted that added *detached suite* as a permitted use in the Rural (zones noted above) and Urban areas (R8 Residential Suite Zone). Zoning Bylaw No. 2303 defines a *detached suite* as a:

"dwelling unit with a maximum floor area of 90 m² (968 ft²) that is contained within a building which is accessory to a single family dwelling, and shall not include a mobile home, manufactured home, travel trailer, recreational vehicle or a storage container".

At the time of those Zoning Bylaw amendments, ALR regulations permitted additional residences and the BC Building Code limited the permitted floor area for a secondary suite. Approximately 5 years ago the ALC permitted detached suites above a farm building. ALC approval was granted through a Non-Adhering Residential Use Permit (along with City Council's endorsement).

The subject Zoning Bylaw amendments would affect the rural areas only and propose to replace *detached suite* with *rural detached suite*. A *rural detached suite* would be defined as:

a dwelling unit that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Detached Suite* is subject to the Agricultural Land Commission Act and Regulations.

ALC Regulatory Changes and Zoning Bylaw No. 2303

In 2019 significant changes were made to the ALR regulations governing additional dwelling units. Specifically, the ALR regulations restricted residential development to a single residence and less than 500m² in floor area. The unit may contain a secondary suite but a *detached suite* or carriage house is no longer an outright permitted use. Under the revised regulations, owners may make a Non-Adhering Residential Use application through the ALC for permission for a second residence.

The changes in ALR regulations were swift and many landowners were unprepared for the changes so the ALC granted a temporary policy exemption for land owners to provide a residence for a relative. A unit for a bonafide relative is permitted; however, the unit must be a mobile or manufactured home and no greater than 9m in width. The exemption was granted until July 2021 and has now been extended to December 2021. In an effort to be accommodating of the policy exemption at the staff level, these units have been accepted as *detached suites* under the Zoning Bylaw.

Given the temporary nature of the ALC exemption, staff did not propose any additional Zoning Bylaw amendments because the direction from the ALC was unclear as to how or if additional residential units would be addressed by further regulatory changes or not. With that, staff continue to enforce the 90m² (968 ft²) portion of the *detached suite* definition as a means to ensure that proposed units are accessory to the principle dwelling. Table 1 provides a summary of the regulations and highlights the discrepancies between the current Zoning Bylaw definition and ALR regulations governing second dwellings. In effect, owners are able to design units that are compliant with ALR regulations but, with regard to unit format and area, the design could conflict with the Zoning Bylaw.

Table 1. Comparison of Regulations Governing Second Dwellings on ALR land

	Zoning Bylaw - Agriculture Zones (A1, A2, A3 and CD 18)	ALR Regulations
<i>Detached suite</i>	Yes, no restrictions on tenancy	Yes, but only for a relative
Mobile home	No. <i>detached suite</i> may not be mobile or manufactured home	Yes. Only mobile or manufactured home is permitted.
Area of unit	Limited to 90m ²	N/A
Width of Unit	N/A	Limited to 9 m

Staff are proposing amendments at this time because the ALC recently stated that regulations governing additional dwellings will be coming forward in the near future. These changes include allowing for "smaller" additional residential units on ALR land without additional application (Appendix 6). It is anticipated that the ALR changes will include limitations on size for additional unit. The proposed Zoning Bylaw Amendments allow an additional residential unit, with the housing format and floor area to be determined under ALR regulations and policy.

Official Community Plan

The Rural and Agriculture section of the OCP is structured to limit non-agricultural development in the Rural areas. Subdivision, residential and commercial development potential is limited. However, the OCP has been supportive of limited additional residential units – dwellings for farm help, compassionate use, secondary and detached suites. The proposed amendments are consistent with the OCP and allow some flexibility in light of pending changes to ALR regulations in the near future.

Agricultural Advisory Committee

The proposed Zoning Bylaw amendment changes have not been reviewed by the AAC. Council could provide direction to staff to forward this report to the AAC for a recommendation.

Conclusion

In May 2021 staff received a rezoning application that requested amendments to the Zoning Bylaw to increase the allowable area for a detached suite. A letter submitted by the applicant is attached as Appendix 7. Since the ALC temporary exemption to allow an additional residential unit for a relative, staff have been inundated by requests from owners and their relatives for these units. To date, the City has approved approximately 10 units for a relative in the Rural areas with another 5-10 units expected in the near future. It is expected that given the current state of the housing market and availability, should the proposed amendments be adopted, demand will continue to increase. In addition to the letter from the Hooper's, staff also received a letter from Mike Shroeder (Lakeland Farms). The letter outlines the rationale a unit for a relative larger than the current bylaw permits and support for the proposed text amendments (Appendix 8).

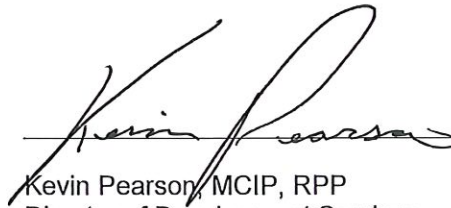
In 2020 the City's Housing Strategy called for additional density. As the demand increases, so too has the timeline for local manufacturers to create these customized units. It should be noted, that while the demand is premised in a desire to keep the farming interests in the family, acquiring a home in the community but not on the farm has become an issue of increasing proportions. The proposed amendments would allow for additional (albeit limited) density in the Rural areas. Staff are supportive of the proposed Zoning Bylaw amendments.

The proposed addition of *rural detached suite* to the Zoning Bylaw would not have any impact on properties currently zoned R8 (Residential Suite Zone) or for those existing *detached suite* units in the Rural areas.

Staff are supportive of the proposed Zoning bylaw amendments because the amendments would assist in providing housing for families in the Rural areas, thereby allowing small scale development in the Rural areas where other forms of development (i.e. subdivision, multi-family units) are otherwise restricted. The Agricultural zones will continue to restrict maximum residential building area (footprint) to 500m² for all dwelling units but would allow flexibility consistent with ALR regulations and BC Building Code. Overall, the proposed amendments would bring the Zoning Bylaw in alignment with provincial regulations creating a more consistent approach for owners and staff.



Melinda Smyrl, MCIP, RPP
Planner III



Kevin Pearson, MCIP, RPP
Director of Development Services

Purpose

- 34.1 The A-1 Zone is intended to identify and preserve land with good agricultural or forestry potential. Development on land located in the A-1 Zone will respect the rural nature of the area.

Regulations

- 34.2 On a *parcel zoned A-1*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 34.3 The following uses and no others are permitted in the A-1 Zone:
- .1 *agriculture*;
 - .2 *bed and breakfast*, limited to three let rooms;
 - .3 *boarders*, limited to two; #2767
 - .4 *detached suite* (development of a *detached suite* in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4013, #4193
 - .5 *equestrian facility*; #3218
 - .6 *equestrian facility campsite*; #3218
 - .7 *family childcare facility*; #3426
 - .8 *group childcare*; #3426
 - .9 *home occupation*;
 - .10 *intensive agriculture*;
 - .11 *kennel*;
 - .12 *outdoor recreation*;
 - .13 *public use*;
 - .14 *public utility*;
 - .15 *silviculture*;
 - .16 *secondary suite*; #3212
 - .17 *single family dwelling*;
 - .18 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 34.4
- .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*
 - .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The additional dwelling shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm. #3322
 - .3 A second dwelling may be permitted under Section 4.13 of this bylaw.

Maximum Number of Secondary Suites #4018

- 34.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

- 34.6 The maximum combined *building area* for all dwelling units (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Residential Buildings

- 34.7 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

SECTION 34 - A-1 - AGRICULTURE ZONE - CONTINUED

336

Maximum Height of Accessory Buildings

34.8 The maximum *height* of an accessory *building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

34.9 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

34.10 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

34.11 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet). |
| | <i>side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811 | |

Minimum Setback of Detached Suites #4018

34.12 The minimum *setback* of a *detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

34.13 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|--------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 | |

Minimum Setback of Kennels

34.14 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

34.15 The minimum *setback* of feed lots from:

- | | | |
|----|--|---------------------------|
| .1 | any <i>highway</i> right-of-way shall be | 100.0 metres (328.1 feet) |
| .2 | any <i>parcel</i> not zoned A-1 shall be | 65.0 metres (213.3 feet) |

Sale of Agricultural Products

34.16 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40.0 square metres (430.5 square feet).

Parking

34.17 Parking shall be required as per Appendix I.

Purpose

- 56.1 The CD-18 Zone is intended to identify and preserve land with good agricultural or forestry potential and allow for any type of second dwelling for farm help. *Development* on land located in the CD-18 Zone will respect the rural nature of the area.

Regulations

- 56.2 On a *parcel* zoned CD-18, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-18 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 56.3 The following uses and no others are permitted in the CD-18 Zone:

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- .3 *boarders*, limited to two;
- .4 *detached suite* on a *parcel* or *site* not located within the Agricultural Land Reserve;
- .5 *equestrian facility*;
- .6 *equestrian facility campsite*;
- .7 *family childcare facility*;
- .8 *group childcare*;
- .9 *home occupation*;
- .10 *intensive agriculture*;
- .11 *kenel*;
- .12 *outdoor recreation*;
- .13 *public use*;
- .14 *public utility*;
- .15 *silviculture*;
- .16 *secondary suite*;
- .17 *single family dwelling*;
- .18 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

56.4

- .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*
- .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second *dwelling* is permitted provided the second *dwelling* is used for farm help. The additional *dwelling* shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw, that the second *dwelling* is to be for the exclusive use of a person employed full-time to work on the farm.
- .3 A second *dwelling* may be permitted under Section 4.13 of this bylaw.

Maximum Number of Secondary Suites

- 56.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

- 56.6 The maximum combined *building area* for all *dwelling units* (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382 ft²)

Maximum Height of Residential Buildings

56.7 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

56.8 The maximum *height* of an accessory *building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

56.9 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

56.10 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

56.11 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. | |

Minimum Setback of Detached Suites

56.12 The minimum *setback* of a *detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

56.13 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|--------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | Any <i>single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | Any <i>watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. | |

Minimum Setback of Kennels

56.14 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

56.15 The minimum *setback* of feed lots from:

- | | | |
|----|--|---------------------------|
| .1 | any <i>highway</i> right-of-way shall be | 100.0 metres (328.1 feet) |
| .2 | any <i>parcel</i> not zoned A-1 shall be | 65.0 metres (213.3 feet) |

Sale of Agricultural Products

56.16 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40.0 square metres (430.5 square feet).

Parking

56.17 Parking shall be required as per Appendix I.

Purpose

35.1 The A-2 Zone is intended to provide predominantly residential *parcels* in a rural setting.

Regulations

35.2 On a *parcel zoned A-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 A-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

35.3 The following uses and no others are permitted in the A-2 Zone:

- .1 agriculture;
- .2 bed and breakfast, limited to three let rooms;
- .3 boarders, limited to two; #2767
- .4 detached suite (development of a detached suite in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4018, #4193
- .5 equestrian facility;
- .6 equestrian facility campsite #3218; #3218
- .7 family childcare facility; #3082
- .8 group childcare; #3426
- .9 home occupation;
- .10 kennel;
- .11 outdoor recreation;
- .12 public use;
- .13 public utility;
- .14 secondary suite; #3212
- .15 silviculture;
- .16 single family dwelling;
- .17 accessory use, including the retail sale of agricultural products produced on the parcel.

Maximum Number of Single Family Dwellings

35.4

- .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*.
- .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The additional dwelling shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw, that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm. #3322
- .3 A second dwelling may be permitted under Section 4.13 of this bylaw.

Maximum Number of Secondary Suites #4018

35.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

35.6 The maximum combined *building area* for all dwelling units (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Residential Buildings

35.7 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

35.8 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

SECTION 35 - A-2 - RURAL HOLDING ZONE - CONTINUED

340

Minimum Parcel Size

35.9 The minimum *parcel* size shall be 4.0 hectares (9.9 acres).

Minimum Parcel Width

35.10 The minimum *parcel width* shall be 100.0 metres (328.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

35.11 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811 | |

Minimum Setback of Detached Suites #4018

35.12 The minimum *setback* of a *detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

35.13 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | Any <i>single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | Any <i>watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 | |

Minimum Setback of Kennels

35.14 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Sale of Agricultural Products

35.15 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

35.16 Parking shall be required as per Appendix I.

Purpose

- 36.1 The A-3 Zone is intended to provide for the creation of two hectare *parcels* in areas specified in the *Official Community Plan* where further urbanization is not anticipated and where the Agricultural Land Commission (ALC) has either excluded the area from the Agricultural Land Reserve or where the ALC has agreed to the A-3 Zoning).

Regulations

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

Permitted Uses

- 36.3 The following uses and no others are permitted in the A-3 Zone

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- .3 *boarders*, limited to two; #2767
- .4 *detached suite* (*development* of a *detached suite* in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4018, #4193
- .5 *family childcare facility*; #3082
- .6 *group childcare*; #3426
- .7 *home occupation*;
- .8 *public use*;
- .9 *public utility*;
- .10 *secondary suite*; #3212
- .11 *silviculture*;
- .12 *single family dwelling*;
- .13 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 36.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

- .1 A second dwelling may be permitted under Section 4.13 of the bylaw.

Maximum Number of Secondary Suites #4018

- 36.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

- 36.6 The maximum combined *building area* for all dwelling units (*single family dwelling*, *detached suite* and *farm help*) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Single Family Dwellings

- 36.7 The maximum *height* of the *single family dwelling* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 36.8 The maximum *height* of *accessory buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

- 36.9 The minimum *parcel* size shall be 2.0 hectares (4.9 acres).

Minimum Parcel Width

- 36.10 The minimum *parcel width* shall be 50.0 metres (164.0 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

- 36.11

- .1 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from all *parcel* lines shall be 6.0 metres (19.7 feet).
- .2 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

SECTION 36 - A-3 - SMALL HOLDING ZONE - CONTINUED

342

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

36.12 The minimum *setback of buildings and structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse or body of water</i> shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 | |

Sale of Agricultural Products

36.13 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

36.14 Parking shall be required as per Appendix I.

Purpose

- 53.1 The CD-15 Zone is intended to provide for the development of intensive agricultural operations requiring an additional dwelling for farm use. The CD-15 Zone will only be considered where it is demonstrated there is a legitimate need for an additional dwelling for farm help based on the size and type of farm operation and other relevant factors, including 'farm' classification under the Assessment Act.

Regulations

- 53.2 On a parcel zoned CD-15, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-15 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 53.3 The following uses and no others are permitted in the CD-15 Zone:

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- .3 *boarders*, limited to two;
- .4 *equestrian facility*;
- .5 *equestrian facility campsite*;
- .6 *family childcare facility*;
- .7 *group childcare*;
- .8 *home occupation*;
- .9 *intensive agriculture*
- .10 *kennel*;
- .11 *outdoor recreation*;
- .12 *public use*;
- .13 *public utility*;
- .14 *secondary suite*;
- .15 *silviculture*;
- .16 *single family dwelling*;
- .17 *accessory use*, including the retail sale of agricultural products produced on the parcel.

Maximum Number of Single Family Dwellings

- 53.4
- .1 The maximum number of *single family dwellings* shall be one (1) per parcel.
 - .2 On parcels 3.0 hectares (7.4 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The second dwelling shall be for the exclusive use of a person employed full-time to work on the farm and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will register a covenant pursuant to Section 219 of the Land Title Act acknowledging that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm and that the second dwelling will be removed from the parcel if it is no longer required for farm use.

Maximum Height of Residential Buildings

- 53.5 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 53.6 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

- 53.7 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

- 53.8 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

53.9 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. | |

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

53.10 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|--|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special <i>setbacks</i> which may apply. | |

Minimum Setback of Kennels

53.11 The minimum *setback* of *kennels* from all parcel lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

53.12 The minimum *setback* of feed lots from:

- | | | |
|----|--|---------------------------|
| .1 | any <i>highway</i> right-of-way shall be | 100.0 metres (328.1 feet) |
| .2 | any <i>parcel</i> not zoned A-1 shall be | 65.0 metres (213.3 feet) |

Sale of Agricultural Products

53.13 The retail sale of agricultural products produced on the parcel is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

53.14 Parking shall be required as per Appendix I.

- Skip to main content

British Columbia News

Residential flexibility in the Agricultural Land Reserve

<https://news.gov.bc.ca/24203>

Friday, April 9, 2021 10:46 AM

The ministry's 2020 intentions paper outlined proposed changes to create more residential opportunities in the Agricultural Land Reserve (ALR).

After hearing from farmers, ranchers, ALR landowners, the Agricultural Land Commission (ALC), local governments and First Nations governments, government is now finalizing these changes.

- In the coming months, government expects to detail rules that will, in most circumstances, enable ALR landowners to have both a principal residence (that could include a secondary suite) and a small additional residence, whether or not there is farming activity on the property, and without having to apply and receive permission from the ALC.
- The ministry is proposing new rules to provide more flexibility to help farming families thrive and to benefit non-farmers living in the ALR.
- New rules will also help small-scale farmers by streamlining approval for a small-farm labourer residence or agri-tourism accommodation.
- Local government rules continue to apply and may be more restrictive on residential use of the ALR and may even prohibit any additional residences on the ALR.
- People who are farming already have a path with the ALC to build one or more residences of any size if it can be demonstrated that they are reasonably necessary for farming purposes.
- The ALC approves approximately 80% of applications for additional residences for farm use. Local government approval is also required.
- While changes are being finalized, the grandfathering period for manufactured homes on the ALR is planned to be extended until Dec. 31, 2021 to provide the necessary six-month transition period for local governments to adjust their rules as necessary.

Learn More:

Residential Flexibility intentions paper:

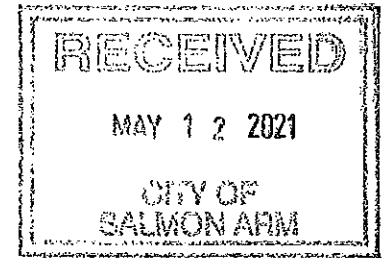
https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/agriculture-land-reserve/residential_flexibility_intentions_paper.pdf
(https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/agriculture-land-reserve/residential_flexibility_intentions_paper.pdf)

What we heard report on residential flexibility:

https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/agriculture-land-reserve/what_we_heard_summary_residential_flexibility.pdf (https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/agriculture-land-reserve/what_we_heard_summary_residential_flexibility.pdf)

Dave Townsend

Government Communications and Public Engagement
Ministry of Agriculture, Food and Fisheries



May 7, 2021

re: File No. ZON-1214 / Bylaw No. 4465

Dear Council,

Please accept this Zoning Amendment Application as a request to place a manufactured home on my A-2 property, for my daughter and her family. As you know, the current allowance for a second dwelling (as per Zoning Bylaw No. 2303) is a maximum of 968.8 sq. ft., which is an unrealistic size for her growing family of 4; therefore, we are hoping to place a double wide manufactured home on my property, which would be a much more suitable size and yet still be compliant with ALC regulations.

As this property is in the ALR, I feel it is important to state my intention to continue farming the land. I have owned this property for almost 30 years and plan to live here as long as possible however, since I lost my husband in a farming accident at our home in 2014, it has become increasingly difficult to maintain the acreage on my own. Being able to have my daughter and her family live on the property would not only give them a place to live, but would also provide me with the help I need in order to continue living here, farming and preserving the land.

I feel it is also important to note that our community would benefit from having this young family here, as Jesse will be involved in his family's business, Garage Furniture, thus allowing his almost 70 year old father to be able to retire; and although Carly is currently on Maternity Leave, she will bring almost 10 years experience working as a Child Protection Social Worker.

The current housing market has made it nearly impossible to find a home in Salmon Arm; however, this is where we all call home, and in all honesty it would be mine and my late husband's dream to have our grandchildren grow up on the farm where we raised our girls. As such, we are asking you to please consider amending the bylaw to allow for larger secondary dwellings on properties in the ALR, while still being compliant with ALC regulations.

