

1. July 11, 2022 - Agenda And Correspondence

Documents:

[JULY 11, 2022 - AGENDA.PDF](#)

[JULY 11, 2022 - INFORMATIONAL CORRESPONDENCE.PDF](#)

[JULY 11, 2022 - ITEM 12.1.13 - THE RIGHT PERSON, THE RIGHT TIME, THE  
RIGHT PLACE.PDF](#)



# AGENDA

## City of Salmon Arm Regular Council Meeting

Monday, July 11, 2022  
1:30 p.m.

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

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	4.	ADOPTION OF AGENDA
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| 99 – 112  | 1.  | City of Salmon Arm Zoning Amendment Bylaw No. 4238 [ZON-1111; Wonderland Investment Inc.; 50 30 Street NE; R-1 to R-4] – Final Reading                               |
| 113 – 146 | 2.  | City of Salmon Arm Zoning Amendment Bylaw No. 4537 [ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R-1 to R-8] – Final Reading                       |
|           | 3.  | a. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 [OCP4000-49; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR] – Final Reading |
|           |     | b. City of Salmon Arm Zoning Amendment Bylaw No. 4511 [ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] – Final Reading                  |
| 147 – 160 | 4.  | City of Salmon Arm Zoning Amendment Bylaw No. 4533 - [Canoe Creek Estates] – Final Reading   |
| 161 – 166 | 5.  | City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532 [Land Use Contract No. P1971; Canoe Creek Estates] – Final Reading                         |
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|           | 15. | <b>COUNCIL STATEMENTS</b>  |
|           | 16. | <b>SALMON ARM SECONDARY YOUTH COUNCIL</b>  |
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|           | 18. | <b>UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS</b>   |
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Item 2.

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: pursuant to Section 90(1), (g) litigation or potential litigation affecting the municipality and (d) the security of the property of 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

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Item 6.1

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Regular Council Meeting Minutes of June 27, 2022, be adopted as circulated.

### Vote Record

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

Opposed:

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

## REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chambers of City Hall 500 – 2 Avenue NE and by electronic means, at 1:00 p.m. and reconvened at 2:30 p.m. on Monday, June 27, 2022.

### PRESENT:

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

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

### ABSENT:

Mayor A. Harrison  
Councillor D. Cannon

#### 1. CALL TO ORDER

Deputy Mayor Wallace Richmond called the meeting to order at 1:30 p.m.

#### 2. IN-CAMERA SESSION

0284-2022      Moved: Councillor Lindgren  
                    Seconded: Councillor Flynn  
                    THAT: pursuant to Section 90(1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality necessary for that purpose of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

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

3. 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."

4. REVIEW OF AGENDA

Addition of Submission Item 22.2 – J. Tanner - letter dated June 24, 2022 – DP-441; Residential

5. DISCLOSURE OF INTEREST

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of June 13, 2022

0285-2022      Moved: Councillor Lindgren  
                    Seconded: Councillor Flynn  
                    THAT: the Regular Council Meeting Minutes of June 13, 2022, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of June 20, 2022

0286-2022      Moved: Deputy Mayor Wallace Richmond  
                    Seconded: Councillor Flynn  
                    THAT: the Development and Planning Services Committee Meeting Minutes of June 20, 2022 be received as information.

CARRIED UNANIMOUSLY

2. Downtown Parking Commission Meeting Minutes of June 21, 2022

0287-2022      Moved: Councillor Eliason  
                    Seconded: Councillor Lindgren  
                    THAT: the Downtown Parking Commission Meeting Minutes of June 21, 2022 be received as information.

CARRIED UNANIMOUSLY

3. Shuswap Regional Airport Operations Committee Meeting Minutes of June 15, 2022

0288-2022      Moved: Councillor Eliason  
                    Seconded: Councillor Lavery  
                    THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of June 15, 2022 be received as information.

CARRIED UNANIMOUSLY



8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

9. STAFF REPORTS

1. Chief Financial Officer – Annual Financial Audit Services – 2022 and 2023

0289-2022

Moved: Councillor Eliason

Seconded: Councillor Lavery

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

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

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

CARRIED UNANIMOUSLY

2. Chief Administrative Officer – Community Resiliency Investment Program – 2022 FireSmart Community Funding & Supports Application

0290-2022

Moved: Councillor Flynn

Seconded: Councillor Lavery

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

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

CARRIED UNANIMOUSLY

3. Chief Administrative Officer – 55+ BC Games Bid

0291-2022

Moved: Councillor Flynn

Seconded: Councillor Lindgren

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

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

CARRIED UNANIMOUSLY

9. STAFF REPORTS – continued4. Director of Corporate Services, Naming and Advertising Agreement for the Recreation Centre

0292-2022

Moved: Councillor Flynn

Seconded: Councillor Lavery

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

CARRIED UNANIMOUSLY5. Director of Corporate Services – 2021 Annual Report

0293-2022

Moved: Councillor Eliason

Seconded: Councillor Lindgren

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

CARRIED UNANIMOUSLY6. Director of Engineering & Public Works – Canada Community – Building Fund in BC 2022 Strategic Priorities Fund

0294-2022

Moved: Councillor Lavery

Seconded: Councillor Lindgren

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

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

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

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

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 - Final Reading

0295-2022

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the bylaw entitled City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 be read a final time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543 - Final Reading

0296-2022

Moved: Councillor Flynn

Seconded: Councillor Lavery

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

CARRIED UNANIMOUSLY

3. City of Salmon Arm Zoning Amendment Bylaw No. 4526 [ZON-1239; Struk, K. & C.; 6841 46 Street NE; R-1 to R-8] - Final Reading

0297-2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

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

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

2. M. Bradcoe & J. Wittstock, Founding Members, Shuswap Pride Society - letter dated May 20, 2022 - picnic/BBQ at Marine Peace Park, Saturday, August 13, 2022
5. J. Evans, Early Years Family Navigator and Outdoor Play Facilitator, Shuswap Children's Association - letter dated June 17, 2022 - Children's Outdoor Recreation Program for July and August at Blackburn Park
6. J. Broadwell, Manager, Downtown Salmon Arm - letter dated June 14, 2022 - Theatre on the Edge Festival Use of Salmar Lot, West Side, July 15-17, 2022

**12. CORRESPONDENCE - continued****1. Informational Correspondence**

0298-2022

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: Council approve the family picnic hosted by the Shuswap Pride Society at Marine Peace Park on Saturday, August 13, 2022 from 11am to 4pm subject to the provision of adequate liability insurance;

AND THAT: Council approve the Children's Outdoor Recreation Program for the Shuswap Children's Association on the following dates for Blackburn Park subject to the provision of adequate liability insurance;

July 26th, 2022 at Blackburn Park (10am-1pm)

August 2nd, 2022 at Blackburn Park (10am-1pm)

August 9th, 2022 at Blackburn Park (10am-1pm)

August 16th, 2022 at Blackburn Park (10am-1pm)

August 23rd, 2022 at Blackburn Park (10am-1pm)

August 30th, 2022 at Blackburn Park (10am-1pm);

AND FURTHER THAT: Council approve the use of the West side of the Salmar Parking lot for the Theatre on the Edge Festival (TotE Fest) from 10:00am Friday, July 15, 2022 to 11pm Sunday, July 17, 2022 subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

**7. R. Scott, DZO, Skydive Salmon Arm, NOVA - letter dated June 21, 2022 - 2022 Skydiving Boogie Event - September 2nd - 5th**

0299-2022

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: Council approve the 2022 Skydiving Boogie Event, September 2, 2022 to September 5, 2022 hosted by the North Okanagan Vertical Adventures Ltd (NOVA) at the Shuswap Regional Airport subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

**3. D. Podlubny, Director, Shuswap Association for Rowing and Paddling - letter dated January 31, 2022 - Purple-Air Sensor at Canoe Beach**

0300-2022

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: Council approve the installation of a Purple Air Sensor at the Water Treatment plant for Rowing and Paddling installation of a Purple-Air Sensor at Canoe Beach;

AND THAT: the Shuswap Association for Rowing and Paddling be responsible for the installation, operation and maintenance and the City supplies the WIFI link.

CARRIED UNANIMOUSLY

13. NEW BUSINESS14. PRESENTATIONS15. COUNCIL STATEMENTS16. SALMON ARM SECONDARY YOUTH COUNCIL17. NOTICE OF MOTION18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS19. OTHER BUSINESS

1. 2022 Shuswap Trails Roundtable Event - [June 13, 2022 Notice of Motion - Councillor Lavery]

0301-2022

Moved: Councillor Lavery  
Seconded: Councillor Flynn

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

CARRIED UNANIMOUSLY

20. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 3:24 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

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

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

ABSENT:

Mayor A. Harrison  
Councillor D. Cannon

21. DISCLOSURE OF INTEREST

22. HEARINGS

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

0302-2022

Moved: Councillor Flynn

Seconded: Councillor Eliason

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

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

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

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

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

A. Blanleil, Blanleil Cranbrook Holdings Ltd., the applicant, spoke regarding the application and was available to answer questions.

Submissions were called for at this time.

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

CARRIED UNANIMOUSLY

2. Development Permit Application No. DP-441 [1334672 Ltd., Inc. No. BC1334672/ Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

0303-2022

Moved: Councillor Eliason

Seconded: Councillor Lindgren

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



22. HEARINGS - continued

2. Development Permit Application No. DP-441 [1334672 Ltd., Inc. No. BC1334672/ Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

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

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

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

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

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

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

A. Waters, Lawson Engineering Ltd., the agent, spoke regarding the application and was available to answer questions.

Submissions were called for at this time.

J. Tanner - letter dated June 24, 2022 – DP-441; Residential

J. Vickerson, 1011 Auto Rd – raised concerns about the height variance, which include loss of natural sunlight, dwarfing existing homes, killing shrubs and diminishing nearby property values. Additionally, the affected residents will see a retaining wall from their back decks.

B. Hyland, 1171 Old Auto Rd – raised concerns about the height of the building and loss of sunlight. B. Hyland said there was no reference to Old Auto Rd properties in the drawing so they could not determine the site lines. B. Hyland questioned snow removal and the storage of snow as well as parking issues in the cul-de-sac.

B. Vickerson, 1011 Auto Rd – raised concerns about the height of the building and questioned snow removal and the storage of snow.

W. Ewing, 1181 Old Auto Rd – raised concerns with increased traffic, lack of parking in the area and safety concerns for children and dogs.

22. HEARINGS - continued

2. Development Permit Application No. DP-441 [1334672 Ltd., Inc. No. BC1334672/ Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

L. Hyland, 1171 Old Auto Rd – provided a model showing the proposed heights and was concerned about the height variances.

B. Vickerson, 1011 Auto Rd – requested clarification on how the height is measured.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:48 p.m.

CARRIED UNANIMOUSLY

23. STATUTORY PUBLIC HEARINGS

- 1.a Official Community Plan Amendment Application No. OCP4000-49 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]

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

J. Baer, Timberline Solutions, the agent, was available to answer questions from Council.

Submissions were called for at this time.

S. Knutson, 40 2<sup>nd</sup> St SE – raised concerns about density, height and parking.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:14 p.m. followed by comments from Council.

- 1.b Zoning Amendment Application No. ZON-1237 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5]

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

J. Baer, Timberline Solutions, the agent, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:16 p.m. followed by comments from Council.

23. STATUTORY PUBLIC HEARINGS - continued

2. Zoning Amendment Application No. ZON-1241 [McCann, D. & K. / Orchard Valley Homes Ltd; 961 17 Street SE; R-1 to R-8]

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:18 p.m. followed by comments from Council.

3. Zoning Amendment Application No. ZON-1243 [Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8]

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

Samantha, Franklin Engineering Ltd, the agent, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:21 p.m. followed by comments from Council.

5. Zoning Amendment Application No. ZON-1245 [Barrett, D.; 1071 12 Avenue SE; R1 to R8]

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:23 p.m. followed by comments from Council.

4. Zoning Amendment Application No. ZON-1244 [Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8]

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:25 p.m. followed by comments from Council.

**23. STATUTORY PUBLIC HEARINGS - continued****6. Land Use Contract Termination Application No. LUC P1971 [Canoe Creek Estates]**

The Director of Development Services explained the proposed Land Use Contract Termination Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:27 p.m. followed by comments from Council.

**24. RECONSIDERATION OF BYLAWS****1.a City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 [OCP4000-49; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR] - Third Reading**

0304-2022      Moved: Councillor Flynn  
                    Seconded: Councillor Lindgren  
                    THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 be read a third time.

CARRIED UNANIMOUSLY

**1.b City of Salmon Arm Zoning Amendment Bylaw No. 4511 [ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] - Third Reading**

0305-2022      Moved: Councillor Flynn  
                    Seconded: Councillor Lavery  
                    THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4511 be read a third time.

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

CARRIED UNANIMOUSLY

**2. City of Salmon Arm Zoning Amendment Bylaw No. 4528 [ZON-1241; McCann, D. & K. / Orchard Valley Homes Ltd; 961 17 Street SE; R-1 to R-8] - Third and Final Readings**

0306-2022      Moved: Councillor Eliason  
                    Seconded: Councillor Lindgren  
                    THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4528 be read a third and final time.

CARRIED UNANIMOUSLY

24. RECONSIDERATION OF BYLAWS - continued

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

0307-2022      Moved: Councillor Eliason  
                    Seconded: Councillor Flynn  
                    THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4535 be read a third and final time.

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4537 [ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8] – Third Reading

0308-2022      Moved: Councillor Flynn  
                    Seconded: Councillor Lindgren  
                    THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4537 be read a third time.

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

CARRIED UNANIMOUSLY

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

0309-2022      Moved: Councillor Lavery  
                    Seconded: Councillor Flynn  
                    THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4538 be read a third and final time.

CARRIED UNANIMOUSLY

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

0310-2022      Moved: Councillor Lindgren  
                    Seconded: Councillor Flynn  
                    THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4533 be read a third time;

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

CARRIED UNANIMOUSLY

24. RECONSIDERATION OF BYLAWS - continued

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

0311-2022 Moved: Councillor Lavery  
Seconded: Councillor Lindgren  
THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Bylaw No. 4532 be read a third time.

CARRIED UNANIMOUSLY

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

00312-2022 Moved: Councillor Eliason  
Seconded: Councillor Lavery  
THAT: the Regular Council Meeting of June 27, 2022, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:37 p.m.

CERTIFIED CORRECT:

Adopted by Council the      day of      , 2022.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
DEPUTY MAYOR



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Item 7.1

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of July 4, 2022 be received as information.

### Vote Record

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

Opposed:

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

## **DEVELOPMENT AND PLANNING SERVICES COMMITTEE**

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held in Council Chambers, City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, and by electronic means on Monday, July 4, 2022.

### **PRESENT:**

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

Chief Administrative Officer E. Jackson  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Development Services K. Pearson  
Executive Assistant B. Puddifant

### **ABSENT:**

Mayor A. Harrison

#### **1. CALL TO ORDER**

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

#### **2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY**

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

#### **3. REVIEW OF THE AGENDA**

#### **4. DISCLOSURE OF INTEREST**

#### **5. REPORTS**

1. Zoning Amendment Application No. ZON-1238 [Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3]

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would

5. REPORTS - continued

1. Zoning Amendment Application No. ZON-1238 [Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3] - continued

amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone).

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. IN-CAMERA

8. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee meeting of July 4, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:16 a.m.

---

Deputy Mayor K. Flynn  
Chair

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

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Item 7.2

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Lavery

Seconded: Mayor Harrison

THAT: the Active Transportation Task Force Meeting Minutes of July 4, 2022 be received as information.

### Vote Record

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

Opposed:

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



## CITY OF SALMON ARM

Minutes of the Meeting of the Active Transportation Task Force held by electronic means on Monday, July 4, 2022 at 10:00 a.m.

### PRESENT:

Councillor Tim Lavery	City of Salmon Arm, Chair
Camilla Papadimitropoulos	Citizen at Large
Kathy Atkins	Citizen at Large
Steve Fabro	Citizen at Large
Gary Gagnon	Citizen at Large
Blake Lawson	Citizen at Large
Phil McIntyre-Paul	Shuswap Trail Alliance
Joe Johnson	Greenways Liaison Committee
Anita Ely	Interior Health
Marianne VanBuskirk	School District No. 83
Craig Newnes	Downtown Salmon Ar,
Barb Puddifant	City of Salmon Arm, Recorder

### ABSENT:

Alan Harrison	Mayor, City of Salmon Arm
Louis Thomas	Councillor, Neskonlith Indian Band
Cory Sampson	Councillor, Adams Lake Indian Band
David Major	Shuswap Cycling Club
Paige Hilland	Social Impact Advisory Committee
Lana Fitt	Salmon Arm Economic Development Society
Jenn Wilson	City of Salmon Arm, Engineer
Chris Larson	City of Salmon Arm, Senior Planner

### GUESTS:

Claire Askew	
Sarah Freigang	Urban Systems

The meeting was called to order at 10:00 a.m.

1. Call to Order, Introductions and Welcome
2. Acknowledgement of Traditional Territory

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

### 3. Approval of Agenda and Additional Items

Addition of Item 8.1 – Lakeshore Road update and Intersection at 30<sup>th</sup> Avenue NE and Trans Canada Highway

Moved: Camilla Papadimitropoulos

Seconded: Craig Newnes

THAT: the Agenda for the July 4, 2022 Active Transportation Task Force Meeting be approved with additions.

CARRIED UNANIMOUSLY

### 4. Approval of minutes from June 6, 2022

Moved: Marianne VanBuskirk

Seconded: Kathy Atkins

THAT: The minutes of the Active Transportation Committee Meeting of June 6, 2022 be approved.

CARRIED UNANIMOUSLY

### 5. Presentations

1. **Claire Askew – Safer walking and biking routes to Broadview area schools**  
Claire Askew provided an overview of safety concerns regarding intersections and routes to school and was available to answer questions from the Task Force.
2. **Sarah Freigang – Urban Systems – Update on Active Transportation project**  
Sarah Freigang, Urban Systems, provided an update on the community engagement sessions, plan themes and strategies and provided an outline for the next phases.

### 6. Old Business / Arising from Minutes

### 7. Sub-Group Updates

- a) Interim Ideas Sub-Group – Blake Lawson spoke regarding an upcoming meeting with the sub-group and Urban Systems. Blake Lawson will update the Task Force on the meeting date and time.

**8. New Business****i) Lakeshore Drive design standards – Phil McIntyre-Paul**

Update on curb design standards and design guidelines on Lakeshore Drive (and other new projects) will be discussed with City staff at the meeting of the Task Force.

**ii) Intersection at 30<sup>th</sup> Avenue NE and TCH**

Items 8.a) and b) – Update on curb design standards and design guidelines on Lakeshore Drive will be discussed with City staff at the next meeting of the Task Force.

**9. Other Business &/or Roundtable Updates, Ideas and Questions****10. Next Meeting**

The next meeting of the Active Transportation Task Force will be August 2, 2022 at 10:00 a.m.

**11. Adjournment**

Moved: Kathy Atkins

Seconded: Anita Ely

THAT: the July 4, 2022 meeting of the Active Transportation Task Force be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:34 a.m.

---

Councillor Tim Lavery, Chair

Received for information by Council the      day of      , 2022.

Item 7.3

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Greenways Liaison Committee Meeting Minutes of June 8, 2022 be received as information.

### Vote Record

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

Opposed:

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

CITY OF SALMON ARM

Minutes of the Greenways Liaison Committee (GLC) Meeting held online and in City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, (GoTo Meeting) on Wednesday, June 8, 2022 at 3:30 p.m.

**PRESENT:**

Brian Browning, Shuswap Trail Alliance  
Chris Stromgren, Shuswap Trail Alliance  
Steve Fabro, Citizen at Large  
Rob Bickford, Citizen at Large  
Joe Johnson, Citizen at Large  
Kevin Flynn, Chair

Adrian Bostock, Shuswap Trail Alliance (non-voting)  
Chris Larson, City of Salmon Arm, Senior Planner, Recorder

**REGRETS:**

Darin Gerow, City of Salmon Arm, Manager of Roads & Parks

The meeting was called to order at 3:31 p.m.

**1. 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.*

**2. Introductions**

**3. Presentations**

**4. Approval of Agenda and Additional Items**

Moved: Steve Fabro

Seconded: Joe Johnson

THAT: the Agenda of the Greenways Liaison Committee Meeting of June 8, 2022 be approved as circulated.

CARRIED UNANIMOUSLY

**5. Approval of Minutes of Previous Greenways Liaison Committee Meeting**

Moved: Rob Bickford

Seconded: Brian Browning

THAT: the minutes of the Greenways Liaison Committee Meeting of April 7, 2022 be approved as circulated.

CARRIED UNANIMOUSLY

## 6. Old Business / Arising from minutes

none

## 7. New Business

- **Salmon Arm Developments**

A number of developments and subdivisions involving dedication for trail/sidewalk/multi-use paths as required by the OCP/Greenways Strategy were reviewed.

- **Hometown Hero**

STA member Keith Cox was recognized as a Hometown Hero for his work and efforts towards our local trail network.

- **Salty Dog Weekend – Street Fest and Enduro Race**

A summary of these events was circulated for information. GLC noted both were well supported by a wide range of participants.

## 8. Other Business &amp;/or Updates

- **STA Update - Planning and Projects (attached)**

The STA outlined efforts and projects in progress. Primary projects include the spring maintenance program getting underway, and connectivity at Hoadley Park is also expected to be enhanced this season.

- **South Canoe Update**

Trails around the parking area at South Canoe will be upgraded in spring, the South Canoe Rob Nash gazebo project is expected to also start soon, and the Ida View trail including the bridge will be under active development towards the end of June.

Winter Grooming – An expanded route has been proposed building on the network that was groomed in 2021/2022 (attached).

Moved: Brian Browning

Seconded: Rob Bickford

THAT: the Greenways Liaison Committee supports the South Canoe winter grooming route as proposed.

CARRIED UNANIMOUSLY

- **Park Hill Update**

No major projects to report.

- **Active Transportation Task Force**

The ATTF process was noted as ongoing with a summary presentation provided to the GLC. GLC members noted an opportunity to participate in the upcoming Round 2 of engagement.

Moved: Joe Johnson

Seconded: Brian Browning

THAT: the Greenways Liaison Committee supports the South Canoe winter grooming route as proposed.

CARRIED UNANIMOUSLY

The GLC discussed an interim meeting to review the AT plan. Further discussion involved future group or committee structures, possibly merging the GLC into a future AT Committee, with some sort of "trails" subgroup.

9. Next meeting – 3:30, Thursday, September 8, 2022

10. Adjournment

Moved: Steve Fabro

Seconded: Rob Bickford

THAT: the Greenways Liaison Committee Meeting of June 8, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:35 p.m.

\_\_\_\_\_  
Councillor K. Flynn, Chair

Received for information by Council on \_\_\_\_\_.

Attachments:

1. STA update
2. Winter Grooming Map

# Shuswap Hut and Trail Alliance Society

PROJECT LIST as of June 01, 2022

## FILTERS USED :

Client In : The City of Salmon Arm

Pending City of Salmon Arm Greenway Projects: 2022

PROJECT	CLIENT - COMPANY\NAME	CONTRACT AMOUNT	STA FUNDED	In-KIND	START DATE	DUE DATE	COMPLETED ON
2208 - Salmon Arm Spring Maintenance 2022	The City of Salmon Arm - Darin Gerow	\$13,063.60			2022-03-03	2022-12-31	
2225 - Salmon Arm Global Sign Maintenance 2022	The City of Salmon Arm - Darin Gerow	\$7,261.68			2022-04-13		
2231 - Salmon Arm Grayway Uptown Loop	The City of Salmon Arm - Darin Gerow	\$0.00			2022-01-01	2022-12-31	
2237 - Foreshore (Raven) Trail Dog Monitoring	The City of Salmon Arm - Darin Gerow	\$2,200.00			2022-03-01	2022-12-31	
2253 - Hoadly Park Trail Upgrades 2022	The City of Salmon Arm - Darin Gerow	\$3,589.51			2022-03-01	2022-12-31	
2254 - East Canoe Creek Bridge/Ida View 2022	The City of Salmon Arm - Darin Gerow	\$11,410.00	\$ 8,014.21	\$ 6,258.59	2022-01-01	2022-12-31	
<b>2022 Project Total</b>		<b>\$ 37,524.79</b>	<b>\$ 8,014.21</b>	<b>\$ 6,258.59</b>			

## FILTERS USED :

Project In : 1956 - Rob Nash Memorial Shelter, 2148 - Secwepemc Landmarks Concept-Phase 2-CERIP, 2152 - Secwepemc Landmarks Concept - Phase 2 - TOTA, 2158 - Secwepemc Landmarks Trailhead Posts Install, 2206 - Larch Hill

PROJECT	CLIENT - COMPANY\NAME	CONTRACT AMOUNT	STA FUNDED	IN-KIND	START DATE	DUE DATE	COMPLETED ON
1956 - Rob Nash Memorial Shelter	SCF - Shuswap Community Foundation	\$4,853.69			2021-01-01	2022-12-31	
2148 - Secwepemc Landmarks Concept-Phase 2-CERIP	CSRD - The Columbia Shuswap Regional District	\$126,000.00			2022-01-01	2022-12-31	
2152 - Secwepemc Landmarks Concept - Phase 2 - TOTA	CSRD - The Columbia Shuswap Regional District	\$170,000.00			2021-04-01	2022-12-31	
2158 - Secwepemc Landmarks Trailhead Posts Install	SASCU	\$0.00			2021-04-01	2022-12-31	
2206 - Larch Hill Non-winter Advisory & Planning	STA - The Shuswap Trail Alliance	\$0.00			2022-04-13		
2207 - Salmon Arm Planning (General) 2022	STA - The Shuswap Trail Alliance	\$0.00			2022-01-01	2022-12-31	
2210 - South Canoe Parking Lot Development	CFC - Community Foundations Canada	\$26,000.00	\$ 5,000.00		2022-04-13		

GROUPED BY

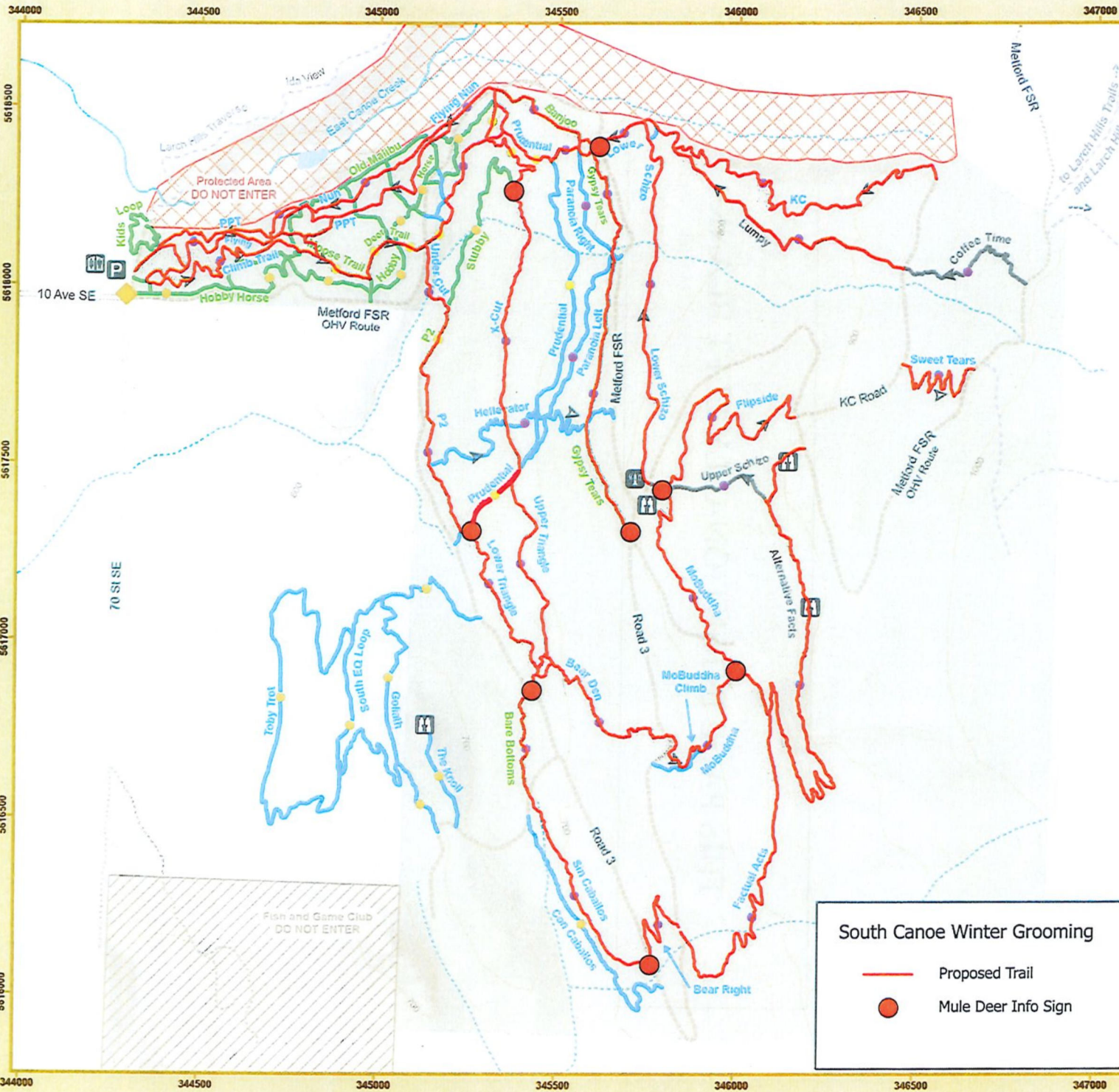


## Shuswap Hut and Trail Alliance Society

PROJECT LIST as of June 01, 2022

2216a - South Canoe Winter Grooming	STA - The Shuswap Trail Alliance	\$0.00	2022-01-01	2022-12-31
2238 - Salmon Arm - West Bay	STA - The Shuswap Trail Alliance	\$0.00	2022-01-01	2022-12-31
2250 - Secwepemc Landmarks PEF	CSRD - The Columbia Shuswap Regional District	\$10,590.00	2022-01-01	2022-12-31
2264 - Kela7scen (Mt. Ida) Planning	STA - The Shuswap Trail Alliance	\$0.00	2022-01-01	2022-12-31
2266 - Salmon Arm - Active Transportation Task Force	STA - The Shuswap Trail Alliance	\$0.00	2022-01-01	2022-12-31
MRDT - Online App & Website Update 2022	MRDT - Lana Fitt	\$5,500.00	2022-01-01	2022-12-31
MRDT - MRDT - Larch Hills Traverse/Rail Trail Plan	MRDT - Lana Fitt	\$9,000.00	2022-04-13	
MRDT - MRDT - Trail Signage	MRDT - Lana Fitt	\$2,000.00	2022-04-13	
MRDT - MRDT - Georeferenced Map Use Tutorials	MRDT - Lana Fitt	\$4,000.00	2022-01-01	2022-12-31
MRDT - MRDT Mountain Bike Trail Guide reprint	MRDT - Lana Fitt	\$6,000.00	2022-05-10	
<b>2022 Additional Projects of Note Total</b>		<b>\$ 363,943.69</b>	<b>\$ 5,000.00</b>	<b>\$ -</b>

GROUPED BY



# South Canoe

11U 344356E 5617973N
   
 Distance: 1 - 12 km (various loops)
   
 Duration: 0.5-2.5 hours (round trip)

## Amenities

- Parking
- Radio Tower
- Toilet
- Viewpoint

## System Trails

- Easy
- More Difficult
- Most Difficult

## Use Types

- Mountain Bike Only
- Equestrian Only
- Multi-Use: Shared
- One Way

## Transportation

- Paved Road
- Gravel Road

## Water

- Lake / River
- Perennial Stream
- Seasonal Stream

## Other Data

- Park / Rec Site
- Other Nearby Trails
- 20 m Contour



Scale: 1:15,000  
 NAD83UTM11N  
 Published: 4/14/2022



## South Canoe Winter Grooming

- Proposed Trail
- Mule Deer Info Sign

The extensive network of parks and trails in the Shuswap Region have been made possible through the collaborative efforts of many land managers and trail stewards working together.

Kwikwstsetsemc, Thank You,  
 to all of the organizations involved in creating these trail experiences in the Shuswap.

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Item 7.4

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the Community Heritage Commission Meeting Minutes of June 6, 2022 be received as information.

### Vote Record

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

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

**CITY OF SALMON ARM**

Minutes of the Community Heritage Commission Meeting held by in-person means on Monday, June 6, 2022 at 2:00 p.m.