Thank you for your consideration!

Sincerely,

Debra Hooper

To:
His Worship Mayor Harrison and Members of Council

**Subject: Rural Detached Suite Bylaw - Development and Planning Services
Committee Meeting - June 7, 2021**

From:
Mike Schroeder
Lakeland Farms Inc.

Salmon Arm, BC

June 6, 2021

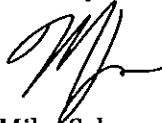
To Whom It May Concern:

We are a multi-generation family farm based in the Salmon Valley as of 2015. We operate on 325 acres of owned and leased land with 4,500 birds of organic egg production and a new organic feed mill servicing ours and other poultry farms in Southern BC. We have worked hard over the past 6 years to build a viable farm business made possible by the generation before us. Our family began the succession planning process in 2016 to transfer ownership of the farm from my parents Ian and Rose Schroeder my wife Sarah and myself. It has been a great process for our family and has given Sarah and I confidence in our future in agriculture in Salmon Arm. Sarah and I feel very fortunate that my parents have made these opportunities possible and we believe very strongly that they have earned and deserve a comfortable retirement on the farm that they helped to build surrounded by their family (a very common dream for retired farmers!). They both still provide valuable council to us in farm management decisions and they are active on the farm in a *semi-retired* way!

We would like to build a double-wide manufactured home (1,550 sq ft) for them on the property conforming to the standards of the Agricultural Land Reserve. The site we intend to build their home on is a past mobile home site with an existing driveway, the dated home having been removed in 2019. Our plan will not have an impact on existing, productive agricultural land and is situated on a hillside of poor soil quality. We feel that the current zoning bylaws in Salmon Arm for a 968 sq ft additional dwelling on a farm property is unrealistic to provide space for aging parents (with a multitude of hobbies) to lead a comfortable retirement, entertain guests and have the grandkids spend the night occasionally. The alternatives to our plan would require much larger capital investments and reduce the viability of our operation.

We are asking council to approve Zoning Bylaw Amendment 1214 and the addition of a *RURAL DETACHED SUITE* making our city bylaws consistent with the policies of the Agricultural Land Commission. Farms in BC and in the Shuswap area are dominated by family owned and operated businesses. They are almost always passed down from generation to generation and we are far from the only family that will benefit from this amendment.

Thank you,



Mike Schroeder



Item 23.2

CITY OF SALMON ARM

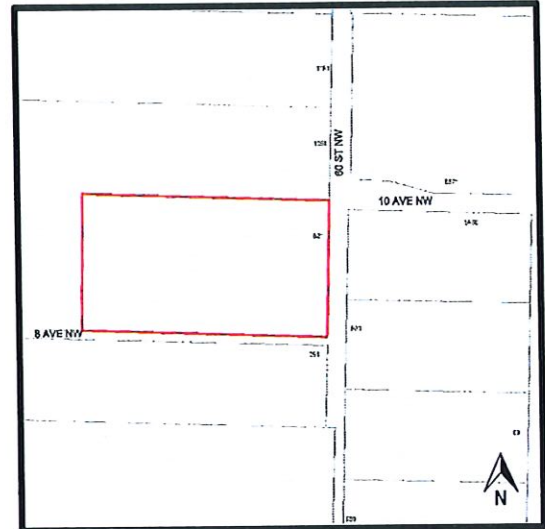
CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, June 28, 2021 at 7:00 p.m.

2) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 2, Section 17, Township 20, Range 10, W6M, KDYD, Plan 33563 from A2 (Rural Holding Zone) to A3 (Small Holding Zone).

Civic Address: 821 60 Street NW
Location: Between 8 Avenue NW and 10 Avenue NW and the West side of 60 Street NW
Present Use: Single Family Dwelling
Proposed Use: Rezoning Required for Subdivision
Owner/Applicant: Dobie, S. & J./ Lawson Engineering Ltd.
Reference: ZON-1206/ Bylaw 4453



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 to 28, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

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

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

Erin Jackson, Director of Corporate Services

Vote Record

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

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

To: His Worship Mayor Harrison and Members of Council

Date: May 25, 2021

Subject: Zoning Bylaw Amendment Application No. 1206

Legal:	Lot 2, Section 17, Township 20, Range 10, W6M, KDYD, Plan 33563
Civic Address:	821 – 60 Street NW
Owner	Dobie, Susan and Jody
Applicant:	Jessica Johnson, Lawson Engineering Ltd.

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot 2, Section 17, Township 20, Range 10, W6M, KDYD, Plan 33563 from A2 (Rural Holding Zone) to A3 (Small Holding Zone).

PROPOSAL

The subject parcel is located at 821 – 60 Street NW (Appendices 1 & 2). The proposal is to rezone the parcel from A2 (Rural Holding Zone) to A3 (Small Holding Zone) in order to facilitate a two lot subdivision (Appendix 3).

BACKGROUND

The parcel is designated Acreage Reserve (AR) in the City's Official Community Plan (OCP), and zoned A2 (Rural Holding) in the Zoning Bylaw (Appendices 4 & 5).

The subject property is located in the rural neighbourhood of Gleneden, outside of the Urban Containment Boundary. The surrounding area consists almost entirely of A2 parcels with a few A3 parcels located over 200 m away.

The southeast corner and northern property lines consist of some portions of ALR land (Appendix 6). Land uses directly adjacent to the subject property include the following:

North:	A2 (Acreage Reserve) and within the ALR
South:	8 Avenue NW, and A2 (Acreage Reserve) and partially within the ALR
East:	60 Street NW, and A2 (Acreage Reserve) and within the ALR
West:	A2 (Acreage Reserve) and not within the ALR

The total area of the property is approximately 4.16 ha (10.28 ac) and it currently contains a single family dwelling and two accessory buildings. In addition to residential use, the property is also being used for agriculture (including cropland and some limited cattle rearing). Site photos are attached as Appendix 7.

The proposal is to subdivide a 2.087 ha (5.16 ac) portion of the property. The remaining 2.073 ha (5.12 ac) portion would contain the existing single family residence and other accessory building.

The A2 zone requires a minimum parcel size of 4.0 ha (9.9 ac), this rezoning is intended to facilitate a two lot subdivision. The A3 zone permits a minimum parcel size of 2.0 ha (4.9 ac) which means both the proposed new lot and remainder lot would meet the minimum parcel size under the A3 zone (see A3 zoning regulations attached as Appendix 8). This rezoning application is accompanied by a concurrent subdivision application.

The applicant has not advised of a development proposal for the site beyond this rezoning and subdivision. Staff note that subdivision would permit a single family residence on the proposed remainder lot (subject to compliance with A3 zoning and building permit approval).

COMMENTS

Agricultural Land Commission Comments

The Agricultural Land Commission (ALC) response letter has been included as Appendix 9 of this report. Comments made by the ALC will be addressed at the subdivision stage.

Engineering Comments

No concerns with rezoning. See Appendix 10 attached for requirements related to the subdivision application.

Building Department

Geotechnical review recommended. Geotechnical requirements will be addressed at the subdivision stage. No concerns with rezoning or subdivision.

Fire Department

No comments provided.

Planning Department

OCP Policies:

This property is designated Acreage Reserve (AR) in the OCP which aligns with A3 zoning. While rezoning and subdivision of parcels with AR designation is generally not supported within the OCP, Policy 7.3.29 states that subdivision of small agricultural holdings may be supported in the Gleneden area provided the following criteria are met:

- The site is well drained and free from hazardous conditions such as flooding and unstable soils;
- On-site sewage disposal can be accommodated for each parcel;
- There is an adequate supply of potable water on each parcel;
- Each parcel is a minimum of 2 ha in area; and
- The site has an improved agricultural soil capability rating between classes 4 and 7.

Proposed lot 1 and the remainder lot would both be over 2 ha and the subject property consists of 70% class 6 and 30% class 5 soil (improved soil classes). Geotechnical conditions, and potential for on-site sewage disposal and potable water will need to be confirmed by qualified professionals at the subdivision stage.

Although most of the property is not within the Agricultural Land Reserve (ALR), the application states that the property owner plans to continue to use this site for croplands which would support Policy 7.3.12 of the OCP.

Roads and Access:

Road upgrades required as per Appendix 10 will need to be addressed at the subdivision stage.

The property has an existing driveway on 8 Avenue NW and no further access is being proposed at this stage. The engineering department has noted that direct access to 60 Street NW will not be permitted.

Geotechnical:

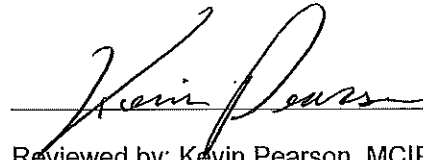
The site has a slight upward slope from the bottom of 8 Avenue NW to the driveway of the existing residence and some small areas of slopes greater than 30% are identified on our mapping. As mentioned earlier in this report, geotechnical conditions will need to be assessed through a geotechnical report as part of the subdivision.

Conclusion:

This smaller rural lot outside of the urban containment boundary is in an area where subdivision is supported subject to conditions noted in Policy 7.3.29 of the OCP. Staff are in general support of the rezoning but note that additional requirements will need to be met at the subdivision stage. Additional requirements may also arise if further development is proposed as part of the subdivision (i.e. driveway construction for new lot, construction of additional buildings).



Prepared by: Brenda Kolenbrander
Planner



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

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property Map
- Appendix 3 – Subdivision Sketch Plan
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – ALR Map
- Appendix 7 – Site Photos
- Appendix 8 – A3 Zoning Regulations
- Appendix 9 – ALC Comments
- Appendix 10 – Engineering Comments

353

10 AVE N.W.

60 ST N.W.

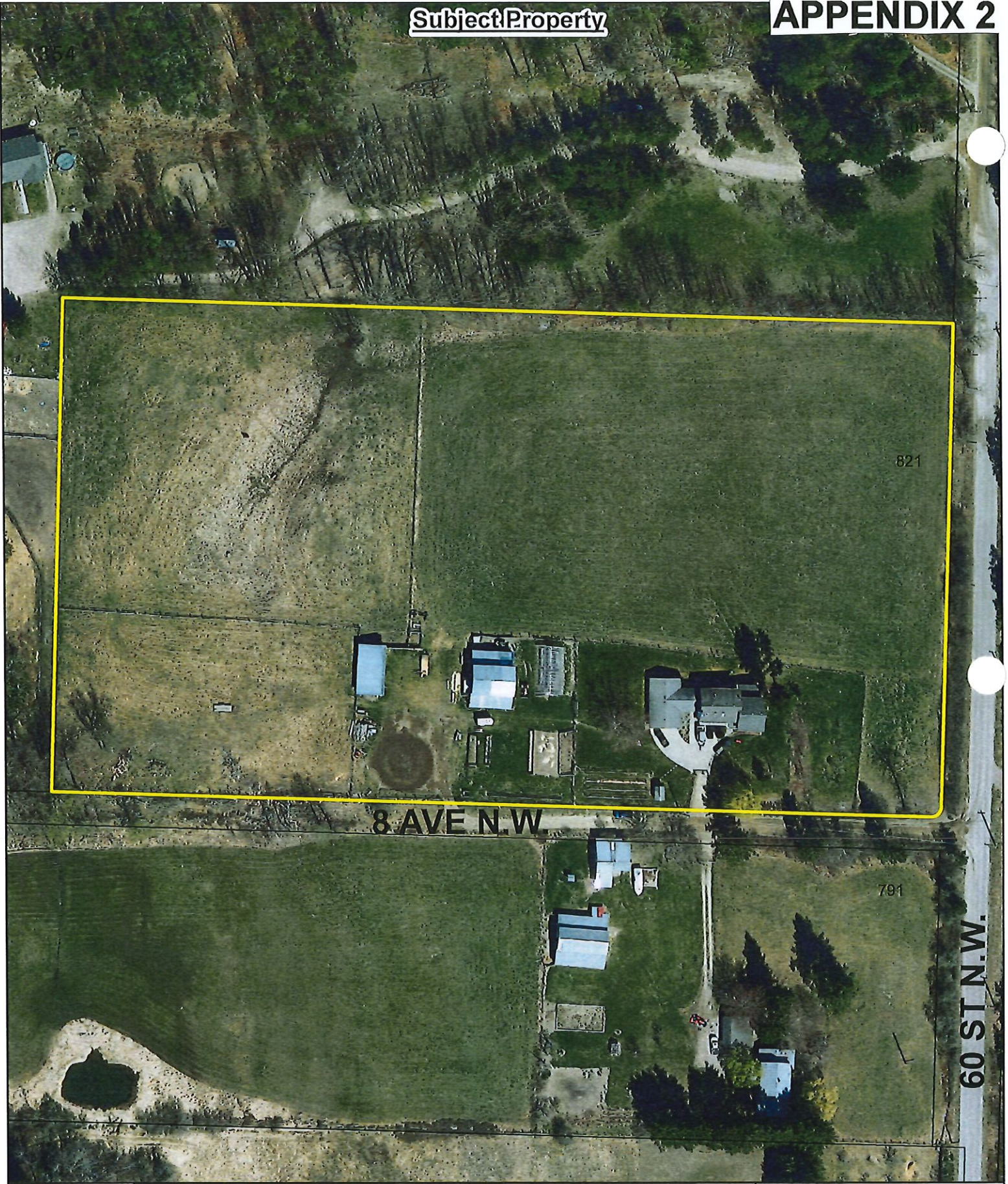
8 AVE N.W.

821



181



-  Subject Property
-  Parcels



0 20 40 80 120 160 Meters

-  Subject Property
-  Parcels

SKETCH PLAN OF LOT 2 SECTION 17
TOWNSHIP 20 RANGE 10 WEST OF
THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN 33563

PROPOSED PROPERTY LINE
EXISTING PROPERTY LINES (TYP)

271° 40' 11.54" 151.19m
271° 40' 11.54" 122.60m

LOT 2
PLAN 33563

11° 52' 46.85" 88.54m

PROPOSED LOT 1
2.087Ha

EXISTING WELL LOCATION -
LOCATION TO BE CONFIRMED
PRIOR TO SUBDIVISION

02° 02' 58.32" 31.51m

REM. LOT
2.073Ha

101° 45' 18.85" 151.74m

1° 45' 18.85" 65.54m

01° 45' 18.35" 119.44m

01° 45' 18.35" 151.32m

8 AVENUE NW

EXISTING OUT BUILDINGS

EXISTING BUFFIC FIELD LOCATION - LOCATION
TO BE CONFIRMED PRIOR TO SUBDIVISION

EXISTING SINGLE FAMILY DWELLING

EXISTING DRIVEWAY

821 60 ST NW

[illegible]



Zoning Map

357

A-3

A-2

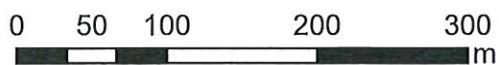
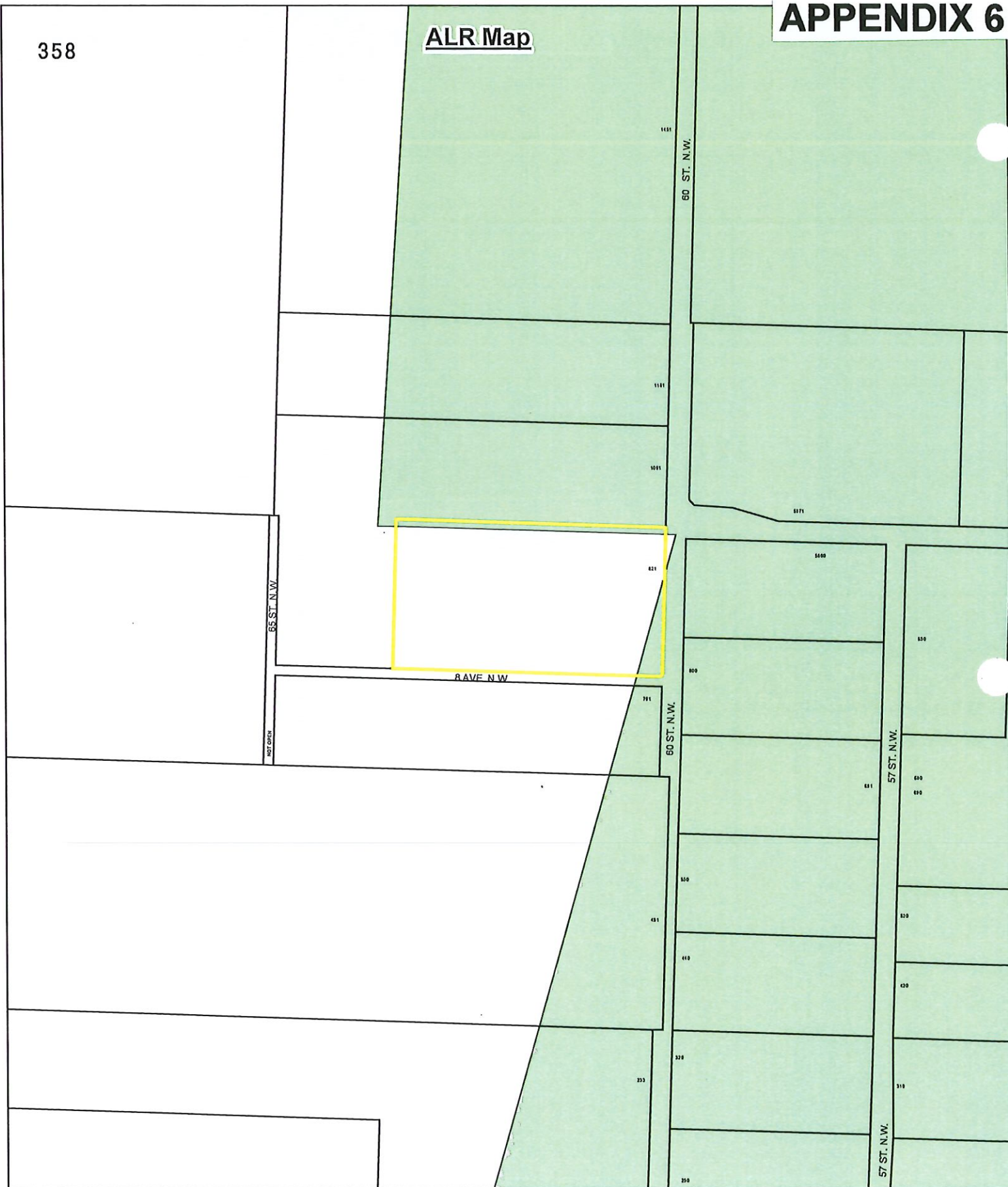
A-3



A-3



0 50 100 200 300 m

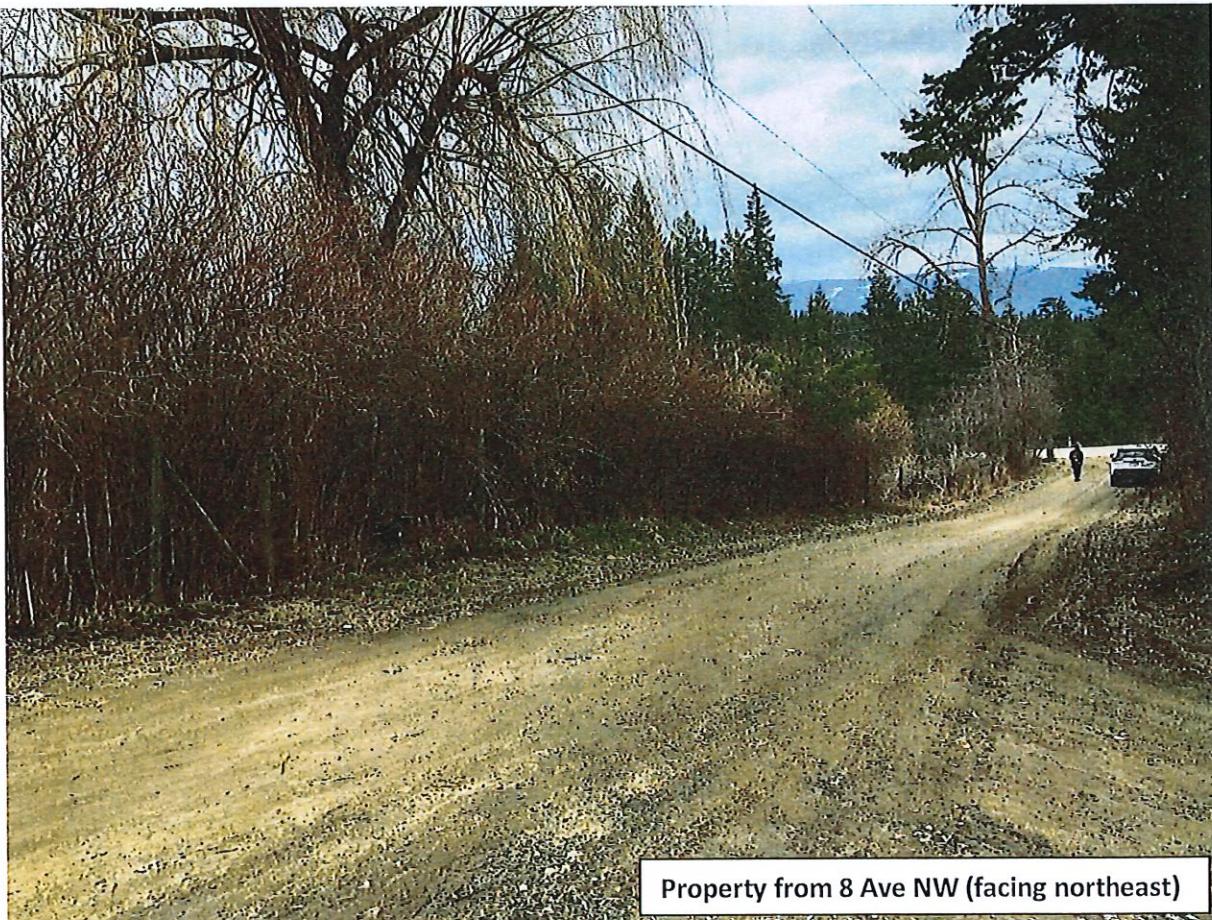
Subject Property
 A-2
 Parcels
 A-3



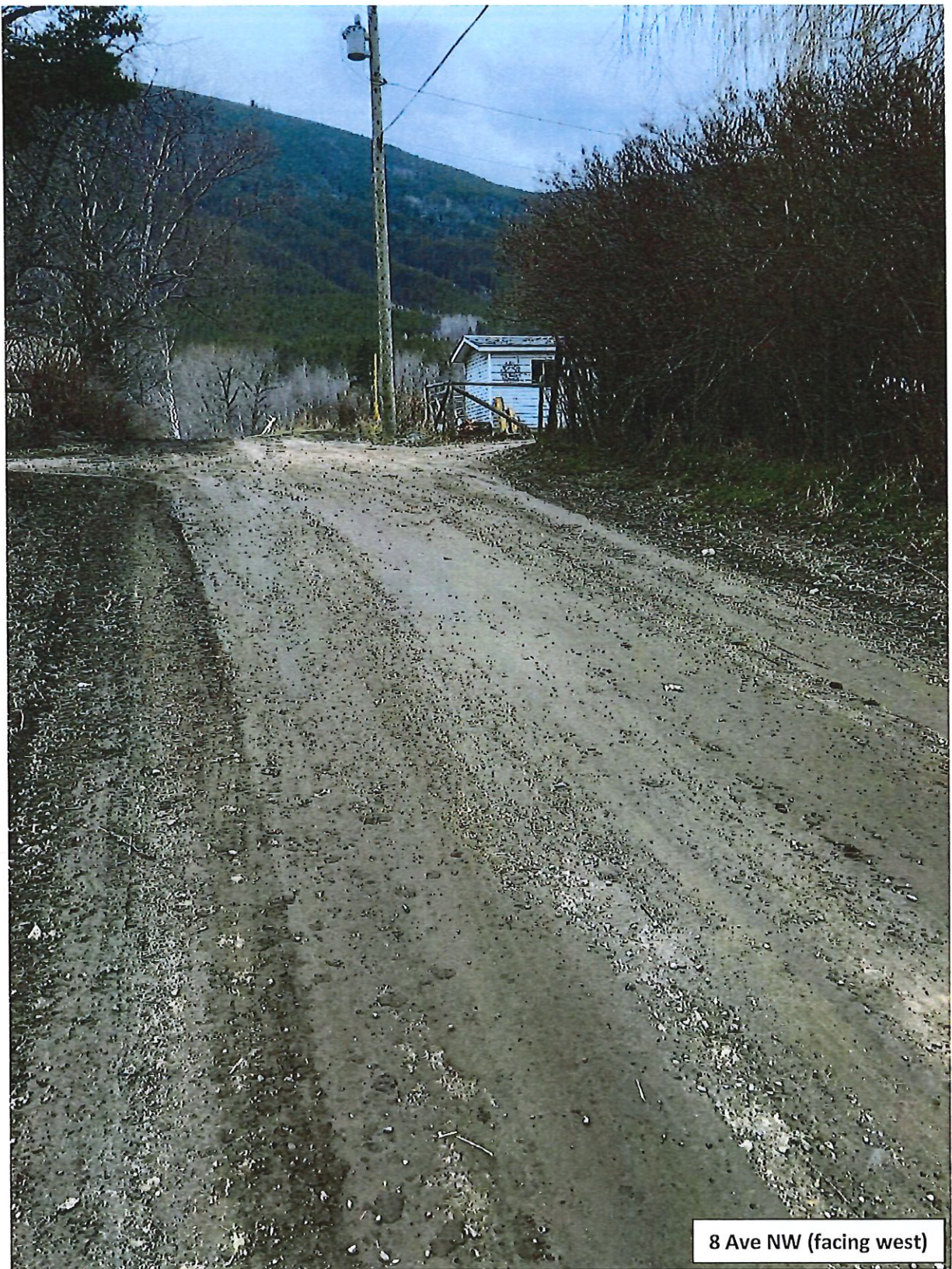
-  Subject Property
-  Parcels
-  ALR



Property facing north



Property from 8 Ave NW (facing northeast)



8 Ave NW (facing west)

Purpose

- 36.1 The A-3 Zone is intended to provide for the creation of two hectare *parcels* in areas specified in the *Official Community Plan* where further urbanization is not anticipated and where the Agricultural Land Commission (ALC has either excluded the area from the Agricultural Land Reserve or where the ALC has agreed to the A-3 Zoning).

Regulations

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

Permitted Uses

- 36.3 The following uses and no others are permitted in the A-3 Zone
- .1 *agriculture*;
 - .2 *bed and breakfast*, limited to three let rooms;
 - .3 *boarders*, limited to two; #2767
 - .4 *detached suite* (*development of a detached suite* in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4018, #4193
 - .5 *family childcare facility*; #3082
 - .6 *group childcare*; #3426
 - .7 *home occupation*;
 - .8 *public use*;
 - .9 *public utility*;
 - .10 *secondary suite*; #3212
 - .11 *silviculture*;
 - .12 *single family dwelling*;
 - .13 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 36.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.
- .1 A second dwelling may be permitted under Section 4.13 of the bylaw.

Maximum Number of Secondary Suites #4018

- 36.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

- 36.6 The maximum combined *building area* for all dwelling units (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Single Family Dwellings

- 36.7 The maximum *height of the single family dwelling* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 36.8 The maximum *height of accessory buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

- 36.9 The minimum *parcel size* shall be 2.0 hectares (4.9 acres).

Minimum Parcel Width

- 36.10 The minimum *parcel width* shall be 50.0 metres (164.0 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

- 36.11
- .1 The minimum *setback of principal and accessory buildings* intended to accommodate non-agricultural uses from all *parcel lines* shall be 6.0 metres (19.7 feet).
 - .2 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

36.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

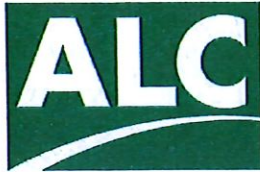
- | | | |
|----|---|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 | |

Sale of Agricultural Products

36.13 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

36.14 Parking shall be required as per Appendix I.



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

April 9, 2021

Reply to the attention of Sara Huber

ALC Issue: 52185

Local Government File: ZON-1206 and SUB-21.05

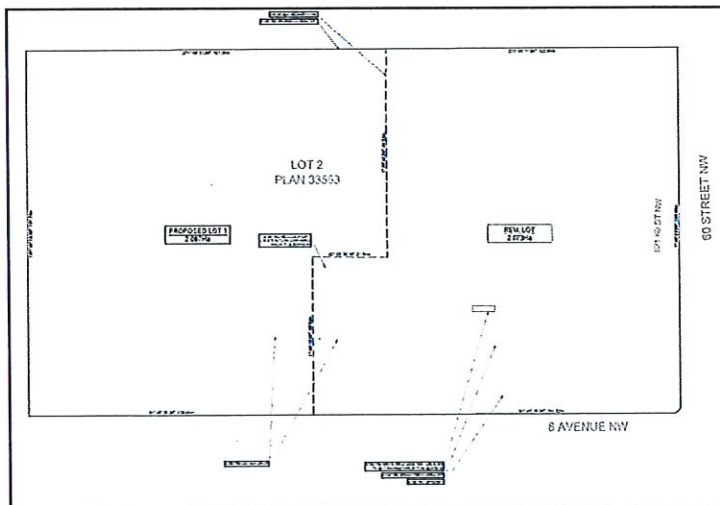
Melinda Smyrl
 Planner, City of Salmon Arm
msmyrl@salmonarm.ca

Re: City of Salmon Arm Zoning Amendment and Subdivision Application File Nos. ZON-1206 and SUB-21.05

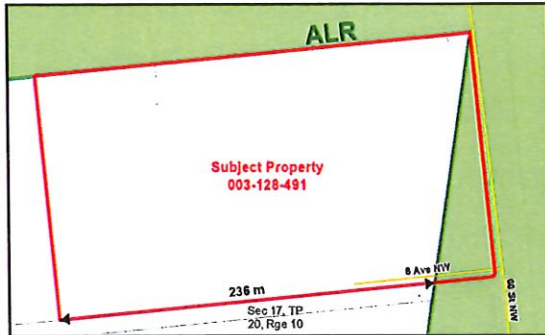
Thank you for forwarding a draft copy of City of Salmon Arm (the "City") Zoning Amendment and Subdivision Application File Nos. ZON-1206 and SUB-21.05 (the "Application") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Application is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Application proposes to rezone the property identified as 821-60 Street Southwest; PID: 003-128-491 (the "Property") from A2 (Rural Holding Zone) to A3 (Small Holding Zone) in order to facilitate a two-lot subdivision.

Proposal Map:



Only a small portion of the Property is within the ALR (approximately 0.3 ha) and the subdivision does not bisect ALR land.

ALR Map:

ALC staff generally do not object to the Application, recognizing that the subdivision is not proposed to affect ALR land. However, in consideration that there are ALR lands to the north of the Property, the City may wish to consider setbacks/buffering on the northern Property boundary in accordance with the Ministry of Agriculture, Food and Fisheries' [Guide to Edge Planning](#) if/when new development is proposed on the westerly lot.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Sara Huber, Regional Planner

Enclosure: Referral of Salmon Arm ZON-1206 and SUB-21.05

CC: Ministry of Agriculture – Attention: Alison Fox (Alison.Fox@gov.bc.ca)

52185m1

TO: Kevin Pearson, Director of Development Services
DATE: May 19, 2021
PREPARED BY: Matt Gienger, Engineering Assistant
APPLICANT: **Lawson Engineering Ltd**
SUBJECT: **SUBDIVISION APPLICATION SUB-21.05**
ZONING AMENDMENT APPLICATION ZON-1206
LEGAL: Lot 2, Section 17, Township 20, Range 10, W6M KDYD, Plan 33563
CIVIC: **821 – 60 St NW**

Further to your referral dated March 23, 2021, we provide the following servicing information.

**Engineering Department does not have any concerns related to the Re-zoning amendment.
The following information is a requirement of subdivision.**

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 overhead 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. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement and/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.
7. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision / 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. 60 Street NW, on the subject property's eastern boundary, is designated as a Rural 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. 60 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Paved Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction, bike lane construction, paving. Owner / Developer is responsible for all associated costs.
3. 8 Avenue NW, on the subject property's southern boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
4. 8 Avenue NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface), temporary cul de sac construction after proposed lot access in accordance with modified Specification Drawing RD-11. Since upgrading 8 Avenue NW past access for the proposed lot is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
5. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 60 Street NW and 8 Avenue NW. Owner / Developer is responsible for all associated costs.
6. As 60 Street NW is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Accesses will only be permitted onto 8 Avenue NW. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The proposed subject property does not front onto a City watermain; an Alternative Water Source is required. Installation of a new on-site water supply system is required in accordance with Section 5.2 of the bylaw. Either a Professional Driven Approach (completed by a qualified Professional Engineer) or a Homeowner Driven Approach (completed by the homeowner and/or qualified well driller) may be required to certify quality and quantity of the alternative water source.
2. The remaining subject property does not front onto a City watermain and is currently serviced by an Alternative Water Source is required. A water quality test completed within 12 months for the existing well is required for subdivision approval.

SUBDIVISION APPLICATION FILE: SUB-21.05
REZONING AMENDMENT APPLICATION: ZON-1206
May 19, 2021
Page 3

Sanitary:

1. The subject properties do not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, a private on-site disposal system will be required for the proposed lot at building permit stage.

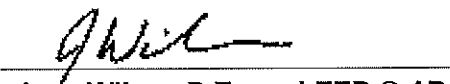
Drainage:

1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

Geotechnical:

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


Matt Gienger
Engineering Assistant


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

From: Melinda Smyrl

Sent: Monday, June 21, 2021 3:02 PM

To: [REDACTED]

Cc: Brenda Kolenbrander; Kevin Pearson

Subject: Proposed Amendment to zoning bylaw No. 2303. Civic Address: 821-60 st NW, Salmon Arm BC, J & S Dobie. Public Hearing scheduled for Monday, June 28, 2021 @7:00pm

Hello Suzanne,

The owners of 821 60 St NW (Dobie) have made a rezoning and subdivision application for their property. As you noted below, there are requirements for road dedication that are applicable to their land only. I want to emphasize that the required road dedication would be from their property only, there are no land dedication requirements from your land as part of these applications.

With regard to the proposed subdivision, the proposed subdividing line on the Dobie property has been placed based on the buildings on the Dobie property. The proposed line will not cross 8th Avenue NW through to your property. The placement of this line on their property does not impact buildings or development on your land. This proposed rezoning and subdivision will not affect your property lines in any way.

If you have any further questions please feel free to contact me.

Kind regards,

Melinda Smyrl, MCIP, RPP | Planner III | Development Services Department

Box 40, 500-2nd Avenue NE, Salmon Arm, BC, V1E 4N2 | P 250.803.4011 | F 250.803.4041

E msmyrl@salmonarm.ca W www.salmonarm.ca



From: SUZI KIEGERL

Sent: Sunday, June 20, 2021 1:48 PM

To: Caylee Simmons

Subject: Proposed Amendment to zoning bylaw No. 2303. Civic Address: 821-60 st NW, Salmon Arm BC, J & S Dobie. Public Hearing scheduled for Monday, June 28, 2021 @7:00pm

S Kiegerl
[REDACTED]

My property is directly south of J&S Dobie. We share the common usage of 8 Ave NW.
My concerns include:

- Appendix 2- property lines appear to be drawn *through* our work shop
- Appendix 10, page 2, #3 "... Rural Local Road Standard, requiring 20 metre road dedication (10.0 metres either side of road centerline) Available records indicate that 4.971 metres additional dedication is required..."

*****Is this dedication coming directly off of the subject property? As I am NOT willing to accept any changes in my property lines.***

If this can proceed *without any changes to my property lines*, I will not have any concerns for this proposed amendment to the zoning bylaw No. 2303.

Thank you kindly for this opportunity to express my concerns.

-Sincerely,

Suzanne Kiegerl

[REDACTED]

Salmon Arm, BC

VOE 3B2

[REDACTED]

THIS PAGE INTENTIONALLY LEFT BLANK

Item 23.3

CITY OF SALMON ARM

Date: June 28, 2021

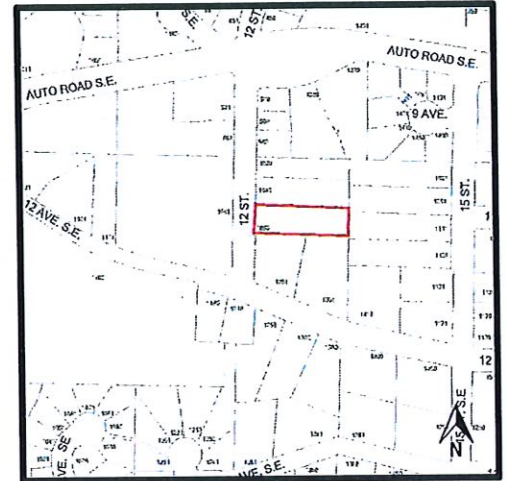
CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, June 28, 2021 at 7:00 p.m.

3) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 3 Section 12, Township 20, Range 10, W6M, KDYD, Plan 14114 from R-7 Large Lot Single Family Residential Zone to R-8 Residential Suite Zone.

Civic Address: 1080 12 Street SE
Location: North of 12 Avenue SE on the East side of 12 Street SE
Present Use: Single Family Dwelling
Proposed Use: Single Family Dwelling with Secondary Suite
Owner/Applicant: Sinopoli, R. and LeFloch, C
Reference: ZON-1211/ Bylaw 4462



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 to 28, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

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

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

Erin Jackson, Director of Corporate Services

Vote Record

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

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

To: His Worship Mayor Harrison and Members of Council

Date: May 18, 2021

Subject: Zoning Bylaw Amendment Application No. 1211

Legal: Lot 3, Section 12, Township 20, Range 10, W6M, KDYD, Plan 14114
 Civic Address: 1080 12 Street SE
 Owner/Applicant: LeFloch, C. and Sinopoli, R.

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Section 12, Township 20, Range 10, W6M, KDYD, Plan 14114 from R7 (Large Lot Single Family Residential Zone) to R8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to the submission of a Building Permit application showing that the proposed *secondary suite* conforms to BC Building Code and Zoning Bylaw requirements.

PROPOSAL

The subject parcel is located at 1080 12 Street SE (Appendices 1 and 2). The proposal is to rezone the parcel from Large Lot Single Family Residential (R7) to Residential Suite Zone (R8) to facilitate construction of a *secondary suite* (Appendices 3 and 4).

Site photos are attached as Appendix 5.

BACKGROUND

The parcel is designated Low Density Residential (LDR) in the City's Official Community Plan (OCP), and zoned Large Lot Single Family Residential in the Zoning Bylaw (Appendix 6 & 7).

The subject property is located within the Urban Containment Boundary (UCB) in the Hillcrest neighbourhood which consists largely of single family residential properties.

Land uses directly adjacent to the subject property include the following:

North: R7 (Large Lot Single Family Residential), Residential Suite Zone (R8), and R1 (Single Family Residential)
 South: R7 (Large Lot Single Family Residential)
 East: R7 (Large Lot Single Family Residential)
 West: R1 (Single Family Residential)

The property is approximately 0.204 ha (2,035.7 m²) in size and contains a single family dwelling and two accessory buildings. The proposal is to remodel the basement of the existing single family dwelling in order to construct a *secondary suite*. The floor area of the single family dwelling is 178.8 m² (1,924 ft²), meaning a maximum suite area of 71.5 m² (769.6 ft²) is permitted. The applicant is proposing a suite 49.5 m² (532.3 ft²) in size so this would be well within the permitted footprint for a *secondary suite*.