**PRESENT:**

Deborah Chapman, R.J. Haney Heritage & Museum  
Pat Kassa, R.J. Haney Heritage & Museum  
Cindy Malinowski, R.J. Haney Heritage & Museum  
Linda Painchaud  
Maureen Shaffer (via telephone)  
Mary Landers  
Councillor Debbie Cannon, Chair  
Evan Chorlton, City of Salmon Arm, Recorder (Staff non-voting)

**ABSENT:**

The meeting was called to order at 2:04 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: Cindy Malinowski

Seconded: Mary Landers

THAT: the Agenda for the June 6, 2022 Community Heritage Commission Meeting be approved as circulated.

**CARRIED UNANIMOUSLY**

**4. Approval of Minutes of May 2, 2022 Community Heritage Commission Meeting**

Moved: Deborah Chapman

Seconded: Pat Kassa

THAT: the minutes of the Community Heritage Commission Meeting of May 2, 2022 be approved.

**CARRIED UNANIMOUSLY**

5. **Old Business from minutes**

**a) Merton House**

Deborah Chapman and Cindy Malinowski have not yet arranged a date and time with John Wood to take photos of his house. Therefore, the Commission tabled this item for discussion at the September meeting.

**b) Establish priorities for rest of 2022/2023 (last page of Implementation Table document)**

Pat Kassa facilitated a discussion on the priorities for the rest of 2022/2023. As a result, the Commission decided the importance/priority level, required date, and who will lead each of the tasks. Pat Kassa will update this document and will circulate it to the rest of the Commission.

Evan Chorlton will find out the term lengths of the Commission members. The Commission will also start exploring the process of adding a new Commission member as a result of Maureen Shaffer's departure.

**c) Dalton Road**

The Commission reviewed the draft letter Evan Chorlton had put together for the Dalton family on the Commission's behalf. Deborah Chapman will revise the letter and will send it back to Evan Chorlton and the Commission for issuance.

**d) Heritage Projects Budget**

The Commission reviewed the applicable budget correspondence attached in the June 6, 2022, Agenda. The Commission also discussed the option of carrying over the remaining funds into 2023. Debbie Cannon will confirm that funds may be carried over into subsequent years.

**e) Ebl House**

Moved: Mary Landers

Seconded: Pat Kassa

THAT: the Community Heritage Commission add Ebl House to the Community Heritage Register.

**CARRIED UNANIMOUSLY**

Once the Commission approves this item, the Commission will look into when this item can be brought forward and presented to Council as a separate item for approval for being added to the Heritage Register. Mary Landers also suggested that there is an opportunity for PR once the Ebl House is added to the Register.

**f) Community Heritage Webpage**

Pat Kassa gave an overview of today's website meeting with Linda Painchaud, Evan Chorlton, and Gregg Patterson. Debbie Cannon will discuss with staff for Heritage to have a presence on the City website.

6. **New Business**

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

8. **Next Meeting**

September (to be determined).

9. **Adjournment**

The Community Heritage Commission Meeting of June 6, 2022 adjourned at 2:59 p.m.

---

Debbie Cannon, Chair

Received for information by Council on the       day of       , 2022

Item 8.1

## CITY OF SALMON ARM

Date: July 11, 2022

Board in Brief – June 2022

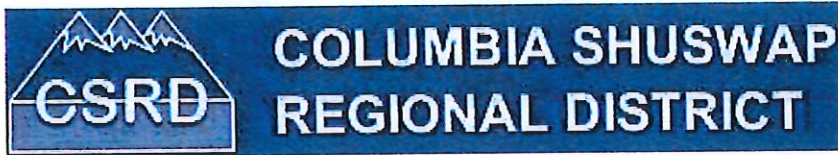
### Vote Record

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

Opposed:

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



[www.csrp.bc.ca](http://www.csrp.bc.ca)

## #YourCSRDP - June 2022

June 2022



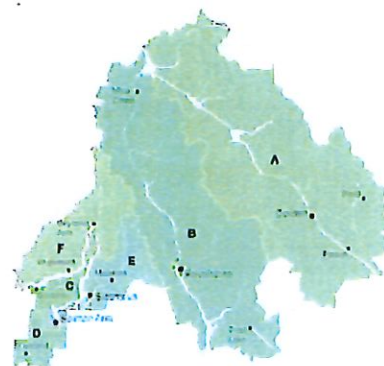
[Web version](#)

## Highlights from the Regular Board Meeting

### Correspondence

#### BC Timber Sales - Wiseman Creek Harvesting Operations Update (May 31, 2022)

In response to the letter from BC Timber Sales which indicated plans for logging in the Sicamous and Wiseman Creek watersheds will go ahead as planned, the Board decided to write a letter expressing disappointment in the decision. While noting there was a difference of opinion among geotechnical engineers retained by the CSRDP and the professionals working for BC Timber Sales, the Board wanted to go on record with their concerns about how logging may adversely affect the safety of people living at the base of these watersheds. **[View letter.](#)**



### **Request for Letter of Support from City of Salmon Arm (June 1, 2022)**

The Board agreed to issue a letter of support for the City of Salmon Arm's bid to host the BC 55+ Games.

### **Request for Letter of Support from District of Sicamous (May 26, 2022)**

The Board agreed to provide a letter of support for the District of Sicamous's application to the Strategic Priorities Fund to upgrade the Finlayson Waterfront and boat launch.

## **Business General & Business by Area**

### **CSRD Policy F-32 Procurement of Goods and Services**

The Board endorsed some minor adjustments to the policy to clarify its application. **View report.**

### **CSRD Firefighter and Officer Remuneration Policy F-12 Update**

The Board endorsed an increase in hourly wages for paid on-call firefighters. There has not been an increase in these rates for the last 10 years. **View report.**

### **Tandem-Axle Vehicles Yard Waste Drop off at Transfer Stations**

The Board discussed the current CSRD procedure which restricts larger vehicles and double-axle trailers from depositing yard waste at the transfer station for free. Yard waste brought to landfills or transfer stations in single axle trailers are able to dispose of this material at no cost. This policy was put in place to prevent large commercial operators from bringing in large loads of waste and filling up bins. Ben Van Nostrand, Team Leader of Environmental Health Services, explained a full solid waste management review is scheduled for 2023. All options for waste disposal will be discussed and there will be opportunities for public input.

### **Grant-in-Aid Requests**

The Board approved allocations from the 2022 electoral grant-in-aid budget for projects in Electoral Areas A, C, D, E and F. This was the last opportunity for grant-in-aid funding until after the municipal election on October 15, 2022. **View report.**

### **Electoral Area C: Area C Community Works Funds – Notch Hill Town Hall Association**

The Board approved funding of up to \$19,142 from the Area C Community Works Fund for additional costs for the drilling of a new water well at the Notch Hill Town Hall. **View report.**



### **Electoral Area A: Golden/Area A Mosquito Control Program 2022 Budget Amendment**

Predicted high water events in Golden and Electoral Area A for the spring of 2022 are anticipated to create an unusually large amount of new mosquito habitat. This will likely result in the need to increase the number of planned treatments, which would result in budget implications. In order to conduct additional treatments, the Board approved using \$39,995 from the existing operating reserve for additional treatments if necessary. **[View report.](#)**

### **Electoral Area A: Proposed Golden and Area Indoor Aquatic Centre Loan Authorization Bylaw**

The Board approved the question for the upcoming voter assent process as: "Are you in favour of the Columbia Shuswap Regional District adopting Golden and Area Aquatic Centre Loan Authorization Bylaw No. 5849, 2022, which will permit the Regional District to borrow up to \$18 million over a 30-year term to be utilized towards the capital cost to construct an indoor aquatic centre as an addition to the existing Golden and District Recreation Centre?"

The wording of the question and the associated loan authorization bylaw must be approved by the BC Inspector of Municipalities before it can be officially included on the ballot. The assent vote is planned in conjunction with the Local Government Elections on October 15, 2022. **[View report.](#) [View press release.](#)**

### **Electoral Area E: Sicamous and District Recreation Centre User Fee Bylaw Update**

Pending a full review of fees later this year, the Board approved interim rates and fees for ice bookings, fitness centre, lounge space, advertising, lockers and exclusive uses of the facility by the Junior B hockey club for the remainder of 2022 and the 2023 season. **[View report.](#)**

### **Electoral Area E: Area E Community Works Funds - Yard Creek Provincial Park**

The Board approved the use of Community Works Funds in the amount of \$10,000 for development of a conceptual design plan for a historical Japanese monument at the Yard Creek Provincial Park. The current plans are seeking to create a Japanese garden with interpretive signage to commemorate those citizens detained at Japanese Internment camps in the area during World War II. **[View report.](#)**

## **Administration Bylaws**

### **All Areas: General Local Government Election and Other Voting Amendment Bylaw**

The Board adopted minor amendments to the current election bylaw (BL5661) to better align with School District #6 and School District 83's Trustee Election Bylaws and to

simplify the wording in the mail ballot process. [View report.](#)

**Electoral Area C: Cedar Heights Water Service Area Bylaw Amendment**

The Board voted to adopt the Cedar Heights Waterworks Service Amendment Bylaw No. 5847, which adds two properties into the water service area. [View Bylaw.](#)

**Delegations**

**Southeastern BC Regional Connectivity Committee**

Rob Gay, Chair, Southeastern BC Regional Connectivity Committee presented the 2022-2025 Strategic Plan. [View presentation.](#)

**Revelstoke and Area B Community Economic Development**

Ingrid Bron, Director of Community Economic Development and Meghan Tabor, Executive Director of Tourism Revelstoke, presented the Revelstoke 2023-2028 Destination Tourism Strategy. [View presentation.](#)



**LAND USE MATTERS**

**Development Services Business General**

**Development Services Procedures Bylaw No. 4001-2 Amendments; Temporary Use Permits for Second Dwellings During Construction**

The Board approved amendments to the bylaw to allow for the ticketing of offences related to construction or land alteration without first obtaining the requisite Development Permit (DP), or for offences committed contrary to an approved DP. The Board also agreed to



delegate the authority to the Manager of Development Services to approve Temporary Use Permits (TUP) for the construction or use of a second dwelling, or use of a seasonal recreational vehicle, during the construction of a primary dwelling unit on a property. [View report.](#)

#### **CSRD Building Bylaw No. 660-3**

The Board approved amendments to improve clarity and efficiency involving remote inspections and the need to allow for temporary second dwellings as laid out in the previous Bylaw No. 4001-2. [View report.](#)

## **Administration Bylaw**

#### **All Areas: Updated Ticket Information Utilization Bylaw**

The Board agreed to replace Ticket Information Utilization Bylaw No. 5776, as amended, with an updated version including the ability to ticket for failure to obtain a Development Permit or works contrary to the requirements of a Development Permit and add references to the newly adopted Electoral Area E Zoning Bylaw No. 841. [View report.](#)

## **Agricultural Land Reserve Applications**

#### **Electoral Area C: Agricultural Land Commission (ALC) Application Section 20.3(5) – Removal of Soil LC2591D**

The subject property is located at 3466 Salmon River Road in Glenemma of Electoral Area D and is entirely within the Agricultural Land Reserve (ALR). 7.6 ha of the 27-ha parcel is used by Salmon Valley Sand and Gravel for aggregate extraction which has been approved by the Agricultural Land Commission (ALC). The proponent would like to renew ALC approval for a 10-year term. The Board agreed to make a recommendation to the ALC in favour of approval. [View report.](#)

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

#### **Electoral Area C: Development Variance Permit No. 701-130**

The subject property is located at 2636 Mountview Drive in Blind Bay. The property owners are proposing to build a new single-family dwelling with an attached garage. The proposed single-family dwelling exceeds the maximum permitted height for a principal building. As such, the property owners are requesting a variance to increase the maximum permitted height for the principal building from 10 m to 13.2 m. The Board approved issuance of the DVP. [View report.](#)

## Zoning, OCP and Land Use Amendments

### Areas B, C, D, E, and F: Zoning Bylaw Temporary Use Permit (TUP) Amendments

These zoning Bylaw amendments are to allow for the issuance of a TUP for the use of a second dwelling or recreational vehicle during construction. The Board agreed to adopt the amendments. [View report.](#)

### Electoral Area B: Electoral Area B Zoning Bylaw Amendment Bylaw No. 851-26

The subject property is located at 1630 Mt. Begbie Road. A Temporary Use Permit (TUP850-03) allowing vacation rental use of the secondary dwelling unit on the property expired on May 20, 2022. The applicant has applied to amend Electoral Area B Zoning Bylaw No. 851 (Bylaw No. 851) to add a special regulation to the Small Holdings zone to permit vacation rental as a permanent permitted use in the secondary dwelling unit. The Board agreed to adopt the amendment. [View report.](#)

### Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-23 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-43

The owner of 4105, 4109, 4113, 4119, 4127, and 4137 Squilax-Anglemont Rd is applying to amend the Electoral Area F Official Community Plan Bylaw No. 830 (Bylaw No. 830) and the Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825) to permit a residential and commercial subdivision. The Board supported first reading of the bylaw and the applicant will now be required to hold a neighbourhood meeting to explain the proposal to area residents. [View report.](#)

## Release of In-Camera Resolutions

The following resolutions were released from the In-Camera session of the June 16, 2022 meeting:

### Revelstoke and Area Economic Development Commission Appointment

THAT: the Board appoint Connie Brothers to the Revelstoke and Area Economic Development Commission as Public at Large for a two-year term ending May 31, 2024.

### Re-appointment of Area A Local Advisory Committee Members for 2022

THAT: the following be re-appointed to the Electoral Area A Local Advisory Committee with the term ending December 31, 2022:

- Tom Blencowe
- Ian Rowe
- Craig Chapman
- Doug Whiting
- Pearson Farnsworth
- Mandy Cantle
- Denice Darbyshire.

## NEXT BOARD MEETING

The Regular CSRD Board Meeting will be held Thursday, July 21, 2022 in the CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm. The Regular Board meeting public session generally starts at 9:30 AM.

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

In-person attendance is available to the public in accordance with current provincial health orders. Seating is limited and will be first-come, first-served.

The public is strongly encouraged to join the meeting via Zoom. 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](http://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: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the 2021 City of Salmon Arm Local Government Climate Action Program Survey attached as Appendix 1 to the staff report dated June 29, 2022 be received as information.

### Vote Record

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

Opposed:

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





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To: His Worship Mayor Harrison and Members of Council

Date: June 29, 2022

Subject: 2021 City of Salmon Arm Local Government Climate Action Program Survey

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### **RECOMMENDATION**

**THAT: The 2021 City of Salmon Arm Local Government Climate Action Program Survey, attached to this Development Services Department memorandum as Appendix 1, be received as information.**

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### **INTRODUCTION**

The purpose of this report is to present the 2021 City of Salmon Arm survey response for the new provincial *Local Government Climate Action Program* (LGCAP) to fulfill the public reporting requirements of this new annual provincial grant.

### **BACKGROUND**

Announced on May 16, 2022 by the Ministry of Environment and Climate Change Strategy, the LGCAP initiative builds on the previous Climate Action Revenue Incentive Program (CARIP) program. It also builds upon the City of Salmon Arm's history of environmental actions and climate initiatives, as described below.

#### *2008 British Columbia Climate Action Charter*

The City's Official Community Plan (OCP) provides overall direction towards creating a more efficient community, with policies of "urban containment" guiding decisions on land use proposals, subdivision, and services / utilities. Along with the majority of other local governments in the province, in 2008 the City voluntarily signed the B.C. Climate Action Charter, a non-legally binding agreement between the provincial government, the Union of British Columbia Municipalities (UBCM) and local governments that acknowledges that climate change is a reality and establishes a number of goals to address the issue going forward. Of particular relevance to local governments is the agreement to achieve the following goals:

1. *Being carbon neutral in respect of their operations by 2012;*
2. *Measuring and reporting on their community's greenhouse gas emissions profile; and*
3. *Creating complete, compact, more energy efficient communities.*

While operations have not been carbon neutral for previous reporting years, the City has been annually measuring and reporting on emissions, and has completed several projects to improve efficiency.

#### *Climate Action Reserve*

The City of Salmon Arm claimed a carbon tax rebate via CARIP between 2008 and 2021, considered conditional on directing funds towards expenditures that will reduce greenhouse gas emissions. The funds received have been placed in a Climate Action Reserve which has directly financed various projects. This Climate Action Reserve fund (estimated balance is approximately \$43,669.45) can support projects aligned with the new LGCAP program that allow the City to continue making progress towards carbon neutrality as determined through the budget process. While details remain to be determined, the LGCAP program is expected to provide approximately \$147,082 for each of the next 3 years ( $3 \times \$147,082 = \$441,246$ ) to Salmon Arm to support climate initiatives.



### *2008 Energy and Greenhouse Gas Emissions Study*

In October of 2008 the City received the City of Salmon Arm Energy and Greenhouse Gas (GHG) Emissions Study completed by Urban Systems, providing a description of initiatives that the City could undertake to reduce emissions and energy consumption and how the Climate Action Reserve may be best directed. The full report is available on the City's website. Over time, the City has acted on several of these recommendations for initiatives funded through the Climate Action Reserve.

### *2010 Facility Reports*

In June 2010, following the broad direction of the City of Salmon Arm Energy and Greenhouse Gas Emissions Study, four specific facility energy studies were completed to analyze the public works building, recreation centre, arena, and RCMP building, the City's largest producers of GHG emissions. The arena and rec centre produce roughly 40% of the City's emissions. Following the recommendations of these reports has guided efforts towards projects to enhance the efficiency of these facilities.

### *2010 – 2020 CARIP Reports*

As a participant in the CARIP program, the City completed annual reports detailing emissions and actions, posted on the City's website and provided to the Province in support of the City's application for the annual CARIP grant. The CARIP Grant was equal to the amount spent by the City on Carbon Tax each year. Annual CARIP reports from 2010 to 2020 are available on the City's website. CARIP grants to the City were allocated to a reserve account and subsequently brought forward through the budget process for GHG emissions reduction projects. The CARIP program ended in 2021.

### *2019 Climate Emergency and Community Energy Association*

In September 2019 City Council declared a climate emergency and engaged the Community Energy Association (CEA) to prepare a Community Energy and Emissions Plan (CEEP), and also became a member of the CEA. The CEA has provided support to staff through the CARIP process, particularly through reviewing reporting details and highlighting updates in the CARIP program.

### *2019 FCM-ICLEI Partners for Climate Protection (PCP) Program*

Also in 2019, aligned with CEA membership, the City joined the Federation of Canadian Municipalities (FCM) Local Governments for Sustainability (ICLEI) Partners for Climate Protection (PCP) Program. The PCP program supports municipalities in taking action against climate change by reducing emissions, and consists of a five-step Milestone Framework, recognizing efforts that make a significant contribution to reducing Canada's GHG emissions. The City has been recognized for achieving PCP Milestone 1 for corporate GHG emissions, which is the creation of a baseline inventory and forecast.

### *2022 - Local Government Climate Action Program (LGCAP)*

Announced on May 16, 2022, the Local Government Climate Action Program (LGCAP) provides funding to support the implementation of local climate action that reduces emissions and prepares communities for the impacts of a changing climate. As a signatory to the BC Climate Action Charter, the City is eligible to LGCAP funding subject requirements including GHG emissions reporting and demonstrated climate investment equivalent to 20% of the provincial funding received. It is expected the LGCAP funding to the City will be allocated to a reserve account for future emission reduction projects, similar to the previous CARIP / Gas Tax Grants, and managed through the budget process in the same way.

### *Corporate Emissions Inventory*

The City's corporate emissions inventory tracks energy consumption from corporate operations and quantifies the corresponding GHG emissions. The service areas and required scope of a corporate emissions inventory are defined by guidance documents produced by the Green Communities Committee – a partnership between the provincial government, the Ministry of Environment and the UBCM. The City's corporate emissions inventory was prepared by staff using these guidance documents, which are available on the BC Climate Action Toolkit website at [www.toolkit.bc.ca](http://www.toolkit.bc.ca). A summary of the City's 2021 inventory is shown in Table 1 below.

An expanded inventory is attached as Appendix 2. A detailed multi-department analysis could more accurately explain the annual variation in emissions, but in general changes may be attributed to weather (including snowfall and extreme temperature events), capital works projects, demand on programs and facilities (including pandemic-related fluctuating service demands), as well as improved efficiencies.

*Table 1. Summary of the 2021 City of Salmon Arm Corporate Emissions Inventory*

<b>Service Area</b>	<b>Emissions (tonnes CO<sub>2</sub>e)</b>
Administration and Governance	56.35
Drinking, Storm and Waste Water	328.2
Solid Waste Collection, Transportation and Diversion	164.5
Roads and Traffic Operations	365.4
Arts, Recreation, Parks and Cultural Services	790.33
Fire Protection	105.32
Organic Waste Diversion	-453.1
<b>Total</b>	<b>1357</b>

\* For context, the 2020 total was 1289.7, 2019 was 1772.86, 2018 was 2061.8, while 2017 was 2100.5 tonnes

The total reported in 2021 represents the second lowest emissions total to date, following 2020 which was the previous lowest total. The significant reduction in emissions for 2021 can be most significantly attributed to the Organic Waste Diversion program. Emission reductions in 2021 are also evident in the fleet, attributed to the use of hybrid fleet vehicles. Further to this, a decrease associated with street lighting can be attributed to efficiency efforts (LED conversion projects).

#### *Carbon Neutrality*

The City's corporate operations produced a total of 1,357 tonnes CO<sub>2</sub>e in 2020. In order to be carbon neutral, the City would need to purchase 1,357 carbon offset credits from a provider of certified offsets.

Past quotes for carbon offset credits have ranged from \$16.00 to \$25.00 per tonne. To offset 1,357 tonnes CO<sub>2</sub>e to become carbon neutral for the 2021 reporting year would cost in the range of \$20,000.00 to \$34,000.00 (not including associated administrative costs). For the reporting years up to and including 2020, the City has not opted to purchase offset credits to achieve carbon neutrality, and staff have not recommended the purchase of offsets.

#### *Provincial Context*

The Province has regularly published CARIP summary report detailing Local Government Climate Actions. The majority of participating local governments were not carbon neutral, including Salmon Arm: 136 reporting local governments were not carbon neutral in 2018, representing 73% of 2018 CARIP participants. Staff have regularly monitored reports from comparable communities and have observed a somewhat predictable trend where communities with the coldest climates show relatively high emissions, while those in warmer climates report lower emissions. Of the carbon neutral communities, approximately one-third achieve carbon neutrality through their own actions (primarily landfill gas capture or through organic recycling programs), while approximately two-thirds purchase offsets (note that while the City contributes to the CSR's landfill gas capture, the CSR maintains all associated carbon credits).

#### *Climate Actions*

Local governments are required to report for the 2021 year to be LGCAP eligible and demonstrate climate investment equivalent to 20% of the provincial funding received, as previously noted (approximately \$30,000). The City has been measuring and publicly reporting on emissions and actions for several years now, as well as tracking related projects.

Related projects completed in 2021 and potential future actions planned include:

- Continued Universal LED Street Lighting Project - Residential (2021);
- Continued Universal LED Street Lighting Project - Cobra Heads (2021);
- City Hall office areas - LED conversions (2021);
- Ross Street Underpass (2021);
- Continued Organic Waste Diversion program;
- Continued residential yard waste pick-up (bi-annual);
- Water Conservation Policy and Plan;
- Ongoing park enhancements (Klahani, Blackburn, and Canoe Beach Parks);
- Greenway network enhancement (800 m new trails created, 280 m repaired, 43,490 maintained);
- Various sidewalk replacement projects (960m of sidewalk/multi-use path constructed/replaced);

Memorial Arena LED lighting project (2021);  
EV vehicle purchased for Bylaw Dept. (Hyundai Kona);  
Charge station installed at City Hall (Staff use only);  
Wildfire Fuel Load Management (Little Mountain Park); and  
Park enhancements, Grass and Tree plantings.

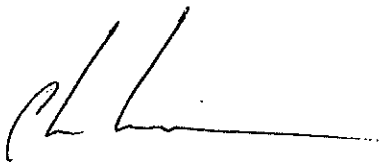
Future projects:

Continued Universal LED Street Lighting Project - Residential;  
Universal LED Street Lighting Project - Cobra Heads, ongoing;  
Continued City Hall office areas - LED conversions;  
Continued Construction of Ross Street Underpass;  
Continued Organic Waste Diversion program;  
Continued residential yard waste pick-up (bi-annual);  
Various Water Conservation initiatives (metering, source protection, education, restriction review);  
Ongoing park enhancements (Klahani, Blackburn, and Canoe Beach Parks);  
Peoples Corner upgrade; removing concrete 'park'; placing grass, trees and plantings;  
Wildfire Fuel Load Management (Park Hill, Mt Ida and Fly Hills projects);  
Ongoing greenways enhancements;  
Various sidewalk replacement projects;  
16 Street/11 Avenue Sidewalk Replacement with Multi-Use Path;  
10 Ave SW – multi use path (west of Picadilly – 100 m);  
Public Works Building Renovation & Addition: heating, cooling, lighting upgrades;  
Salmon Arm Art Gallery – HVAC Improvements & Replacement;  
Canopy LED lighting at the SASCU Recreation Centre;  
Foyer and concourse LED lighting at the Shaw Centre;  
Roof Replacement at the Shaw Centre;  
Shaw Centre motor replacement;  
Polar Energy projects at the Shaw Centre (pending funding);  
SASCU Recreation Centre roof replacement;  
Fleet vehicle upgrades;  
Planning for Aquatic Centre replacement;  
Active Transportation initiatives and planning; and  
Trans Canada Highway improvements including parallel pathway.

The future projects listed are options and suggestions by City staff, and each would be subject to Council's consideration through the annual budget process. It is expected that the City will easily demonstrate climate investment well in excess of the 20% of the provincial funding required.

CONCLUSION

Staff have provided the 2021 City of Salmon Arm Climate Action Program Survey for information. The 2021 Climate Action Program Survey will be placed on the City's website to communicate the City's ongoing efforts to reduce GHG emissions.



Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



## Survey: Local Government Climate Action Program

### Introduction

Reaching net zero and adapting to a changing climate will require a whole-of-society approach. The new Local Government Climate Action Program (LGCAP) aims to catalyse the efficient flow of financial resources, data and knowledge between local governments and the Provincial government to allow for cost effective, impactful, appropriate, locally owned and implemented climate action.

#### Information collected will:

- Highlight local government and Modern Treaty Nation climate leadership.
- Advance action by including local government and Modern Treaty Nation emissions reporting data in the [annual Climate Change Accountability Report](#).
- Help inform policy development and monitor progress on achieving provincial and local climate objectives.
- Support provincial efforts to better collaborate with and support local governments to advance climate action.

#### The survey was developed based on:

- Alignment with national and international GHG reporting protocols.
- Preliminary feedback from ministerial partners, local governments and indigenous communities.
- Informed by the Canadian Urban Suitability Practitioners who've worked with the [Carbon Disclosure Project](#) and B.C. local governments.
- Informed by the historic Climate Action Revenue Incentive Program surveys.
- Being responsive to how individual questions will be answered.

### Instructions

If your local government is not undertaking the activities, simply answer 'no'. The required components of the program are to report on one or more project(s) linked to an objective from the [CleanBC](#) and/or draft [Climate Preparedness and Adaptation Strategy](#); be a signatory to the B.C. Climate Action Charter or a B.C. Modern Treaty Nation; demonstrate climate investments equivalent to 20% of the provincial funding received; and attest that funds will be allocated to climate initiatives.

#### **Important notes before you begin:**

- From the time the survey is first opened and initiated, it must be completed and submitted within 28 days.
- The survey URL can be used by many staff
- All information entered is saved automatically
  - Simply close the window and restart later

### Climate Action Planning

Climate Action Plans are strategic roadmaps that identify how an organization or community will reduce their greenhouse gas (GHG) emissions (mitigation), increase their resilience to the impacts of climate change (adaptation), or a combination of both.

1. Does your local government or Modern Treaty Nation have a climate action plan or strategy?

Select from:

- Yes (if yes then indicate the date the plan was implemented and add a link to the document)  
CEEP – March 2020  
[https://www.salmonarm.ca/DocumentCenter/View/3025/CEEP-Final-Oct\\_2020?bidId=](https://www.salmonarm.ca/DocumentCenter/View/3025/CEEP-Final-Oct_2020?bidId=)
- 

### Corporate GHG Emissions

GHG emissions produced from a local government or Modern Treaty Nation delivering “traditional services”, including fire protection, solid waste management, recreational / cultural services, road and traffic operations, water and wastewater management, and local government administration.

2. Does your local government or Modern Treaty Nation measure and publicly disclose corporate greenhouse gas (GHG) emissions?

Select one of the following options:

- Yes
    - o If yes, include link to the document  
CEEP:  
[https://www.salmonarm.ca/DocumentCenter/View/3025/CEEP-Final-Oct\\_2020?bidId=](https://www.salmonarm.ca/DocumentCenter/View/3025/CEEP-Final-Oct_2020?bidId=)  
  
CARIP Reports: <https://www.salmonarm.ca/321/Plans-Reports>
- 

3. If you answered yes to question 2, please report emissions by 1.) Services Delivered Directly by your local government or Modern Treaty Nation, 2.) Contracted Services, and 3.) Total Corporate Emissions

1.) Services Directly Delivered: 928.8 tonnes CO<sub>2</sub>e

2.) Contracted Services: 881.3 tonnes CO<sub>2</sub>e

3.) Total = Services Directly Delivered + Contracted Services: 1810.1 tonnes CO<sub>2</sub>e

### Community Wide Emissions

B.C. Climate Action Charter signatories have committed to act and develop strategies to measure and report on their community GHG emissions generated from all GHG sources, sinks and reservoirs within their community boundary.

4. Does your local government or Modern Treaty Nation measure and publicly disclose a community-wide emissions inventory?
  - No, and we are not intending to undertake due to lack of financial capacity
  - No, and we are not intending to undertake due to lack of expertise/technical capacity  
City relies on 2007, 2010, 2012, and 2016 community energy and emissions inventories, derived from data provided by the Province.

---
5. If you answered yes to question 4, what are the total and sectoral community-wide emissions and electric consumption for your local government or Modern Treaty Nation?
  - NA  
The Province of BC has provided the total community energy use and GHG emissions data for 2007, 2010, 2012 and 2016 through various sources. For the most recent year, 2016, the total community annual GHG emissions were approximately 129,600 tonnes (7.3 tonnes per capita).
6. If you answered yes to question 4, is the data from the [Community Energy and Emissions Inventory \(CEEI\)](#)?
  - NA  
City relies on 2007, 2010, 2012, and 2016 community energy and emissions inventories, derived from data provided by the Province.

### Community GHG Emissions Reduction Targets

A local government or Modern Treaty Nation goal to reduce community GHG emissions by a specific amount and by a pre-determined date.

7. Is your local government or Modern Treaty Nation tracking its progress on its GHG reduction target?

Select from:

- Yes
  - If yes, please indicate which plan or document is it in AND provide a link

2011 Official Community Plan (OCP):

<https://www.salmonarm.ca/DocumentCenter/View/52/OCP-Bylaw-No-4000?bidId=>

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- If yes, please list your reduction target(s) and include both target year and baseline year

The City's current GHG reductions target, established in the 2011 OCP, is a 6% reduction from 2007 levels by 2020. The 2020 per capita GHG reduction, from the 2007 baseline, is 17.5%. Corporate emissions have been reduced by approximately 30% from 2012.

### Alignment with Clean BC Roadmap to 2030 and Climate Preparedness and Adaption Strategy

The [Clean BC Roadmap to 2030](#) is B.C.'s plan to meet provincial Paris emissions reduction targets for 2030 and reach net zero by 2050.

8. To report on projects linked to **one or more** objectives from the [CleanBC](#) and/or draft [Climate Preparedness and Adaptation Strategy](#) (CPAS), describe **up to four** climate initiatives<sup>1</sup> your local government or Modern Treaty Nation is currently undertaking along with the outcomes (e.g., GHG reductions, increased energy efficiency, enhanced public awareness and support etc.). Note that this can include activities in the planning and/or implementation phases.

#### Buildings

- Key buildings actions in the CleanBC Roadmap to 2030 include zero-carbon new construction by 2030, highest efficiency standards for new space and water heating equipment and enhancing energy efficiency programs.
- Examples of buildings initiatives – Step code adoption, carbon pollution standard, energy efficient / demand side management programs, zero carbon heating requirement and net zero buildings commitments.

Initiative: 2010 Facility Reports
Outcomes: Following direction from 2010 Facility Reports, the City of Salmon Arm has implemented multiple energy efficiency upgrades to reduce emissions related to City buildings. This has resulted in emission reductions of approximately 12%.