COMMENTSEngineering Department

No concerns with rezoning. Future suite will require water service upgrade and water meter at homeowner/developer's cost.

Building Department

No concern with rezoning. BC Building Code applies.

Fire Department

No concerns.

Planning Department

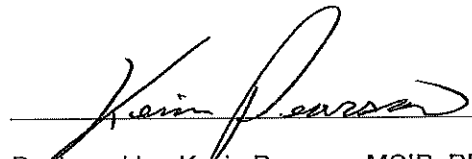
Policy 8.3.25 within the OCP provides support for either a *secondary suite* or *detached suite* within all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. See Appendix 8 for R8 zoning regulations.

Three parking spaces will be required for all uses on this property (two for the existing single family dwelling and one for the proposed *secondary suite*). Staff feel that adequate parking can easily be provided on site given that the property already has a long paved driveway and garage. The applicant has also shown a new parking space for the suite to the west of the principle building.

This property is well suited for a *secondary suite* given its size and location. Subject to compliance with the BC Building Code, staff are in support of this rezoning application.



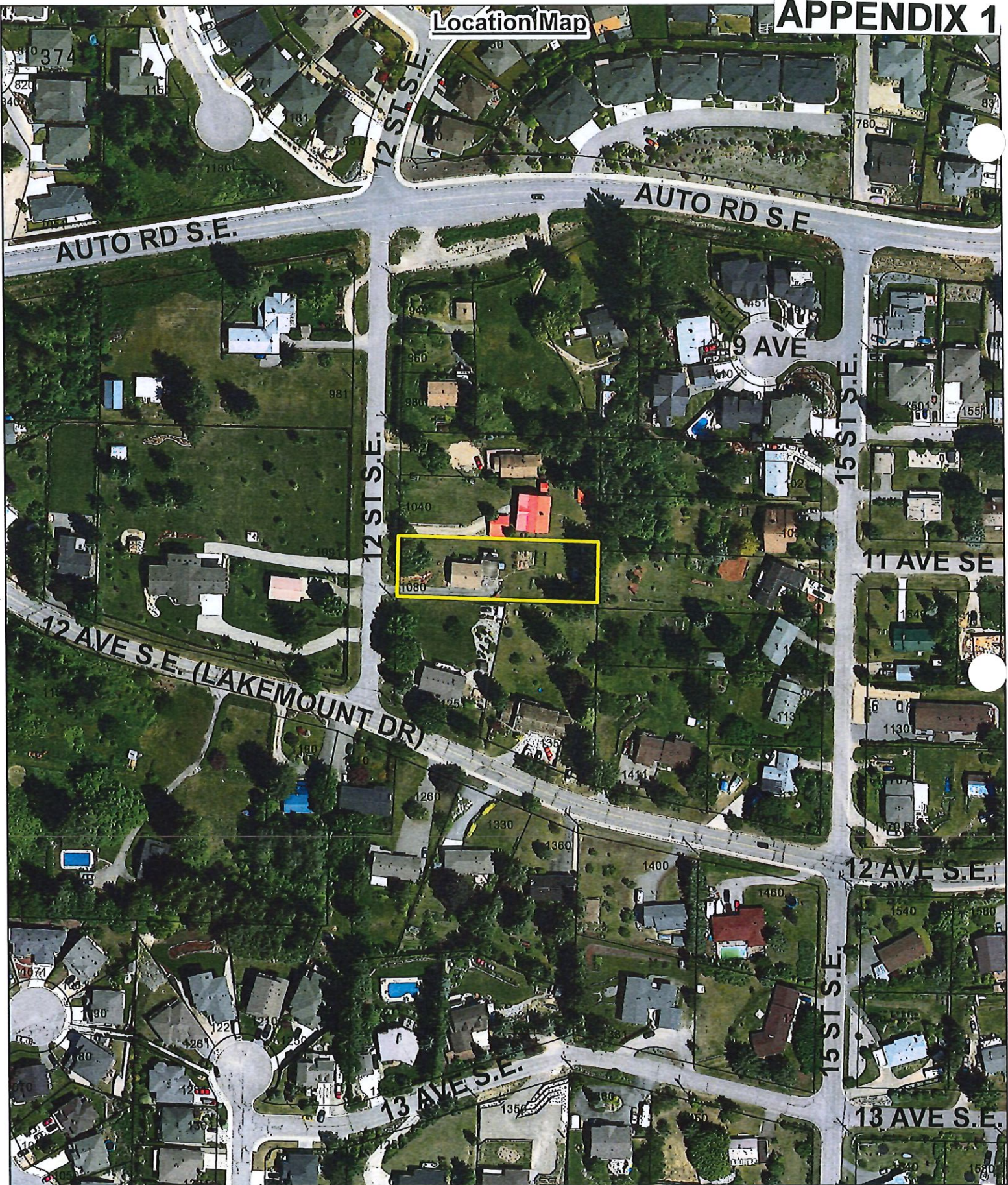
Prepared by: Brenda Kolenbrander
Planner





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

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property Map
- Appendix 3 – Site Plan
- Appendix 4 – Suite Floor Plan
- Appendix 5 – Site Photos
- Appendix 6 – OCP Map
- Appendix 7 – Zoning Map
- Appendix 8 – R8 Zoning Regulations



0 20 40 80 120 160 Meters

 Subject Property
 Parcels

Subject Property

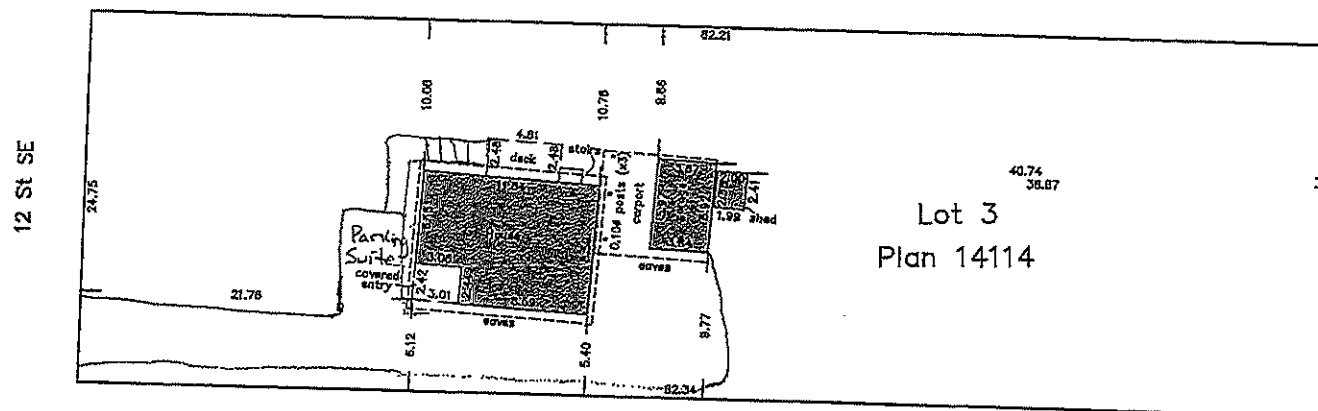
12 ST S.E.



0 5 10 20 30 40 Meters

Subject Property
 Parcels

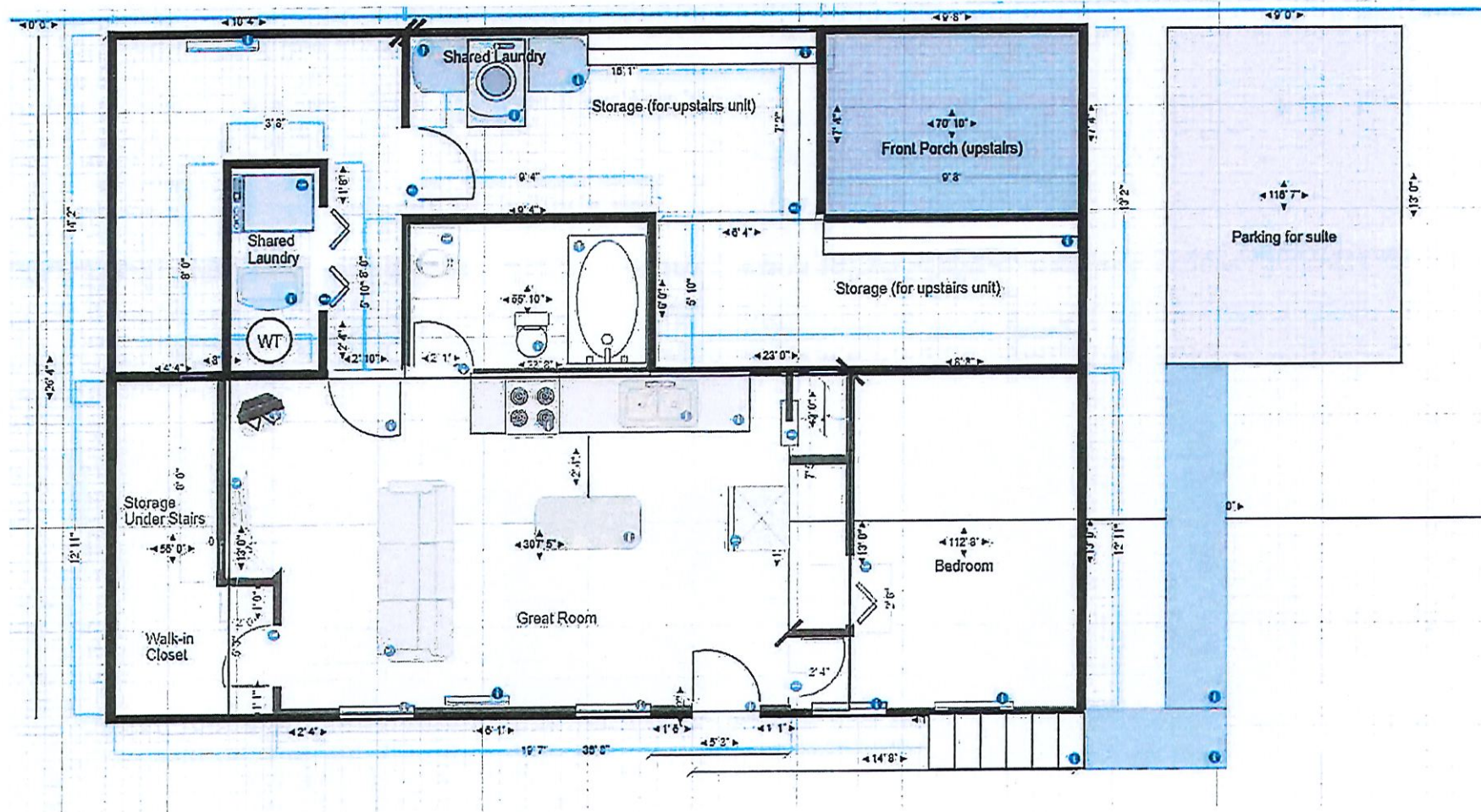
List of documents registered on title which may affect the location of improvements:
none



Fb: 138-21.rtf

1080 12 St. SE
Basement Remodel (suite)

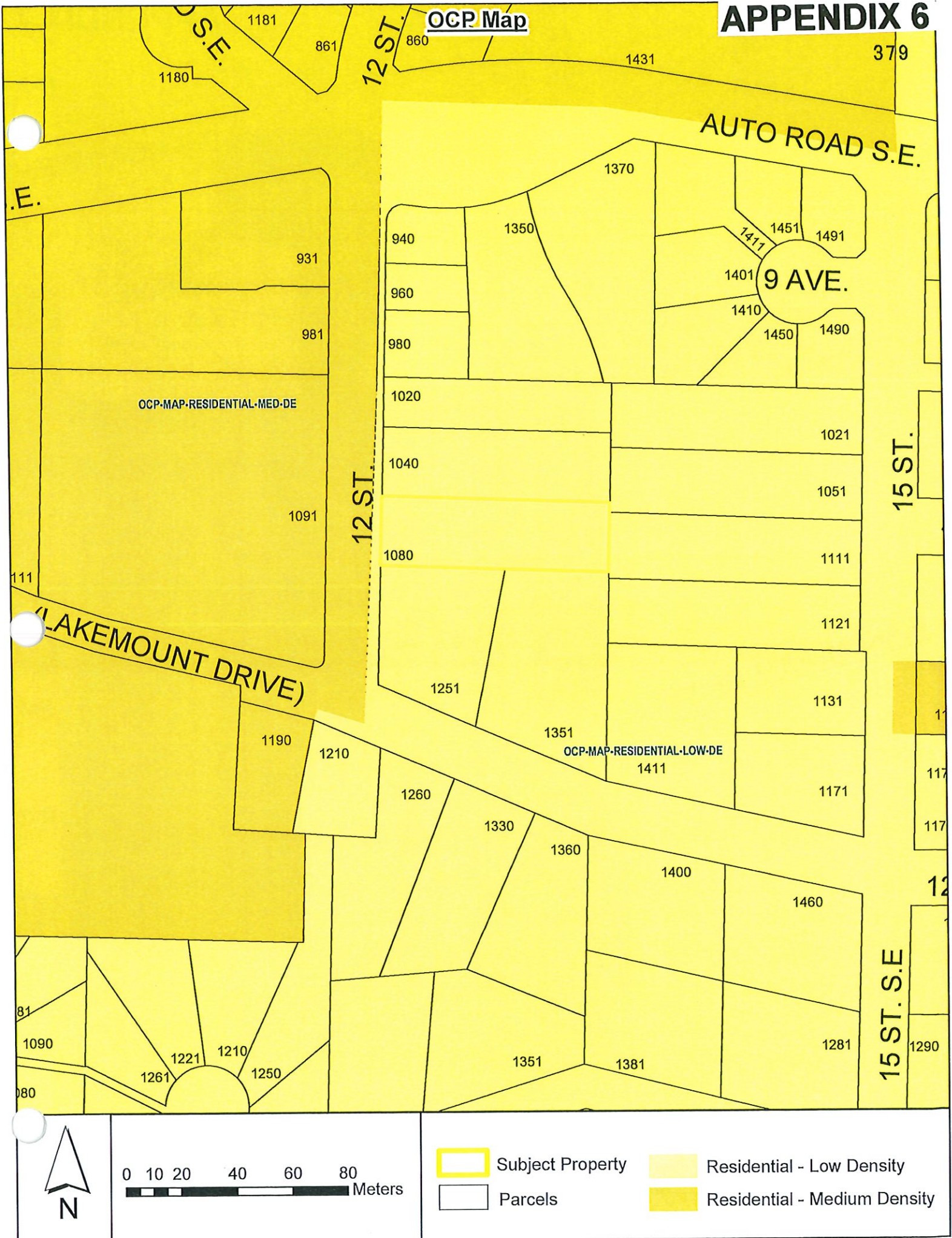
April 25, 2021

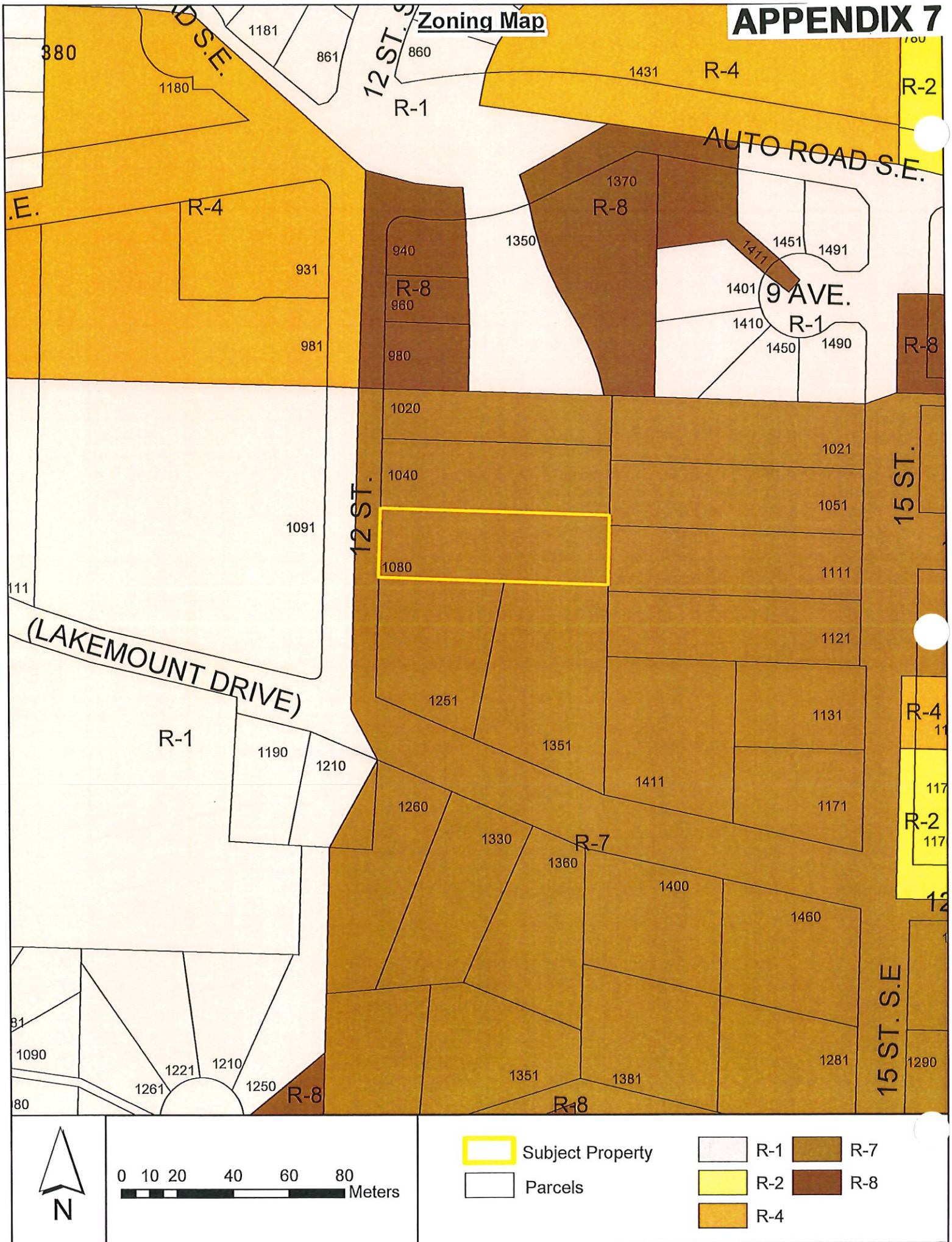


Floor Area of suite = 532.25 ft²

Floor Area of house = 1924 ft²







Purpose

- 13.1 The purpose of the R-8 Zone is to permit the use of a *secondary suite* contained within a *single family dwelling* or a *detached suite* contained within an *accessory building*.

Regulations

- 13.2 On a *parcel zoned R-8*, 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-8 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 13.3 The following uses and no others are permitted in the R-8 Zone:
- .1 *boarders*, limited to two;
 - .2 *family childcare facility*; #3082
 - .3 *group childcare*; #3082
 - .4 *home occupation*;
 - .5 *public use*;
 - .6 *public utility*;
 - .7 *single family dwelling*;
 - .8 *accessory use*, including *secondary suite* or *detached suite*.

Maximum Number of Single Family Dwellings

- 13.4 One (1) *single family dwelling* shall be permitted per *parcel*.

Maximum Number of Secondary Suites

- 13.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Height of Principal Building

- 13.6 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 13.7
- .1 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).
 - .2 The maximum *height* of an *accessory building* containing a *detached suite* shall be 7.5 metres (24.6 feet).

Maximum Parcel Coverage

- 13.8 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for all *accessory buildings*, which may be increased to a maximum of 15% for all *accessory buildings* including those containing a *detached suite* provided the *accessory building* containing the *detached suite* has a lesser *building area* than the *single family dwelling*. #4272

Minimum Parcel Area

- 13.9
- .1 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).
 - .2 The minimum *parcel area* of a *parcel* containing a *detached suite* shall be:
 - .1 With lane or second *street* frontage 465.0 square metres (5,005.2 square feet)
 - .2 Without lane or second *street* frontage 700.0 square metres (7534.7 square feet)

Minimum Parcel Width

- 13.10
- .1 The minimum *parcel width* shall be 14.0 metres (45.9 feet).
 - .2 The minimum *parcel width* of a *parcel* containing a *detached suite* shall be:
 - .1 With lane or second *street* frontage 15.0 metres (49.2 feet)
 - .2 Without lane or second *street* frontage 20.0 metres (65.6 feet)

382

Maximum Floor Area and Floor Area Ratio

13.11

- .1 The maximum *floor area* of a *detached suite* shall be 90.0 square metres (968.8 square feet).
- .2 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Principal Building13.12 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Notwithstanding Sections 13.12.2 and 13.12.3., a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet). #3426
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply #2811

Minimum Setback of Accessory Buildings13.13 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 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 6.0 metres (19.7 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Minimum Setback of a Detached Suite13.14 The minimum *setback* of an accessory *building* containing a *detached suite* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line* shall be 2.0 metres (6.5 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 *Parcel line* adjacent to a lane 1.2 metres (3.9 feet)

Parking

13.15

- .1 Parking shall be required as per Appendix I.
- .2 An offstreet parking space provided for a *secondary suite* or *detached suite* shall not be sited in tandem to a parking space provided for a *single family dwelling*.

Detached Suite

13.16 Refer to Section 4.2 for General Regulations.

Item 23.4

CITY OF SALMON ARM

Date: June 28, 2021

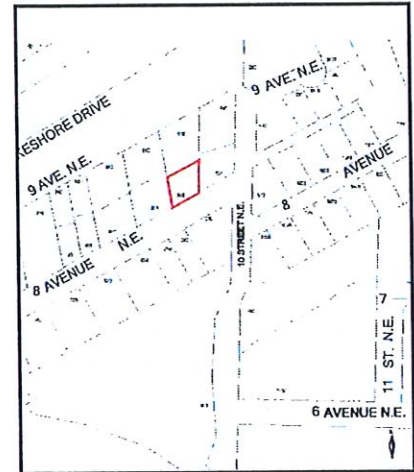
CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, June 28, 2021 at 7:00 p.m.

4) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318 from R-1 Single Family Residential Zone to R-8 Residential Suite Zone.

Civic Address: 941 8 Avenue NE
Location: West of 10 Street NE on the North side of 8 Avenue NE
Present Use: Single Family Dwelling
Proposed Use: Single Family Dwelling with Secondary Suite
Owner/Applicant: CDN Framing & Development Co.
Reference: ZON-1213/ Bylaw 4464



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 to 28, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

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

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

Erin Jackson, Director of Corporate Services

Vote Record

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

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

To: His Worship Mayor Harrison and Members of Council

Date: May 25, 2021

Subject: Zoning Bylaw Amendment Application No. 1213

Legal: Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318

Civic Address: 941 8 Avenue NE

Owner/Applicant: CDN Framing & Development Co.

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone);

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

PROPOSAL

The subject parcel is located at 941 8 Avenue NE (Appendices 1 & 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R8 (Residential Suite Zone) to facilitate construction of a *secondary suite* within a single family dwelling currently under construction (Appendix 3).

BACKGROUND

The parcel is designated High Density Residential (HDR) in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 & 5).

The subject property is located in the Downtown area in a residential neighbourhood close to Shuswap Lake General Hospital. In addition to residential zones, some institutional and park zones can also be found close to the subject property. The adjacent lot to the north of the subject property was rezoned to R8 for a detached suite in February 2020.

Land uses directly adjacent to the subject property include the following:

North: R8 (Residential Suite), R7 (Large Lot Single Family Residential), R1 (Single Family Residential)

South: R1 (Single Family Residential), P3 (Institutional)

East: R1 (Single Family Residential), R8 (Residential Suite)

West: R1 (Single Family Residential), R4 (Medium Density Residential), R8 (Residential Suite)

The property is approximately 0.06 ha (538.5 m²) in size and contains a single family dwelling. The proposal is to construct a *secondary suite* within a single family dwelling that is currently under construction (see site photos attached as Appendix 6).

The floor plan provided shows the suite to be proposed at 959 ft² (89.1 m²). A maximum floor area of 90 m² is permitted for a *secondary suite* so this appears to be in compliance with the Zoning Bylaw.

A variance was approved for the rear setback of this single family dwelling to reduce the required setback from 6.0 m to 5.0 m.

COMMENTSMinistry of Transportation and Infrastructure

MOTI has given preliminary approval of this Zoning Amendment Bylaw. Pursuant to Section 52(3)(a) of the *Transportation Act* final MOTI approval will be required after third reading and prior to adoption.

Engineering Department

No engineering concerns.

Building Department

No concerns. BC Building Code applies.

Fire Department

No comment.

Planning DepartmentOCP Policy:

Policy 8.3.25 within the OCP provides support for either a *secondary suite* or *detached suite* within all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

Zoning Bylaw Regulations:

Three parking spaces will be required for all uses on this property (two for the existing single family dwelling and one for the proposed *secondary suite*). Building plans show a garage with a driveway that is 6.9 m in length. The garage would only account for one parking space, meaning the driveway would need to accommodate two more parking spaces. Each parking space must be 2.6 m wide so a minimum driveway width of 5.2 m is required. Plans show the garage is approximately 5.1 m in width so with the driveway extending just past the garage on either side, this would more than meet the required width to accommodate the remaining two parking spaces side by side.

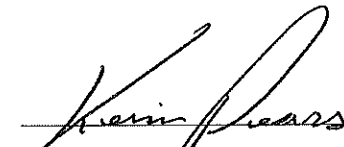
Plans for the proposed suite appear to show general compliance with the zoning regulations (R8 regulations attached as Appendix 7).

Conclusion:

This property is well suited for a *secondary suite* and plans appear to meet Zoning Bylaw requirements. Compliance with the Zoning Bylaw and BC Building Code will be confirmed at the Building Permit stage.



Prepared by: Brenda Kolenbrander
Planner



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

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property Map
- Appendix 3 – Site Plan and Building Plans
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Photos
- Appendix 7 – R8 Zoning Regulations

Location Map



Subject Property

APPENDIX 2

387

98

941

8 AVE N.E.

970



0 2.5 5 10 15 20 Meters

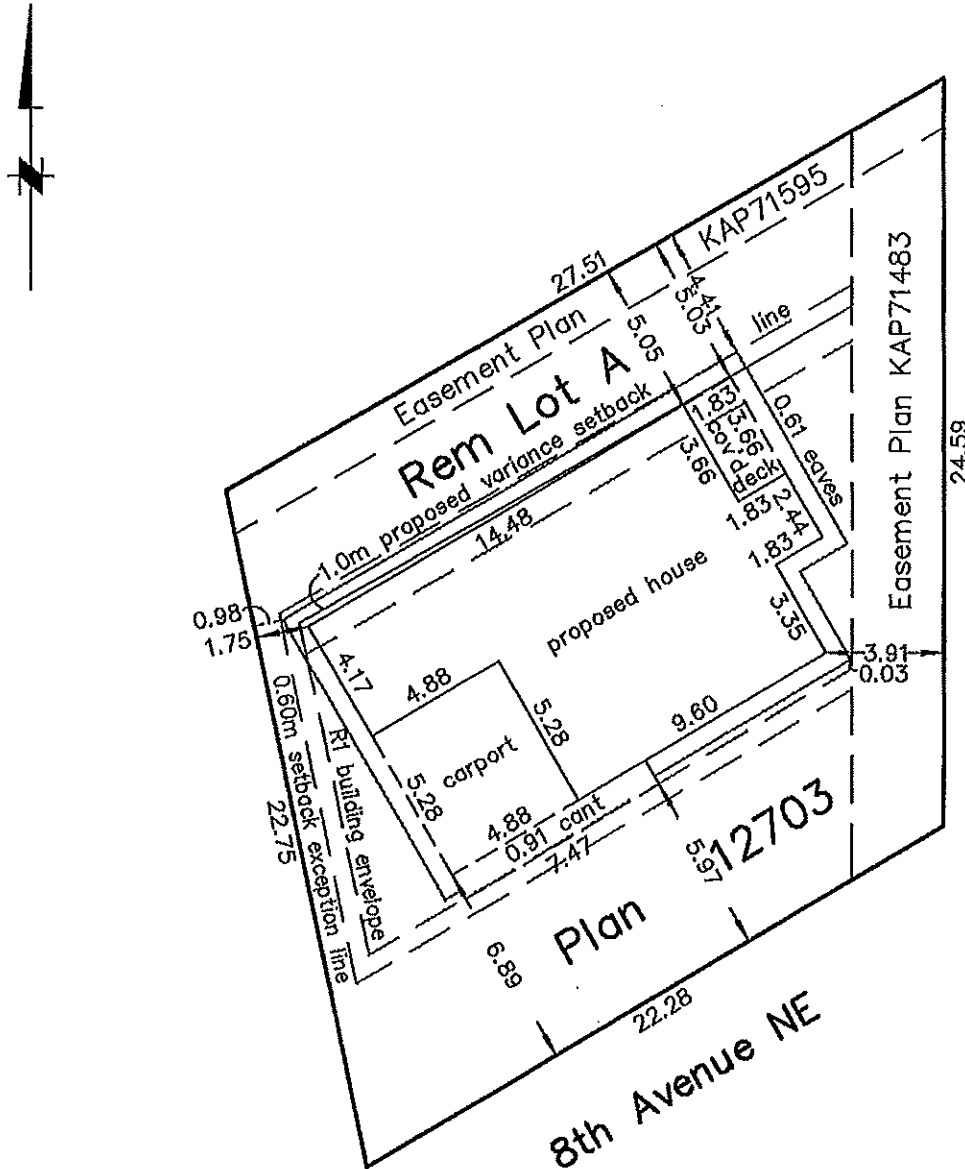


Subject Property



Parcels

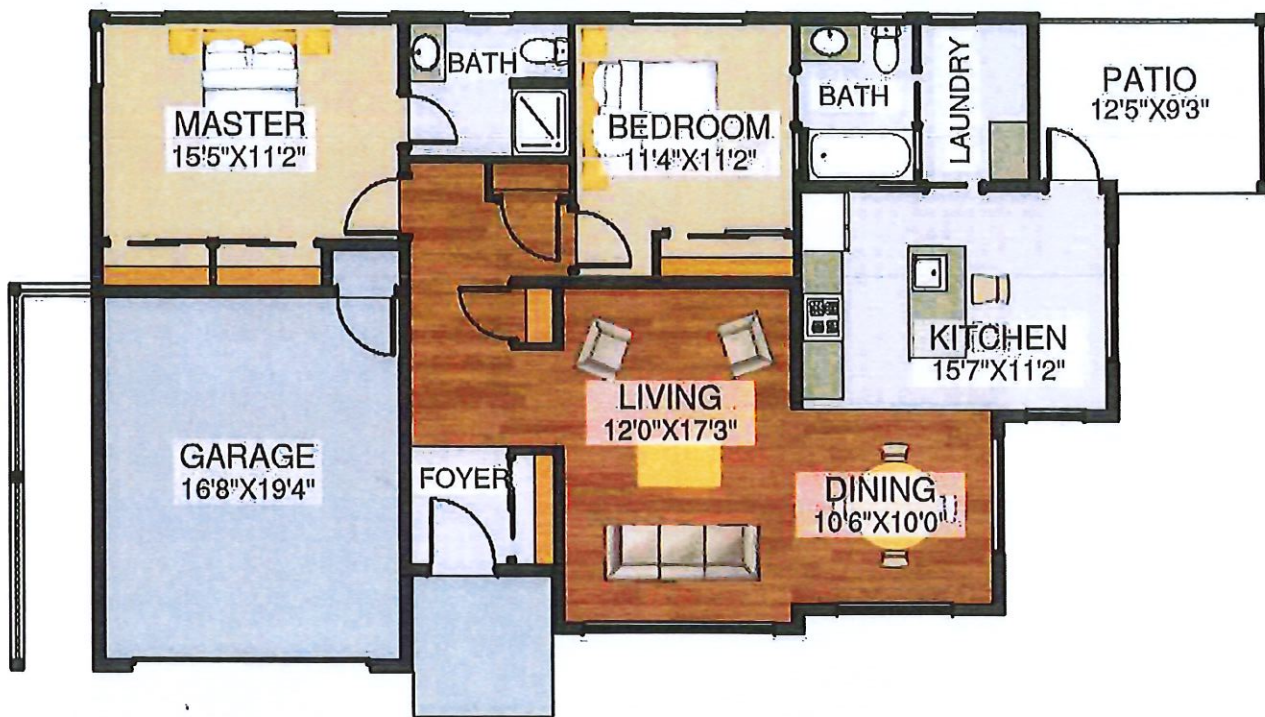
Scale 1:250



BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 137-13

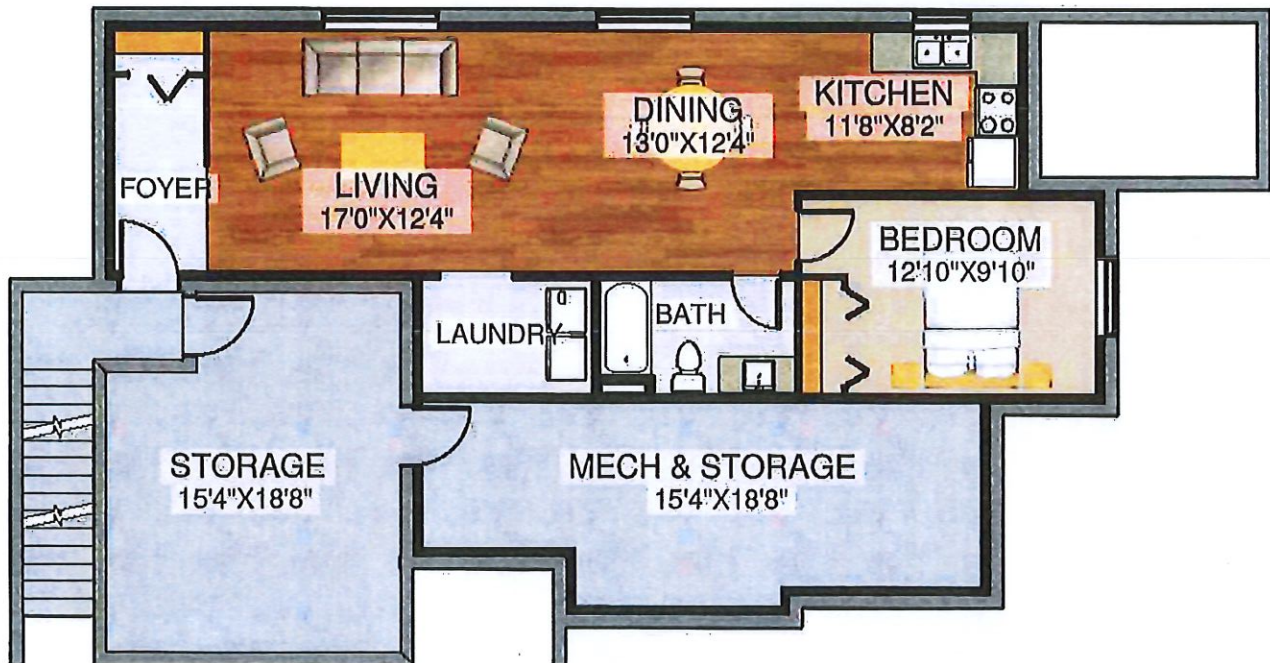


941 8 AVE NE SALMON ARM



MAIN FLOOR PLAN

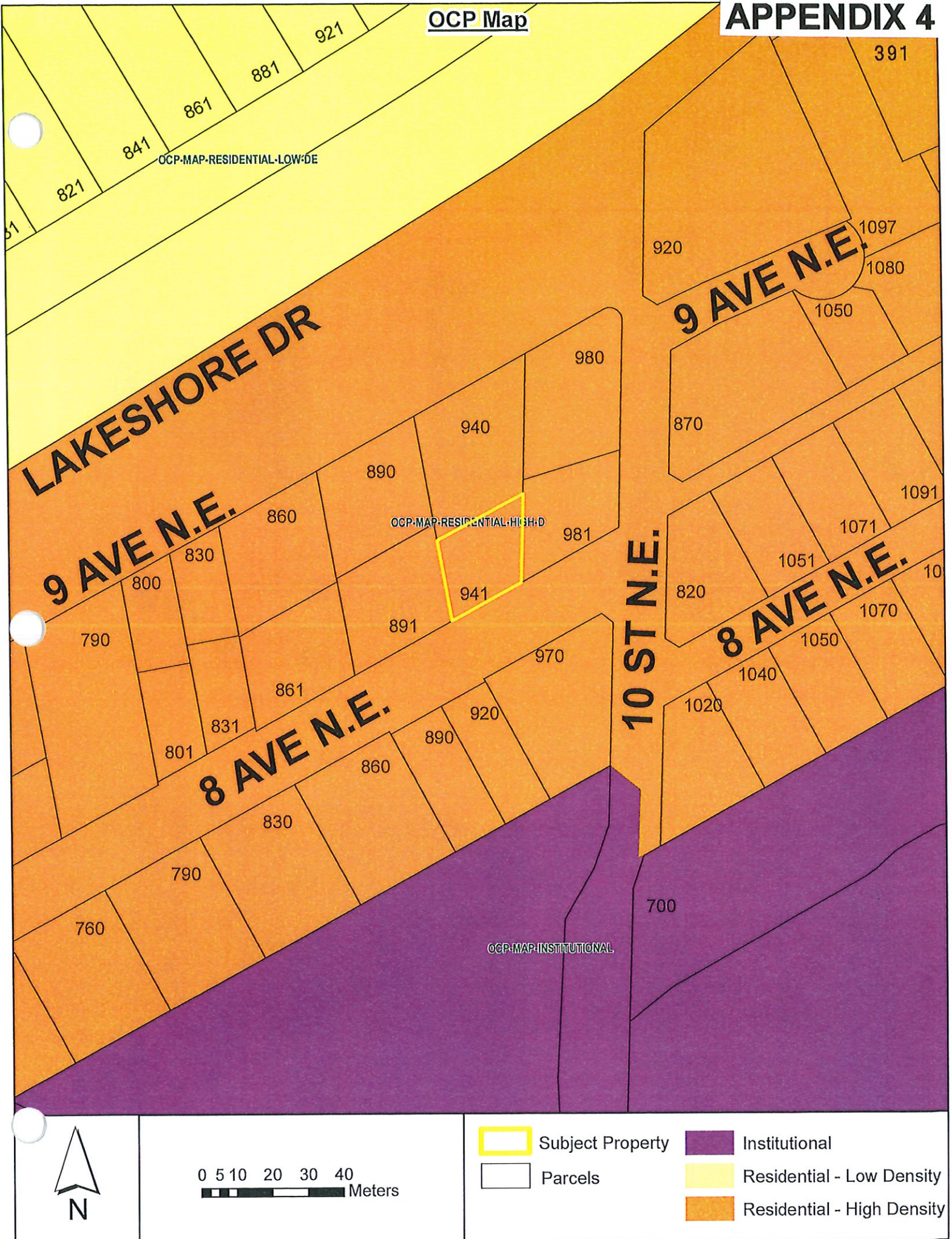
MAIN FLOOR - 1,307 SQFT GARAGE - 319 SQFT