#### Transportation

- Key transportation actions in the CleanBC Roadmap to 2030 include reducing distance travelled, encouraging "mode shifting" to more energy efficient forms of transport and accelerating the switch to Zero Emission Vehicles.
- Examples of Transportation initiatives – Active transportation plan or investments, secure bike parking, commute reduction programs, transit/pedestrian-oriented development regulation,

<sup>1</sup> Climate initiatives are actions that reduce greenhouse gas (GHG) emissions and/or strengthen resilience and adaptive capacity to climate-induced impacts, including, but not limited to: climate-related hazards; integrating climate change measures into policies, strategies and planning; and improving education, awareness-raising and human and institutional capacity with respect to climate change mitigation, adaptation, impact reduction and early warning systems.



Electric Vehicle charging infrastructure plans or number of public installations, trip reduction programs, mode shift targets in OCP or RGS's.

Initiative: Fleet Vehicle Efficiency Upgrades
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Outcomes: The City has replaced aging fleet vehicles with hybrid and electric vehicles, significantly cutting emissions in several service areas.
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Initiative: Active Transportation Network Plan
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Outcomes: The City initiated the planning process for an Active Transportation Network Plan in the spring of 2022.
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### Community

- Key community actions in the CleanBC Roadmap to 2030 include supporting better land use planning, supporting local climate action, and supporting natural asset infrastructure.
- Example of Community initiatives – Organics diversion, completed climate or energy emission plans, renewable energy investments, (e.g. waste heat recovery, biomass), or use of land use planning tools such as zoning bylaws and official community plans.

Initiative: Organics Diversion
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Outcomes: The City implemented an Organics diversion program in 2019 which has resulted in an approximate 20% reduction in ghg emissions.
---

### Climate Resilience

- Key climate resilience actions in the CleanBC Roadmap to 2030 include working to develop regionally specific adaptation and resilience strategies as part of B.C.'s Climate Preparedness and Adaptation Strategy; this includes supporting access to data needed for hazard and land-use risk reduction.
- Examples of Climate resilience initiatives - Assessment of current and future climate hazards or risks to the local government and plans to address those risks through local government planning, programming, service delivery, asset management and other functions.

Initiative: Wildfire Fuel Load Reduction
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Outcomes: The City has engaged in multiple projects to reduce wildfire fuel load in key locations of the community, helping to reduce risk and promoting "fire smart" principles.
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### Community Land Use Planning

Complete, compact communities are characterized as those which avoid sprawling and car-dependent development; integrate a mix of housing, key services and amenities within a 20-minute walk and that enable viable low carbon transportation options.

9. Which elements of your local government's current official community plan (OCP) support the creation of more complete, compact communities?

OCP land use designations, Urban Containment Boundary, Rural policies.

- 
10. What actions has your local government or Modern Treaty Nation taken to increase community completeness and compactness since 2020?

Adhered to OCP land use designations, Urban Containment Boundary, Rural policies. Implemented Greenways Strategy. Developed municipal amenities.

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11. What data would be most valuable to your local government or Modern Treaty Nation in decision-making related to the creation of complete, compact communities?

The City has had policies in place aligned with complete compact communities for years. Funding support for amenity development in support of complete compact communities would be most valuable.

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### Adaptation and Resilience

The goal of climate adaptation is to reduce risk and vulnerability associated with climate change. To manage climate impacts, local governments and Modern Treaty Nations are integrating adaptation principles into decisions and everyday activities, in addition to undertaking mitigation activities.

12. Has a climate risk and vulnerability assessment been undertaken for your local government or Modern Treaty Nation?

Select one of the following options:

- No, and we are not intending to undertake due to one or more reasons not listed above, please specify (while not currently being considered, an assessment may be considered in the future)
- The City has utilized Health Authority mapping of Community Health and Climate Change to inform recent planning initiatives.

13. What are the three most significant climate hazards faced by your jurisdiction?

- Extreme heat and heat stress
- Wildfire
- Wind, rain, and other storm events

14. Select the **top three** factors your local government or Modern Treaty Nation needs most to increase the capacity to adapt to climate impacts and build community resilience?

- Increased funding
- More partnerships and collaboration across levels of government
- Increased staff capacity

### Equity

Taking an equity-informed approach to climate action is about enhancing climate resilience for everyone in B.C., regardless of where and how they live and requires a just approach that integrates equity considerations into climate adaptation responses.

15. Which equity seeking groups are most exposed/vulnerable to the impacts of each climate hazard selected in number 13?

Select all that apply:

- Low-income households
- People experiencing homelessness
- Seniors

16. How does your local government or Modern Treaty Nation ensure equitable access to, and distribution of, climate action opportunities and benefits?

Select all that apply:

- By engaging with equity seeking groups/frontline communities most impacted by climate change
- There are no specific measures in place at this time to ensure equitable access to, and distribution of, opportunities and benefits, however the City has utilized Health Authority mapping of Community Health and Climate Change to inform recent planning initiatives.

### Governance

Reducing GHG emissions and adapting to the impacts of climate change can be enhanced by collaboration across levels of governments.

17. Do the climate action plan(s) and priorities of your local government or Modern Treaty Nation align with the climate action plans and priorities of senior levels of government?

Select all that apply:

- Yes, we assess our plans and priorities for multilevel alignment
- 

### Program Requirements

To be eligible for funding, applicants are required to be a signatory to the B.C. Climate Action Charter or a B.C. Modern Treaty Nation and demonstrate climate investment equivalent to 20% of the provincial funding received.

18. Is your local government a signatory to the [B.C. Climate Action Charter](#)?

Under the Charter, local government signatories commit to:

- Becoming carbon neutral in their corporate operations
- Measuring and reporting their community's greenhouse gas emissions
- Creating complete, compact, more energy efficient communities

Yes

19. To demonstrate commitment to climate action, climate investments (i.e., matching funding or in-kind contributions) equivalent to 20% of the provincial funding received are required of local governments and Modern Treaty Nations.

Our climate investments include:

- Climate or energy studies and/or assessments
- Climate or energy plans, policies and/or strategy development
- Climate resilient infrastructure and/or capital project(s)

City projects offer improved efficiency, emission reductions, and mode shift. The commitment demonstrated well exceeds the 20% matching funding requirement.

LGCAP Grant - 2021	\$ 147,082.00	
20% Matching Funding Requirement	\$ 29,416.40	
Total CSA Funding (excluding CARIP Funding)	\$1,031,704.02	701%

LGCAP Grant - 2022	\$ 147,082.00	
20% Matching Funding Requirement	\$ 29,416.40	
Total CSA Funding (excluding CARIP Funding)	\$2,092,878.92	1423%

### Submit

**Thank you & Next steps message:** Thank you for completing and submitting the survey! To complete the reporting requirements, here are the next steps:

- The designated contact will receive a PDF version of the survey submission including an attestation form by email
- Please send a completed and signed copy of the attestation form back to [LGCAP@gov.bc.ca](mailto:LGCAP@gov.bc.ca) by July 29, 2022
  - If the form must be approved by council, it can be submitted no later than September 30, 2022
- Publicly post a version of the survey submission and the completed and signed attestation form by September 30, 2022



Service Area	Emissions (tonnes CO <sub>2</sub> e)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Administration and Governance	72	42.9	60.7	55.4	53.1	74.57	78.02	70.74	57.74	56.35
Drinking, Storm and Waste Water	462	403.4	455.8	427.9	405.4	451.26	427.23	418.35	324.6	328.2
Solid Waste Collection, Transportation and Diversion	107	106.5	119.5	113.8	116.5	115	123.1	113.5	133	164.5
Roads and Traffic Operations	266	344.7	361.6	367.1	369	415.59	425.94	427.53	389.5	365.4
Arts, Recreation, Parks and Cultural Services	932	858.3	877.3	806.7	843.2	932.53	904.44	875.82	742.94	790.33
Fire Protection	105	94.5	106	95.4	91.7	111.55	103.1	106.12	99.9	105.32
Subtotal	1944	1850.3	1980.9	1866.3	1878.9	2100.05	2061.8	2012.06	1747.7	1810.1
Organic Diversion	0	0	0	0	0	0	0	-239.2	-458	-453.1
<b>Total</b>	<b>1944</b>	<b>1850.3</b>	<b>1980.9</b>	<b>1866.3</b>	<b>1878.9</b>	<b>2100.5</b>	<b>2061.8</b>	<b>1772.86</b>	<b>1289.7</b>	<b>1357</b>

Service Area		Emissions Tonnes CO <sub>2</sub> e									
		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Administration and Governance</b>											
City Hall	65	36.2	53	47.4	44.6	64.67	69.07	66.02	54.99	53	
Fleet	7	6.7	7.7	8	8.5	9.9	8.95	4.72	2.75	3.35	
<b>Total</b>	<b>72</b>	<b>42.9</b>	<b>60.7</b>	<b>55.4</b>	<b>53.1</b>	<b>74.57</b>	<b>78.02</b>	<b>70.74</b>	<b>57.74</b>	<b>56.35</b>	
<b>Drinking, Storm and Waste Water</b>											
Water	130	148.1	165.8	161.2	145	159.84	134.93	126.9	67.2	70.8	
Sewer (Treatment Plant)	153	125.6	156.7	146	135	157.77	167.97	167.19	140.7	149.5	
Public Works Yard (1/3)	10	10.7	10.6	9.5	9.3	12.52	10.9	10.49	9.83	8.5	
Fleet	169	119	122.7	111.2	116.1	121.13	113.43	113.77	106.81	99.4	
<b>Total</b>	<b>462</b>	<b>403.4</b>	<b>455.8</b>	<b>427.9</b>	<b>405.4</b>	<b>451.26</b>	<b>427.23</b>	<b>418.35</b>	<b>324.6</b>	<b>328.2</b>	
<b>Solid Waste Collection, Transportation and Diversion</b>											
Curbside Collection*	107	106.5	119.5	113.8	116.5	115	123.1	113.5	113.8	147.5	
Biosolids*									15.3	14.7	
CSA Facility Collection*									3.9	2.2	
<b>Total</b>	<b>107</b>	<b>106.5</b>	<b>119.5</b>	<b>113.8</b>	<b>116.5</b>	<b>115</b>	<b>123.1</b>	<b>113.5</b>	<b>133</b>	<b>164.5</b>	
<b>Roads and Traffic Operations</b>											
Lighting	18	16.4	20.2	19.8	20.3	20.77	20.97	21.48	8.8	7.82	
Public Works Yard (1/3)	10	10.7	10.6	9.5	9.3	12.52	10.9	10.49	9.83	8.5	
Fleet	238	317.6	330.8	337.8	339.4	382.3	394.07	395.56	370.87	349.1	
<b>Total</b>	<b>266</b>	<b>344.7</b>	<b>361.6</b>	<b>367.1</b>	<b>369</b>	<b>415.59</b>	<b>425.94</b>	<b>427.53</b>	<b>389.5</b>	<b>365.4</b>	



<b>Arts, Recreation, Parks and Cultural Services</b>										
Parks+cemetery+LMC	12	10.7	11.55	10.3	8.6	12.9	20.0	15.26	8.99	12.4
Public Works Yard (1/3)	10	10.7	10.6	9.5	9.3	12.52	10.9	10.49	9.83	8.5
Arena and Recreation Centre*	810	761	759.7	695.1	740.8	829.34	801.31	784.76	646	692.23
Haney Heritage Village & Museum*	10	7	8.8	7.7	7.3	10.19	9.95	11.72	10.07	12.55
Art Gallery*	13	15	17.9	12.3	11.6	14.04	12.67	13.3	12.06	11.99
Fleet	77	53.9	68.75	71.8	65.6	53.54	49.61	40.29	55.99	52.66
<b>Total</b>	<b>932</b>	<b>858.3</b>	<b>877.3</b>	<b>806.7</b>	<b>843.2</b>	<b>932.53</b>	<b>904.44</b>	<b>875.82</b>	<b>742.94</b>	<b>790.33</b>
<b>Fire Protection</b>										
Fire Halls & Training Centre	72	63.5	74.2	63.7	59.8	80.37	75.18	72.69	68.8	69.73
Fleet	33	31	31.8	31.7	31.9	31.18	27.93	33.43	31.1	35.59
<b>Total</b>	<b>105</b>	<b>94.5</b>	<b>106</b>	<b>95.4</b>	<b>91.7</b>	<b>111.55</b>	<b>103.1</b>	<b>106.12</b>	<b>99.9</b>	<b>105.32</b>
<b>Sub Total</b>	<b>1944</b>	<b>1850.3</b>	<b>1980.9</b>	<b>1866.3</b>	<b>1878.9</b>	<b>2100.5</b>	<b>2061.8</b>	<b>2012.06</b>	<b>1747.7</b>	<b>1810.1</b>
<b>In-House Portion</b>	<b>991</b>	<b>960.8</b>	<b>1075</b>	<b>1037.4</b>	<b>1002.7</b>	<b>1131.93</b>	<b>1114.77</b>	<b>1088.78</b>	<b>946.57</b>	<b>928.8</b>
<b>Contracted Portion*</b>	<b>953</b>	<b>889.5</b>	<b>905.9</b>	<b>828.9</b>	<b>876.2</b>	<b>968.57</b>	<b>947.03</b>	<b>923.28</b>	<b>801.13</b>	<b>881.3</b>
<b>Organic Diversion</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-239.2</b>	<b>-458</b>	<b>-453.1</b>
<b>Grand Total</b>	<b>1944</b>	<b>1850.3</b>	<b>1980.9</b>	<b>1866.3</b>	<b>1878.9</b>	<b>2100.5</b>	<b>2061.8</b>	<b>1772.86</b>	<b>1289.7</b>	<b>1357</b>

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Buildings</b>										
City Hall	65	36.2	53	47.4	44.6	64.67	69.07	66.02	54.99	53
Arena and Recreation Centre*	810	761	759.7	695.1	740.8	829.34	801.31	784.76	646	692.23
Haney Heritage Village & Museum*	10	7	8.8	7.7	7.3	10.19	9.95	11.72	10.07	12.55
Art Gallery*	13	15	17.9	12.3	11.6	14.04	12.67	13.3	12.06	11.99
Fire Halls & Training Centre	72	63.5	74.2	63.7	59.8	80.37	75.18	72.69	68.8	69.73
Sr Center – 31 Hudson										1.31
<b>Building Totals</b>	<b>970</b>	<b>882.7</b>	<b>913.6</b>	<b>826.2</b>	<b>864.1</b>	<b>998.61</b>	<b>968.18</b>	<b>948.49</b>	<b>791.92</b>	<b>840.8</b>



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Item 10.1

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4523 be read a first and second time.

[ZON-1238; Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3]

### 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 28, 2022

Subject: Zoning Bylaw Amendment Application No. 1238

Legal: Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563  
Civic: 1091 - 60 Street NW  
Applicant: Lepp, L. & T. (Owners)

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#### MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone).

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#### STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

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#### PROPOSAL

The subject parcel is located at 1091 – 60 Street NW (Appendix 1 and 2), is approximately 14 acres in area, and contains an existing single family dwelling and agricultural buildings. The subject parcel is designated Acreage Reserve and is outside of the Urban Containment Area in the City's Official Community Plan (OCP), partially within the provincial Agricultural Land Reserve (ALR), and is zoned A-2 (Rural Holding) in the Zoning Bylaw (Appendix 3, 4 & 5).

A subdivision application (SUB-22.07) has been submitted which would split the parcel into 2 lots (of approximately 5 acres and 9.4 acres in area) on the portion of land outside of the ALR (Appendix 6). The proposal is to rezone the entire parcel to A-3 (Small Holding) to permit this proposed 2 lot subdivision.

#### BACKGROUND

The subject parcel is located in an area largely comprised of A-2 and A-3 zoned parcels comprised of rural residential development containing single family dwellings and accessory buildings. There are presently 9 A-3 zoned parcels within the vicinity of the subject parcel. The proposed zoning and subdivision aligns with the existing development in the area. Site photos are attached as Appendix 7.

#### COMMENTS

##### Engineering Department

No concerns. Full comments provided for SUB-22.07. In addition to the full requirements of the Subdivision and Development Servicing Bylaw, dedication and/or frontage upgrades are required on 60 Street NW, 8 Avenue NW, and 65 Street NW (Appendix 8).

##### Building Department

No concerns.

### Agricultural Land Commission

As the parcel is partially within the provincial ALR, the application was referred to the Agricultural Land Commission (ALC). The ALC states that the subdivision as proposed outside of the ALR does not require an application to the ALC. They further note some potential misalignment between the Zoning Bylaw and the ALC Act, which may be addressed through future Zoning Bylaw review to ensure consistency.

### Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on July 25, 2022.

### Planning Department

The proposed A-3 Zoning and subdivision is supported by the OCP's Acreage Reserve land use designation and OCP Acreage Reserve policies, particularly OCP Policy 7.3.29, which supports subdivision to accommodate small rural holdings west of the Salmon River and Trans Canada Highway. The proposal is for a conventional subdivision outside of the ALR.

Staff note that the subject parcel fronts municipal road right-of-ways along its west (65 Street NW), south (8 Avenue NW) and east (60 Street NW) parcel boundaries, with frontage improvements and dedication amongst the requirements applicable at subdivision stage. An undeveloped portion of 8 Avenue NW would need to be constructed to provide access to the proposed new parcel. While the road network is largely undeveloped at present, the roadways would be required under the Land Title Act to provide access to lands beyond the subject parcel. It is expected that the works required along all three frontages will be significant relative to the rural subdivision and development proposed.

The proposed A-3 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large subject parcel is well suited to rural development as proposed and the proposed parcels have sufficient area to meet all A-3 zone requirements. Any development will be subject to meeting Zoning Bylaw, Subdivision and Development Servicing Bylaw, and BC Building Code requirements.



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Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



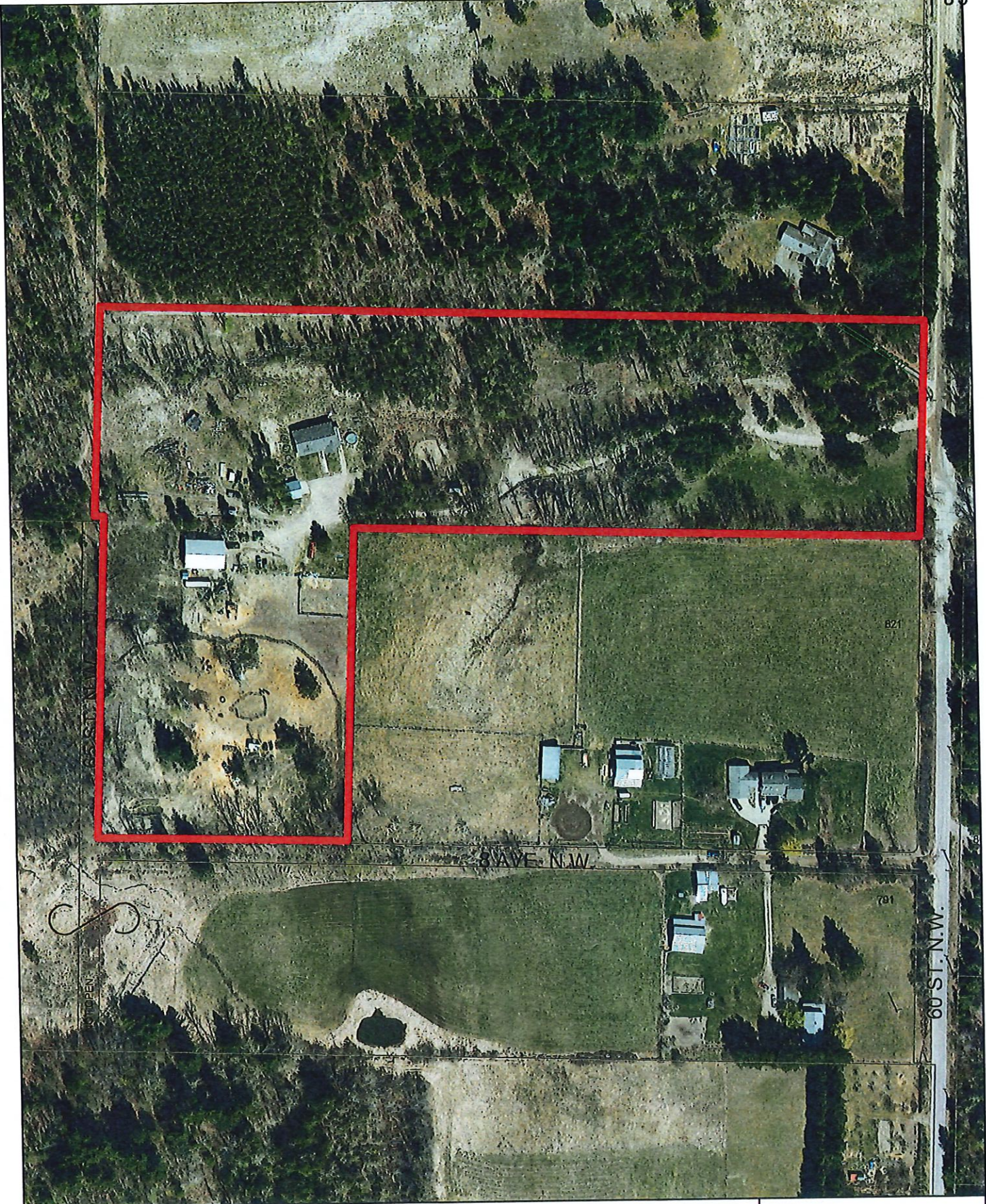
P68



0 55 110 220 330 440 Meters

 Subject Parcel





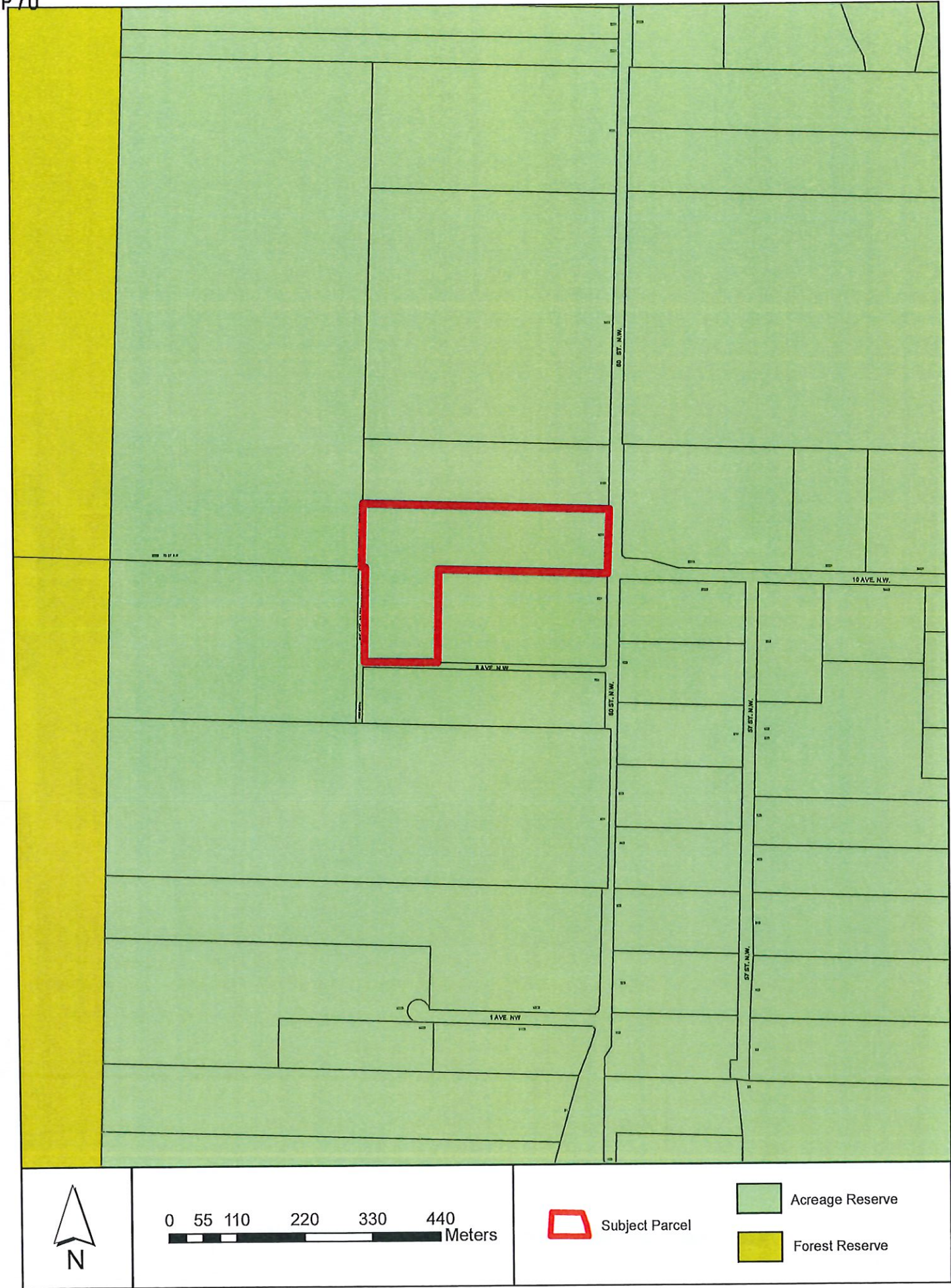
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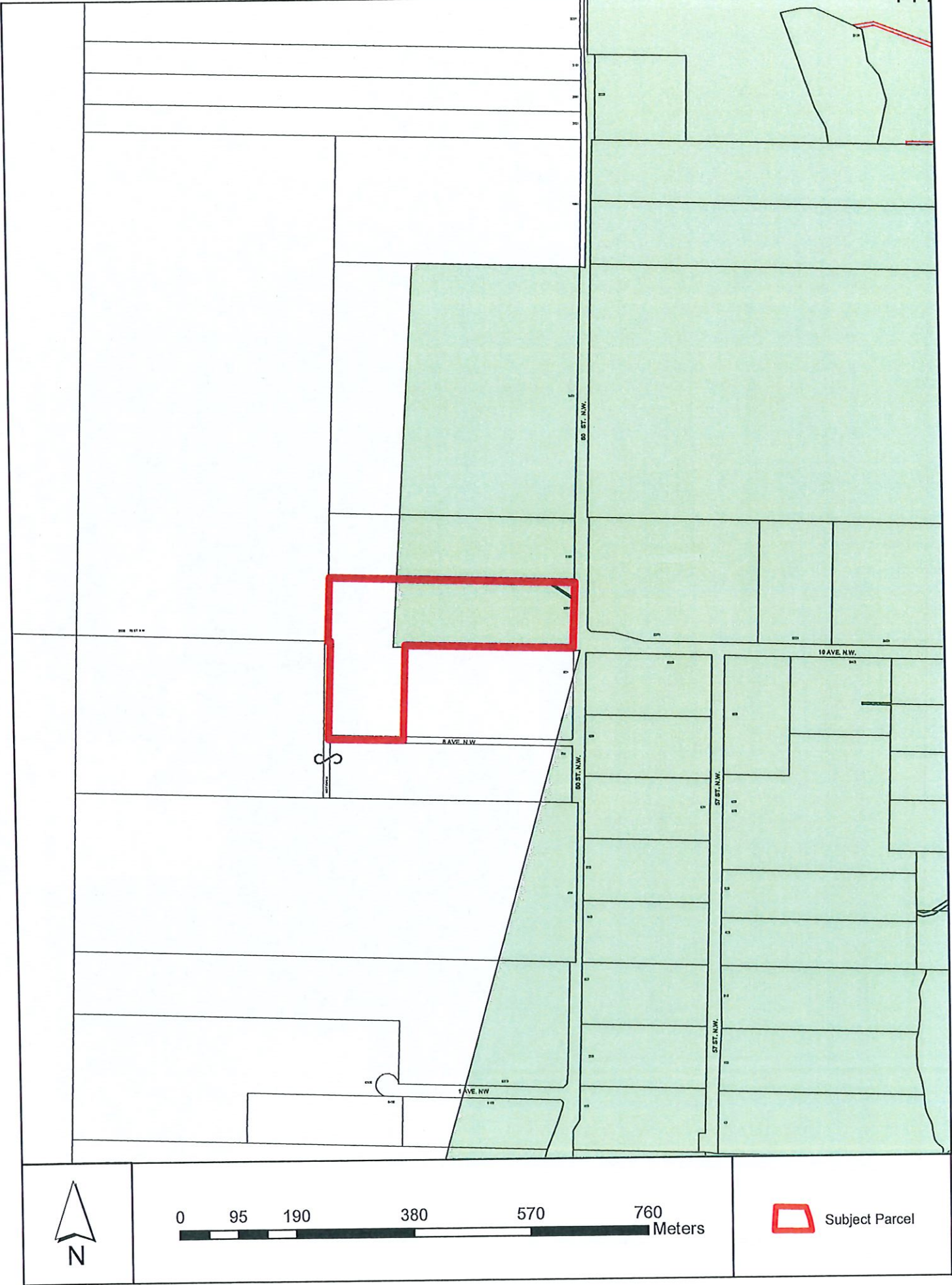
Subject Parcel



P70

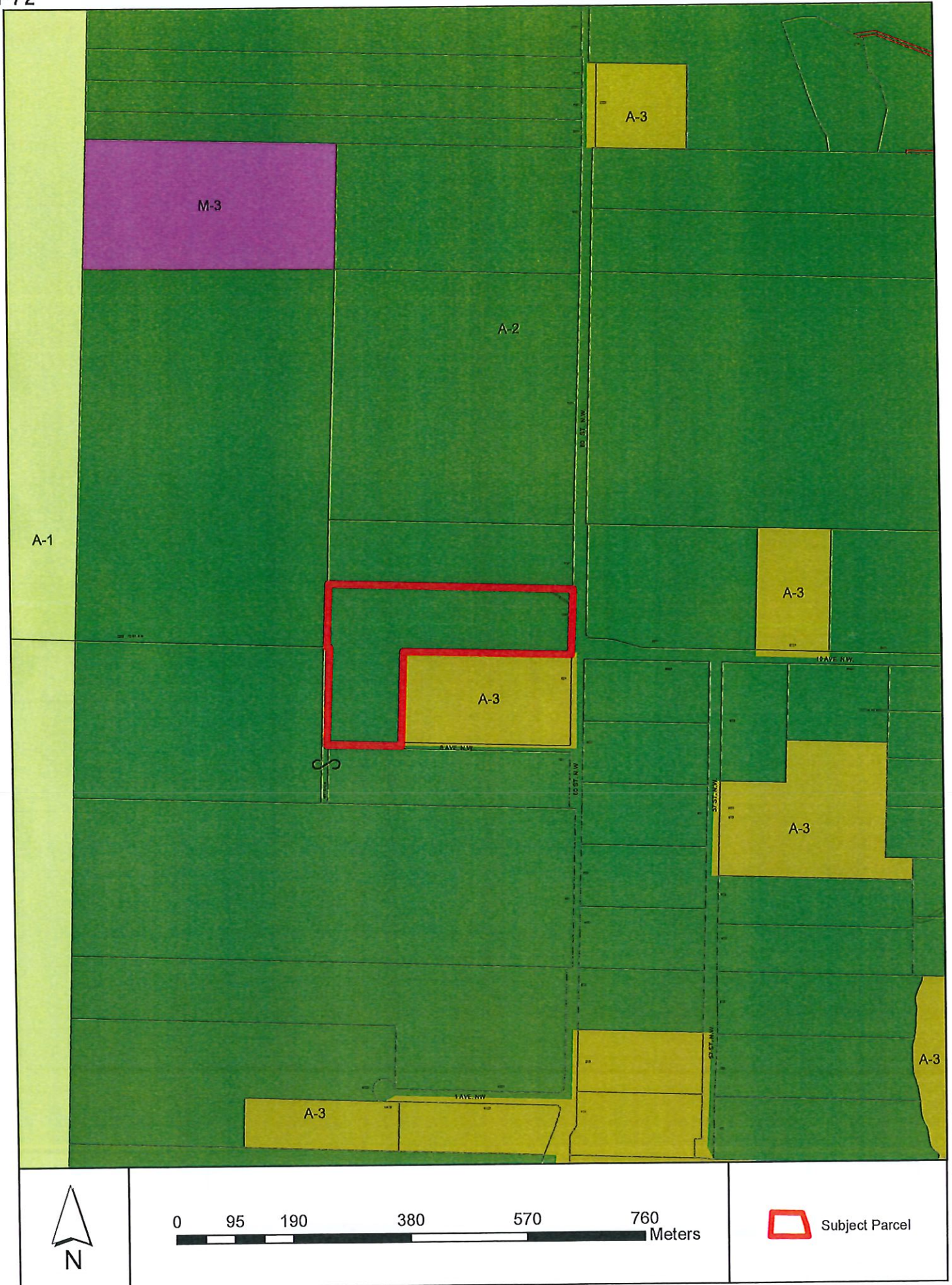








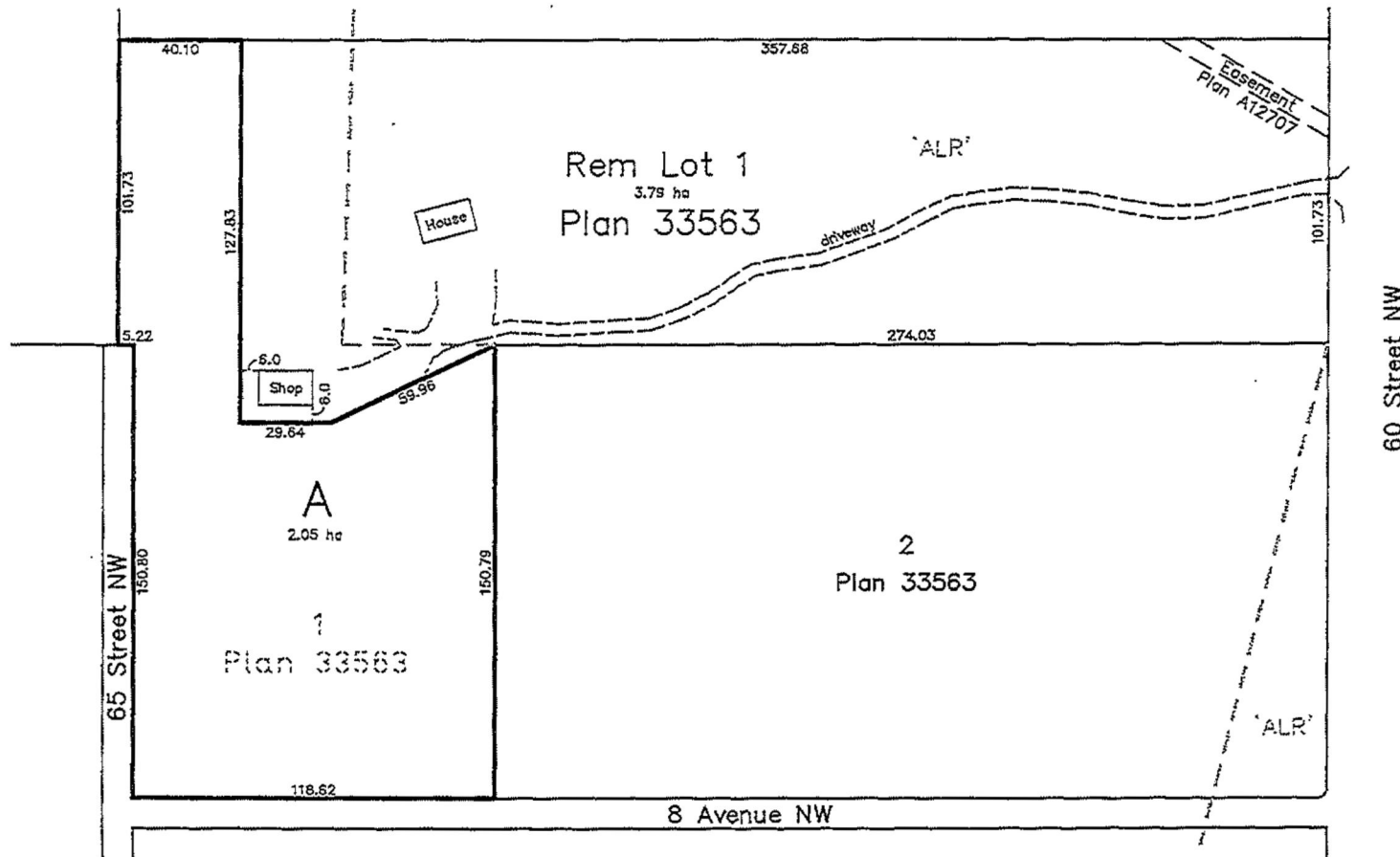
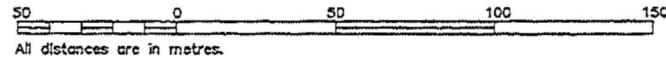
P72



# Sketch Plan of Proposed Subdivision of Part of Lot 1, Tp 20, Rge 10, W6M, KDYD, Plan 33563

Scale 1:1500

BCGS 82L074



April 21, 2022

BROWNE JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. 250-832-9701  
File: 240-22





View northwest of parcel frontage along 60 Street NW.