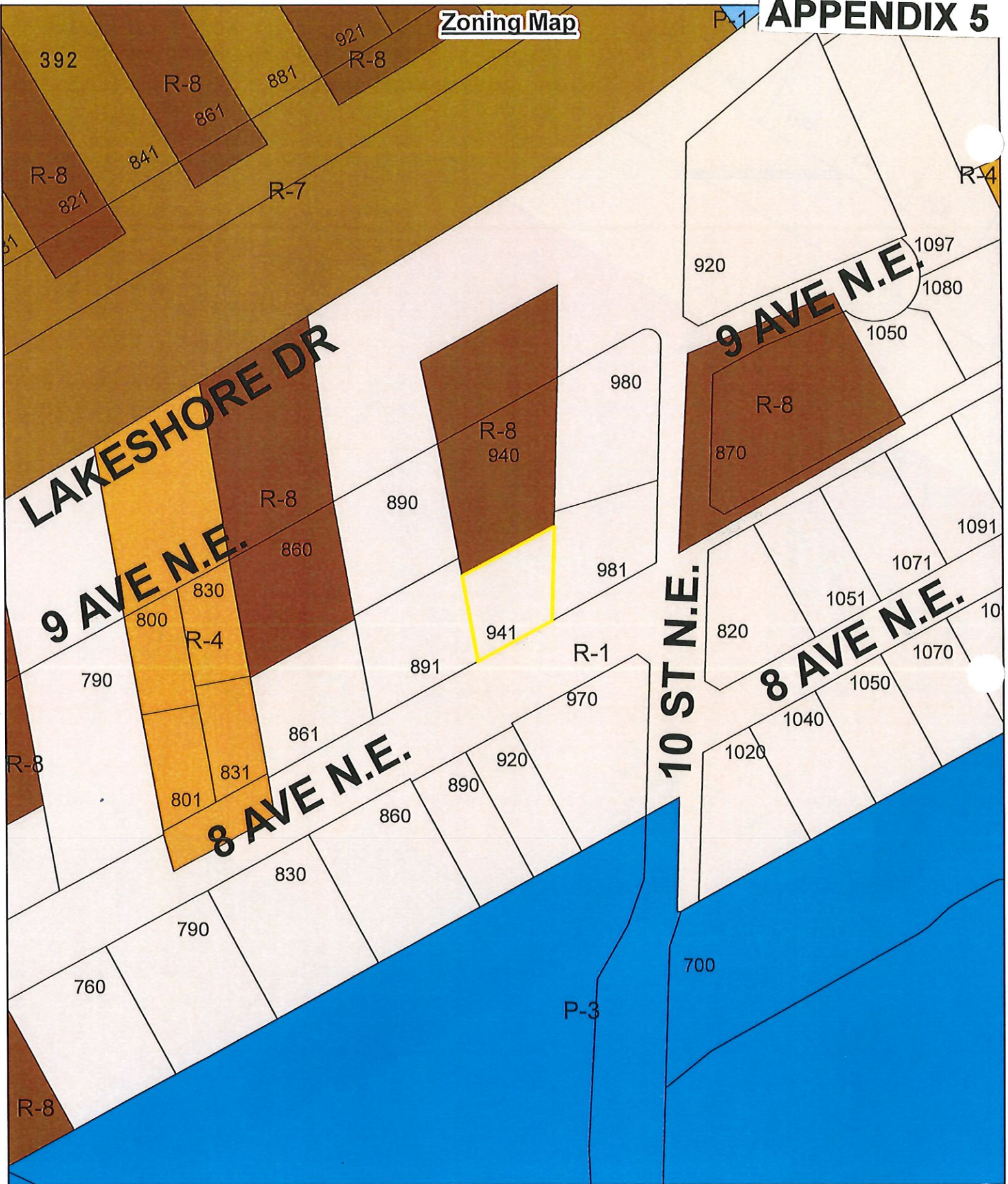


LOWER FLOOR PLAN

SUITE - 959 SQFT MECH / STORAGE- 637 SQFT

941 8 AVE NE SALMON ARM





0 5 10 20 30 40 Meters

Subject Property
 Parcels

 P-1	 R-4
 P-3	 R-7
 R-1	 R-8



Property facing north



Property facing northwest

394 **Purpose**

- 13.1 The purpose of the R-8 Zone is to permit the use of a *secondary suite* contained within a *single family dwelling* or a *detached suite* contained within an *accessory building*.

Regulations

- 13.2 On a *parcel* zoned R-8, 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-8 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 13.3 The following uses and no others are permitted in the R-8 Zone:

- .1 *boarders*, limited to two;
- .2 *family childcare facility*; #3082
- .3 *group childcare*; #3082
- .4 *home occupation*;
- .5 *public use*;
- .6 *public utility*;
- .7 *single family dwelling*;
- .8 *accessory use*, including *secondary suite* or *detached suite*.

Maximum Number of Single Family Dwellings

- 13.4 One (1) *single family dwelling* shall be permitted per *parcel*.

Maximum Number of Secondary Suites

- 13.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Height of Principal Building

- 13.6 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 13.7
- .1 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).
 - .2 The maximum *height* of an *accessory building* containing a *detached suite* shall be 7.5 metres (24.6 feet).

Maximum Parcel Coverage

- 13.8 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for all *accessory buildings*, which may be increased to a maximum of 15% for all *accessory buildings* including those containing a *detached suite* provided the *accessory building* containing the *detached suite* has a lesser *building area* than the *single family dwelling*. #4272

Minimum Parcel Area

- 13.9
- .1 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).
 - .2 The minimum *parcel area* of a *parcel* containing a *detached suite* shall be:
 - .1 With lane or second *street* frontage 465.0 square metres (5,005.2 square feet)
 - .2 Without lane or second *street* frontage 700.0 square metres (7534.7 square feet)

Minimum Parcel Width

- 13.10
- .1 The minimum *parcel width* shall be 14.0 metres (45.9 feet).
 - .2 The minimum *parcel width* of a *parcel* containing a *detached suite* shall be:
 - .1 With lane or second *street* frontage 15.0 metres (49.2 feet)
 - .2 Without lane or second *street* frontage 20.0 metres (65.6 feet)

Maximum Floor Area and Floor Area Ratio

13.11

- .1 The maximum *floor area* of a *detached suite* shall be 90.0 square metres (968.8 square feet).
- .2 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Principal Building13.12 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Notwithstanding Sections 13.12.2 and 13.12.3., a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet). #3426
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply #2811

Minimum Setback of Accessory Buildings13.13 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 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 6.0 metres (19.7 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Minimum Setback of a Detached Suite13.14 The minimum *setback* of an *accessory building* containing a *detached suite* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line* shall be 2.0 metres (6.5 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 *Parcel line* adjacent to a lane 1.2 metres (3.9 feet)

Parking

13.15

- .1 Parking shall be required as per Appendix I.
- .2 An offstreet parking space provided for a *secondary suite* or *detached suite* shall not be sited in tandem to a parking space provided for a *single family dwelling*.

Detached Suite

13.16 Refer to Section 4.2 for General Regulations.

From: morris Green
Sent: Tuesday, June 22, 2021 2:11 PM
To: Caylee Simmons
Subject: Fw: CITY OF SA Ref.zone-1213 bylaw4464

cityhall@salmonarm.ca;

defiantly against the rezoning , it will devalue Jessie Green property at 890 -9th ave .

Morris Green

Item 24.1

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT; the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4465 be read a third time as amended;

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

[ZON-1214; Text Amendment]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4465

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

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

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

- 1) Addition under Section 2 Definitions and alphabetize accordingly:

RURAL DETACHED SUITE means a *dwelling unit* that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Detached Suite* is subject to the Agricultural Land Commission Act and Regulations.

- 2) Deletion of "detached suite" and replace with "rural detached suite" in the following zones and sections:

1. A1 (Agriculture Zone) Section 34
2. A2 (Rural Holding Zone) Section 35
3. A3 (Small Holding Zone) Section 36
4. CD3 (Comprehensive Development Zone) Section 41
5. CD18 (Comprehensive Development Zone) Section 56

- 3) Delete from Table Schedule "A", Table A1-1 Required Offstreet Parking Spaces, Column 1 Use "Secondary Suite or Detached Suite" and replace with "Suite (secondary, detached or rural detached)".

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. 4465"

READ A FIRST TIME THIS 14 DAY OF June 2021

READ A SECOND TIME THIS 14 DAY OF June 2021

READ A THIRD TIME THIS DAY OF 2021

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

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

Item 24.2

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4453 be read a third and final time.

[ZON-1206; Dobie, S. and J./Lawson Engineering Ltd.; 821 60 Street NW; A2 to A3]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4453

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

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

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot 2, Section 17, Township 20, Range 10, W6M, KDYD, Plan 33563, from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone), as shown on 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. 4453"**

READ A FIRST TIME THIS 14 DAY OF June 2021

READ A SECOND TIME THIS 14 DAY OF June 2021

READ A THIRD TIME THIS DAY OF 2021

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 24.3

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4462 be read a third time.

[ZON-1211; LeFloch, C. and Sinopoli, R.; 1080 12 Street SE; R7 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. 4462

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in and issues of the Salmon Arm Observer;

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

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot 3 Section 12, Township 20, Range 10, W6M, KDYD, Plan 14114 from R-7 Large Lot Single Family Residential Zone to R-8 Residential Suite Zone, attached as Schedule "A".

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4462"

READ A FIRST TIME THIS 14 DAY OF June 2021

READ A SECOND TIME THIS 14 DAY OF June 2021

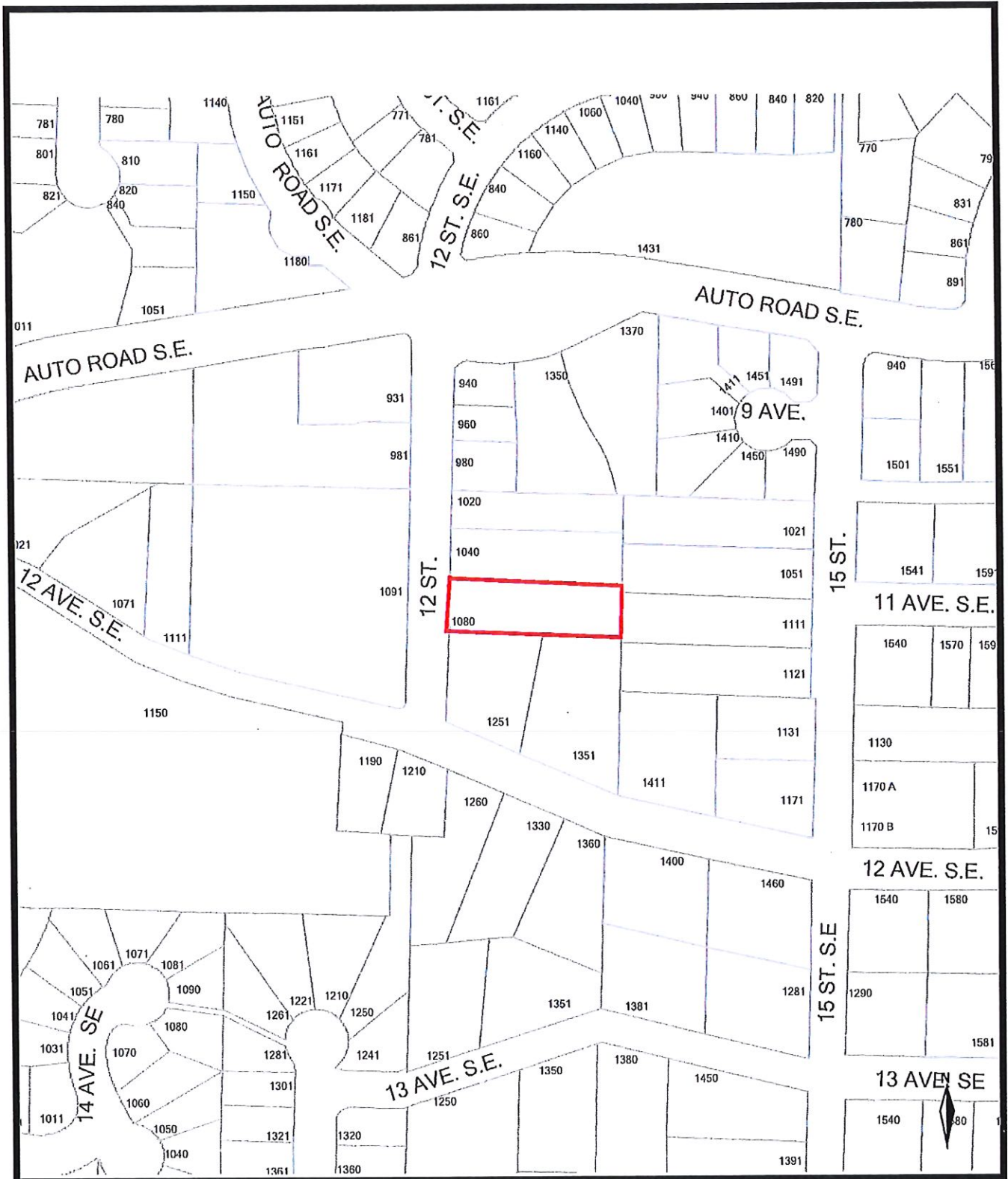
READ A THIRD TIME THIS DAY OF 2021

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 24.4

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4464 be read a third time.

[ZON-1213; CDN Framing & Development Co.; 941 8 Avenue NE; 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. 4464

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

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

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318, from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), as shown on 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. 4464"

READ A FIRST TIME THIS 14 DAY OF June 2021

READ A SECOND TIME THIS 14 DAY OF June 2021

READ A THIRD TIME THIS DAY OF 2021

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

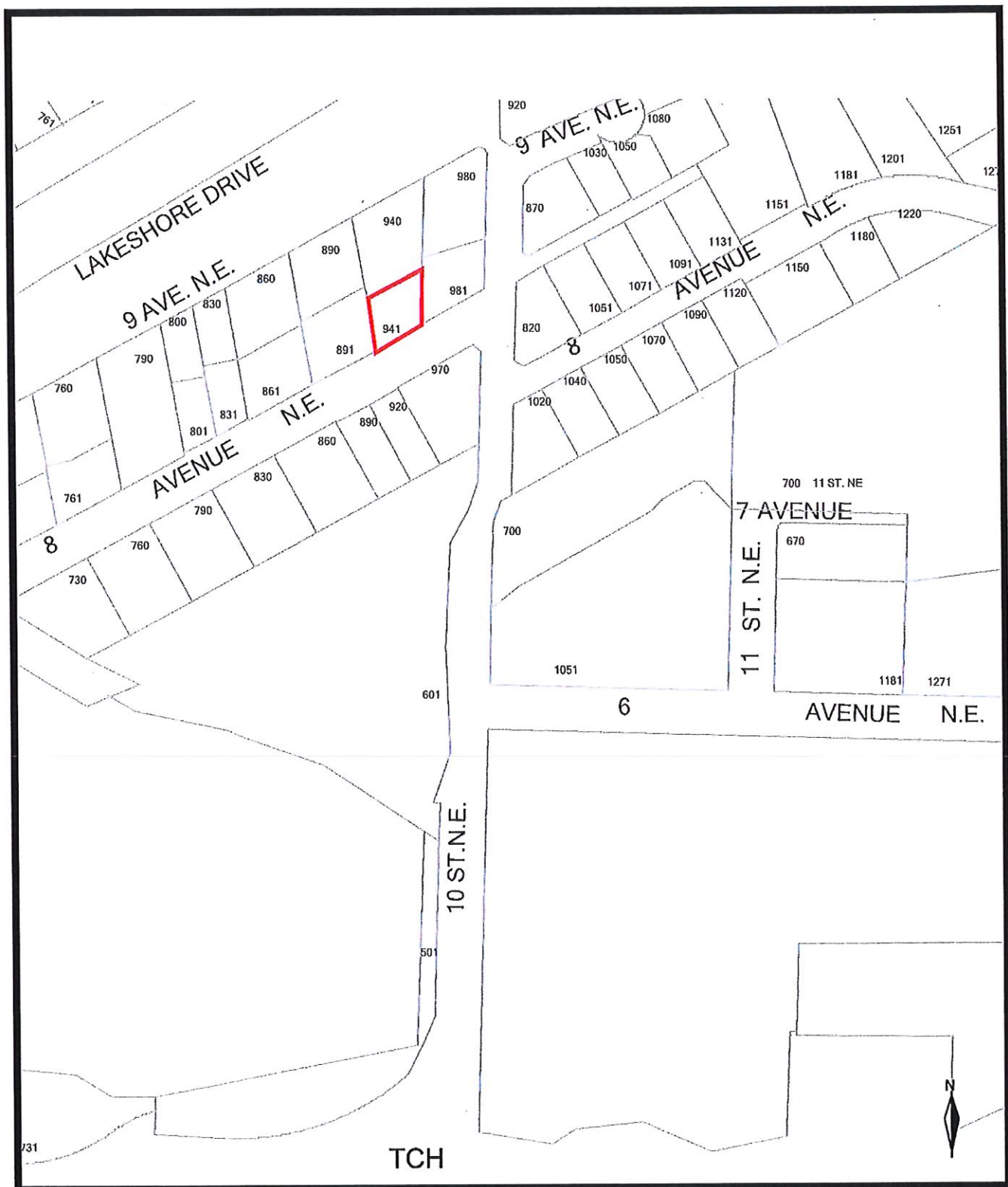
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 26.

CITY OF SALMON ARM

Date: June 28, 2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of June 28, 2021, be adjourned.

Vote Record

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

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

THIS PAGE INTENTIONALLY LEFT BLANK

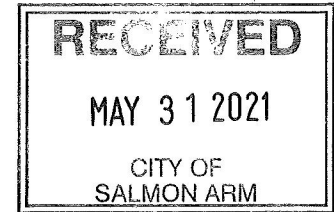
INFORMATIONAL CORRESPONDENCE - JUNE 28, 2021

- | | | |
|-----|--|---|
| 1. | A. Rollins - letter dated May 31, 2021 - Request for fence | A |
| 2. | D. Bardy - email dated June 10, 2021 - Tax Notice | S |
| 3. | K. B. Newton - email dated June 14, 2021 - Industrial storage replies | A |
| 4. | L. Reimer - email dated June 15, 2021 - Regulating Storage Businesses | A |
| 5. | M. Bray, President and CEO of Aviator Business Park Inc. - letter dated June 16, 2021 - Storage Zoning - For Information Letter of May 31, 2021 | A |
| 6. | K. Earl - email dated June 22, 2021 - Blackburn Park Booking Request | A |
| 7. | G. McAllister - email dated June 23, 2021 - Blackburn Park Booking Request | A |
| 8. | G. Clancy, Responsible Person, Midas Extraction Corp. - letter dated May 31, 2021 - Cannabis Processing and Production | N |
| 9. | H. Lessard, Foster Parent Coordinator - Shuswap Okanagan Foster Parents Association - letter received June 2021 - Blackburn Park Booking Request | A |
| 10. | D. Byers, Community Services Director, Salvation Army Salmon Arm - letter dated June 11, 2021 - Wharf and Gazebo Booking Request | A |
| 11. | N. Harisch, President, Salmon Arm Museum and Heritage Association - letter dated June 10, 2021 - Rodenticide Ban | A |
| 12. | C. Davis, President, Daybreak Rotary - letter dated May 13, 2021 - Daybreak Rotary Legacy Project and Canoe Beach | A |
| 13. | C. Fudge, Director of Government Relations, BC Transit - letter dated June 16, 2021 - Free Fare Transit for Children 12 and under Program | N |
| 14. | C. Johansson, Community Energy Coordinator, Community Energy Association - email dated June 9, 2021 - CEA AGM Recording and Minutes | N |
| 15. | G. Heyman, Minister, Ministry of Environment - email dated June 9, 2021 - Ban the Use of Anticoagulant Rodenticides | N |
| 16. | B. Dingwall, Mayor, City of Pitt Meadows to Honourable M. Dalton, Member of Parliament and Honorable Lisa Beare, Member of Legislative Assembly - letter dated June 14, 2021 - Truth and Reconciliation Commission's Call to Action 75 | N |
| 17. | C. Graves, Corporate Officer, Township of Spallumcheen to BC Hydro - letter dated June 11, 2021 - Residential Rate Review | N |

N = No Action Required
A = Action Requested

S = Staff has Responded
R = Response Required

2021 May 31



Mayor and Council, City of Salmon Arm
500 2nd Avenue, NE
Salmon Arm, B. C.
V1E 4N2

Dear Sir/Madam:

My wife and I moved to beautiful Salmon Arm two years ago. We bought our first brand new house in the Hillcrest Area, specifically 24 Street SE. There was a treed area behind our house, that we were told wouldn't be built on, it's steep and was designated park land.

The City has recently put in a very nice walking path. Paths and walking areas are important, but we feel it could be dangerous for young children and other trail users because of the following reasons: we have a four foot cement block wall at the back of our property, our neighbors south of us have a much higher wall and up the street up to a twelve foot high wall.

A couple of days back we had a man come into our yard from the walking path, his dog was off leash and got away from him, scrambled down the bank, through our garden and over the wall. The man was eventually able to get the dog back up the wall, but it wasn't easy.

At the south end of our street the path has a wire fence along the side of it. Could the city not extend that fence so that all the properties along this new part of the walking path are protected, and prevent children, adults, dogs, and bikes coming off the trail and into our yards, possibly breaking a leg or arm, or even their necks.

I realize that there is quite a cost involved, but in the long run could prevent injuries. In talking to other neighbors I was told that the concern is shared. I do not feel that we should be responsible for the cost of a fence, as it was the walking path that changed the safety of the area. Two neighbors north of us have put up a fence to protect their privacy, their property is lower, so a fence accomplished this.

I would appreciate your consideration in this matter, and look forward to hearing from you.

Thank you.

Alan Rollins 

Email:

Phone Number:

Address:

Salmon Arm, B. C. V1E 0E3

CC Darin Gerow, Chris Larson

From: DB

Sent: Thursday, June 10, 2021 9:46 AM

To: Chelsea Van de Cappelle

Subject: RE: Tax notice

Good morning Chelsea,

thank you for the answer. I understand how is calculate property tax and I did not complained about assessed value of the property- still does not mean I agree with that. My concern was about provided public amenities { I described them in previous email } which were limited. In my opinion, if services are limited, should be somehow reflect to the tax numbers. I feel we must pay extra this year, for what city provided for the last months, specially if city received Covid grant{ what is tax payers money anyway}. I know is declared pandemic, excuse for everything these days. But we should always keep common sense and fairness. The time will show, what is this pandemic about.

Thank you very much.

Regards, Daniel

PS1: I have no problem you resend this conversation to mayor or council.

PS2: Could you provide me direct email to mayor please?

----- Original Message -----

On Monday, June 7th, 2021 at 1:35 PM, Chelsea Van de Cappelle

Good afternoon Mr. Bardy,

Thank you for your email. I hope I am able to address your concerns, please see the attached letter of response. In addition, please let me know if you would like me to forward your inquiry to Mayor and Council.

Kind regards,

Chelsea Van de Cappelle, CPA | Chief Financial Officer

Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2 | P 250.803.4032 | F 250.803.4041

E cvandecappelle@salmonarm.ca | W www.salmonarm.ca



From: Daniel.bardy

Sent: Friday, June 4, 2021 8:25 AM

To: Cindy Sholinder

Subject: Tax notice

To whom it may concern,

I received property tax notice and I'm just wondering if you have calculated taxes regarding to closure or limited access to public amenities like a Heritage park, Recreational Centre, Arena, library, etc. Also access to hospital and doctors was limited, speak nothing of all obstacles like short public hours in city hall etc. Don't even mentioned city laid off people because of closure of amenities, so expenses of city went down. To me it looks a bit unfair when I have to pay full price despite of all things I mentioned above.

Thank you for consideration.

Regards, Daniel

CITY OF SALMON ARM

June 7, 2021

Daniel Bardy
[REDACTED]

Salmon Arm, BC V1E 3E7

Re: Property Taxes and COVID 19 Budget Impacts
[REDACTED]

Thank you for your email outlining your concerns with respect to your property taxation and the development of the City of Salmon Arm (City) budget as related to COVID 19 impacts. I will attempt to provide clarification on the change in your taxes and the development of the 2021 City budget.

The COVID 19 pandemic has created significant hardships for many. Council has recognized this impact and as a result has taken several actions to try and limit any further financial stresses on residents while also maintaining the needs of the community. Some of these actions include:

- The previously approved general municipal tax increase for the 2020 taxation year was reduced from 2.52% to 0% for all property classes. The City funded the revenue shortfall as a result of this from its Emergency Reserve;
- The 2020 Tax Due Date was extended from July 2 to September 30, 2020;
- The Statutory Property Tax Sale for delinquent taxes was deferred for an additional year;
- A hiring "freeze" on part-time and relief staff; and
- Temporary parking of some capital projects to ensure sufficient funding in place for other operational needs.

The City was fortunate to receive a \$3.5 million COVID 19 Safe Restart Grant in 2020. This assisted in balancing approximately \$625,000.00 in revenue deficits, additional COVID related expenses and replenishing the Emergency Reserve in 2020.

Access to public amenities as you have noted in your email, including City Hall, was reduced as directed by Provincial Health Orders and to ensure the safety of staff and the public. While in-person City Hall access was limited, every attempt was made to meet the needs of the public via phone, email and other means. While some operating costs may have been reduced, so too were revenues generated that assisted in reducing the impact of these costs. The actions taken by Council as related to operating hours and staffing at both the SASCUC Recreation Centre and Shaw Centre resulted in the costs of operating these facilities coming in as originally budgeted with no additional cost to taxpayers.

For the 2021 taxation year, Council offset budgeted operational deficits, projects and fiscal pressures in the amount of \$1.38 million with COVID 19 Safe Restart Grant Funding. As a result, a 0.5% increase to general municipal taxes was required to balance the budget.

As I am sure you are aware, property taxes are calculated using a formula based on the assessed value of properties. Over the period of 2019 to 2021, the assessed value of your property increased from [REDACTED] to [REDACTED], an increase of 18%. In the same period your total property tax bill increased from [REDACTED] to [REDACTED] an increase of 13%. Please note that the Garbage and Recycling user fee is not a tax and has therefore been excluded from this analysis.

The chart below reflects the changes in your assessment and tax levy from 2019 to 2021.

Tax Year	Assessment	General Municipal	Water Frontage	Sewer Frontage	Transportation Parcel Tax	Other Governments	Total
2019	[REDACTED]						
2020							
2021							

The City's portion of your tax levy consists of general municipal taxes, water frontage tax, sewer frontage tax and the transportation parcel tax. The remaining taxes are collected on behalf of other government agencies such as the Provincial Minister of Finance (School Tax), BC Assessment Authority, Columbia Shuswap Regional District, Columbia Shuswap and North Okanagan Hospital Districts, Okanagan Regional Library and Municipal Finance Authority pursuant to each organization's requisition to the City. The City does not set the tax rates for these other government agencies nor does it have control over tax increases or decreases in these areas.

The chart below reflects the increase and decrease in taxes between 2019 and 2021 that is attributed to general municipal taxes, water and sewer frontage, transportation parcel tax, other government agencies and the portion that is attributed to changes in your assessment.

Tax Year	General Municipal	Water Frontage	Sewer Frontage	Transportation Parcel Tax	Assessment	Other Governments	Total
2019 - 2020	[REDACTED]						
2020 - 2021							

The BC Assessment Authority determines the assessed value of your property using a variety of approaches (sales in the area, actual cost, etc.). It is important to review your property assessment during the appeal period if you believe your property is overvalued. The BC Assessment Authority is an independent government body over which the City exercises neither control nor influence. For more information on the BC Assessment Authority's process or for questions regarding your assessment please visit their website at www.bcassessment.ca or contact them by telephone at 1-866-825-8322.

Should you have any questions or concerns, please do not hesitate to contact me at 250-803-4032 or email at cvandecappelle@salmonarm.ca.

Yours truly,



Chelsea Van de Cappelle, CPA
Chief Financial Officer

From: Blake Newton
Sent: Monday, June 14, 2021 4:52 PM
To: Caylee Simmons
Subject: Industrial storage replies.

Caylee,

As promised I am going to put forward a concern that I would like to bring forward. As someone with a commercial interest in Salmon Arm and in the industrial zone here with tenants, tenants and neighbors who own the properties, lease them or have employees who rely on these businesses it was alarming to see a column that was to many of us disconcerting. As I pointed out development of land (as proven by the old Newenes grounds which existed in the city core which developed into a myriad of new businesses) should be evolutionary. I believe that the approach used by the city's director of development services, Kevin Pearson where. he advocated for keeping the status quo is something that the majority of businesses in the industrial zone believe in. The idea however that would cap storage use at under 20% of available land in our view hamstrings the potential of business development. I can assure you that I have not heard of prospective tenants and I have land available as does the majority of land owners here. I cannot imagine that BC Hydro or Bid Group for example would like to be relegated to a fraction of their outside storage. In this instance I would recommend that City Council re evaluate their position on this. I personally don't wish to get into an adversarial conflict with the municipality. It's in the interests of all stakeholders to work together. The effects of such a restrictive potential bylaw would adversely affect tax revenues as well as lead to a distrust of each other. I hope that you point my concerns out to Town Council. Anyways, I hope that we can resolve the issues in a way that we all are satisfied with.

Regards, K. Blake Newton.

-----Original Message-----

From: Lance Reimer

Sent: Tuesday, June 15, 2021 10:52 AM

To: Kevin Pearson

Subject: Regulating Storage Businesses

Hi Kevin,

I've put some thought into your email and just read the article in the salmon arm observer regarding storage yards.

Couple of thoughts I've had in regards to the article.

We currently are supporting 5 local families off the business we have created. A large portion of the business is out of province clients that store both Boats/RV's and personal possessions with us. There is a large amount of work created in our locations from local salmon arm business servicing and repairing boats and RV's for the out of province customers.

As for the potential loss of revenue for salmon arm, there should be a tool to capture the loss in revenue from the dozen or more illegal storage yards surrounding salmon arm.

Thanks Kevin.

Lance Reimer



To: Development and Planning Services Committee and the City of Salmon Arm City Council

From: Marty Bray, President and CEO of Aviator Business Park Inc.

Date: June 16, 2021

Subject: Storage Zoning – For Information Letter of May 31, 2021

Dear Reader,

It was brought to our attention at Aviator that there is some discontent with respect to mini and outdoor storage facilities in Salmon Arm. We understand that there are several issues that are causing this discontent, they are:

- Aesthetically unattractive nature of the buildings and services that are provided. These include outdoor storage facilities, steel structured buildings that can dilapidate quickly, steel containers that provide safety and inspection issues
- Failure to comply with bylaws and permit requirements by storage providers
- Lack of warehousing, industrial, and commercial facilities in the area that is experiencing rapid growth
- Manufacturing and industrial activities occurring in residential neighbourhoods making the existing industrial land critical for future development
- Competitive posturing by market participants

We at Aviator are aware of all of these challenges and it was always our goal to provide and build mini storage warehousing that was of the utmost quality and design, utilizing concrete split faced stone materials. Our goal for outdoor storage was to utilize and maximize the land in the most efficient manner possible in order to generate revenue that could help fund other big and bold ideas. The ownership of Aviator generates modest incomes and took a significant risk to acquire this land, the two principals investing their life savings into this Project.



That said, the principals believed that we could design and develop a Business Park with the overall ambition of providing not only much needed mini warehousing buildings, but also design and build quality industrial and commercial buildings that are as sustainable and resilient as possible. Examples include:

- Designing the mini storage warehouses to have the ability to install solar panels. Thus, generating a significant amount of energy based on the roof design and space on the structures.
- Allow all of the buildings to be multi dimensional in nature and factor into the overall design of the Business Park
- Potentially utilize geothermal technology for air conditioning and heat, this could make the business park a zero carbon building development
- Utilize the space effectively for septic, due to the sewer challenges the area faces
- Allow businesses to benefit from built in resiliency that could be instrumental in the new climate environment

Based on the momentum we see in the market for the demand for industrial and commercial warehousing, we hope to have another Development Permit submitted to the City as soon as possible. This will lay out the ambitions for the next phase of our development which will include building warehousing facilities for industrial and commercial customers.

Our plan has always been to work closely with the city as we work through our ideas and see the City as an essential stakeholder in our vision. Thus, the M7 proposal would make the most sense in this instance, at least for us. This would give the city the ability to review the suitability and viability of the projects. When business owners can go through a thoughtful design process that would provide a compelling argument for their storage projects. Decisions could then be made based on how the projects contribute to the city's financial, sustainability and resiliency plans.

From: Kirsten Earl
Sent: Tuesday, June 22, 2021 11:46 AM
To: Caylee Simmons
Subject: Blackburn park booking

The Shuswap Lady Striders would like to book the covered area at Blackburn Park for a small breakfast gathering on Thursday 15th July at 9am

Kirsten Earl

From: Gail McAllister
To: Caylee Simmons
Subject: Use of Pavilion

Our mother Grace Aldred passed away on June 10 at the age of 96. She has 13 surviving children, grandchildren and great great grandchildren.

We will be doing grave side service on Aug the 21 2021, in the am.

Following this from approximately 11 am to 3pm. , we would like to gather for a family luncheon and picture taking. We are requesting the Pavilion so we are out of the weather.

There could be between 50- 75 people. Most of us have had COVID vaccines. Most will have had both shots. We will still follow all Covid rules. If there are restrictions at that time we will abide by them.

The luncheon will consist of platters of meats, cheeses, fruit and vegetables. We are getting these from Save-On-Foods.

We will also get the 2 million liability insurance.

Thank you for your consideration, the family of Grace Aldred.

Gail McAllister

[REDACTED]

Salmon Arm, BC

V1E1R3

[REDACTED]

MIDAS Extraction Co.



May 31, 2021

City of Salmon Arm
Ms. Erin Jackson, Director of Corporate Services
500 2nd Avenue NE
Salmon Arm, BC V1E 4N2

TO: Ms. Erin Jackson

RE: Cannabis Processing and Production

Pursuant to section 6.7 of the Cannabis Licensing Application Guide under the Cannabis Act and corresponding Cannabis Regulations, this letter is served as a notice advising that Midas Extraction Corp. is applying for a Standard Cannabis Processing Licence under Health Canada's Cannabis Act. This license will be held and operated by Midas Extraction Corp. at the business site address:

5851 Auto Rd SE
Salmon Arm, BC
V1E2X2

The application is proposed was submitted to Health Canada on April 23, 2021 for the intended activities of receiving, processing, sale, destruction, shipping, and delivery of cannabis and cannabis products. Cannabis and cannabis products include fresh material, dried material, and cannabis extracts.

If you require any further information, please feel free to contact me at your convenience.

Best regards,

A handwritten signature in blue ink, appearing to read "Gerald Clancy".

Gerald Clancy
Responsible Person
Midas Extraction Corp.
250-833-7787
geraldc@validmfg.com

Okanagan Foster Parents Association

Proud to support Foster Families of the Okanagan, Similkameen, and Shuswap.
www.okfosterparents.ca #FosteringOkanagan #MakingADifference



Dear Mayor and Council,

I am writing on behalf of Okanagan Foster Parents Association (OFPA), and in partnership with Ministry of Children and Family Development (MCFD), to request the use of Blackburn Park in Salmon Arm. The event would take place on July 15th, 2021, from 4:00pm-6:00pm.

The group would include foster parents from the Shuswap areas, their foster children and youth, some Ministry staff, and myself.

Following approval, a registration form will be sent to foster parents, therefore we will be able to know the number of people wanting to attend, and ensure we are compliance with all PHO rules regarding COVID-19 protocols. This will include the number of people in attendance, physical distancing, masks if required, hand sanitizer, hand wipes, disposable dishes and utensils. Dinner will be pre-ordered pizzas, bottled water, juice boxes, and snacks.

Please let me know if you require any further information.

Thank you for your time and consideration,

Heather Lessard
Foster Parent Coordinator – Shuswap
Okanagan Foster Parents Association
shuswapsupport@okfosterparents.ca
1-250-515-1522





David Byers
Community Services Director
P.O. Box 505
191 2nd Avenue NE
Salmon Arm, BC V1E 4N6
CS Office: (250) 832-9194
Fax: (250) 832-9148
June 11, 2021

To Mayor and Council:

The Salvation Army was approached by Turtle Valley and Friends; a local band from Turtle Valley who are looking to do a fundraiser at the gazebo by the wharf on July 17, 2021, the concert will run from 6-9pm we will need access to the services from about 4:30-10:00pm. The Salvation Army will provide the certificate of insurance for \$2,000,000. We will do our best to follow the provincial health regulations that are in place at that time to ensure safety for all who attend.

Thank you for considering this request.

Sincerely
David Byers
Salvation Army Salmon Arm
Community services Director.



SALMON ARM MUSEUM & HERITAGE ASSOCIATION AT

R.J. Haney Heritage Village & Museum

751 Hwy. 97B NE

• P.O. Box 1642

• Salmon Arm, BC V1E 4P7

June 10, 2021

Mayor and Council

City of Salmon Arm
PO Box 40
Salmon Arm, BC
V1E4N2

Re: Rodenticide ban

Dear Mayor and Council

Our Board and Advisory Committee have discussed this ban and directed manager Susan Mackie to contact other facilities like ours to find out what they do about rodent control and to seek guidance from our pest control contractor. The results of this research are as follows:

1. Barkerville has a huge rodent problem. According to the manager, they use hundreds of snap traps, and the mouse problem is still out of control. Last year they adopted two feral cats and that has helped a little bit.
2. Fort Steel - Rodenticide is used to control rodents. They have a contract with the local pest control business that attends the site weekly. Most activity is noticed around the bakery.
3. Our Orkin contractor advises us that the company has voluntarily ceased using the rodenticides known to have a high risk of secondary deaths. The products they use are low risk and approved by health Canada and Environment Canada. The product in current use does not take a week to kill the rodent, it works much faster than the earlier ones which they have stopped using. The contractor told Susan that the main problem is when rodenticides are used outdoors, which is not how they are intended or licenced to be used.
4. Orkin's other options are tunnel traps which the mouse enters but cannot get out of and death is by starvation. These traps would need to be monitored weekly because there is considerable odour involved. Snap traps would need to be checked weekly as well. This would quadruple our costs for their service.
5. Currently, we use only indoor baited traps, and if activity is noticed around a building like the service area, snap traps are put out.. All buildings have been inspected, and efforts to seal any entry points have been taken, but with buildings like Haney house at over 100 years old, it is almost impossible to find every tiny crack and crevice. Nevertheless, our proactive approach has kept the rodent issue under control to date.

Real History - Hands-On Activities

♦ Ph: (250) 832-5243 ♦ info@salmonarmmuseum.org ♦ facebook.com/Haneyheritage ♦ www.salmonarmmuseum.org

12.1.11



SALMON ARM MUSEUM & HERITAGE ASSOCIATION AT

R.J. Haney Heritage Village & Museum

751 Hwy. 97B NE

♦

P.O. Box 1642

♦

Salmon Arm, BC V1E 4P7

Our main concern is the priceless artifacts and significant heritage structures we are tasked with preserving and protecting. For example, on display in the Haney House are items like a quilt from the War of 1812 with a very interesting story attached. There are gowns made to be worn at the coronation of the king following the death of Queen Victoria, the Silver Creek quilt from WW1, a hand died bed spread which is over 100 years old. It would be a shame to have to remove items like these from the house and store them in the museum. The public would not be able to see them or get to know the stories behind them. In the Lester Thompson Garage, we have three cars including a McLaughlin donated to the Village which was originally purchase in Salmon Arm in 1918. We have a responsibility to our donors to maintain the items we are entrusted with, and our mandate is to preserve our history and educate visitors by displaying these precious items to tell the story of Salmon Arm. We are a unique institution and a blanket ban does not necessarily take in to account the needs of a specific facility.