View southwest of parcel frontage along 60 Street NW.



View of the largely undeveloped 8 Avenue NW.





*Memorandum from the  
Engineering and Public  
Works Department*

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TO: Kevin Pearson, Director of Development Services  
 DATE: 06 June 2, 2022  
 PREPARED BY: Chris Moore, Engineering Assistant  
 SUBJECT: **SUBDIVISION APPLICATION NO. 22-07**  
 OWNER: **L. & T. Lepp** - 1091 – 60 Street NW, Salmon Arm, BC V1E 3B2  
 LEGAL: Lot 1, Section 20 Township 20, Range 10, W6M KDYD, Plan 33563  
 CIVIC: **1091 – 60 Street NW**

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Further to your referral dated April 25, 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 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 may be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of 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 off-site improvements at the time of subdivision 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 approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

**SUBDIVISION APPLICATION FILE: 22-07**

06 June 2022

Page 2

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**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 west of the 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. 65 Street NW, on the subject property's western 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.
6. 65 Street 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) and cul de sac construction in accordance with modified Specification Drawing RD-11. Since upgrading 65 Street NW 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.
7. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
8. A 3.0m by 3.0m corner cut is required to be dedicated at the intersection of 65 Street NW and 8 Avenue NW.

**SUBDIVISION APPLICATION FILE: 22-07**

06 June 2022

Page 3

**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 property does not front onto a City watermain and is currently serviced by an Alternative Water Source. A water quality test completed within 12 months for the existing well is required for subdivision approval.

**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), Category C (Landslide Assessment), is required.



**Chris Moore**  
Engineering Assistant



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

## CITY OF SALMON ARM

### BYLAW NO. 4523

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

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WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on \_\_\_\_\_, 2022 at the hour of 7:00 p.m. was published in the \_\_\_\_\_, 2022 \_\_\_\_\_ issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding 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. 4523"

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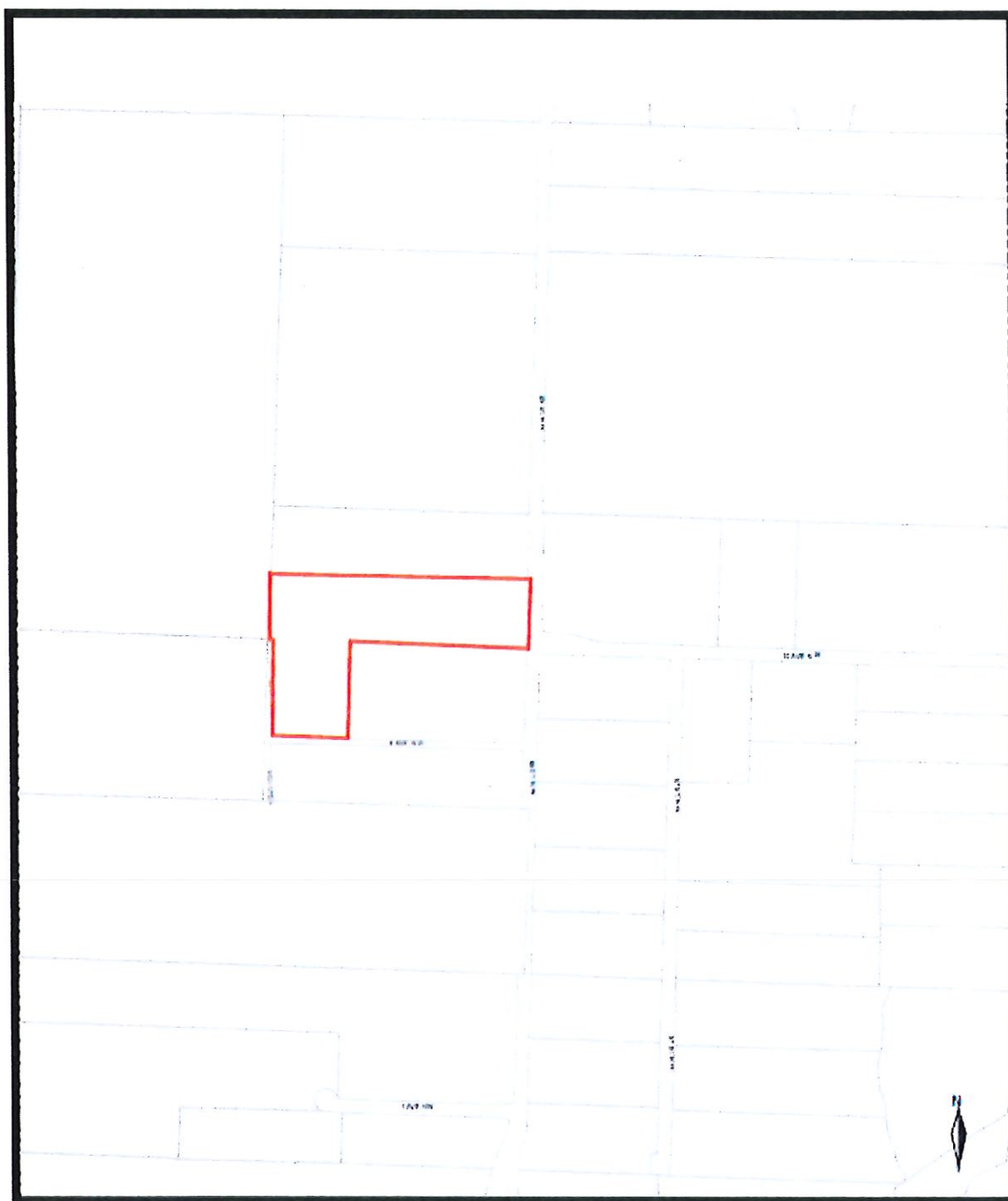
MAYOR

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CORPORATE OFFICER



Schedule "A"



Item 11.1

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4238 be read a final time.

[ZON-1111; Wonderland Investment Inc.; 50 30 Street NE; 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*  
*Development Services Department Memorandum*

To: Her Worship Mayor Cooper and Members of Council

Date: December 4, 2017

Subject: Zoning Bylaw Amendment Application No. 1111

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368

Civic: 50 – 30 Street NE

Owner/Applicant: Wonderland Investment Inc.

**MOTION FOR CONSIDERATION**

**THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 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. confirmation that the building meets Zoning Bylaw and BC Building Code requirements; and
2. approval by the Ministry of Transportation and Infrastructure.

**STAFF RECOMMENDATION**

**THAT:** The motion for consideration be adopted.

**BACKGROUND**

The 0.2 hectare (0.5 acre) subject parcel is located at 50 – 30 Street NE (Appendix 1 & 2). Presently zoned R-1, the parcel contains an existing non-conforming 6 unit multi-family building. The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) to bring the existing non-conforming building into alignment with regulations, including associated BC Building Code upgrades, and potentially facilitate future development of additional rental units.

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) as shown in Appendix 3, and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4). This area is comprised of a mix of residential zoned parcels (R-1, R-4, and R-5), as well as institutional (P-3 and P-1) parcels.

Land uses adjacent to the subject parcel include the following:

- North: Medium Density Residential (R-4) parcel,
- South: Road (Okanagan Avenue E), with Institutional (P-3) parcel beyond,
- East: Single-Family Residential (R-1) parcel, and
- West: Road (30 Street NE), with Single-Family Residential (R-1) parcels beyond.

A site plan has been provided, indicating that zoning regulations can be met (Appendix 5). Site photos are attached as Appendix 6. The applicant has been in contact with City Building Inspectors, who have

advised that building renovations to meet Building Code requirements are subject to full design and supervision by registered professionals.

### OCP POLICY

The subject parcel is designated Medium Density Residential in the OCP, and is within Residential Development Area A, the highest priority area for development. The proposal appears to align with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses. Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and options.

In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing. OCP Map 11.2 designates a pedestrian corridor (greenway / sidewalk) along the Okanagan Avenue East frontage of the subject property, while OCP Map 12.2 designates a bike route along the 30 Street NE frontage. 30 Street is designated as an Urban Arterial Road (OCP Map 12.1).

As per OCP residential policy, multi-family development is subject to a future Development Permit application, thus a significant future redevelopment of the site would likely trigger the DP process.

### COMMENTS

#### Engineering Department

While not conditions of rezoning, full municipal services are required involving frontage improvements to Okanagan Avenue E including sidewalk extension, as well as street lighting. The extent and level of works and services, both on and off-site would be dependent on the scale of redevelopment. The attached comments have been provided to the applicant (Appendix 7).

#### Building Department

Building renovations and alterations are subject to full design and supervision by registered professionals (Architect).

#### Fire Department

Fire Department notes concerns regarding potential upgrades required to achieve building code compliance.

#### Planning Department

Keeping in mind the Medium Density Residential OCP designation, the subject parcel is located in an area well-suited for medium density residential development with R-4 zoning as proposed, within a reasonable walking distance to schools, greenspace, the recreation centre and uptown commercial area. The maximum residential density permitted under R-4 (Medium Density) zoning is 40 dwelling units per hectare of land. As the subject property is 0.2 hectares in area, the maximum permitted density under R-4 would be 8 dwelling units assuming the present gross areas of the subject parcel and no density bonus. With a density bonus, the parcel could permit additional units. The ultimate intent of the owner is to develop 10 rental units as supported by the density bonus provisions under the proposed R-4 zoning.

In order to qualify for a density bonus, the owner would be required to register a covenant on the title of the subject parcel restricting the use to rental multiple family dwelling units, including a clause prohibiting stratification of the building.

Staff note that the existing building has been present for some time and feel that the proposal represents a reasonable balance between growth management principles while respecting existing land uses: the proposed density (10 units) appears sensitive to established neighbouring land uses, while representing an increase in present density.

As 30 Street is a Designated Urban Arterial Road, frontage improvements along the subject property would typically be an important consideration, however these improvements are largely in place including sidewalk facilities. Staff note the Okanagan frontage (just over 30 m) would require some upgrading.

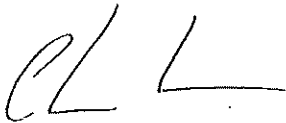
Opportunity for on-street parking at this site is very limited, thus it is important that the proposed development meet (or exceed) parking requirements. Additionally, a screened refuse/recycling area is required. Review at later stages of development (Development Permit and/or Building Permit) will be required to illustrate how the applicant's proposed development would address such requirements relative to the subject parcel.

As previously noted, if rezoned to R-4, a form and character development permit application may be required prior to future development to demonstrate how the proposed buildings, lot grading, site and landscape designs will address the various requirements. Review of such an application would proceed through City staff, the Design Review Panel, and Council for consideration of approval.

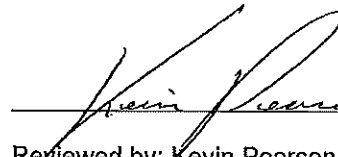
Should development proceed as proposed, City staff will review the proposal at the Building Permit stage to ensure that the various requirements previously discussed are met.

#### CONCLUSION

The proposed R-4 zoning of the subject property is supported by OCP policy and is therefore supported by staff. Furthermore, an increase in the supply of rental units is deemed by staff to be a positive step towards addressing a pressing community need. Development of future units would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





0 25 50 100 150 200  
Meters



Subject Parcel



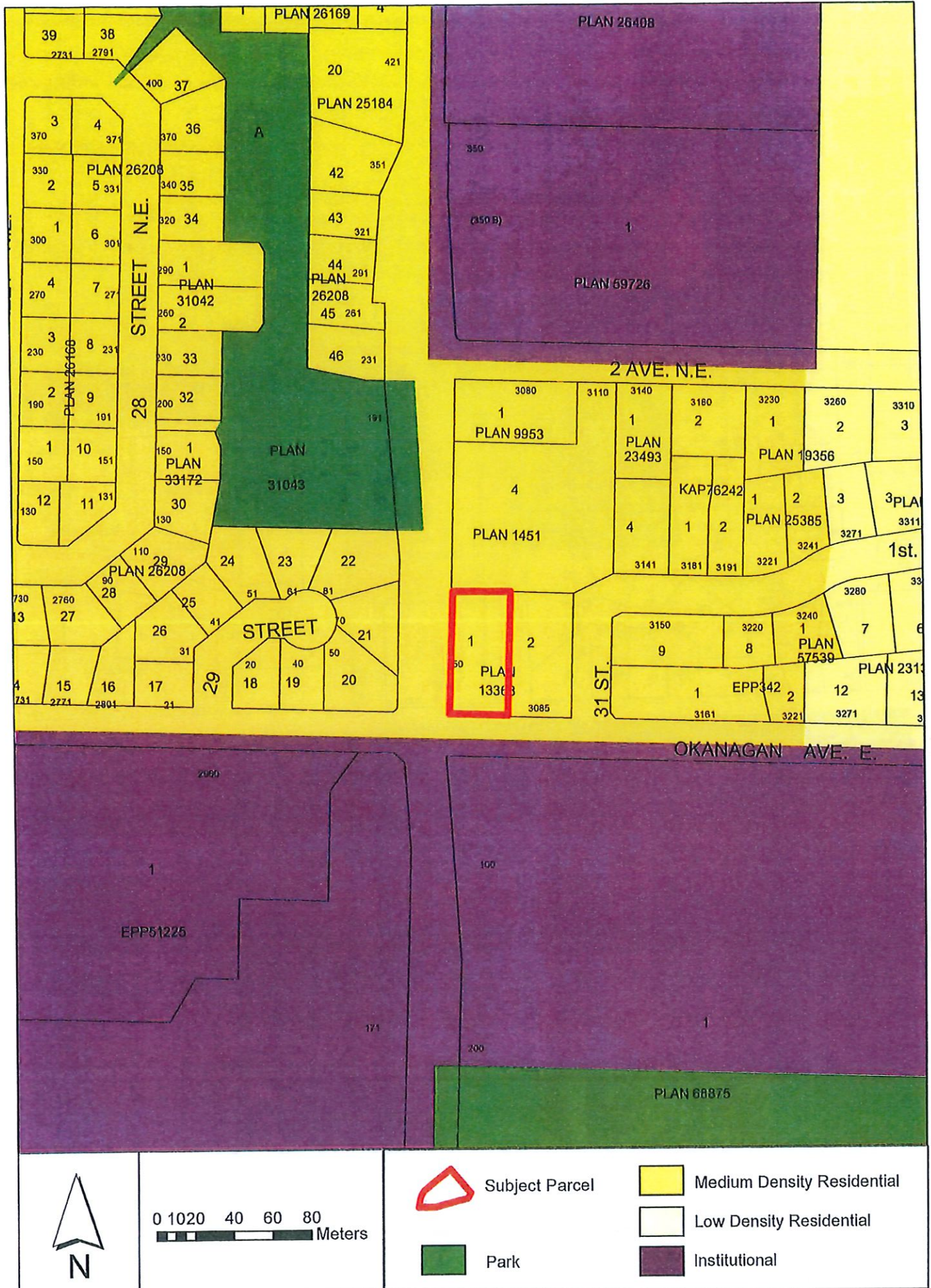


0 4.5 9 18 27 36 Meters



Subject Parcel





0 10 20 40 60 80 Meters



Subject Parcel



Park



Medium Density Residential

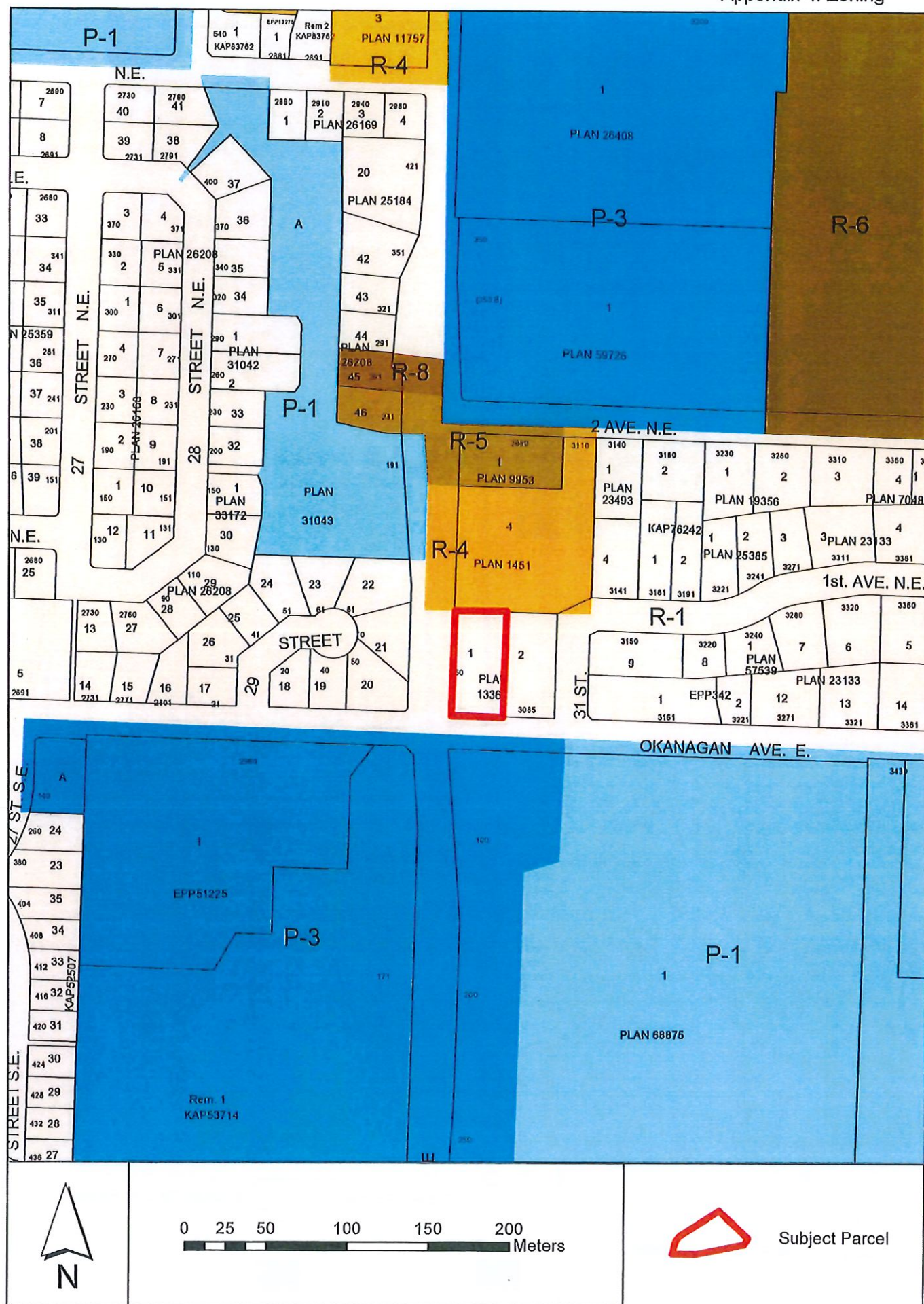


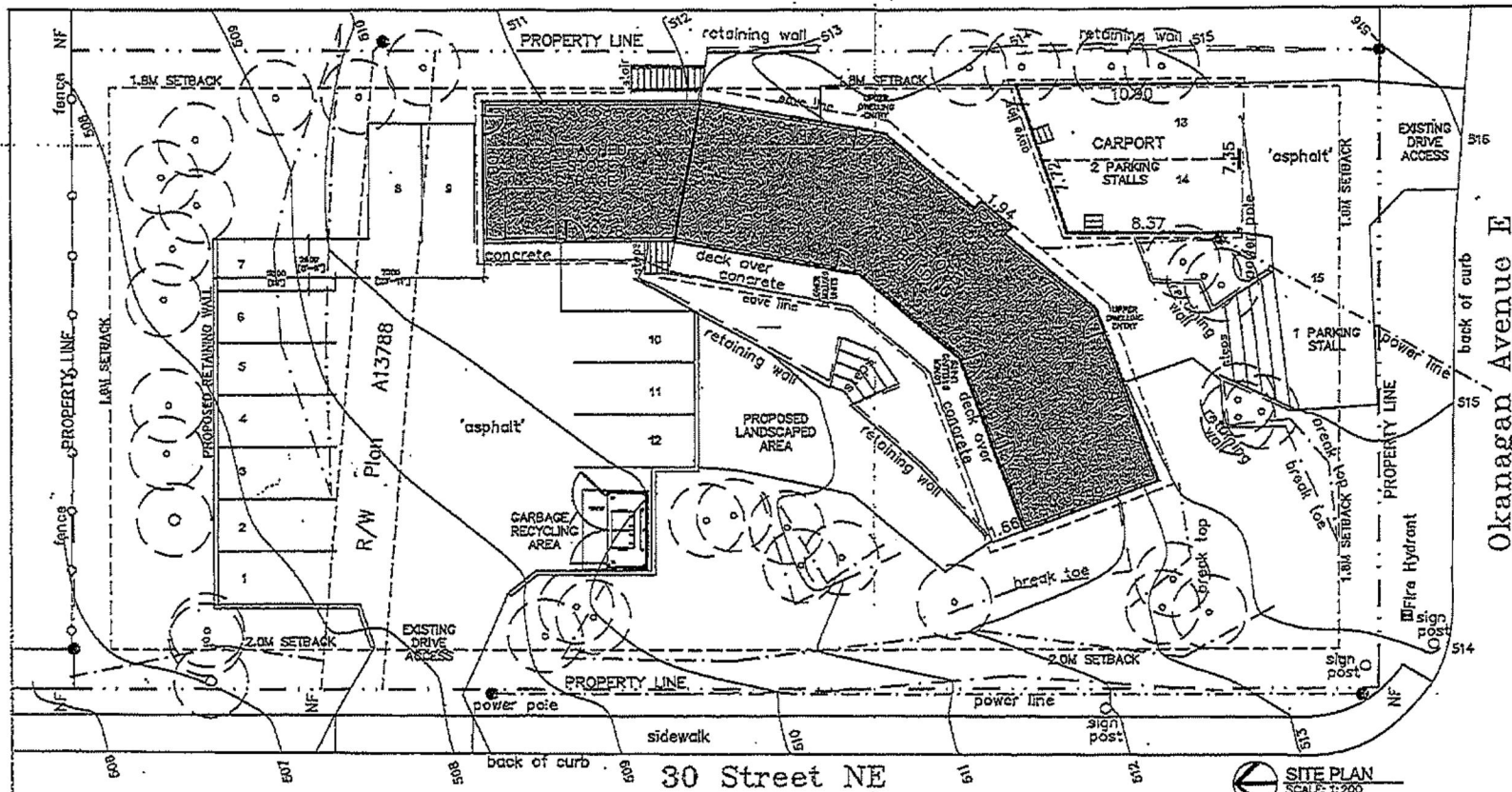
Low Density Residential



Institutional







Verify all dimensions, elevations, and details meet any codes and/or regulations in force at the time of design. All drawings remain the property of the design firm. This drawing and design may not be reproduced without permission of the design firm. Do not make drawings. This drawing is preliminary and is not for construction.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Project Name	50 - 30 STREET NE
Client	Salmon Arm, BC
Revisions	1
Issued For	THE NET DIFFERENCE
Drawn By	DATE
Checked/Reviewed	DATE

Project: 50 - 30 STREET NE  
Salmon Arm, BC

Developed For:  
**SITE PLAN  
RE-ZONING PLAN**

Prepared by:  
**THE NET  
DIFFERENCE**



Drawing Number:  
**A1**

Copyright 2017, The Net Difference Inc.

**MUNICIPAL ADDRESS**  
50 - 30 STREET NE  
SALMON ARM, BC

**LEGAL ADDRESS**  
LOT 1;  
SECTION 18;  
TOWNSHIP 20;  
RANGE 9;  
WSM; KDYD  
PLAN 13358

**SITE AREA**  
2024 m<sup>2</sup>  
(0.5 ACRES)

**CURRENT ZONING**  
R-1

**PROPOSED ZONING**  
R-4

**BUILDING CLASSIFICATION**  
MULTI FAMILY DWELLING

**2-STORY ATTACHED**

**CORNER LOT**  
FACING TWO STREETS, NO LANE

**EXISTING PRINCIPLE BUILDING FOOTPRINT**

2-STORY BUILDING	191.23 m <sup>2</sup> (2,058 ft <sup>2</sup> )
ATTACHED GARAGE	69.22 m <sup>2</sup> (745 ft <sup>2</sup> )
TOTAL PRINCIPLE BLDG	260.45 m <sup>2</sup> (2,803 ft <sup>2</sup> )
CARPORT FOOTPRINT/AREA	70.61 m <sup>2</sup> (760 ft <sup>2</sup> )
TOTAL BUILDING FOOTPRINT	331.06 m <sup>2</sup> (3,563 ft <sup>2</sup> )

**LOT COVERAGE (R-4)**  
MAX LOT COVERAGE R-4 ZONING: 55%

**CURRENT LOT COVERAGE:** 331.1/2024 = 16.4%

**EXISTING BUILDING GROSS FLOOR AREA**

MAIN FLOOR AREA	191.23 m <sup>2</sup> (2,058 ft <sup>2</sup> )
2ND FLOOR AREA	191.23 m <sup>2</sup> (2,058 ft <sup>2</sup> )
ATTACHED GARAGE AREA	69.22 m <sup>2</sup> (745 ft <sup>2</sup> )
TOTAL BUILDING AREA	451.68 m <sup>2</sup> (4,862 ft <sup>2</sup> )

**FLOOR AREA RATIO = 0.22**

**BUILDING HEIGHT (R-4)**

MAX HEIGHT PRINCIPLE BLDG.	32.8 ft (10 m)
EXISTING PRINCIPLE BUILDING	±24 ft (7.3 m)
ACCESSORY BUILDING HEIGHT (CARPORT)	±10 ft (3.05 m)

**MAX DENSITY (R-4)**  
16.2 DWELLING UNITS PER ACRE

0.5 ACRES X 16.2 = 8.1 UNITS

**PARKING (R-4)**  
1.5 STALLS PER DWELLING UNIT  
8 UNITS X 1.5 = 12 STALLS

**PARKING PROVIDED:** 12 STALLS





View south-east of subject parcel from 30 Street NE.



View north-west from Okanagan Avenue East.



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

---

TO: Kevin Pearson, Director of Development Services  
 DATE: November 16, 2017  
 PREPARED BY: Chris Moore, Engineering Assistant  
 OWNER: Wonderland Investment Inc., 117, 1811 – 4 Street SW, Calgary, AB T2S 1W2  
 APPLICANT: Owner  
 SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON-1111  
 LEGAL: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368  
 CIVIC: 50 – 30 Street NE

---

Further to your referral dated 17 October 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

**General:**

1. Full municipal services are required as noted herein. 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 to be serviced completely by underground electrical and telecommunications wiring.
4. Properties 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 as per the Subdivision and Development Services Bylaw 4163, Section 3.1.
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.
8. 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 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.

## ZONING AMENDMENT APPLICATION FILE NO. ZON-1111

November 16, 2017

Page 2

**Roads/Access:**

1. 30 Street NE on the subject property's west boundary is designated as an Urban Arterial Road requiring a 20.0m dedication. Current records indicate that no additional dedication is required at this time (to be confirmed by BCLS).
2. 30 Street NE is constructed to an Interim Urban Arterial Road standard. Due to the location of existing three phase hydro poles and the extended right of way width on the west side of 30 Street NE, no frontage improvements will be required on 30 Street NE. However, an additional pole mounted street light will be required on the existing hydro pole.
3. Okanagan Avenue NE on the subject property's south boundary is designated as an Urban Local Road requiring a 20.0m dedication. Current records indicate that no additional dedication is required at this time (to be confirmed by BCLS).
4. Okanagan Avenue NE is constructed to an Interim Urban Local Road standard. Upgrading to the Urban Local Road standard (RD-2) will be required. Upgrading may include, but is not limited to sidewalk and street lighting. Owner / developer is responsible for all associated costs.
5. A 5m x 5m corner cut will be required at the junction of 30 Street NE and Okanagan Avenue NE.