No one at Haney wants to put wildlife at risk and we believe we are using a system with low risk and best practices to control rodents which can destroy buildings and artifacts. Our onsite caretaker had two cats on the property for many years and both died of old age. We currently have a cat that lives in the service area, patrols the village, and is in good health.

We ask that you consider our request for a waiver to the ban. The ban does not take in to account that there are still people and businesses in the community using rodenticide on private property, out doors, and improperly.

Yours truly

Salmon Arm Museum & Heritage Association


Norma Harisch, President

Real History - Hands-On Activities

♦ Ph: (250) 832-5243 ♦ info@salmonarmmuseum.org ♦ facebook.com/Haneyheritage ♦ www.salmonarmmuseum.org



Rotary Club of Salmon Arm – Daybreak Club

PO Box 541
Salmon Arm BC, V1E 4N7

May 13, 2021

Attention: Mayor and Council

RE: Daybreak Rotary Legacy Project and Canoe Beach

The Rotary Club of Salmon Arm - Daybreak (Daybreak Rotary) has been searching for a legacy project to help enhance our community for a few years. Over the past 14 years we have been involved in several partnerships with the city including the spray parks at Fletcher Park and Blackburn Park along with other small improvements on city property. With that behind us, we found ourselves struggling to find a project that would be meaningful to the community, to our members and to the city.

Recently, we met with city staff and the idea of participating in the Canoe Beach redevelopment project was discussed. We reviewed the plan and feel we found the perfect piece of the plan to focus our fundraising on. The piece we are interested in is the swimmer's dock in the main swimming area of the beach. Currently the boat launch dock is used by both boaters and swimmers which we see as a safety concern. Boats are coming and going as kids are swimming and jumping off the pier.

The redevelopment plan had a swimmer's pier in the middle of the main swimming area that would move the swimmers away from the boat launch area making it safer for everyone. The swimmer's pier would be better designed to include ladders, and other features making it accessible to young and old.

The Daybreak Rotary Club is looking for support from mayor and council to work with city staff to develop and install a "Rotary Swimmer's Dock" in the main swimming area of Canoe Beach (as noted in the plan city staff have shared with us). The project will be done in a phased approach and could be started as soon as funds for the dock are in place (hopefully Phase 1 will be completed by Spring of 2022). Daybreak Rotary would fund the Swimmer's Dock and the city would incorporate the old boat launch dock as a future expansion once the new boat launch structure is in place.

On behalf of the Daybreak Rotary Club, we would like to thank you for considering our proposal.

Sincerely,

Chris Davis
President – Daybreak Rotary

Dan Morin
Community Service Chair



June 16, 2021

Re: Free Fare Transit for Children 12 and Under Program

To: Local Government Partners

In Budget 2021, the Province committed to making transit more affordable for families throughout the province by offering free fares for children up to and including the age of 12. On Budget Day, the Finance Minister made this promise a reality with confirmation that the program will launch in September 2021.

The Province, BC Transit and our Local Government Partners all share an interest in building a culture of transit ridership and reducing greenhouse gas emissions. Providing free transit to children age 12 and under is expected to advance progress towards these objectives. The other key benefits hoped to be realized by the Province, BC Transit and our partners from this program include:

- Increased ridership amongst this age demographic
- The opportunity to create riders for life and impact our ridership lifecycle positively
- Positive transit brand impact given the program decreases financial barriers to access
- Incentivize families to use transit together to build-back ridership following COVID-19

The Province will provide funding to BC Transit, for the benefit of participating Local Government Partners, to replace revenue that would otherwise be collected from children 12 and under through the fare box or from pre-paid fare products. BC Transit is currently in the process of finalizing a contribution agreement with the Province for this funding.

BC Transit has agreed to work with Local Government Partners to amend Annual Operating Agreements including fare structures, by September 1, 2021. These changes will include:

1. Adjusting the tariff schedule to ensure fares for children age 12 and under are set to zero;
2. Providing foregone fare revenue compensation to Local Government Partners

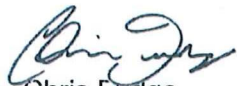
Once we have finalized our contribution agreement with the Province, Local Government Partners will be provided with an official letter to confirm the amount of funding available. Approval of the letters is requested by September 1, 2021 to ensure the program can begin and funding can be allocated to Local Government Partners.

To facilitate an accelerated program rollout, implementation has been divided into two phases. Phase 1 will involve enabling children to ride the bus without a fare product or presentation of identification. Phase 2 will introduce a fare product along with a registration system. The Phase 2 timeline is still being finalized and will be communicated at a later date.

BC Transit remains responsible for ensuring that transit services are delivered safely, and as part of this program unaccompanied children are also being given full consideration in the design of this program. More information and direction will be provided in the near future.

There will be ongoing communication with our Local Government Partners as Phase 1 of this project continues to roll out and it is expected that program development work will continue throughout 2021 and 2022 for future phases of the program. We would encourage you to discuss any questions or concerns you may have directly with your BC Transit Manager of Government Relations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Fudge", is positioned above the printed name.

Chris Fudge
Director of Government Relations

From: Carly Johansson <cJohansson@communityenergy.bc.ca>
Sent: Wednesday, June 9, 2021 4:24 PM
To: Carly Johansson <cJohansson@communityenergy.bc.ca>
Subject: CEA AGM Recording and Minutes

Hello CEA Members,

The meeting minutes for the AGM and Q2 meeting last month are attached. You can also view the [meeting recording](#) if you missed it.

Other quick links:

- [CEA's 2020 Annual Report: The Decade of Climate Action](#)
- [CARIP Use and Impact Assessment Report](#)
-

A quick note about the 2021 Climate & Energy Action Awards:

Community Energy Association is now accepting nominations for the 2021 Climate & Energy Action Awards! Nominate your community today to showcase your local government's commitment to creating low carbon, resilient communities. All applicants will receive recognition in a promotional video celebrating the [Awards Nominees](#). The deadline to apply is Monday, July 12th at 5:00 pm.

Learn more at <https://www.communityenergy.ca/awards/>



2021 Climate & Energy Action Awards Nominations
are now being accepted!

Celebrate your community's leadership in the following categories:

- Community Planning & Development
- Corporate Operations
- Climate Adaptation

www.communityenergy.ca/awards

 **Community Energy Association**



Thanks for your support and have a great week!
Regards,



Carly
Carly Johansson, Community Energy Coordinator
Office: 604-628-7076 ext. 713 | Mobile: 604-838-2140
Connecting Communities, Energy & Sustainability



From: Minister, ENV ENV:EX <ENV.Minister@gov.bc.ca>
Sent: June 9, 2021 3:35 PM
To: Alan Harrison <aharrison@salmonarm.ca>
Subject: RE: Ban the Use of Anticoagulant Rodenticides

Reference: 378131i

June 9, 2021

His Worship Mayor Alan Harrison
and Councillors
City of Salmon Arm
Email: aharrison@salmonarm.ca

Dear Mayor Harrison and Council:

Thank you for your letter of March 15, 2021, regarding the use of anticoagulant rodenticides and requesting a ban on their use in British Columbia. I share your concerns regarding the protection of wildlife in our province and I appreciate your request for action on this important topic.

I am aware that anticoagulant rodenticides pose unintended risks to wildlife in B.C. through primary and secondary poisoning, and am extremely concerned by reports in 2020 regarding owl deaths as a result of their use. My ministry maintains a commitment to protect wildlife from adverse impacts resulting from pesticide use. Ministry staff are taking action to address risks associated with the use of these products, including increasing compliance verification of current Integrated Pest Management Regulation requirements; raising awareness with rodenticide users on the impacts of misusing rodenticides; coordinating with provincial wildlife experts and Canadian Wildlife Service staff; and developing education materials for the public and pest control operators to better manage rodents within an integrated pest management system.

I have asked ministry staff to develop additional options to improve how rodenticides are regulated in B.C., including consideration of bans, and I will write back to you with details on our next steps once they have been determined.

Thank you again for taking the time to write and participating in our efforts to protect wildlife.

Sincerely,

George Heyman
Minister



City of Pitt Meadows
OFFICE OF THE MAYOR

June 14, 2021

File: 01-0400-60/21

Honourable Marc Dalton
Member of Parliament
Sent via email: marc.dalton@parl.gc.ca

Honourable Lisa Beare
Member of the Legislative Assembly
Sent via email: lisa.beare.MLA@leg.bc.ca

Dear MP Dalton and MLA Beare:

Re: Truth and Reconciliation Commission's Call to Action 75

We write this letter regarding the recent announcement from the Tk'emlúps te Secwépemc First Nation and the results of a survey at the former Residential school in Kamloops B.C., which uncovered the remains of 215 Indigenous children. These findings confirm and support the stories and histories as told by many residential school survivors.

The findings in Kamloops support the suggestion that there will likely be further tragic discoveries at other residential schools.

We share in the grief of all First Nation people as we collectively honour and mourn the loss of these 215 children.

.../2

We believe it is imperative that immediate action be taken to address Action 75 of the Commission's Calls to Action, which states:

75. We call upon the federal government to work with provincial, territorial, and municipal governments, churches, Aboriginal communities, former residential school students, and current landowners to develop and implement strategies and procedures for the ongoing identification, documentation, maintenance, commemoration, and protection of residential school cemeteries or other sites at which residential school children were buried. This is to include the provision of appropriate memorial ceremonies and commemorative markers to honour the deceased children.

In order for reconciliation to take place, the truth must be recognized and acknowledged. We feel that by identifying, honouring, and remembering these Indigenous children, it is an important step towards healing.

Along with our collective outrage, we fully support and call for further action to find, and hold accountable, those who were involved in this unspeakable tragedy.

Yours Truly,



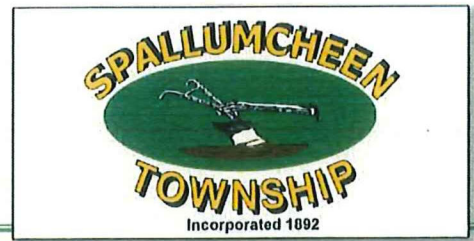
Mayor Bill Dingwall

BGS, LL.B., CPHR

cc: Pitt Meadows City Council
UBCM

THE CORPORATION OF THE TOWNSHIP OF SPALLUMCHEEN

4144 Spallumcheen Way, Spallumcheen, BC V0E 1B6
Phone: 250-546-3013 • Fax: 250-546-8878 • Toll Free: 1-866-546-3013
Email: mail@spallumcheentwp.bc.ca • Website: www.spallumcheentwp.bc.ca



June 11, 2021

File No. 5500-05

BC Hydro
PO Box 8910
Vancouver, BC
V6B 4X3

Dear BC Hydro

Re: Residential Rate Review

Please be advised that at the Monday, June 7, 2021 Township of Spallumcheen Committee of the Whole Meeting, the following resolution was passed:

"...THAT the Township of Spallumcheen Council direct staff to write a letter to BC Hydro and the Union of British Columbia Municipalities requesting that the consultation period for the Residential Rate Review be extended by reopening the survey to allow more residents an opportunity to submit comments due to the changes in the E-plus incentive that has been a program that has supported Township residents who have dual heat sources and no opportunity to natural gas as an additional heat source due to the rural nature of the Township."

Please consider reopening the survey to allow an extended period for consultation. Township residents, as well as residents of other similar rural municipalities, need an opportunity to participate in the Residential Rate Review. Many areas of Spallumcheen are unable to access natural gas services meaning the impacts of a rate change could negatively impact our residents and make heat unaffordable.

Thank you for your attention to this matter. If you have any questions in this regard, please contact the undersigned.

Respectfully,

Cindy Graves
Corporate Officer

cc. UBCM Member Municipalities

From: Ivor Norlin [REDACTED]

Date: June 27, 2021 at 9:59:47 PM PDT

To: [REDACTED]

Subject: June 28, 2021 Agenda Item 22.1 - development variance application

Hi Erin,

The above noted development variance application on the agenda for council tomorrow is for a development to the east of our home at 1210 16th Street NE. It appears that two of the requests may have direct implications for building along our property line:

1) Raising allowable building height: the package uses the terms '4 plex' and 'townhouse', so I am not certain if this variance is for the 3 story buildings along our property at the top of the proposed retaining wall. If they are requesting to allow these building to be higher, then I ask council to consider how privacy of neighbouring properties is a consideration/principle for this zoning. These homes will be looking down into our yards; any additional height will make it all the more difficult for us to adjust and manage site lines.

2) Raising allowable retaining wall height: I believe the application states that this wall will be professionally engineered, which I presume is necessary for safety. What is not clear from the package is what protections are required at the top of the wall to prevent materials (or people) from falling off into our property. I presume that if a wall is higher the requirements for the solid and secure barrier along the top will need to be enhanced as well.

Hopefully this is clear. I can try to attend the meeting and ask directly if that would help. I'd need to know when approximately the item will be heard so I could work around my schedule.

Thank you Erin.

J. Ivor Norlin

[REDACTED]

Salmon Arm, BC

[REDACTED]

From: Rod Keetch
Sent: Monday, June 28, 2021 8:01 AM
To: Caylee Simmons
Subject: DP 431 - Comments for City and council consideration.

To City and Council,

My name is Rod Keetch, and I am the owner and resident, along with my family at 1760, 11th Ave NE in Salmon Arm. I am a neighbour that lives across the street from this subject development permit. I wrote a letter in support of the re-zoning of this property when it went to council last year. I encouraged the thoughtful and considerate development of this parcel. Attached are my comments and opinion I wish to have registered on the proposed bylaw variance.

I don't see this proposed development as thoughtful, considerate, or really a benefit to Salmon Arm, to the extent it could be. It appears sub-standard compared to other recent developments of this size in these times. The failure to address any possible environmental impacts, or bring any green building and development principles is completely unacceptable as we are facing a man made global climate crisis that our Federal and Provincial governments recognize.

My concerns are similar to those raised by the design review panel,

- The size and location of the retaining wall. The lots below have already undercut the existing hill, and the wall has the potential to be much taller for the entire length of the western property line, extending the maximum height as far as 11th Ave
- Green space - there is very little room for it in the new development, and some of that space is proposed to be held in a covenant for future road development
- Preservation of the tree cover - There are a lot of mature trees that make up a really nice tree canopy here, they are proposed to be replaced with 19 trees that will be starting from only a few years old, and will never be able to reach the same level of maturity in this development.
- Impervious surfaces - The site currently has a maintained natural drainage pattern that includes a culvert under 11th Ave that delivers water in extreme storm events. I assume that this development will interrupt that, and likely remove a large amount of rainfall from entering the groundwater, instead being sent to the stormwater system.
- Wildlife that typically use this property including deer, pheasants, and the occasional bear will be forced onto the road, instead of having a greenspace corridor to use.
- Fencing - the fencing shown in the plans is not characteristic this neighbourhood, and installing it during initial construction is unneeded, and will increase the impact of the retaining wall
- The housing designs are not characteristic of the current neighbourhood.

I take a differing view of the comments of the planning department's recommendations.

- With the exception of some minor elements found at Copperview Court, and a peaked roof as seen in the properties being built out to the west, I was unable to find any existing construction buildings that are complementary to the style that is proposed here. I have

specifically scouted the area attempting to identify such recent construction, and I am having a very difficult time identifying any recent area developments that this plan is complementary too. Are they able to provide any specific area examples?

- I also don't understand how landscaping(will lessen the visual impact of a this unnecessarily tall retaining structure (liability)) if there is a fence at the top of the wall that will obscure the landscaping. The comments on screening from planning fail to address the massive amount of fencing that is proposed to be used so heavily in this development, including being shown at the top of the retaining walls. The fencing is not characteristic of the neighbourhood.
- The report comments fail to acknowledge that there is a good possibility that the wall will extend to a height of 5-6 blocks tall at the SW corner of the lot where it will have a far greater visual impact on 11th AVE, as this area has been undercut, almost as if it is already planned to extend whatever wall height allowance is made, across the entire west side of the property. This reality isn't represented in the drawings or the comments. I would like to know why this comment was not included in the report, as the SW corner of the lot has been undercut for more than a year, and there should have been adequate time to incorporate that information into the DP comments somewhere.

Generally this proposed development does not fit in here as this neighbourhood exists today. It isn't imaginative, or a creative use of space, and it certainly doesn't add anything to the neighbourhood, other than a lot of unnecessary water to the storm system, a lot of fencing, and some dollars to the tax money the city sees. It unfortunately detracts from what Salmon arm is known and loved for. The complete clearcutting of the mature stand of trees will impact the feeling of the neighbourhood to every surrounding property and visitors, and will have significant impacts on the view from each adjacent property in a significant way as well as having unknown impacts to the environment and biodiversity in the immediate area. Also this neighbourhood is planned in the OCP as a pedestrian accessed tourist/commercial area, and the development of this property will have lasting impacts on how these tourist/pedestrians experience our town. Right now, this stretch of sidewalk is either a pleasant walk that opens to an incredible view of the lake, or it is a relatively steep climb, with the opportunity to get some shade in the late afternoon (the bus stop gets some of that shade too). This development will significantly limit the view, remove the existing natural appeal and shade of the mature tree stand, and crowd the sidewalk with buildings and fencing.

If we are to lose so much from the appeal of our city, and potentially impacting the environment and the future planned use of this area, shouldn't we be doing our due diligence on the environmental front, and shouldn't we be getting paid? Why are we handing out variances to allow this property to be developed beyond current zoning, if they aren't doing all they can to bring financial prosperity to city coffers. There is no excuse for the developer not to come to the table with a development that has the allowable 34 units. The long term loss of money in tax income on these additional 4 units that the city would not be capitalizing on should not be ignored. This is a strata development, that means all internal infrastructure and connections will not be the concern or cost of the city, nor will any of the onsite infrastructure. For a tiny surplus on the services of the city infrastructure, we could tax an additional 4 properties, FOREVER.

I encourage the rejection of the development permit by the council until ONE of the below three conditions are met.

1. The developer works within the rules that everyone knows they can, and as laid out in the zoning bylaws and doesn't require variances for this boring, unimaginative, environmentally destructive development
2. The developer brings a more imaginative development that embraces something that is unique about our city, perhaps boasting the retention of some portion of the current mature and established site, or embracing a truly green approach to development and construction/building practices, and an attempt to fit the existing character of the neighbourhood while developing the property and thinking about our future.
3. Bring the MAXIMUM number of allowable units (34) to the property, so that we can prosper financially as a community from the taxes in the long term while selling out other important moral or environmental principles.

If we don't meet at least one of the above conditions, we are selling this city short without maximizing any of our benefits, or finding a good balance of them either. This development as proposed will significantly detract from the experience of pedestrian tourists that the area is planned for, as well as the existing neighbours that currently fill the neighbourhood. This is too much of a long term cost to the neighbourhood, environment and proposed use of the area. While the concept presented is cute and surely profitable for someone, it does nothing to build our neighbourhood, our community, our tourist appeal, the future planned use of the area, or retain any environmental integrity.

There is no absolute need to make these variances associated with this development permit. With some imagination, and planning, I'm sure anything could be achieved by the developers planning and design team. This appears to be easy money for a developer, at the cost of what makes Salmon Arm so appealing to everyone else. There is no 'marketability' argument that we should consider from private entities. It is up to the council to build the city, and if we allow a development like this to drag down the standard, the city should get compensated to the greatest extent. If we are satisfied that we want to sell that reputation, and shift the needle, then lets make it worth it financially in the long term. No excuse not to capitalize as much as possible on this property's sub-area-standard development as proposed. Lets hold this city to a higher standard and make the best of this development instead of accepting this mediocre proposal.

thank you for your time and consideration. in this matter

Sincerely,
Rod Keetch