**Water:**

1. The subject property fronts a 300mm diameter Zone 4 water main and a 200mm diameter Zone 4 water main on 30 Street NE and a 200mm diameter Zone 4 water main on Okanagan Avenue NE. No further upgrades are anticipated.
2. The property is to be serviced with a single, metered water service connection, adequately sized to satisfy the proposed use, as per specification drawing W-11 (minimum 25mm diameter). City records indicate that the subject property is currently serviced with a 19mm service from the water main on 30 Street NE. All existing inadequate services must be abandoned at the main at the owner/developers cost. The City of Salmon Arm will supply new meter at the time of building permit application (at the owner/developers cost).
3. The subject property is in an area with sufficient fire flows, according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

**Sanitary Sewer:**

1. The subject property fronts a 150mm diameter sanitary sewer on 30 Street NE, a 150mm diameter sanitary sewer in a right of way towards the north of the property and a 150mm sanitary sewer on Okanagan Avenue NE. Since this is the head of the sewer and there would be no benefiting properties, no further upgrades are anticipated.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1111  
November 16, 2017  
Page 3

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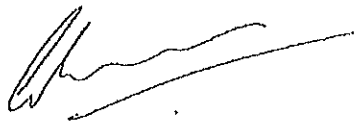
2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs. City records do not indicate the location of the current sanitary service. All existing inadequate/unused services must be abandoned at the main. Owner/developer is responsible for all associated costs.

**Drainage:**

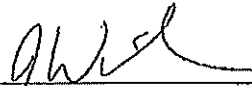
1. The subject property fronts a 250mm diameter storm sewer on Okanagan Avenue NE. There is no storm sewer on 30 Street NE in this location. Extension of storm sewer along 30 Street NE frontage is not required as 30 Street NE has adequate drainage and there would be no benefiting properties. No further upgrades are anticipated.
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. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development.
3. Subject to approval of the ISMP, the proposed lots may be serviced by 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; applicant is responsible for all associated costs. City records indicate that the existing property was not serviced with a City storm service.

**Geotechnical:**

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage) is required.



Chris Moore  
Engineering Assistant



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



22. PUBLIC HEARING

1. Zoning Amendment Application No. ZON-1111 [Wonderland Investments Inc.; 50 – 30 Street NE; R-1 to R-4]

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

Submissions were called for at this time

F. Beaudet and M. Barron, the applicants, were available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4238 was declared closed at 7:05 p.m. and consideration of the next item ensued.

## CITY OF SALMON ARM

### BYLAW NO. 4238

#### 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 at the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on January 29, 2018 at the hour of 7:00 p.m. was published in the January 17, 2018 and January 24, 2018 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 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-1 Single Family Residential Zone to R-4 Medium Density Residential Zone as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

## 5. CITATION

This bylaw may be cited as “City of Salmon Arm Zoning Amendment Bylaw No. 4238”

READ A FIRST TIME THIS 15th DAY OF January 2018

READ A SECOND TIME THIS 15th DAY OF January 2018

READ A THIRD TIME THIS 29th DAY OF January 2018

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE 2nd DAY OF February 2018

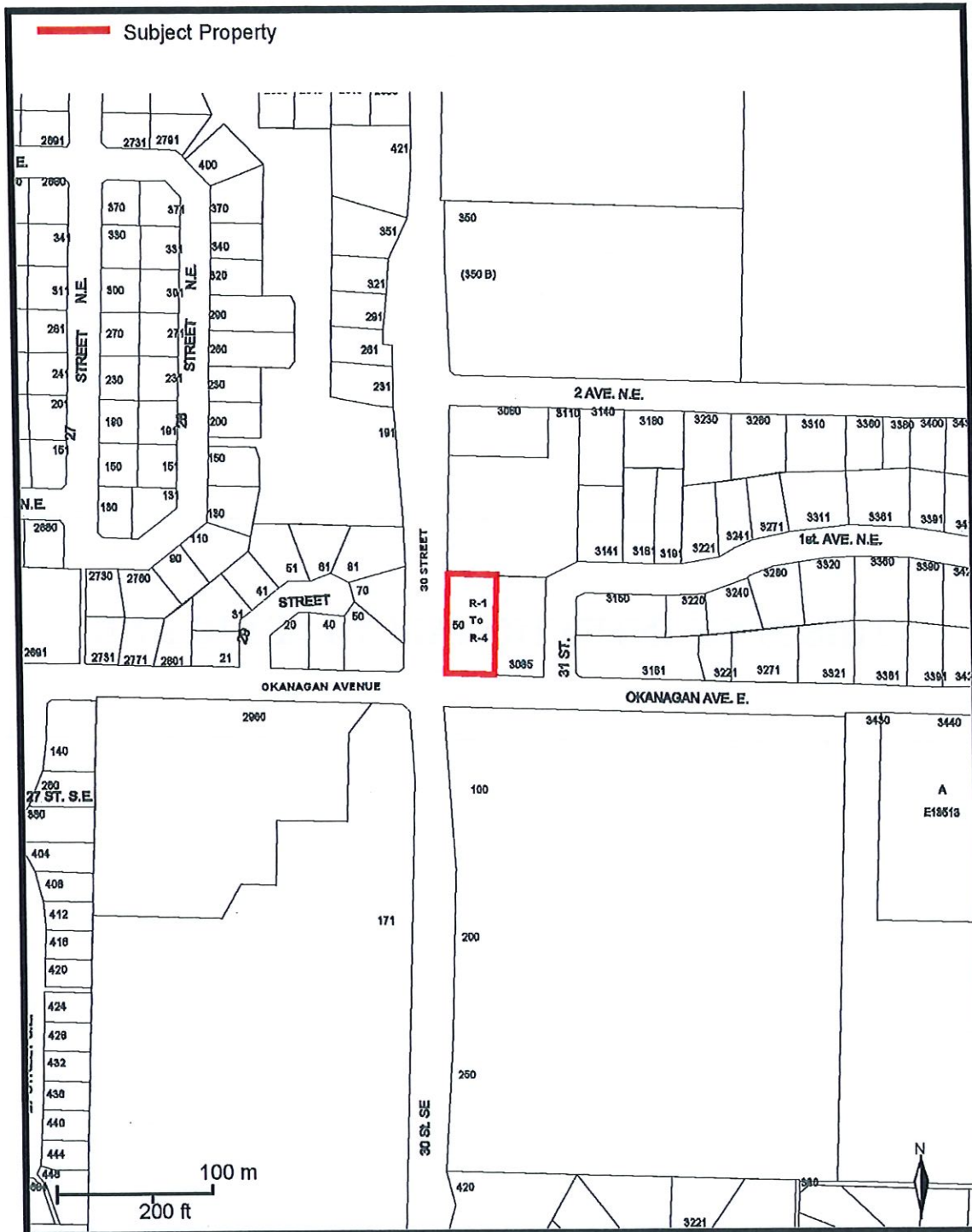
"R. BITTE"

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER





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Item 11.2

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4537 be read a final time.

[ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R-1 to R-8]

### 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 6, 2022

Subject: Zoning Bylaw Amendment Application No. 1244

Legal: Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802  
Civic Address: 2080 Okanagan Avenue SE  
Owner/Applicant: C. Caswell & I. Tremblay

---

### **MOTION FOR CONSIDERATION**

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

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

---

### **STAFF RECOMMENDATION**

**THAT:** The Motion for Consideration be adopted.

---

### **PROPOSAL**

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) to permit the development of an addition to the existing single family dwelling, which would include a secondary suite.

### **BACKGROUND**

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

Adjacent land uses include the following:

North:	single family dwellings	Zoned R1
South:	single family dwelling and accessory building	Zoned R1
East:	single family dwelling and accessory buildings	Zoned R1
West:	single family dwellings	Zoned R1

The subject property is 0.36 ac (1457m<sup>2</sup>) in area. A proposed addition with an approximate 854ft<sup>2</sup> secondary suite below is being proposed. A site plan provided in support of the rezoning application is attached in Appendix 5. Parking for the proposed suite is to be provided onsite, east of the existing driveway and north of the proposed addition.

To date, there are currently four (4) other properties on Okanagan Avenue that rezoned to R8. Site photos are attached in Appendix 6.

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

## COMMENTS

### Building Department

No construction plans provided. British Columbia Building Code applies. No concerns at this time.

### Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

### Engineering Department

No Engineering concerns.

### Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels < 0.4 ha do not require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

### Planning Department

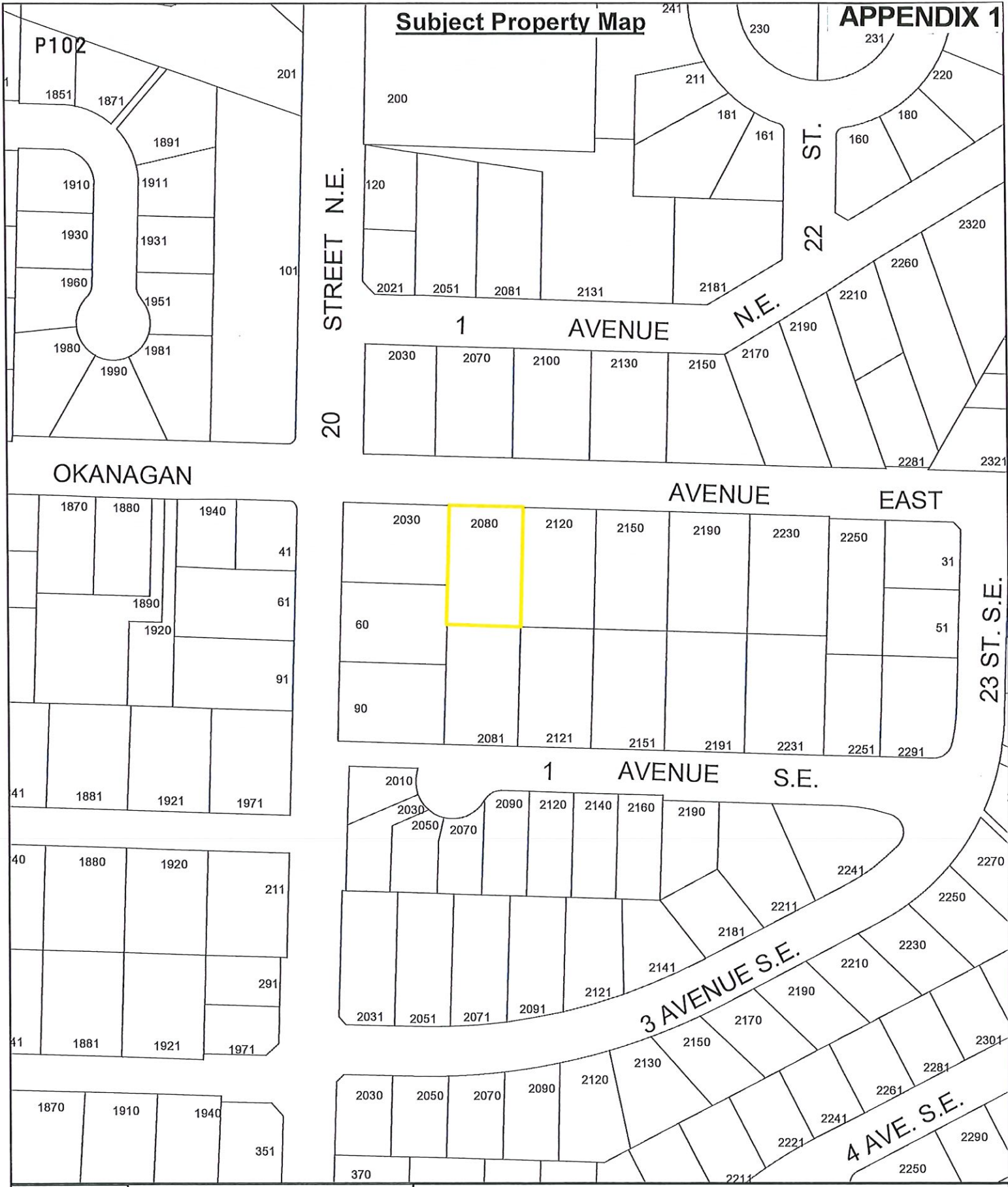
Based on the parcel area, the subject property has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy.

Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

  
\_\_\_\_\_  
Prepared by: Evan Chorlton  
Planner I  
\_\_\_\_\_  
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



Subject Property Map



OKANAGAN

20 STREET N.E.

22 ST.

1

AVENUE

N.E.

AVENUE

EAST

1

AVENUE

S.E.

3 AVENUE S.E.

4 AVE. S.E.

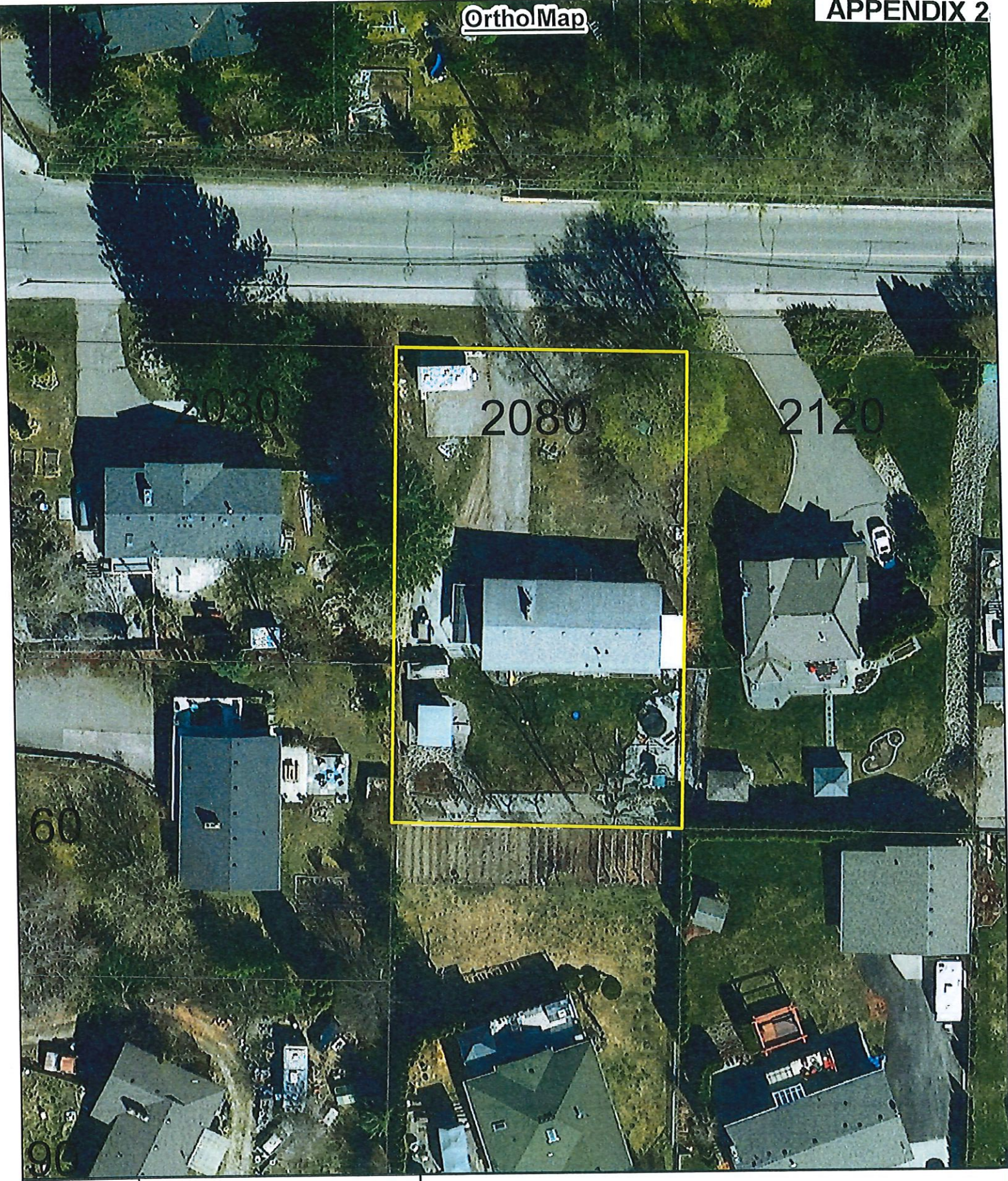
23 ST. S.E.



0 10 20 40 60 80 Meters

 Subject Property  
 Parcels

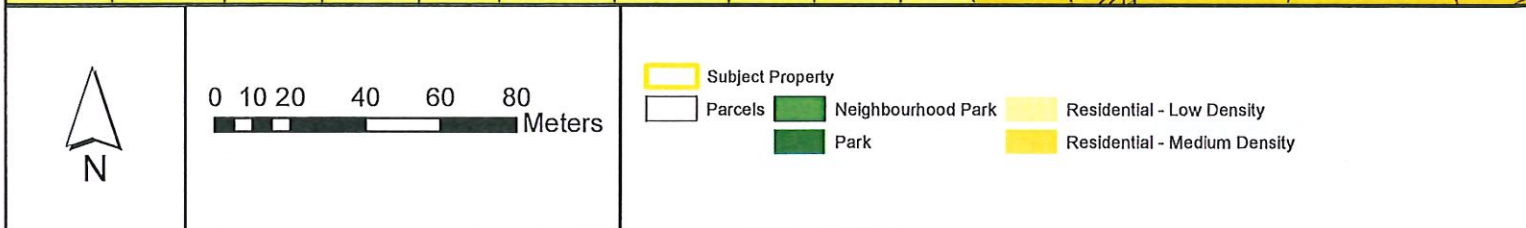




0 2.5 5 10 15 20 Meters

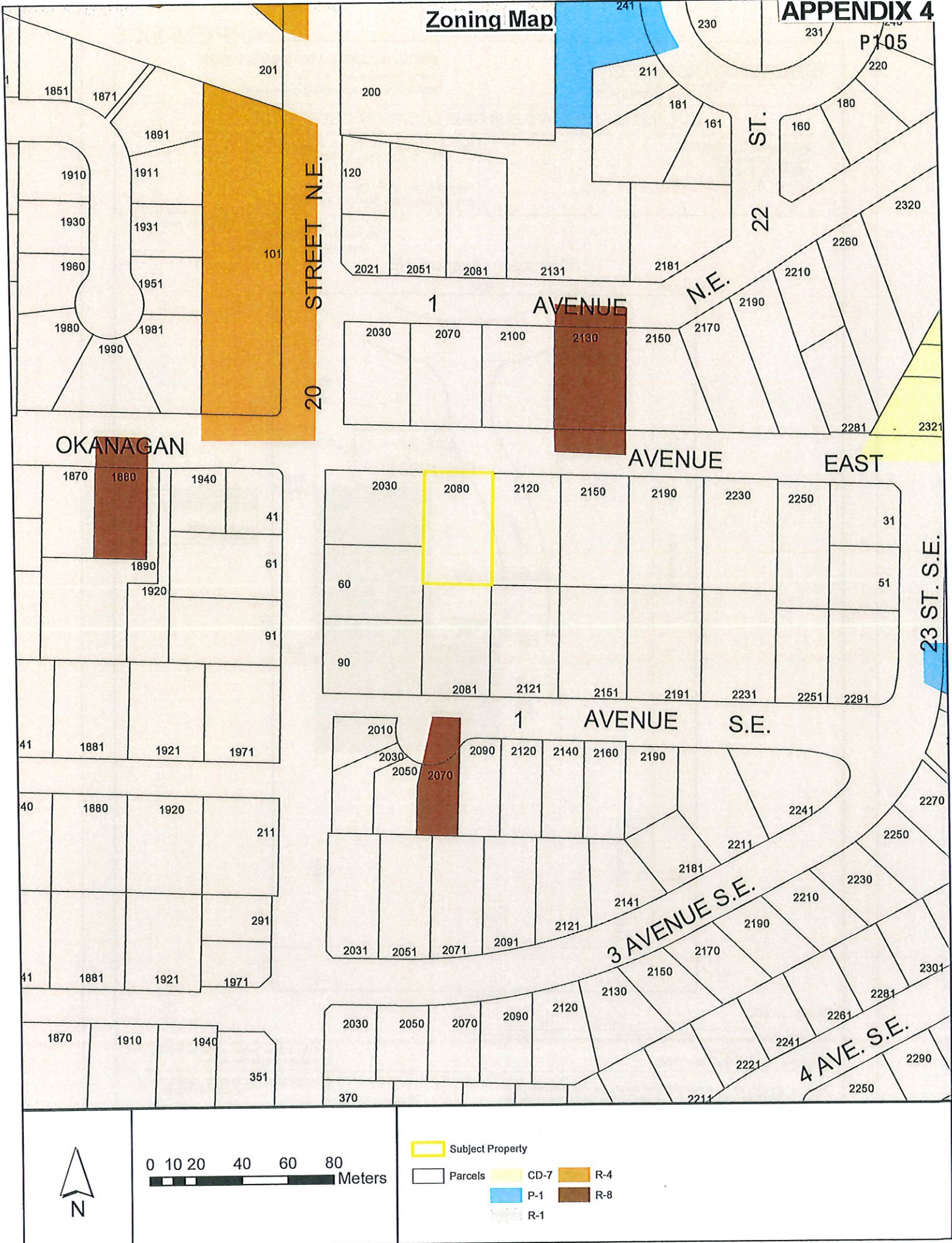
-  Subject Property
-  Parcels







## APPENDIX 4





**BROWNE JOHNSON**  
Land Surveyors

BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5

250-832-9701 | office@brownejohnson.com

**BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE**

To: Woodcreek Construction  
Victor Zimmerman  
4950 46 Ave SE  
Salmon Arm, BC V1E 2W1

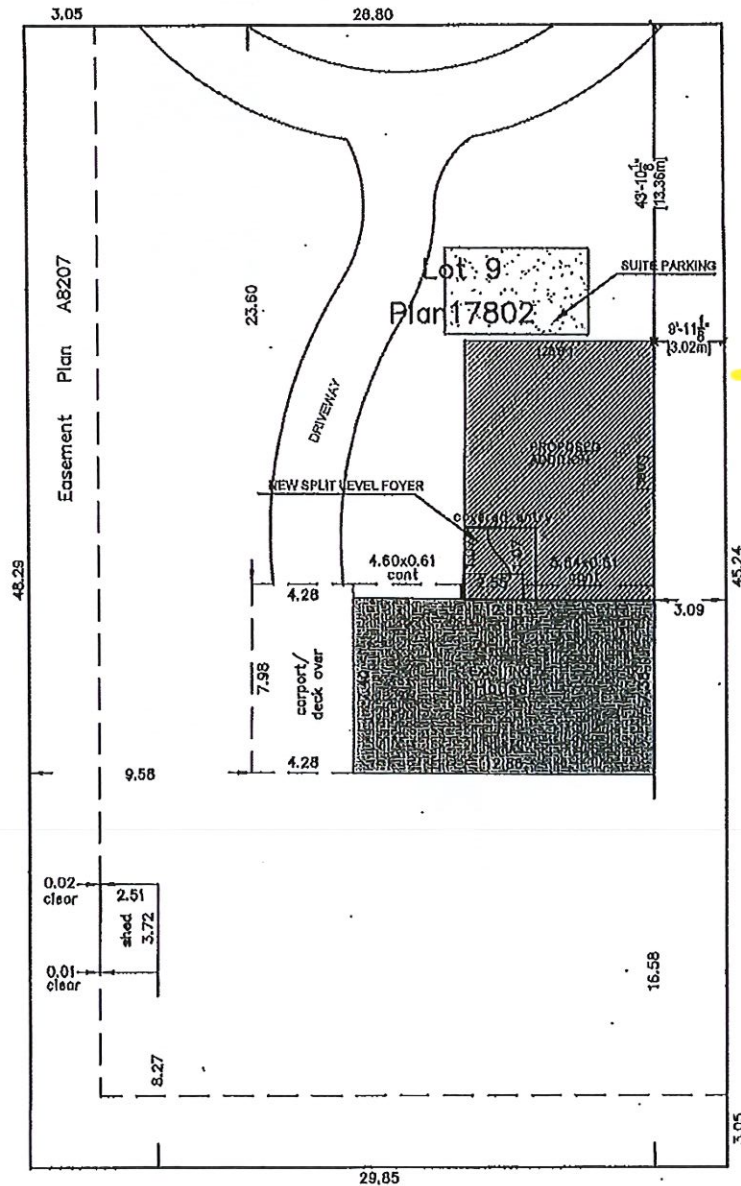
Re: Lot 9, Sec 13, Tp 20, Rge 10,  
W6M, KDYD, Plan 17802

Parcel Identifier (PID): 008-348-961

Civic Address: 2080 Okanagan Ave, Salmon Arm

List of documents registered on title which may affect  
the location of improvements:  
Statutory Right of Way: C4314

Okanagan Avenue NE



**PROPOSED ADDITIONS**  
654 SQ FT SUITE BELOW  
2 BED/PLAYROOM  
ADDITION ABOVE

Scale 1:200



All distances are in metres.  
Dimensions derived from Plan 17802

Offsets from property line to building are  
measured from the stucco.

The signatory accepts no responsibility or liability for any damages that  
may be suffered by a third party as a result of any decisions made, or  
actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive  
use of our client. This document shows the relative location of the  
surveyed structures and features with respect to the boundaries of the  
parcel described above. This document shall not be used to define  
property boundaries.

This building location certificate has been prepared in accordance with the  
Professional Reference Manual and is certified correct this 7th day of  
April, 2022.

Mark  
Mason  
88BCMC  
Digitally signed  
by Mark Mason  
88BCMC  
Date:  
2022.04.14  
12:08:47 -07'00'

BCLS

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LAND SURVEYORS

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the prior written consent of  
BROWNE JOHNSON LAND SURVEYORS.

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINAL or DIGITALLY SIGNED.

Our File: 185-22

Fb: 185-22.raw



APPENDIX 6



23. STATUTORY PUBLIC HEARINGS

4. Zoning Amendment Application No. ZON-1244 [Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8]

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:25 p.m. followed by comments from Council



## CITY OF SALMON ARM

### BYLAW NO. 4537

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

---

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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



## 5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4537"

READ A FIRST TIME THIS 13 DAY OF JUNE 2022

READ A SECOND TIME THIS 13 DAY OF JUNE 2022

READ A THIRD TIME THIS 27 DAY OF JUNE 2022

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE 29 DAY OF June , 2022



For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



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Item 11.3 a.

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan  
Amendment Bylaw No. 4510 be read a final time.

[OCP4000-49; Burmeister, I.E./Timerline Solutions; 30 2 Street SE; TC to HR]

### Vote Record

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

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





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TO: His Worship Mayor Harrison and Members of Council

DATE: June 1, 2022

SUBJECT: Official Community Plan Amendment Application No. OCP4000-49  
Zoning Amendment Application No. 1237

Legal: Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392  
Civic: 30 – 2 Street SE  
Owner: I.E. Burmeister  
Agent: Timberline Solutions / K. Lowe

---

**MOTION FOR CONSIDERATION**

**THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Centre Commercial) to HR (High Density Residential);

**AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;

**AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after required consultation with School District No. 83;

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

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

**AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392, from C-2 (Town Centre Commercial Zone) to R-5 (High Density Residential Zone);

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

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

**STAFF RECOMMENDATION**

**THAT:** The Motion for Consideration be adopted.

---

## BACKGROUND

The civic address of the subject property is 30 – 2 Street SE. The property is located near the corner of Okanagan Avenue SE and 2 Street SE, south of the Trans Canada Highway (Appendices 1 & 2). The ultimate intent is to construct a duplex development on the now-vacant parcel. Site photos are attached, as Appendix 3. In December 2018, the Single Family Dwelling on the subject property was demolished.

Only upper or lower floor dwelling units, not both, are permitted in the C-2, Town Centre Commercial Zone. As such, to eliminate any potential commercial space requirements, both an OCP and a zoning amendment are necessary. This is because, in order to eliminate any commercial space requirements, an OCP amendment back to HR is necessary in order to also rezone to R-5, where commercial space is not required.

This application proposes to change the OCP designation from TC (Commercial City Centre) to HR (High Density Residential); and a Zoning Amendment to change the zoning from C-2, Town Centre Commercial Zone, to R-5, High Density Residential Zone. OCP and zoning maps are attached, as Appendices 4 & 5. The C-2 and R-5 zones are attached as Appendices 6 and 7.

Land uses adjacent to the subject parcel include the following:

North:	single family dwelling	Zoned C-2
South:	single family dwelling	Zoned R-1
East:	single family dwelling	Zoned R-1
West:	single family dwelling with home occupation	Zoned R-1

In 2012, the subject property, 20 2 Street SE and 220 Okanagan Avenue SE were re-designated from HR to TC and rezoned from R-1 to C-2 to accommodate a larger-scale development. However, the owner proceeded with only developing 220 Okanagan Avenue SE. The single family dwelling on the subject property was demolished, but no further development has occurred. The property currently remains vacant.

## OCP POLICIES

This application proposes to reverse the OCP designation on the subject property back to its 2011 designation of High Density Residential. This property essentially borders the boundary between City Centre Commercial and High Density Residential. OCP Policy 8.3.19 supports high density residential developments in areas with good access to the following:

- transportation routes, including transit, trails and sidewalks, and roads;
- recreation, parks and open space;
- community services, e.g., commercial uses, schools.

## Section 475 & 476 – Local Government Act

Pursuant to Section 475 and 476 of the Local Government Act (consultation during OCP development/amendments), the proposed OCP amendment was referred to the following external organizations:

Adams Lake Indian Band (and subsequent follow-up with Archaeology Branch on June 1, 2022):	Response (attached as Appendix 8)
Neskonlith Indian Band:	No response to date
Economic Development Society:	Response (attached as Appendix 11)
School District No. 83:	No response to date

Section 477 – Local Government Act

Pursuant to Section 477 of the *Local Government Act* (adoption procedures for Official Community Plan), after first reading, the OCP amendment bylaw must be considered in relation to the City's Financial and Waste Management Plans. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTSFire Department

No Fire Department concerns.

FortisBC

FortisBC has reviewed the subject proposal and has no objections.

Building Department

No concerns at this time. British Columbia Building Code requirements must be adhered to at Permit Stage.

Engineering Department

Comments attached (Appendix 9).

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted (Appendix 10).

Public Consultation

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

Planning Department

The location of the property is just south of the Trans-Canada Highway and essentially borders the downtown commercial area to the north and the residential area to the south. The property is centrally located and provides good access to amenities in the downtown core. The neighbourhood of the property ranges from low density, single family dwellings to higher density multi-family residential developments.

A covenant prohibiting some commercial uses that were considered non-compatible in this transitional area between the Town Centre commercial area and the residential area was a condition for rezoning the parcel to C-2 in 2013. Because the property is located in this transitional area, changing the designation and rezoning the property back to residential is supported based on its location. Should development proceed, the covenant could be removed at either the Development Permit or Building Permit stage.

The maximum density permitted in the R-5 zone is 100 dwelling units per hectare or 40.5 dwelling units per acre. With R-5 zoning, the maximum density on this property would be four (4) dwelling units or five (5) units with a density bonus. The practicality of achieving that density is limited by the narrowness of the

lot, the parking easement (6 m wide) along the lane, and parking regulations. Two dwelling units are proposed (i.e. a duplex).

The setbacks are significantly different between commercial and residential zoned properties. The current zoning, C-2 Town Centre Commercial, allows the maximum parcel or site coverage to be 100% of the parcel or site area and 0.0 m setbacks. The proposed R-5, High Density Residential zoning, the maximum parcel coverage is 55% for all buildings. The setbacks for principal buildings in the R-5 zone are 5.0 m for the front, rear and exterior side parcel lines; and 2.4 m for interior side parcel lines.

With respect to parking requirements, the proposal requires a minimum of 4 parking spaces (2 per dwelling unit for a Duplex). In 1981, there was a 6 m wide Easement registered on Title for the east portion of the property (off of the lane). The intent of this was/is for nearby property 21 3 Street SE to use the Easement as a parking lot. As such, all parking spaces will need to be accessed/located on the west (off of 2 Street SE). Staff believe there is sufficient space to fulfill the minimum parking requirements of the R-5 zone for a duplex development.

The City's OCP does not require a Form and Character Development Permit application for a duplex. The R-5 zone was amended in 2021 to permit *duplex* development in the R-5 zone.

### CONCLUSION

This OCP and zoning amendment application proposes to revert the subject property from commercial back to high density residential to facilitate the construction of a duplex. The property is located in a transitional area essentially bordering the downtown commercial area to the north and the high density residential area to the south. The location of the property is supportive of this proposal. In addition, given that the parcel is currently vacant, the density and parking provisions of the R-5 zone could be achieved. Staff are supportive of the land use changes.

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Prepared by: Evan Chorlton  
Planner I

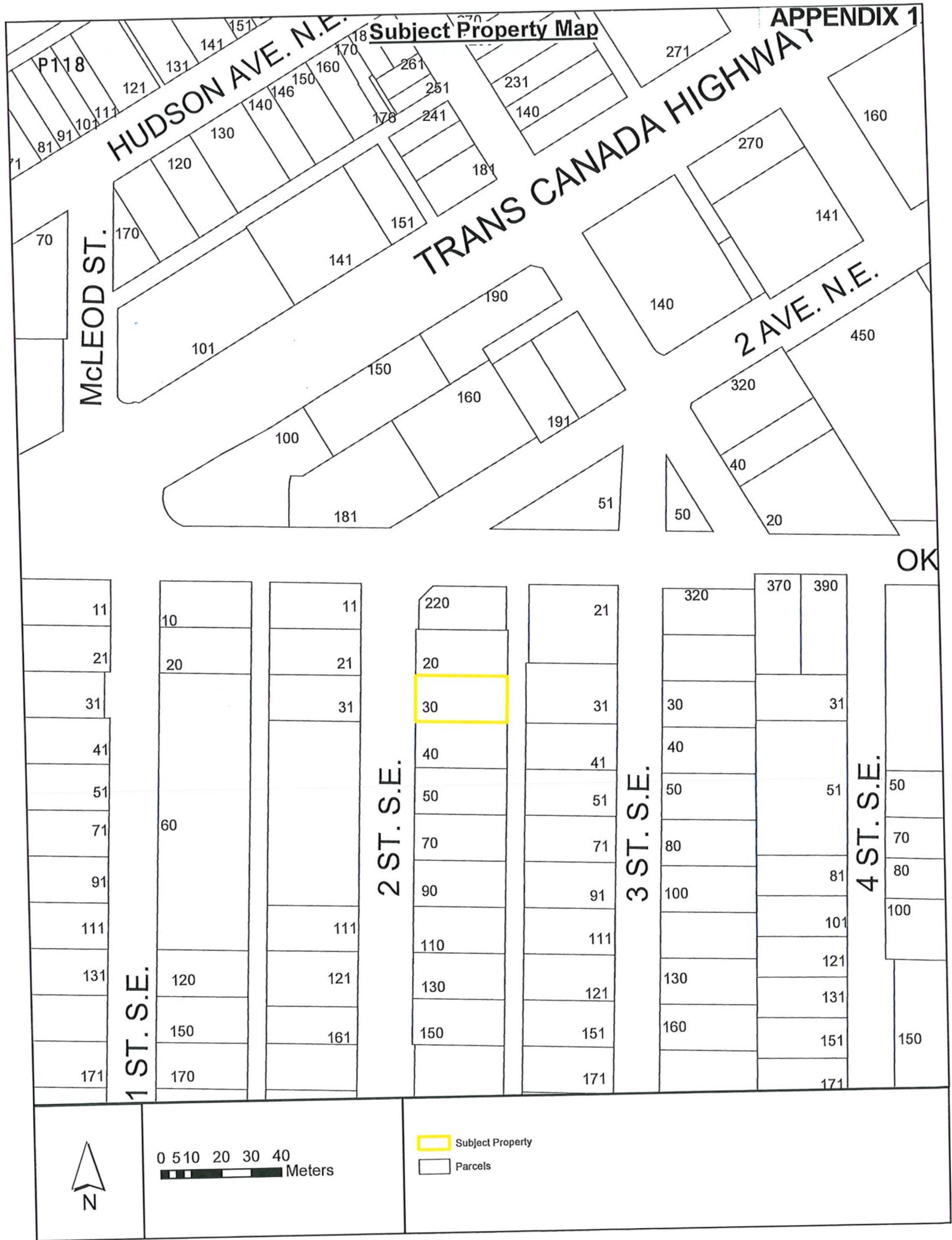
  

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Reviewed by: Kevin Pearson MCIP RPP  
Director of Development Services



Subject Property Map





220

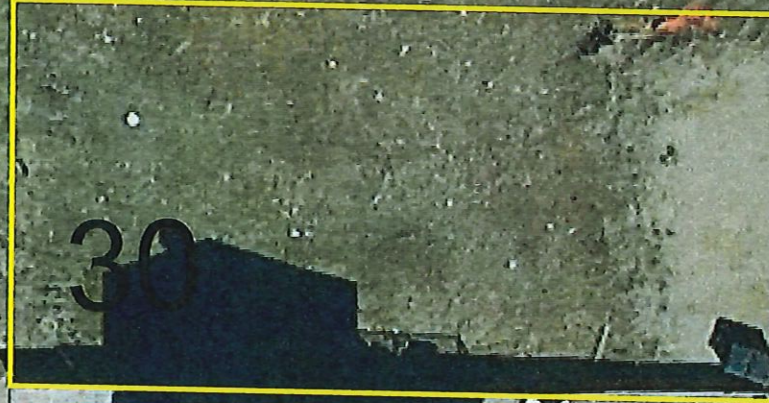
20

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SE



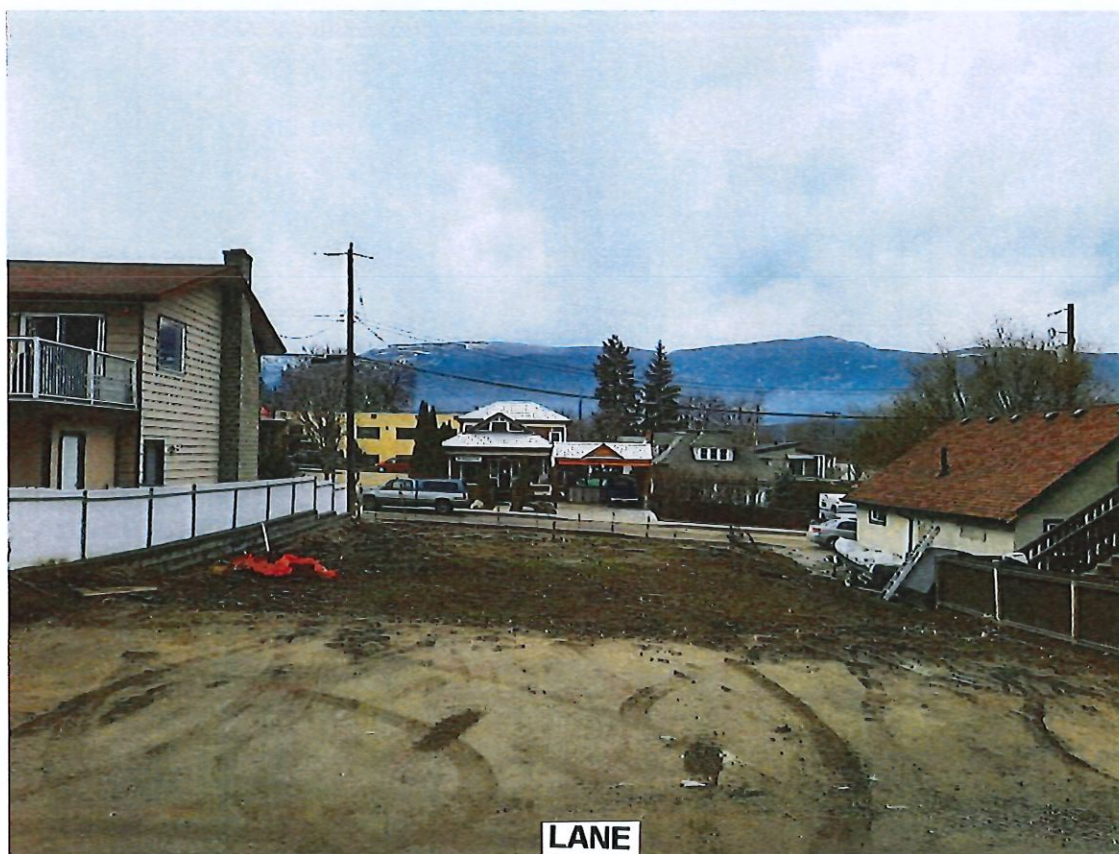
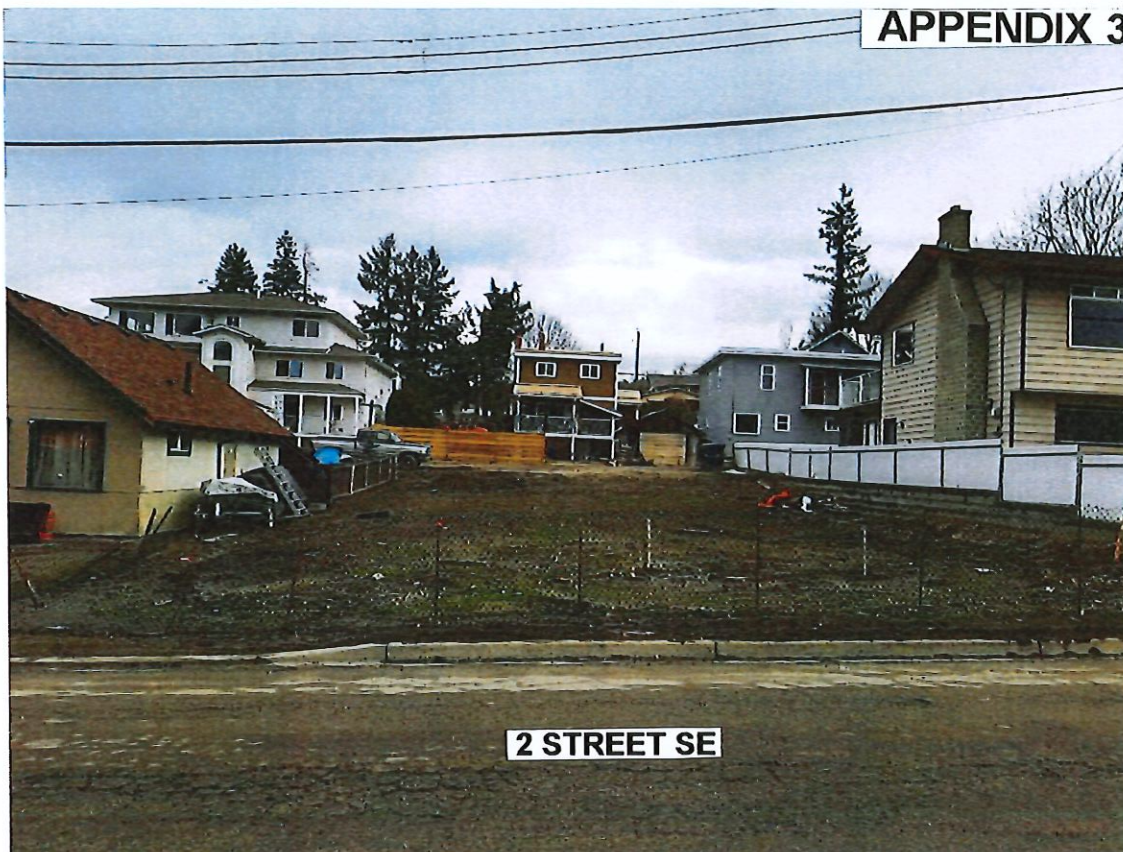
0 1.5 3 6 9 12 Meters

Subject Property

Parcels



APPENDIX 3





HUDSON AVE. N.E.

TRANS CANADA HIGHWAY

2 AVE. N.E.

MCLEOD ST.

2 ST. S.E.

3 ST. S.E.

4 ST. S.E.

1 ST. S.E.



0 5 10 20 30 40  
Meters

Subject Property

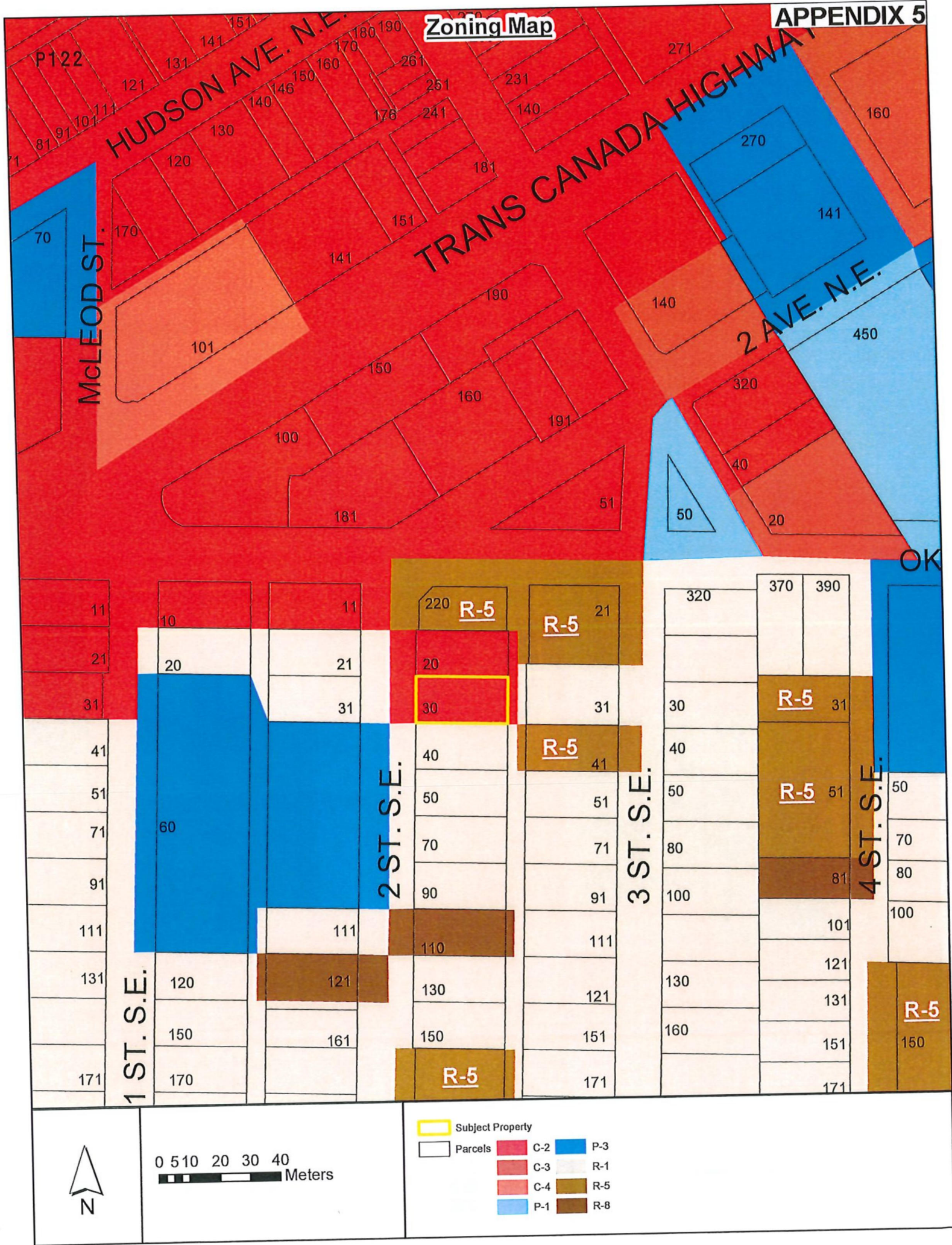
Parcels

Neighbourhood Park  
Park  
Institutional

Residential - High Density  
Commercial - City Centre

OK







Purpose

- 16.1 The C-2 Zone is intended to function as the central business district of the *Municipality* and as such be oriented to pedestrian traffic and provide for a wide variety of activities including retail, business, entertainment, cultural and limited residential uses. New *developments* zoned C-2 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 16.2 On a *parcel zoned C-2*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 16.3 The following uses and no others are permitted in the C-2 Zone:

- .1 assembly hall;
- .2 auto parts retail; #3001
- .3 cabaret;
- .4 cafe; #2900
- .5 churches; #2819
- .6 commercial daycare facility;
- .7 congregate housing; #3067
- .8 education/training facility;
- .9 entertainment facility;
- .10 financial institution;
- .11 health services centre;
- .12 high technology research and development; #4368
- .13 home occupation; #2782
- .14 hotel;
- .15 licensee retail store; #3223
- .16 lower floor dwelling units; #3951
- .17 neighbourhood pub;
- .18 mobile food vending; #4240
- .19 nightclub;
- .20 outside display of goods and wares;
- .21 office;
- .22 parkade/off street parking;
- .23 personal service establishment;
- .24 print service;
- .25 public use;
- .26 private utility; #3060
- .27 public utility;
- .28 radio and television broadcasting station;
- .29 recreation facility - indoor;
- .30 restaurant;
- .31 retail store;
- .32 sporting goods stores;
- .33 tourist retail shop;
- .34 transportation use;
- .35 upper floor dwelling units;
- .36 upholstery shop;
- .37 accessory use.

**P124** **SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE - CONTINUED**

**Maximum Height of Principal Buildings**

16.4 The maximum *height* of the *principal buildings* shall be 20.0 metres (65.6 feet).

**Maximum Height of Accessory Buildings**

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

**Maximum Parcel or Site Coverage**

16.6 The maximum *parcel* or *site coverage* shall be 100% of the *parcel* or *site* area.

**Minimum Parcel Size or Site Area**

16.7 The minimum *parcel* size or *site* area shall be 300.0 square metres (3,229.3 square feet).

**Minimum Parcel or Site Width**

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

**Outside Storage**

16.9 Outside storage shall not be permitted.

**Parking and Loading**

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



**Purpose**

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

**Regulations**

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

**Permitted Uses**

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

- .1 *assisted living housing*; #4336
- .2 *boarders, limited to two*;
- .3 *boarding home*; #2789
- .4 *commercial daycare facility*;
- .5 *dining area*; #4336
- .6 *duplex*; #4421
- .7 *home occupation*; #2782
- .8 *multiple family dwellings*;
- .9 *public use*;
- .10 *public utility*;
- .11 *rooming house*; #2789
- .12 *triplex*; #3286
- .13 *accessory use*.

**Maximum Height of Principal Building**

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

**Maximum Height of Accessory Building**

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

**Maximum Parcel Coverage**

- 10.6
- .1 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*. #2811
  - .2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

**Minimum Parcel Area**

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

**Minimum Parcel Width**

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

**Minimum Setback of Principal Buildings**

- 10.9 The minimum *setback* of *buildings* from the:
- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
  - .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
  - .3 *Interior side parcel line* shall be 2.4 metres (7.8 feet)
  - .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
  - .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

## P126 SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

### Minimum Setback of Accessory Buildings

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

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

### Maximum Density

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

10.11

- .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.
- .3 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increase to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*. #4336

**TABLE 3**

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	□ 4 units per hectare(1.2 units per acre) □ 6 units per hectare(1.6 units per acre) □ 8 units per hectare(2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	□ 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	□ 5 units per hectare (2.0 units per acre)

### Parking

10.12 Parking shall be required as per Appendix I.





# Adams Lake Indian Band

## APPENDIX 8

**Project Name:**

30 2 STREET SE

**FN Consultation ID:**

94549

**Consulting Org Contact:**

Kathy FRESE

**Consulting Organization:**

[City of Salmon Arm](#)

**Date Received:**

Monday, March 21, 2022

Weytk,

Re: the 30 2 STREET SE, Salmon Arm proposed OCP amendment for a new duplex.

Through a preliminary analysis ALIB has identified some concerns which include:

x422 known ALIB cultural heritage sites (these do not include archaeology but are specific to ALIB) found within 1 and 5 km of the project area, including Non-Human Being stories (x20), pithouses, sacred/ceremonial/spiritual locales, boundary markers, community gatherings location, habitation and subsistence. It is in an extirpated caribou zone and in the Thompson River watershed.

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

ALIB will require an ALIB cultural monitor for any land altering activities. Have them contact Jen Pooley ([jpooley@alib.ca](mailto:jpooley@alib.ca)) to make arrangements for ALIB crew to visit the project area.

ALIB also requires that they create a Chance Find Policy and make all those involved in the project be made aware of it and the possibility of Indigenous cultural heritage values associated with this locale. A template to create the Policy from can be found here: <https://islandstrust.bc.ca/document/province-of-bc-archaeology-chance-fi...> Note: this guide is from 2014. Some contact information may be out of date.

Notify Jen and Leah Gaze ([lgaze@alib.ca](mailto:lgaze@alib.ca)) directly when there is a payment sent by mail or courier for ALIB Heritage Permits.

Please share any cultural heritage or environmental reports associated with this project.

Please consider using the Messages function on this referral in NationsConnect to otherwise respond to this letter.

Kukstemc,

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



**From:** Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>  
**Sent:** Wednesday, June 1, 2022 1:28 PM  
**To:** Evan Chorlton  
**Subject:** RE: [External] Data Request: Evan Chorlton - City of Salmon Arm

Hello Evan,

Thank you for your archaeological information request regarding 30 - 2 Street SE, Salmon Arm, PID 012410489, LOT 3 BLOCK 3 SECTION 14 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 392. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

### Results of Provincial Archaeological Inventory Search

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

However, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the property, as indicated by the brown colour shown over everything in the second screenshot below. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites, and their results may be refined through further assessment.

### Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

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

If there are no plans for land altering activities on the property, no action is required at this time.

### Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the property.

- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed. P129
- If a permit is required, be advised that the permit application and issuance process takes approximately 15 to 35 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

### How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website ([www.bcapa.ca](http://www.bcapa.ca)) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

### Questions?

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

For more general information, visit the Archaeology Branch website at [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology).

Kind regards,

*Jiana*

**APPENDIX 9**

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TO:	Kevin Pearson, Director of Development Services
DATE:	March 24, 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	I.E. Burmeister
SUBJECT:	OFFICIAL COMMUNITY PLAN APPLICATION NO. 4000-49
LEGAL:	Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392
CIVIC:	30 – 2 Street SE

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Further to your referral dated March 22, 2022, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

**General:**

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



**Official Community Application: 4000-49**

March 24, 2022

Page 2

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9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
  10. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

**Roads / Access:**

1. 2 Street SE, on the subject property's western boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 1.712m of additional road dedication is required (to be confirmed by a BCLS).
2. 2 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. The Lane on the subject properties eastern boundary requires a total road allowance of 7.3m (3.65m from centre line). Available records indicate that an additional 0.610m to the east will be required. (To be confirmed by a BCLS.) The owner/developer will be responsible for upgrading the Lane to the current Lane standard (RD-12). The owner/developer is responsible for all associated costs.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

**Water:**

1. The subject property fronts a 200mm diameter Zone 1 watermain on 2 Street SE. No upgrades will be required at this time.
2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost.. Owner / Developer is responsible for all associated costs.

**Official Community Application: 4000-49**

March 24, 2022

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3. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 2 Street SE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density spacing requirements of 90 meters.

**Sanitary:**

1. The subject property fronts a 150 mm diameter sanitary sewer on 2 Street SE. Upgrading to a minimum 200mm diameter will be required. A 50% cash in lieu contribution to future works will be required to have it completed as a part of a large project in the future. In addition, the subject property front a 200 mm diameter sanitary sewer in the lane to the east of the property. No upgrade is required at this time.
2. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016)
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 2 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Drainage:**

1. An existing 300mm storm main is located 2 Street SE and the Lane to the east of the development site to the north and east of the property. Extending the 300mm storm main along the eastern frontage of the property is required.
2. Records indicate that the existing property is serviced by a 100mm service from the storm sewer on 2 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)
4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.

**Official Community Application: 4000-49**

March 24, 2022

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5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
  6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Geotechnical:**

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



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**Mustafa Zakreet**  
Engineering Assistant



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





Your File #: ZON-1237 /  
BL4511  
eDAS File #: 2022-01543  
Date: Apr/05/2022

**APPENDIX 10**

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

Attention:

**Re: Proposed Bylaw 4511 for:  
LOT 3, BLOCK 3, 14-20-10 W6M KDYD PLAN 392**

Preliminary Approval is granted for the rezoning of the above noted parcel from C-2 zone to a R-5 zone for one year pursuant to section 52(3)(a) of the *Transportation Act*. Please forward this the Salmon Arm District Office the bylaw after third reading for our final review and signature.

If you have any questions please feel free to call Elizabeth KEAM at (778) 824-0112.  
Yours truly,

Samantha Lewis  
Development Services Officer

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

April 13, 2022

**APPENDIX 11**

City of Salmon Arm  
Kevin Pearson  
PO Box 40  
Salmon Arm BC, V1E 4N2

Dear Kevin,

**Re: OCP Amendment Application No OCP4000-49**

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The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 30 2<sup>nd</sup> Street SE, Salmon Arm, from City Centre Commercial to High Density Residential.

The SAEDS Board recognizes the importance of high density housing to the City's growth; however; the board is of the opinion that, while a multi-unit dwelling or a mixed-use designation may warrant removal of the property from City Centre Commercial, construction of a duplex would not be sufficient to outweigh the future value of commercial growth.

Based on the information provided, the Board does not support the application as presented. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,



Lana Fitt  
Economic Development Manager

23. STATUTORY PUBLIC HEARINGS

1.a Official Community Plan Amendment Application No. OCP4000-49 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]

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

J. Baer, Timberline Solutions, the agent, was available to answer questions from Council.

Submissions were called for at this time.

S. Knutson, 40 2<sup>nd</sup> St SE – raised concerns about density, height and parking.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:14 p.m. followed by comments from Council.



**CITY OF SALMON ARM****BYLAW NO. 4510****A bylaw to amend "City of Salmon Arm Official Community Plan  
Bylaw No. 4000"**

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WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 issues of the Salmon Arm Observer;

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

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

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

1. Re-designate Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Center Commercial) to HR (High Density Residential), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

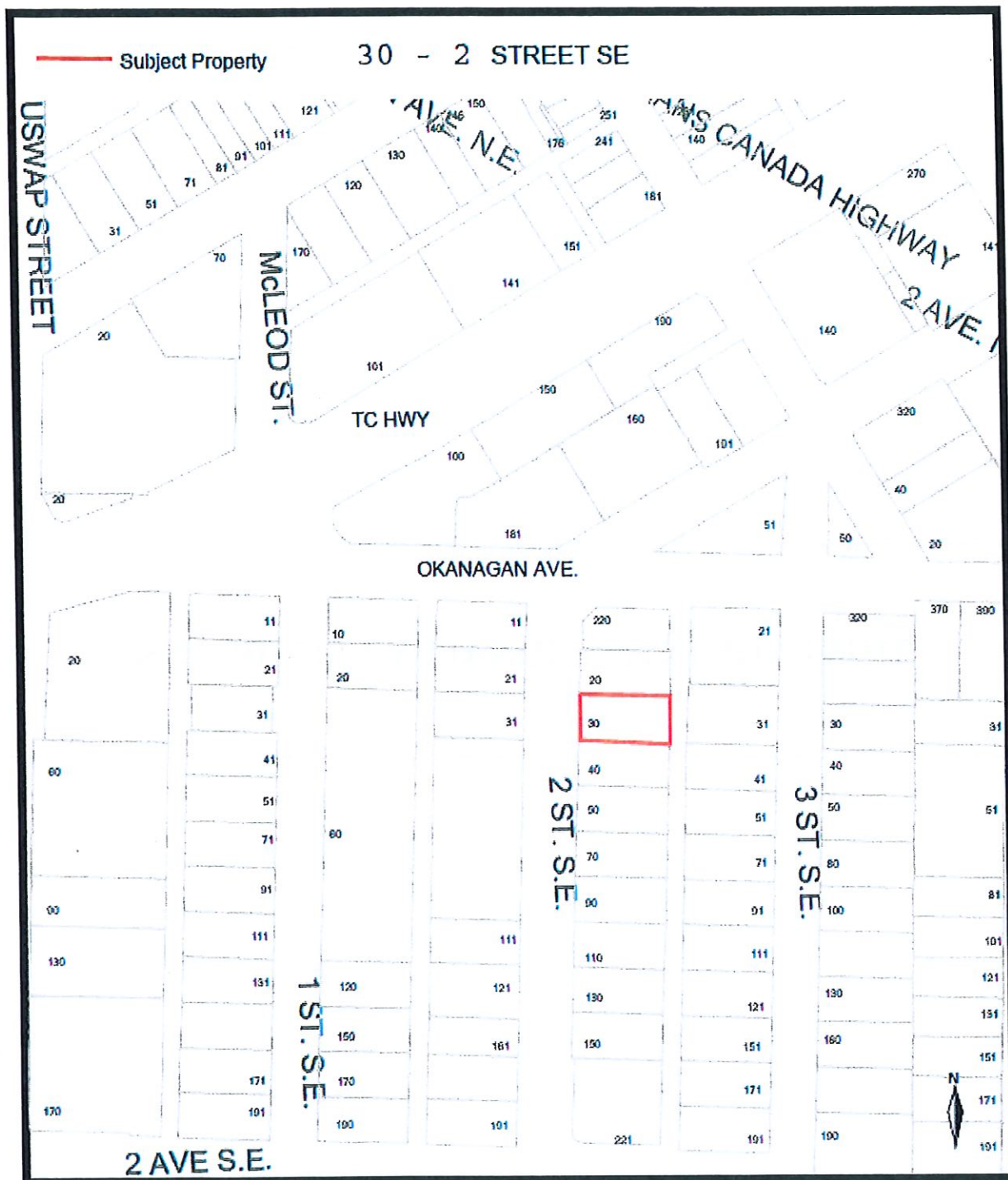
This bylaw may be cited as “City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510”.

READ A FIRST TIME THIS	24	DAY OF	MAY	2022
READ A SECOND TIME THIS	13	DAY OF	JUNE	2022
READ A THIRD TIME THIS	27	DAY OF	JUNE	2007
ADOPTED BY COUNCIL THIS		DAY OF		2022

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Schedule "A"





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Item 11.3 b.

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4511 be read a final time.

[ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5]

### Vote Record

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

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

23. STATUTORY PUBLIC HEARINGS

1.b Zoning Amendment Application No. ZON-1237 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5]

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

J. Baer, Timberline Solutions, the agent, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:16 p.m. followed by comments from Council.

## CITY OF SALMON ARM

### BYLAW NO. 4511

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

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WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from C-2 (Town Centre commercial Zone) to R-5 (High Density Residential), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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



5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4511"

READ A FIRST TIME THIS 24 DAY OF MAY 2022

READ A SECOND TIME THIS 13 DAY OF JUNE 2022

READ A THIRD TIME THIS 27 DAY OF JUNE 2022

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE 5th DAY OF July, 2022

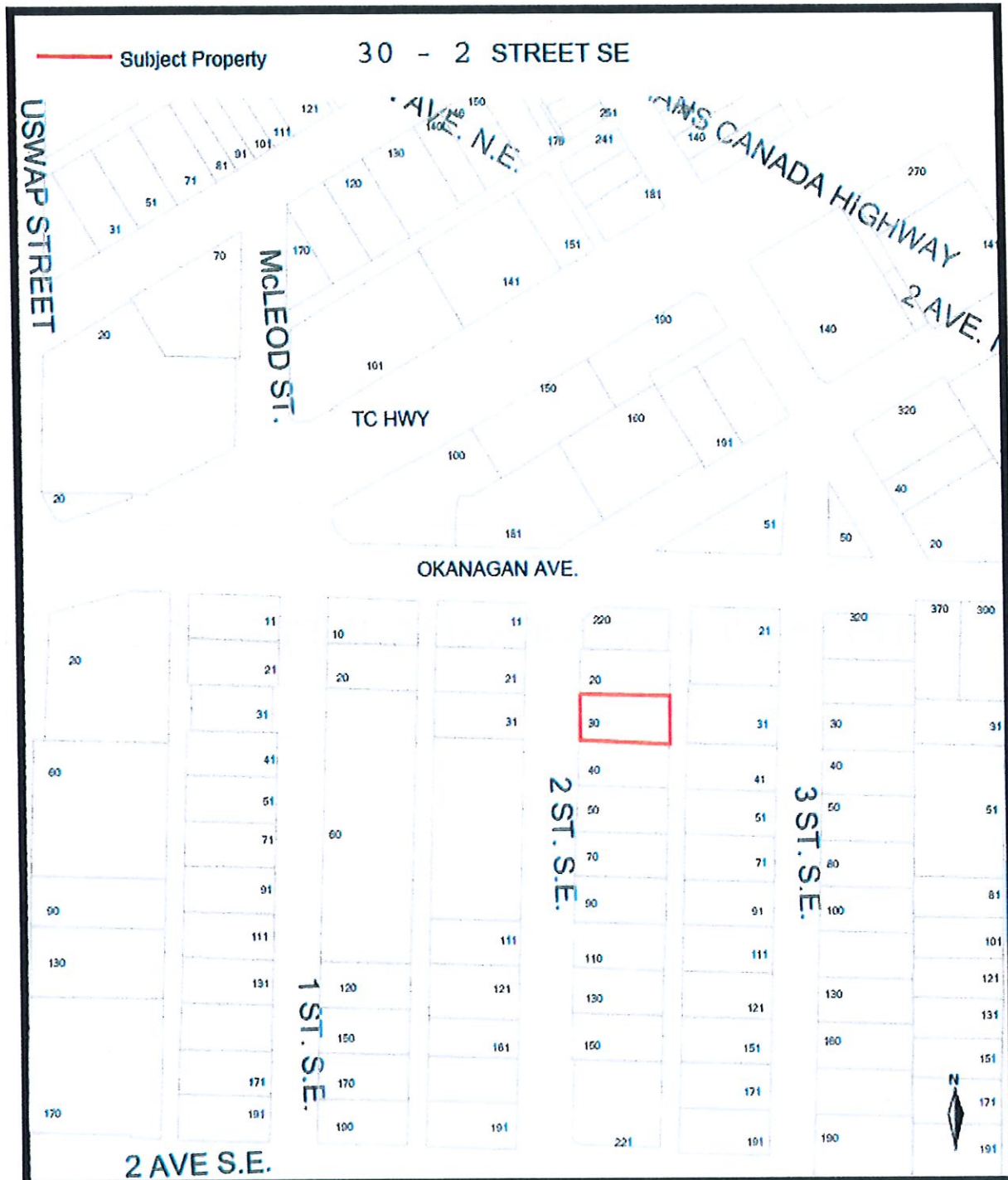
"E. KEAM"  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Schedule "A"



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Item 11.4

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4533 be read a final time.

[Canoe Creek Estates]

### 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 9, 2022

Subject: Zoning Amendment Bylaw No. 4533

### **MOTION FOR CONSIDERATION**

**THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Bylaw No. 4486 by deleting:**

<b>PID</b>	<b>Legal Description</b>	<b>Civic Address</b>
002-496-569	Strata Lot 1, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5440 70 Avenue NE
002-496-577	Strata Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5420 70 Avenue NE
002-496-593	Strata Lot 3, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5390 70 Avenue NE
002-496-607	Strata Lot 4, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 70 Avenue NE
002-496-615	Strata Lot 5, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 70 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
002-496-631	Strata Lot 7, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5310 70 Avenue NE
001-510-941	Strata Lot 8, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 70 Avenue NE
002-496-640	Strata Lot 9, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 70 Avenue NE
002-496-658	Strata Lot 10, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 70 Avenue NE
001-525-883	Strata Lot 11, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5220 70 Avenue NE
002-496-674	Strata Lot 12, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5391 69 Avenue NE
002-465-124	Strata Lot 13, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5381 69 Avenue NE
002-496-691	Strata Lot 14, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5371 69 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-496-739	Strata Lot 16, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5331 69 Avenue NE
002-496-755	Strata Lot 17, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5311 69 Avenue NE
002-496-763	Strata Lot 18, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5299 69 Avenue NE
002-496-771	Strata Lot 19, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6950 54 Street NE
002-496-801	Strata Lot 20, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6920 54 Street NE

002-496-828	Strata Lot 21, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5380 69 Avenue NE
002-496-852	Strata Lot 22, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 69 Avenue NE
002-496-879	Strata Lot 23, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 69 Avenue NE
002-496-887	Strata Lot 24, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5340 69 Avenue NE
002-496-909	Strata Lot 25, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5320 69 Avenue NE
002-496-917	Strata Lot 26, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6850 53 Street NE
002-496-925	Strata Lot 27, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 53 Street NE
002-496-941	Strata Lot 28, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5291 68 Avenue NE
002-496-950	Strata Lot 29, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 68 Avenue NE
002-496-968	Strata Lot 30, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 68 Avenue NE
002-496-976	Strata Lot 31, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 68 Avenue NE
002-496-984	Strata Lot 32, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 52 Street NE
002-497-034	Strata Lot 33, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6840 52 Street NE
002-497-042	Strata Lot 34, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6860 52 Street NE
002-497-051	Strata Lot 35, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6880 52 Street NE
002-497-077	Strata Lot 36, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 69 Avenue NE
002-497-085	Strata Lot 37, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-497-115	Strata Lot 39, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5290 69 Avenue NE
002-497-123	Strata Lot 40, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 69 Avenue NE
002-497-131	Strata Lot 41, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 69 Avenue NE
002-497-140	Strata Lot 42, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 69 Avenue NE
002-497-174	Strata Lot 43, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 69 Avenue NE
002-497-182	Strata Lot 44, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 69 Avenue NE
002-497-191	Strata Lot 45, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 69 Avenue NE
002-497-212	Strata Lot 46, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6881 52 Street NE
002-497-239	Strata Lot 47, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6861 52 Street NE
002-497-247	Strata Lot 48, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6841 52 Street NE
002-497-255	Strata Lot 49, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6821 52 Street NE

P150

002-497-263	Strata Lot 50, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5150 69 Avenue NE
002-497-280	Strata Lot 51, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 69 Avenue NE
002-497-298	Strata Lot 52, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 69 Avenue NE
002-497-328	Strata Lot 53, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5130 69 Avenue NE
002-497-361	Strata Lot 54, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5141 69 Avenue NE
002-497-379	Strata Lot 55, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5151 69 Avenue NE
002-497-395	Strata Lot 56, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5161 69 Avenue NE
002-497-468	Strata Lot 59, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5180 70 Avenue NE
002-497-492	Strata Lot 60, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5160 70 Avenue NE
002-497-654	Strata Lot 61, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 70 Avenue NE
002-497-662	Strata Lot 62, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 70 Avenue NE
005-045-070	Strata Lot 63, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5191 69 Avenue NE
017-513-502	Strata Lot 64, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5061 68 Avenue NE
017-513-511	Strata Lot 65, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5081 68 Avenue NE
017-513-529	Strata Lot 66, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5091 68 Avenue NE
017-513-537	Strata Lot 67, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6790 51 Street NE
017-513-545	Strata Lot 68, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6770 51 Street NE
017-513-553	Strata Lot 69, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6750 51 Street NE
017-513-561	Strata Lot 70, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5201 67 Avenue NE
017-513-570	Strata Lot 71, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 67 Avenue NE
017-513-588	Strata Lot 72, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 67 Avenue NE
017-513-596	Strata Lot 73, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5241 67 Avenue NE
017-513-600	Strata Lot 74, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 67 Avenue NE
017-513-618	Strata Lot 75, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 67 Avenue NE
017-513-626	Strata Lot 76, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 67 Avenue NE
017-513-634	Strata Lot 77, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 67 Avenue NE
017-513-642	Strata Lot 78, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 67 Avenue NE
017-513-651	Strata Lot 79, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 67 Avenue NE
017-513-669	Strata Lot 80, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 67 Avenue NE

017-513-677	Strata Lot 81, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5230 67 Avenue NE
017-513-685	Strata Lot 82, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6690 51 Street NE
017-513-693	Strata Lot 83, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6670 51 Street NE
017-513-707	Strata Lot 84, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6660 51 Street NE
017-513-715	Strata Lot 85, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6650 51 Street NE
017-513-723	Strata Lot 86, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6640 51 Street NE
017-513-731	Strata Lot 87, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6630 51 Street NE
017-513-740	Strata Lot 88, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6620 51 Street NE
017-513-758	Strata Lot 89, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6610 51 Street NE
017-513-766	Strata Lot 90, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6611 51 Street NE
017-513-774	Strata Lot 91, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6621 51 Street NE
017-513-782	Strata Lot 92, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6631 51 Street NE
017-513-791	Strata Lot 93, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6641 51 Street NE
017-513-804	Strata Lot 94, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6651 51 Street NE
017-513-812	Strata Lot 95, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6661 51 Street NE
017-513-821	Strata Lot 96, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6671 51 Street NE
017-513-839	Strata Lot 97, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6691 51 Street NE
017-513-847	Strata Lot 98, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6721 51 Street NE
017-513-855	Strata Lot 99, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6731 51 Street NE
017-513-863	Strata Lot 100, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6751 51 Street NE
017-513-871	Strata Lot 101, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6771 51 Street NE
017-513-880	Strata Lot 102, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6791 51 Street NE
017-513-898	Strata Lot 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5021 68 Avenue NE

and replacing it with:

“District of Salmon Arm Zoning Bylaw No. 2303” is hereby amended as follows:

Rezone Strata Lots 1 to 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299 from R1 – Single Family Residential to R6 – Mobile Home Park Residential, as shown on ‘Schedule A’ attached here and forming part of this bylaw.”

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



P152

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

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PURPOSE

To review Zoning Amendment Bylaw No. 4533 which would have the effect of removing typographical errors made in the PID and Legal Description sections of Bylaw No. 4486 with specific reference to 5351 69 Avenue NE, 5280 70 Avenue NE and 5330 70 Avenue NE.

BACKGROUND

Zoning Amendment Bylaw No. 4486 was adopted in April 2022, in conjunction with LUC Early Termination Bylaw No. 4485 and is now being amended to align with the format of other Zoning Amendment Bylaws. A Public Hearing for Zoning Amendment Bylaw No. 4486, rezoning Canoe Creek Estates from R1 (Single Family Residential) to R6 (Mobile Home Park Residential) was held on January 24, 2022.

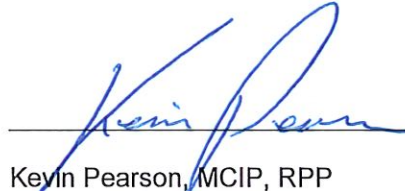
CONSULTATION

Pursuant to Section 466(6) of the *Local Government Act* notices are not mailed to property owners or adjacent properties because more than 10 parcels owned by 10 or more people are the subject to the bylaw amendment.

A newspaper ad would be placed in two consecutive editions of the newspaper in advance of the third reading of the bylaw. In a scenario which Council chooses to waive the Statutory Public Hearing third reading of the bylaw would be considered at the June 27, 2022 Council meeting. Should Council proceed with the Public Hearing, the Public Hearing would be held on June 27, 2022. Adoption of the bylaw would be withheld until approved by the Ministry of Transportation.



Melinda Smyrl, MCIP, RPP  
Planner



Kevin Pearson, MCIP, RPP  
Director of Development Services

**CITY OF SALMON ARM**  
**NOTICE TO WAIVE PUBLIC HEARING**

Notice is hereby given that at the Regular meeting of June 13, 2022 the Council of the City of Salmon Arm Council adopted a motion waiving the requirement to hold a Public Hearing for Zoning Amendment Bylaw No. 4533, pursuant to Section 464 (2) of the *Local Government Act*.

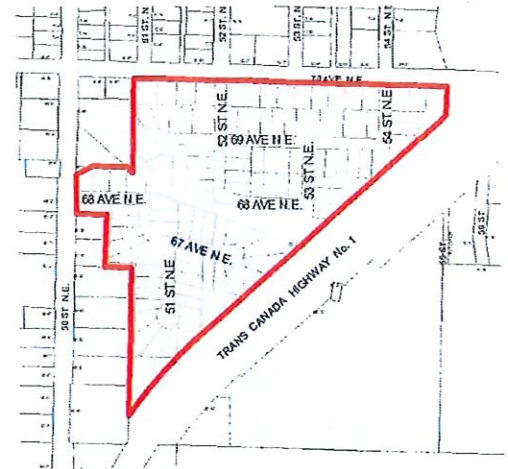
City of Salmon Arm Council will consider third reading of the bylaw at the Regular Council meeting of June 27, 2022 in the Council Chambers at City Hall, 500 2 Avenue NE, Salmon Arm, British Columbia.

**a) Proposed Amendment to Zoning Bylaw No 2303:**

Rezone Lots Strata Lots 1-103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299 from R-1 Single Family Residential Zone to R-6 Mobile Home Park Residential Zone.

**Civic Addresses:** 5440, 5420, 5390, 5370, 5350, 5330, 5310, 5280, 5260, 5240, 5220, 5180, 5160, 5140, 5120, 70 Avenue NE, 5391, 5381, 5371, 5351, 5331, 5311, 5299, 5380, 5370, 5350, 5340, 5320, 5260, 5280, 5290, 5281, 5271, 5261, 5251, 5250, 5231, 5221, 5150, 5140, 5120, 5131, 5141, 5151, 5161, 5191 69 Avenue NE, 6950, 6920 54 Street NE, 6850, 6820 53 Street NE, 5021, 5291, 5281, 5261, 5251, 5061, 5081, 5091 68 Avenue NE, 5201, 5221, 5231, 5241, 5251, 5261, 5271, 5280, 5260, 5250, 5240, 5230 67 Avenue NE, 6820, 6840, 6860, 6880, 6881, 6861, 6841, 6821 52 Street NE, 6790, 6770, 6750, 6690, 6670, 6660, 6650, 6640, 6630, 6620, 6610, 6611, 6621, 6631, 6641, 6651, 6661, 6671, 6691, 6721, 6731, 6751, 6771, 6791 51 Street NE

**Location:** Canoe Creek Estates  
**Present Use:** 101 Unit Mobile Home Park  
**Proposed Use:** No Change



**Reference:** Bylaw No. 4486/ Bylaw No. 4533

The staff reports for the proposals are available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> June 15, 2022 to June 27, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior June 27, 2022.

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

Sue Wood, Director of Corporate Services

# CITY OF SALMON ARM

## BYLAW NO. 4533

A bylaw to amend "City of Salmon Arm Zoning Amendment Bylaw No. 4486"

WHEREAS notice of a Waived Public Hearing was published in June 15 and 22, 2022 issues of the Salmon Arm Observer;

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

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

1. "City of Salmon Arm Zoning Amendment Bylaw No. 4486" is hereby amended by deleting the following:

PID	Legal Description	Civic Address
002-496-569	Strata Lot 1, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5440 70 Avenue NE
002-496-577	Strata Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5420 70 Avenue NE
002-496-593	Strata Lot 3, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5390 70 Avenue NE
002-496-607	Strata Lot 4, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 70 Avenue NE
002-496-615	Strata Lot 5, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 70 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
002-496-631	Strata Lot 7, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5310 70 Avenue NE
001-510-941	Strata Lot 8, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 70 Avenue NE
002-496-640	Strata Lot 9, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 70 Avenue NE
002-496-658	Strata Lot 10, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 70 Avenue NE
001-525-883	Strata Lot 11, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5220 70 Avenue NE
002-496-674	Strata Lot 12, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5391 69 Avenue NE

002-465-124	Strata Lot 13, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5381 69 Avenue NE
002-496-691	Strata Lot 14, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5371 69 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-496-739	Strata Lot 16, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5331 69 Avenue NE
002-496-755	Strata Lot 17, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5311 69 Avenue NE
002-496-763	Strata Lot 18, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5299 69 Avenue NE
002-496-771	Strata Lot 19, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6950 54 Street NE
002-496-801	Strata Lot 20, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6920 54 Street NE
002-496-828	Strata Lot 21, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5380 69 Avenue NE
002-496-852	Strata Lot 22, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 69 Avenue NE
002-496-879	Strata Lot 23, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 69 Avenue NE
002-496-887	Strata Lot 24, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5340 69 Avenue NE
002-496-909	Strata Lot 25, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5320 69 Avenue NE
002-496-917	Strata Lot 26, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6850 53 Street NE
002-496-925	Strata Lot 27, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 53 Street NE
002-496-941	Strata Lot 28, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5291 68 Avenue NE
002-496-950	Strata Lot 29, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 68 Avenue NE
002-496-968	Strata Lot 30, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 68 Avenue NE
002-496-976	Strata Lot 31, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 68 Avenue NE
002-496-984	Strata Lot 32, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 52 Street NE
002-497-034	Strata Lot 33, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6840 52 Street NE
002-497-042	Strata Lot 34, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6860 52 Street NE
002-497-051	Strata Lot 35, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6880 52 Street NE
002-497-077	Strata Lot 36, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 69 Avenue NE



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Zoning Amendment Bylaw No. 4533

002-497-085	Strata Lot 37, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-497-115	Strata Lot 39, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5290 69 Avenue NE
002-497-123	Strata Lot 40, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 69 Avenue NE
002-497-131	Strata Lot 41, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 69 Avenue NE
002-497-140	Strata Lot 42, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 69 Avenue NE
002-497-174	Strata Lot 43, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 69 Avenue NE
002-497-182	Strata Lot 44, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 69 Avenue NE
002-497-191	Strata Lot 45, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 69 Avenue NE
002-497-212	Strata Lot 46, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6881 52 Street NE
002-497-239	Strata Lot 47, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6861 52 Street NE
002-497-247	Strata Lot 48, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6841 52 Street NE
002-497-255	Strata Lot 49, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6821 52 Street NE
002-497-263	Strata Lot 50, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5150 69 Avenue NE
002-497-280	Strata Lot 51, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 69 Avenue NE
002-497-298	Strata Lot 52, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 69 Avenue NE
002-497-328	Strata Lot 53, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5130 69 Avenue NE
002-497-361	Strata Lot 54, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5141 69 Avenue NE
002-497-379	Strata Lot 55, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5151 69 Avenue NE
002-497-395	Strata Lot 56, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5161 69 Avenue NE
002-497-468	Strata Lot 59, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5180 70 Avenue NE
002-497-492	Strata Lot 60, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5160 70 Avenue NE
002-497-654	Strata Lot 61, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 70 Avenue NE
002-497-662	Strata Lot 62, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 70 Avenue NE

005-045-070	Strata Lot 63, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5191 69 Avenue NE
017-513-502	Strata Lot 64, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5061 68 Avenue NE
017-513-511	Strata Lot 65, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5081 68 Avenue NE
017-513-529	Strata Lot 66, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5091 68 Avenue NE
017-513-537	Strata Lot 67, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6790 51 Street NE
017-513-545	Strata Lot 68, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6770 51 Street NE
017-513-553	Strata Lot 69, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6750 51 Street NE
017-513-561	Strata Lot 70, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5201 67 Avenue NE
017-513-570	Strata Lot 71, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 67 Avenue NE
017-513-588	Strata Lot 72, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 67 Avenue NE
017-513-596	Strata Lot 73, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5241 67 Avenue NE
017-513-600	Strata Lot 74, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 67 Avenue NE
017-513-618	Strata Lot 75, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 67 Avenue NE
017-513-626	Strata Lot 76, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 67 Avenue NE
017-513-634	Strata Lot 77, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 67 Avenue NE
017-513-642	Strata Lot 78, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 67 Avenue NE
017-513-651	Strata Lot 79, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 67 Avenue NE
017-513-669	Strata Lot 80, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 67 Avenue NE
017-513-677	Strata Lot 81, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5230 67 Avenue NE
017-513-685	Strata Lot 82, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6690 51 Street NE
017-513-693	Strata Lot 83, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6670 51 Street NE
017-513-707	Strata Lot 84, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6660 51 Street NE
017-513-715	Strata Lot 85, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6650 51 Street NE
017-513-723	Strata Lot 86, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6640 51 Street NE

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Zoning Amendment Bylaw No. 4533

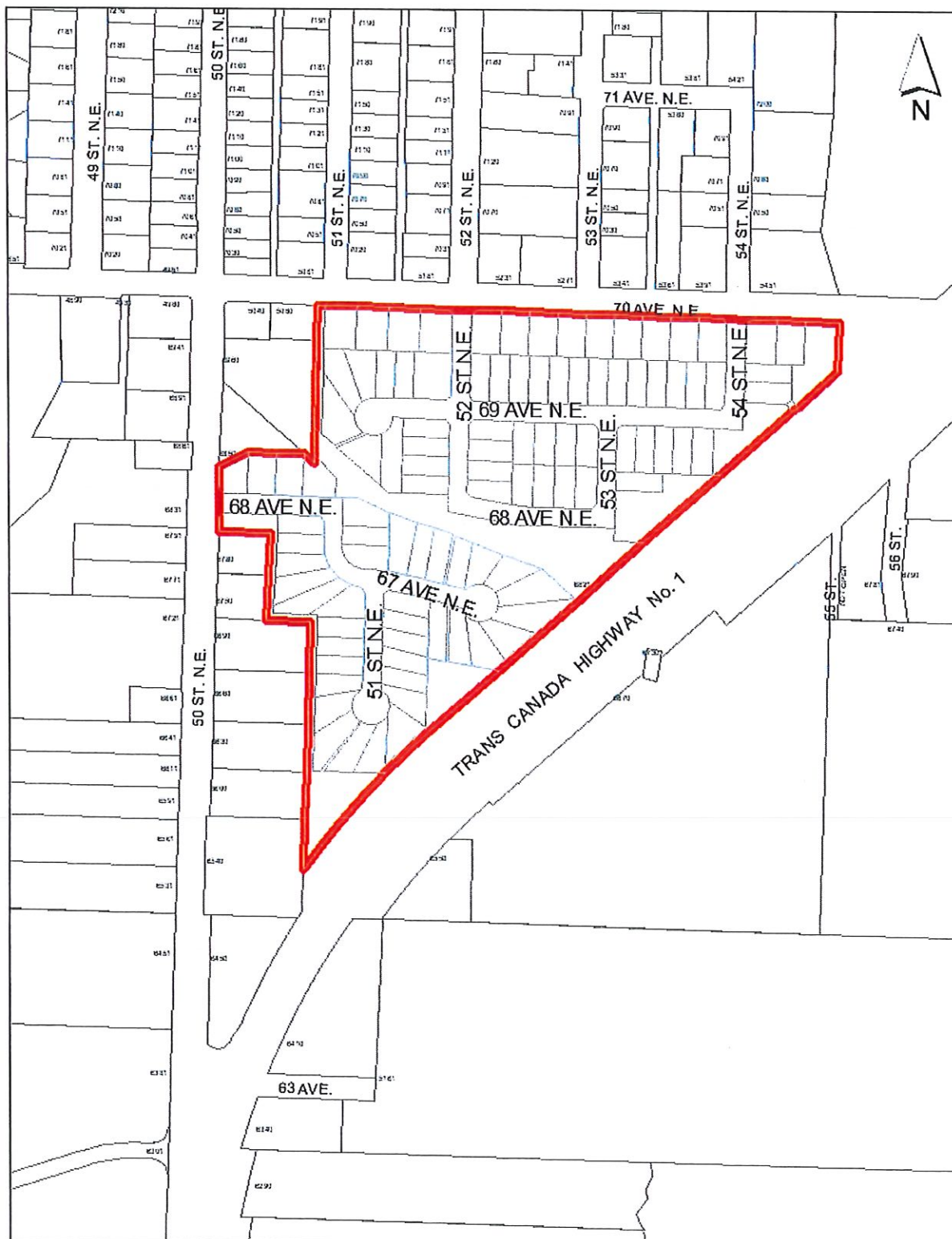
017-513-731	Strata Lot 87, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6630 51 Street NE
017-513-740	Strata Lot 88, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6620 51 Street NE
017-513-758	Strata Lot 89, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6610 51 Street NE
017-513-766	Strata Lot 90, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6611 51 Street NE
017-513-774	Strata Lot 91, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6621 51 Street NE
017-513-782	Strata Lot 92, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6631 51 Street NE
017-513-791	Strata Lot 93, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6641 51 Street NE
017-513-804	Strata Lot 94, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6651 51 Street NE
017-513-812	Strata Lot 95, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6661 51 Street NE
017-513-821	Strata Lot 96, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6671 51 Street NE
017-513-839	Strata Lot 97, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6691 51 Street NE
017-513-847	Strata Lot 98, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6721 51 Street NE
017-513-855	Strata Lot 99, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6731 51 Street NE
017-513-863	Strata Lot 100, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6751 51 Street NE
017-513-871	Strata Lot 101, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6771 51 Street NE
017-513-880	Strata Lot 102, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6791 51 Street NE
017-513-898	Strata Lot 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5021 68 Avenue NE

And replacing it with the following:

Rezone Strata Lots 1 to 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299 from R1 – Single Family Residential to R6 – Mobile Home Park Residential as shown on ‘Schedule A’ attached here and forming part of this bylaw.







Item 11.5

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532 be read a final time.

[Canoe Creek Estates]

### 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 9, 2022

Subject: Land Use Contract Termination – P1971 (Canoe Creek Estates)

### **MOTION FOR CONSIDERATION**

**THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Bylaw No. 4468 by deleting:**

PID	Legal Description	Civic Address
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE

**and replacing it with:**

PID	Legal Description	Civic Address
002-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-093	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5330 70 Avenue NE

### **STAFF RECOMMENDATION**

**THAT:** The motion for consideration be adopted.

### **PURPOSE**

The review amends to the Early Termination of Land Use Contract (LUC) P1971 (Canoe Creek Estates) to correct typos made in the PID and legal description sections of Bylaw No. 4468. The process for the Early Termination of Land Use Contracts is governed by the *Local Government Act* and is specific in requiring that the Parcel Identifiers (PID) and legal descriptions are contained within the bylaw.

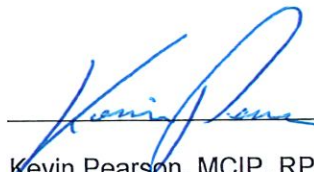
### **CONSULTATION**

The LUC Early Termination process for Canoe Creek Estates started in October 2020. The LUC Termination Bylaw, Zoning Amendment Bylaw (R1 to R6) and amendments to the Mobile Home Park Bylaw were adopted by Council on April 11, 2022. Following the adoption of the Bylaws typographical errors were found and staff are seeking to amend the bylaws in order to correct the errors.

Pursuant to Section 466(5) of the *Local Government Act*, notices will be mailed to the above noted property owners advising of the Statutory Public Hearing for the LUC Early Termination amending bylaw due to the typo. It is expected that the Statutory Public Hearing will be held on June 27, 2022. The accompanying Zoning Amendment Bylaw No. 4533 would be considered for third reading at the same meeting.



Melinda Smyrl, MCIP, RPP  
Planner



Kevin Pearson, MCIP, RPP  
Director of Development Services



**23.     STATUTORY PUBLIC HEARINGS**

**6.     Land Use Contract Termination Application No. LUC P1971 [Canoe Creek Estates]**

The Director of Development Services explained the proposed Land Use Contract Termination Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:27 p.m. followed by comments from Council.

BYLAW NO. 4532**A bylaw to amend "City of Salmon Arm Land Use Contract Termination Bylaw No.4485"**

WHEREAS pursuant to section 548 of the *Local Government Act* the City of Salmon Arm may address early termination of a land use contract that is entered into and registered in a land title office subject to the terms and conditions therein set out;

AND WHEREAS mandatory notice required under section 466(5) of the *Local Government Act* for a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on June 27, 2022 at the hour of 7:00 p.m. and was published in the and the June 15 and 22, 2022 issues of the Salmon Arm Observer and delivered at least 10 days prior of all parcels, any part of which is subject to the land use contract that the bylaw will terminate or is within a distance specified by bylaw from that part of the area that is subject to that land use contract;

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

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

1. That "City of Salmon Arm Land Use Contract Termination Bylaw No. 4485", Schedule 'A' be amended by deleting the following:

PID	Legal Description	Civic Address
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE

And replacing it with:

PID	Legal Description	Civic Address
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5330 70 Avenue NE
002-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-093	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE

## 2. SEVERABILITY

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



## INFORMATIONAL CORRESPONDENCE – July 11, 2022

- |     |   |   |
|-----|---|---|
| 1.  | Building Department – Building Statistics – June 2022   | N |
| 2.  | Building Department – Building Permits – Yearly Statistics  | N |
| 3.  | D. Coulombe – email dated June 22, 2022 – No new gas stations   | N |
| 4.  | S. Saatchi – email dated June 23, 2022 – Gas stations are a bad investment for our Community  | N |
| 5.  | N. Alexander – email dated June 23, 2022 – Gas stations   | N |
| 6.  | H. Belt, President, Branch 62, Salmon Arm, Royal Canadian Legion – letter dated June 27, 2022 – Salmon Arm Cenotaph – 100 <sup>th</sup> Anniversary   | R |
| 7.  | M. VanBuskirk, Vice-President, Salmon Arm Tennis Club – letter dated July 5, 2022 – Wayfinding signage  | R |
| 8.  | Salmon Arm Bay Nature Enhancement Society – Nature Bay Newsletter   | N |
| 9.  | M. Leaf, International Wrongful Conviction Day Committee – email dated June 21, 2022 – Wrongful Conviction Day Proclamation   | R |
| 10. | G. Warnica, General Manager, Vernon & Shuswap Regional Transit, #38632 – email dated July 4, 2022 – Transit Superstar Award   | N |
| 11. | Interior Health News Release – email dated June 24, 2022 – Drug poisoning prevention app marks two years of saving lives  | N |
| 12. | Interior Health News Release – email dated June 24, 2022 – Interior Health reminds you to be prepared for hot weather   | N |
| 13. | V. MacDonald, A. Ladouceur, J. Gaudin, N. Whiteside, V. VonZuben and L. Brassart, Time for Change Working Group, Century House Association – email dated June 29, 2022 – The Right Person, The Right Time, the Right Place ( <i>view entire report at <a href="http://www.salmonarm.ca">www.salmonarm.ca</a>, City Services, Agenda and Minutes</i> ) | N |

N = No Action Required  
A = Action Requested

S = Staff has Responded  
R = Response Required



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Item 21.

## CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of July 11, 2022, be adjourned.

### Vote Record

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

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

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# INFORMATIONAL CORRESPONDENCE - July 11, 2022

- |     |   |   |
|-----|---|---|
| 1.  | Building Department – Building Statistics – June 2022   | N |
| 2.  | Building Department – Building Permits – Yearly Statistics  | N |
| 3.  | D. Coulombe – email dated June 22, 2022 – No new gas stations   | N |
| 4.  | S. Saatchi – email dated June 23, 2022 – Gas stations are a bad investment for our Community  | N |
| 5.  | N. Alexander – email dated June 23, 2022 – Gas stations   | N |
| 6.  | H. Belt, President, Branch 62, Salmon Arm, Royal Canadian Legion – letter dated June 27, 2022 – Salmon Arm Cenotaph – 100 <sup>th</sup> Anniversary   | R |
| 7.  | M. VanBuskirk, Vice-President, Salmon Arm Tennis Club – letter dated July 5, 2022 – Wayfinding signage  | R |
| 8.  | Salmon Arm Bay Nature Enhancement Society – Nature Bay Newsletter   | N |
| 9.  | M. Leaf, International Wrongful Conviction Day Committee – email dated June 21, 2022 – Wrongful Conviction Day Proclamation   | R |
| 10. | G. Warnica, General Manager, Vernon & Shuswap Regional Transit, #38632 – email dated July 4, 2022 – Transit Superstar Award   | N |
| 11. | Interior Health News Release – email dated June 24, 2022 – Drug poisoning prevention app marks two years of saving lives  | N |
| 12. | Interior Health News Release – email dated June 24, 2022 – Interior Health reminds you to be prepared for hot weather   | N |
| 13. | V. MacDonald, A. Ladouceur, J. Gaudin, N. Whiteside, V. VonZuben and L. Brassart, Time for Change Working Group, Century House Association – email dated June 29, 2022 – The Right Person, The Right Time, the Right Place ( <i>view entire report at <a href="http://www.salmonarm.ca">www.salmonarm.ca</a>, City Services, Agenda and Minutes</i> ) | N |

N = No Action Required  
A = Action Requested

S = Staff has Responded  
R = Response Required



# CITY OF SALMON ARM

## CITY OF SALMON ARM BUILDING DEPARTMENT REPORT JUNE 2022

LAST YEAR (2021)  
CURRENT MONTH YEAR-TO-DATE

CURRENT YEAR (2022)  
CURRENT MONTH YEAR-TO-DATE

		NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE
1	New Single Family Dwellings	3	1,070,000	31	11,395,000	4	2,416,975	22	10,001,975
2	Misc. Additions etc. to SFD's	7	228,300	53	3,069,910	15	1,303,890	37	3,378,155
3	New Single Family Dwellings with suites	2	725,000	10	4,455,000	5	2,100,000	12	5,522,000
4	New Secondary/Detached Suites	5	430,000	9	900,000	2	90,000	12	1,076,168
5	New Modulares/MH's (Factory Built)	-	-	5	940,500	-	-	4	1,536,274
6	Misc. Additions etc. to Modulares/MH's	3	11,500	6	90,192	2	3,500	4	36,200
7	MFD's (# Units)	5 (14)	2,950,000	5 (14)	2,950,000	-	-	-	-
8	Misc. Additions etc. to MFD's	-	-	2	122,752	-	-	1	47,000
9	New Commercial	-	-	-	-	1	60,000	3	2,135,000
10	Misc. Additions etc. to Commercial	3	155,000	11	720,600	1	400,000	6	1,107,500
11	New Industrial	-	-	3	1,600,000	-	-	-	-
12	Misc. Additions etc. to Industrial	-	-	-	-	-	-	-	-
13	New Institutional	-	-	-	-	-	-	-	-
14	Misc. Additions etc. to Institutional	2	1,910,000	3	2,410,000	-	-	1	700,000
15	Signs	4	48,100	26	166,256	-	-	6	50,032
16	Swimming Pools, Pool Buildings	1	100,000	2	210,000	1	20,000	9	468,752
17	Demolitions	-	-	10	-	4	-	8	-
18	Temporary Trailers, A & B Permits	-	-	1	-	-	-	1	-
19	Misc. Special Inspections, etc.	3	-	14	-	5	-	19	-
	<b>TOTAL PERMITS ISSUED</b>	<b>38</b>	<b>7,627,900</b>	<b>186</b>	<b>29,030,210</b>	<b>40</b>	<b>6,394,365</b>	<b>145</b>	<b>26,059,056</b>

MFD's - Apartment, Row, Duplex, Strata (# of dwelling units created)  
Farm building values not included

BUILDING PERMITS - YEARLY												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2001	585,500	11,938,550	12,265,250	12,842,790	13,534,790	14,712,550	16,330,650	17,717,625	19,031,075	19,895,255	21,318,855	21,458,195
2002	585,500	1,952,500	3,340,850	3,821,240	5,455,840	6,411,690	8,844,690	10,932,510	15,780,890	16,705,600	17,738,200	17,923,700
2003	130,110	920,780	2,974,020	4,486,120	5,993,320	13,294,120	15,555,250	17,937,005	20,318,920	22,000,340	24,005,740	24,782,360
2004	430,700	1,506,500	5,903,780	8,379,104	10,122,768	12,086,319	14,779,343	21,598,763	30,371,023	33,614,173	34,957,458	35,881,343
2005	1,072,000	2,269,650	4,344,750	6,806,152	12,110,482	28,031,457	29,985,585	34,743,645	37,600,445	42,915,856	45,525,611	47,576,746
2006	815,550	3,224,468	8,012,449	11,501,929	16,084,809	20,066,533	23,714,194	26,370,890	36,479,806	37,278,358	42,332,995	43,077,170
2007	1,531,087	3,901,669	16,148,674	22,413,118	27,232,134	32,401,472	35,657,297	42,829,750	51,945,799	55,703,387	65,885,802	66,289,555
2008	1,797,604	4,203,429	12,947,058	27,647,379	33,857,533	36,582,025	39,759,375	42,395,454	45,412,474	50,699,301	53,383,541	53,522,880
2009	409,369	864,839	2,039,460	5,207,311	6,763,615	7,800,085	9,677,455	11,579,746	18,882,737	20,713,554	23,523,664	24,337,664
2010	1,518,563	2,708,062	5,931,546	10,081,816	12,260,236	13,526,546	16,597,121	18,790,511	19,848,804	21,174,632	22,953,692	27,249,702
2011	568,645	2,003,976	5,063,837	7,449,773	9,471,416	11,761,850	12,794,028	14,222,970	18,194,801	19,682,061	30,563,013	31,934,415
2012	2,189,660	3,128,562	4,794,040	6,337,260	10,000,544	12,120,246	17,883,185	24,375,078	26,118,787	26,493,820	28,130,500	28,666,430
2013	881,740	1,440,110	13,907,060	15,814,195	17,433,454	20,194,778	23,204,628	24,180,485	26,567,302	29,195,224	30,890,086	31,231,349
2014	665,304	2,806,404	8,075,941	20,789,869	27,574,834	29,877,686	33,456,523	41,971,923	42,784,769	44,804,191	46,460,471	47,707,993
2015	1,172,285	1,853,539	3,894,754	6,750,389	8,575,425	18,388,180	20,475,407	26,442,225	29,143,303	31,248,595	35,417,465	37,368,595
2016	1,268,865	2,298,280	4,987,625	8,904,610	12,253,660	16,279,464	19,265,124	23,811,029	29,823,014	36,084,949	40,154,959	41,418,659
2017	1,183,280	2,841,725	7,219,495	11,761,657	18,136,656	23,823,576	30,793,243	36,066,891	52,130,226	59,858,542	63,366,686	64,675,041
2018	1,970,104	3,943,104	10,028,787	14,363,122	20,252,322	30,488,747	37,540,412	40,421,060	55,689,215	59,634,580	64,988,531	66,797,572
2019	6,060,645	6,835,345	10,699,845	18,074,843	22,220,523	26,015,593	31,103,281	45,971,877	48,902,359	52,267,409	56,765,409	58,511,534
2020	2,218,950	4,293,250	6,900,060	9,289,060	12,891,318	23,340,638	26,757,691	32,516,960	37,062,215	46,505,927	51,472,227	54,065,527
2021	3,180,132	5,500,747	9,538,939	14,603,678	21,402,310	29,030,210	33,528,039	37,494,801	41,729,005	46,006,620	50,263,120	53,739,370
2022	2,742,700	4,614,700	11,785,510	15,199,184	19,664,691	26,059,056						

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**From:** Dale Coulombe <  
**Sent:** June 22, 2022 3:00 PM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>  
**Subject:** [External] No new gas stations

Dear Mayor Harrison,

I'm writing to you today to make sure you heard about the growing wave of local governments prohibiting new gas stations.

Petaluma, CA became the first city in the world to prohibit new gas stations in spring of 2021. Since then, four more cities have prohibited new gas stations permanently and at least six more, including Los Angeles, are developing policies now. Similar to when when Berkeley kicked off a wave of cities passing building electrification policies in 2019, the movement to stop new gas stations has arrived – and our community would be wise to take notice.

No matter how you look at it, gas stations are a bad investment.

As many as 80% of gas stations are projected to be unprofitable by 2035, and the cost of remediating a gas station site ranges from the tens of thousands to more than \$2 million – with an average cost of \$243,299 per site. I don't want my local tax dollars to get wasted that way.

What's worse is that gas stations pose serious risks to the health of people in nearby homes, businesses, and schools. Gas stations emit dangerous levels of the known carcinogen benzene and ozone, which causes respiratory problems and asthma. They also pose risks to our groundwater when underground storage tanks leak.

The good news is that we might be able to stop this problem from spreading by prohibiting new gas stations with some relatively easy updates to our zoning code (as many officials are already in the process of doing).

All of this info and more is explained in detail by SAFE Cities and their partners here: [stand.earth/NoNewGasStations](https://stand.earth/NoNewGasStations)

As your constituent, I'm urging you to please read this report and then get in touch with SAFE Cities by going to [stand.earth/NEOSnetwork](https://stand.earth/NEOSnetwork) to see how they can support our community in ensuring that we don't get left holding the bag as gas stations go the way of the dinosaurs.

Thank you,  
Dale Coulombe

  
Salmon Arm, BC V1E 2G8  
Canada



---

**From:** Shan Saatchi [REDACTED]  
**Sent:** June 23, 2022 8:04 AM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>  
**Subject:** [External] Gas stations are a bad investment for our community

Dear Mayor Harrison,

I'm writing to you today to make sure you heard about the growing wave of local governments prohibiting new gas stations.

Petaluma, CA became the first city in the world to prohibit new gas stations in spring of 2021. Since then, four more cities have prohibited new gas stations permanently and at least six more, including Los Angeles, are developing policies now. Similar to when Berkeley kicked off a wave of cities passing building electrification policies in 2019, the movement to stop new gas stations has arrived – and our community would be wise to take notice.

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As your constituent, I'm urging you to please read this report and then get in touch with SAFE Cities by going to [stand.earth/NEOSnetwork](https://stand.earth/NEOSnetwork) to see how they can support our community in ensuring that we don't get left holding the bag as gas stations go the way of the dinosaurs.

Thank you,  
Shan Saatchi

[REDACTED]  
Salmon Arm, BC V1E3A6  
Canada



---

**From:** Nicole Alexander <[REDACTED]>  
**Sent:** June 23, 2022 7:51 AM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>  
**Subject:** [External] Gas stations

Dear Mayor Harrison,

I'm writing to you today to make sure you heard about the growing wave of local governments prohibiting new gas stations.

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Thank you,  
Nicole Alexander

[REDACTED]  
Salmon Arm, BC V1E 2G3  
Canada



BC/Yukon Command

Salmon Arm Branch 62  
141 Hudson Ave NW,  
Salmon Arm, BC V1E 1W3  
Ph: 250-832-3687

Mayor and Counsel – City of Salmon Arm  
500 – 2<sup>nd</sup> Ave NE  
Salmon Arm, BC V1E 4N2

27 June 2022

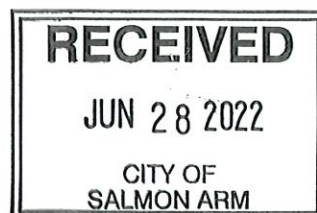
Re: Salmon Arm Cenotaph – 100<sup>th</sup> Anniversary

On the 6<sup>th</sup> August 2022 our esteemed Cenotaph turns 100 years old. May we inquire if there are any plans to celebrate this occasion of one of our city's most revered sites? If not, may we request that our Branch 62 Salmon Arm Legion host a small ceremony at the cenotaph on that day between the hours of 10 am and noon?

We would welcome any City of Salmon Arm officials to join us for the ceremony at the cenotaph.

Thank-you for your consideration.

Harley Belt, President,  
Branch 62 Salmon Arm  
Royal Canadian Legion





===== Sent via electronic mail =====

Honourable Mayor Harrison and City Council  
City of Salmon Arm  
Box 40  
500 2 Avenue NE  
Salmon Arm, BC V1E 4N2

c/o City of Salmon Arm Chief Administrative Officer Ms. Erin Jackson [ejackson@salmonarm.ca](mailto:ejackson@salmonarm.ca)  
City of Salmon Arm Manager of Roads and Parks Mr. Darin Gerow [dgerow@salmonarm.ca](mailto:dgerow@salmonarm.ca)

July 5<sup>th</sup>, 2022

Dear Honourable Mayor Harrison and City Council of Salmon Arm,

On behalf of the Salmon Arm Tennis Club, located at 3440 Okanagan Ave. SE, I am writing to you to respectfully request permission to add a wayfinding sign (or enhance the existing wayfinding sign) located near the intersection of Okanagan Ave. and 30<sup>th</sup> St. NE. (I have included two photos as well as a map image of the current sign location.)

We are grateful to our community partners, the City of Salmon Arm, Askew's Foods, SASCU Financial and the Salmon Arm Economic Development Society who have been long-time or recent supporters of the Salmon Arm Tennis Club. We are respectfully requesting the installation of a wayfinding sign as described, mainly so that citizens or visitors in Salmon Arm can more easily locate our club. If approved, the Salmon Arm Tennis Club would be fully responsible for the cost and installation of the sign.

As an active recreational four-season facility, the Salmon Arm Tennis Club is now able to host larger events at the local, regional, provincial, and even national level, thanks to the construction of the Askew Tennis Centre. With consistent demographic growth in Salmon Arm, especially a growth in young active families, we feel that our facility appeals to all age groups, all ethnicities, and all citizens of varied socio-economic status.

Since the Salmon Arm Tennis Club sits somewhat below street level at the end of a no-thru avenue, adding a directional sign is reasonable as our club is a little challenging to locate off the main roads of Okanagan Ave. and 30<sup>th</sup> St. Benefits of adding such a sign would help to identify the location of the club, as well as create an awareness that our recreational facility exists. (Please note that we are currently working with a local Indigenous partner to create a new sign at the entranceway to our facility.)

Furthermore, a quite timely benefit of having the proposed signage will further enhance the recent announcement that the Salmon Arm Tennis Club has been awarded the prestigious opportunity to host the Provincial Team Tennis Championships on August 5-7, 2022. We are thankful that the Salmon Arm Observer promoted this upcoming event on June 30<sup>th</sup>: <https://www.saobserver.net/sports/salmon-arm-tennis-club-honoured-to-host-provincial-championships/>.

Since this event will be attracting up to 160 participants from around the province, having visible signage would be ideal. However, please note that due to the timing of our request which is only one month away from the Aug. 5-7 Provincials, we do not have an expectation nor do we wish to put pressure on City Council to have



our request approved in time for the event. Even after the event, we will be very interested in pursuing sign placement in the above-mentioned location.

Another benefit of adding signage to the mentioned location is that the Salmon Arm Tennis Club has provided a letter to show its support for the City of Salmon Arm's bid to host the 55+ BC Games. We know that our facility will be used for the event if the City is successful in its bid.

Our goal is that the approximate size and design of the sign would be in compliance with all City of Salmon Arm guidelines and recommendations, and be in co-ordination with the existing wayfinding sign project that the Salmon Arm Economic Development Society (SAEDS) has installed with the City. We would consult with the City of Salmon Arm, SAEDS and High Impact Signs & Designs to keep the business relationship a local one.

Here are the details of the current sign, located at 30<sup>th</sup> St. and Okanagan Ave:

#### **ALUPANEL SIGNS "Little Mountain Park"**

- Artwork: To Spec.
- Size: 24" x 36"
- Quantity: 2
- Sides: Single
- Special Finishing: Laminated
- Install Requirements: Yes onto Telespar Posts (provided by the City)
- Notes: Routed and Rounded Corners

#### **2 - 2' x 3' WAYFINDING SIGN - LITTLE MOUNTAIN PARK - Manufactured & Installed (as per previous orders)**

Ideally, our desired date of completion would be prior to the Aug. 5-7 Provincial event, but as mentioned, we would be pleased with Council's approval after the event, since the timing of our request is only a few weeks away from the commencement of the event.

And finally, we would just like to confirm and state that all expenses and installation of the sign would be the responsibility of the Salmon Arm Tennis Club.

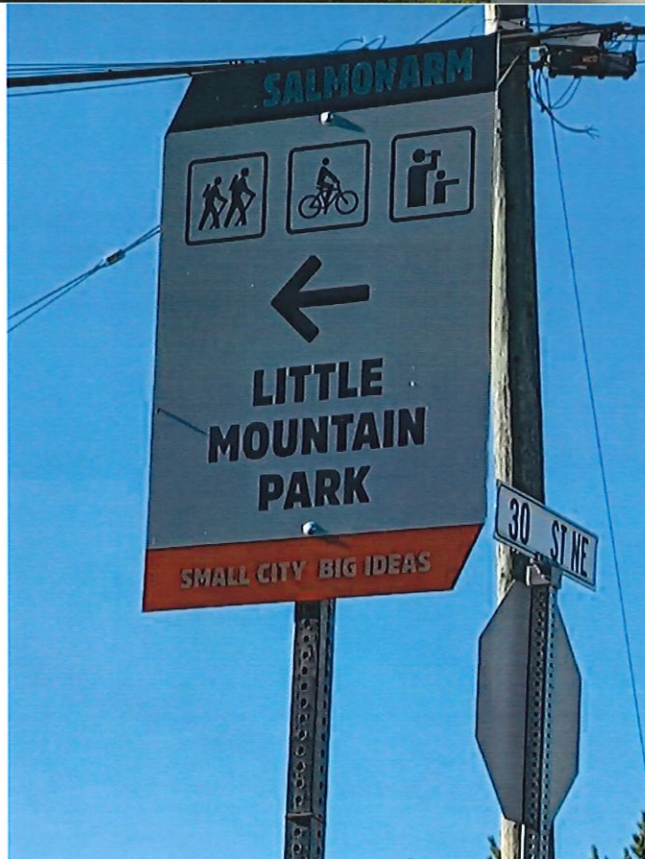
Thank you very much for taking the time to read about our request. If you have any questions, please feel free to contact me at your convenience.

*M. Van Buskirk*

Marianne VanBuskirk, Vice-President  
Salmon Arm Tennis Club  
[mariannevb@shaw.ca](mailto:mariannevb@shaw.ca)  
250.803.8810









Newsletter of the Salmon Arm Bay Nature Enhancement Society

PO Box 27, Salmon Arm, B.C. Canada V1E 4N2

Email: [sabnes.org@gmail.com](mailto:sabnes.org@gmail.com)Website: [www.sabnes.org](http://www.sabnes.org)**Acknowledgement:** Nature Bay lies on the unceded and traditional territory of the Secwepemc peoples

Summer 2022



SALMON ARM BAY  
NATURE  
ENHANCEMENT  
SOCIETY

## SABNES AGM

**Tuesday July 5<sup>th</sup> at 7.00pm**

**Marine Peace Park**

**Outdoors- Near the Gazebo Stage**

**Show you Care - Bring your Chair**

**We will have a brief business meeting and a time to chat after**

### President's Message

It has been another busy SABNES spring. On June 4, the Shuswap Community Foundation held "A Gathering for Gratitude" event in Marine Park. **Mayor Harrison** helped to open the ceremony by honouring our very own **Tom Brighthouse**, the instigator of the Foundation in Salmon Arm. Since 2011, SABNES has received over \$20,000 in grants. We are grateful for the many volunteer hours and collective expertise that contributes to the success of both the Foundation and SABNES.

Over the years, the City of Salmon Arm has supported SABNES with grants totaling \$42,800, including this year's \$3400 "Grants in Aid" to help fund our Interpretive Program at the Brighthouse Nature Center. Because the Federal government did not award us their usual Canada Summer Jobs grant, the City's support made possible the continuation of our programs. Thank you!"

In May, Geoff Benson, our hard-working Treasurer and Newsletter editor, and I showcased SABNES at a Shuswap Rotary Club meeting. Thanks to them, we secured \$10,000 towards our Bird Viewing Platform. Since 2011, they have also contributed many volunteer hours and over \$4700.

At Haney House before 80 guests of "Shuswap Women Who Wine", I promoted our fund-raising campaign for building a Bird Viewing Platform along the Foreshore Trail. This organization added over \$630 to our fund. We hope to complete the Platform later this summer. In the meantime, follow its progress the next time you walk the Trail. Melissa LaRiviere designed the signs you will see on three sides of the BNC. Both Melissa and Ethan Quilty are returning student interpreters. Melissa's hours are Monday, Wednesday and Thursday. Ethan, who produced videos for us two years ago, works Friday, Saturday and Sunday 10:00 to 4:00. Stop by to visit them at the BNC, adjacent to the Wharf parking lot, 750B Marine Park Drive. The Centre is closed on Tuesdays.

Once again, thanks for your generous donations and continued membership. Let this newsletter be a reminder to renew. We rely on your support for our day-to-day operation of the Brighthouse Nature Centre and the various projects we undertake to protect wildlife in The Bay.

12.1.8

**Janet Aitken**



## Western Grebes in the Bay

Calm water, excellent lighting and zero boats made for perfect counting conditions at dawn on May 24<sup>th</sup>. Many grebes were gathered around reedy shorelines along the south end of the bay and in Tappen Bay, presumably in preparation for nest building.

A total of 315 adults were counted. One notable trend has emerged over the past six years: there are more and more grebes found in Tappen Bay. Several factors may be contributing to this, such as tall grassy habitat along the shore and a smaller amount of



human/boat activity. However, those conditions have been relatively consistent through the years so there must be other factors at play as well.

You may recall last year's numbers were a bit alarming – just 198 adults returning - so it's encouraging to see this year's numbers exceed 300. The count in May of 2020 was 345 adults which turned out to be a banner year so we're hopeful 2022 will be just as successful. However, recent flooding may have drowned a significant number of eggs. We are expecting the first babies any day. Can't wait to see them , Di Wittner.

With thanks to **Fern Fennell** for the excellent Western Grebe photos

**SABNES** welcomes back **Melissa LaRiviere** and **Ethan Quilty**, who will be staffing the **Brighthouse Nature Centre** this Summer. Here's a short paragraph from each of these talented individuals:-

"My name is Melissa LaRiviere, and this is my second summer as a nature interpreter with SABNES. So far this year I have installed the botanical tree markers I designed last year, which correspond with the tree I.D. poster I made at the front of the building. It seems that people enjoy it so far, so I am thrilled! Also, the animal college opposite the public washrooms was mounted and is hopefully attracting more people to the front of the BNC. Currently I am designing a bird identification guide, as well as preparing for some large visiting groups, and attempting to design a regular Wednesday program for kids. In September I will be starting a post-degree teaching program, as I plan to become an elementary school teacher! Thanks again SABNES for this great opportunity. I am constantly astounded at and inspired by everyone's hard work and dedication to this society and all the good work it does! "

"Hi all, my name is **Ethan Quilty** and I am very excited to be back at the Nature Centre this year! This will be my third summer as a Student Interpreter. I'm currently in the process of taking some time off to travel and work before returning to Victoria to start Grad School next January. This summer, I'm really excited to have some great conversations with visitors and learn more about our community's efforts to protect the bay. I am hoping to start a booth at the Saturday farmer's market on Ross Street. In addition, I am really interested in incorporating some traditional local knowledge into my work. As always, I am very thankful to be home and living, learning, and playing in the traditional territories of the Secwepemc Nation.

Thanks very much, and see you soon!"

**SABNES is on FACEBOOK** Login to Facebook and then search: [salmon arm bay nature enhancement society](#)



## SPLENDOUR IN THE GRASS

Last year's arid Spring and Summer turned Shuswap Lake's marsh into a vast prairie grassland, complete with wildflowers, flowering shrubs and voles. This year's cool wet days have restored the marshland to near normal and, along with that, have replaced the dehydrated windblown grasses of yesteryear with a sea of emerald ribbons swaying over a freshwater floor. Because the rising lake level has brought the abundant birdlife closer to shore, naturalists, dog walkers and other visitors from near and far have joined Salmon Arm's keen birders to stroll along the popular public walkway at the rear of the Prestige.

The first birds to stop viewers in their tracks are the yellow-headed blackbirds. Non-birders, having adopted the walkway as a highlight of their exercise route, are soon converted. The male yellow-heads, for example, have learned that if they silently perch on the walkway's bright railings then they will earn the undivided attention of numerous homo sapiens. The latter pause for a careful look and whisper compliments. These gregarious birds wait patiently, even when groups of visitors approach from both directions! Bikes, scooters, electric carts, rambunctious children and dogs are tolerated. To prove their dedication, people give the cunning blackbird a wide berth. First-timers take photos or bring cameras the next time. They make eye contact



Not even a mangy crow fazes this resilient yellow-headed blackbird

with approaching walkers and point to the attraction. As with red-winged female blackbirds, the yellow-headed females arrive later to give their prospective mates time to build a choice of nests amongst the bulrushes. After all, if the male redwings prefer to collect a harem of up to 15 females, why shouldn't the females play hard to get!

They say one shouldn't dwell upon first impressions. Unless we take time to observe homely American Coots, they'd get little attention from the public. After watching them tend their nests day after day, however, we can only admire them. Whilst one Coot sits on the nest snuggled amongst the marsh grasses, the partner makes endless trips to shore to collect the remains of last year's vegetation for nest rein-

Two American Coots working hard to keep their nest afloat



forcement. If the nest mender meets an overly curious Canada Goose *en route*, it leaps at it with wings flapping. The enemy may be 5 or 8 times the mass of the defender, but the Coot always wins. Sometimes, the geese form a crescent around the Coots' nest to observe, but thus far not to attack. One morning the nest was displaced during the night by a mysterious intruder, but the Coots worked all the next day to restore the nest to its unkempt normalcy.

Fortunately, most of the grasses and reeds have remained taller than the water is deep which offers some stability and cover. Come watch these species and many others that have adapted to changes in the marsh as well as to their observant fans.

**Judith Benson**



## SABNES BOARD OF DIRECTORS

### Elected Directors

Janet Aitken, President.  
Geoff Benson, Treasurer and Newsletter Editor.  
Mona Broad, Hanne MacKay, Carla Kirkpatrick,  
Sid Visser, Debbie Noakes, Di Wittner, Mitch  
Olineck, Don Derby, Jon Mills

### Appointed Directors

Councillor Sylvia Lindgren, City of Salmon Arm;  
**Fish and Game Club** and **Downtown Salmon  
Arm Improvement Association**: No appointed  
representatives.

### Non-voting Directors

Georgia McLeod, Secretary  
Tom Brighthouse, Advisor  
**We greatly appreciate the financial and service  
support from the following companies:**

## LIFE CORPORATE MEMBERS

Askews Foods  
Royal Bank

## CORPORATE MEMBERS

Browne Johnson Land Surveyors  
Dr Lyle A Martin  
Gentech Engineering Inc.  
Lakeside Health  
McDiarmid Construction  
Prestige Harbourfront Resort

## GRANTING AGENCIES

City of Salmon Arm  
Salmon Arm Rotary Club  
Shuswap Community Foundation  
Habitat Conservation Trust Fund  
BC Nature Trust

## Annual Membership Fees \*

Individual..... \$15  
Family..... \$25  
Sustaining Individual.... \$50  
Sustaining Family..... \$100  
Life Membership..... \$500

## Corporate or Organization

1-4 Employees.....\$50  
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+ 10 Employees.....\$150  
Life Membership..... \$2,500  
\* All but \$5 is tax-deductible

**NEW: Pay your SABNES  
membership or make your  
donation by e-mail transfer to :**  
**[sabnes.org@gmail.com](mailto:sabnes.org@gmail.com)**

## Membership Form ( for you to renew if necessary)

( If you **have been a member**, we only need you to enter **new** information  
If you are **sending your subscription by e-transfer**, please separately e-mail us  
the contact information asked for below )

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Amount Paid : \_\_\_\_\_ Date : \_\_\_\_\_

I would like to give **SABNES** my time  
to help staff the nature centre  
( June, July and August)

Please ☐ Check

to help with trail clean-up and maintenance ☐

Nature Bay Society (**SABNES**) is a Charitable Organization.  
Most of the Annual Fee is tax-deductible.  
Receipts for Income Tax purposes will be issued.

Nature Bay Society, P.O. Box 27, Salmon Arm, BC V1E 4N2  
website : [www.sabnes.org](http://www.sabnes.org)  
Email: [sabnes.org@gmail.com](mailto:sabnes.org@gmail.com)

## Membership Form ( for you to send to a friend family member or colleague)

( If you are **sending your subscription by e-transfer**, please separately  
e-mail us the contact information asked for below )

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Amount Paid : \_\_\_\_\_ Date : \_\_\_\_\_

I would like to give **SABNES** my time  
to help staff the nature centre  
( June, July and August)

Please Check

☐

to help with trail clean-up and maintenance ☐

Nature Bay Society (**SABNES**) is a Charitable Organization.  
Most of the Annual Fee is tax-deductible.  
Receipts for Income Tax purposes will be issued.

Nature Bay Society, P.O. Box 27, Salmon Arm, BC V1E 4N2  
website : [www.sabnes.org](http://www.sabnes.org)  
Email: [sabnes.org@gmail.com](mailto:sabnes.org@gmail.com)

## A Way of making an Everlasting contribution to SABNES

Please consider making a donation to **SABNES** via the **Shuswap Community  
Foundation ( c/o SABNES Endowment Fund)**. Your donation will remain in per-  
petuity in the fund, and generate income which will be used to help keep the  
**SABNES** lands in their natural state for the foreseeable future. Please send your  
cheque payable to **Shuswap Community Foundation, PO Box #624, 450  
Lakeshore Drive, Salmon Arm, BC V1E 4N7**. Please mark on your cheque that  
you wish to place the donation in the **SABNES ENDOWMENT FUND**. The **Shus-  
wap Community Foundation** will send you a tax receipt.

Red-tailed Hawk



Clive Bryson



**From:** Madeline Leaf <[madeline\\_leaf@sfu.ca](mailto:madeline_leaf@sfu.ca)>  
**Sent:** June 21, 2022 11:14 AM  
**To:** Alan Harrison <[aharrison@salmonarm.ca](mailto:aharrison@salmonarm.ca)>  
**Subject:** [External] Wrongful Conviction Day Proclamation

Mayor Harrison,

On behalf of the International Wrongful Conviction Committee, I am writing to request that the City of Salmon Arm proclaim **October 2, 2022, as “Wrongful Conviction Day”**.

Wrongful Conviction Day is designated as an annual International Day to recognize the tremendous personal, social and legal costs associated with wrongful criminal convictions. This day recognizes those persons who have been forced to endure the tremendous consequences brought by a wrongful criminal conviction. The purpose of this day is to inform and educate the broader international community on the causes, consequences and complications associated with wrongful criminal convictions. More information on the day can be found at:  
<http://wrongfulconvictionday.com>.

It is important to raise awareness in order to work toward the prevention of further wrongful convictions. Proclaiming October 2<sup>nd</sup> as Wrongful Conviction Day can direct the public's attention to this issue and generate support and understanding.

Wrongful Conviction Day was spearheaded by the International Wrongful Conviction Day Committee and now many organizations are leading events in its honour. The committee is committed to raising awareness of and advocacy against wrongful convictions globally.

Last year the province of British Columbia proclaimed October 2nd as Wrongful Conviction Day, and we are asking that the city does as well. I will attach the proclamation to this email.

Our organization, partners in Wrongful Conviction Day, and those who have been wrongly convicted would greatly appreciate your support.

Respectfully,

Madeline Leaf

---

International Wrongful Conviction Day Committee  
Madeline Leaf  
She/her/hers  
[madeline\\_leaf@sfu.ca](mailto:madeline_leaf@sfu.ca)



Canada  
Province of British Columbia  
A Proclamation

ELIZABETH THE SECOND, by the Grace of God, of the United Kingdom,  
Canada and Her other Realms and Territories, Queen, Head of the  
Commonwealth, Defender of the Faith

**To all to whom these presents shall come – Greeting**

WHEREAS the loss of freedom due to a wrongful conviction has far-reaching and devastating consequences that not only affect the lives of individuals wrongfully convicted, but also affect their families and have a harmful effect on society as a whole, and

WHEREAS wrongful convictions are serious miscarriages of justice that call into question the integrity and fairness of the criminal justice system and, unless corrected, undermine public trust in the criminal justice system, and

WHEREAS British Columbia Crown Counsel take very seriously their obligation to detect and prevent wrongful conviction and, if detected, to take steps to correct wrongful conviction as soon as possible, and

WHEREAS the British Columbia Prosecution Service has undertaken measures to address the causes of wrongful convictions in a systematic and meaningful way through the implementation of related policies and practices, and through the education of Crown Counsel and ongoing participation in the national Heads of Prosecution Wrongful Conviction Working Group, and

WHEREAS Wrongful Conviction Awareness Day is a global movement dedicated to advocating for innocent individuals who have been wrongfully convicted, and is an opportunity to advocate, educate and create awareness around miscarriages of justice, to minimize the effects of wrongful conviction in the future;

NOW KNOW YE THAT We do by these presents proclaim and declare that October 2, 2021, shall be known as

**“Wrongful Conviction Awareness Day”**

in the Province of British Columbia.

IN TESTIMONY WHEREOF, We have caused these Our Letters to be made Patent and the Great Seal of Our Province of British Columbia to be hereunto affixed.

WITNESS, The Honourable Janet Austin, Lieutenant Governor of Our Province of British Columbia, in Our City of Victoria, in Our Province, this first day of October, two thousand twenty-one and in the seventieth year of Our Reign.

BY COMMAND.

Attorney General and  
Minister Responsible for Housing  
(counter signature for the Great Seal)

Lieutenant Governor



**From:** Warnica, Glynn <[Glynn.Warnica@firstgroup.com](mailto:Glynn.Warnica@firstgroup.com)>  
**Sent:** July 4, 2022 11:39 AM  
**To:** Rob Niewenhuizen <[rniewenhuizen@salmonarm.ca](mailto:rniewenhuizen@salmonarm.ca)>  
**Subject:** [External] Transit Superstar Award

Good morning Rob,

I thought I would share with you that our Shuswap and Vernon teams won a BC Transit Superstar award last week at their annual workshop. <https://www.bctransit.com/shuswap/news?nid=1529718333309>

I will have the actual award on display at the depot in Salmon Arm and just wanted to share that with you so council is aware as it is quite the accomplishment for a smaller transit system.

**Glynn Warnica**

General Manager | Vernon & Shuswap Regional Transit, #38632  
2400 43 Street, Vernon, BC V1T 6W8  
Mobile: (250) 540-6454 | Office: (250) 545-7286 ext 203  
[glynn.warnica@firstgroup.com](mailto:glynn.warnica@firstgroup.com)  
[www.firsttransit.com](http://www.firsttransit.com) | [www.firstvehicleservices.com](http://www.firstvehicleservices.com)

**First Transit**

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# BC Transit announces Transit SuperStars across the province

Transit System: Global

Jun 30, 2022



For their professionalism, teamwork and dedication to public transit in their communities, BC Transit is recognizing four individuals and seven teams as the latest Transit SuperStars.

"This year we are not only recognizing the achievements of some really special individuals who exemplify our values, but also several

dedicated and passionate teams that supported their communities through wildfires last summer and historic flooding in the fall," said Tim Croyle, Vice President of Operations and Chief Operating Officer for BC Transit. "These people have all gone well beyond what could be expected of them because they care deeply about their customers, co-workers and communities."

Every year, BC Transit recognizes excellence and celebrates the Transit SuperStars making a positive difference in regional transit systems across the province. Each winner meets one or more of BC Transit's core values: community, customer service, innovation, safety, teamwork and trust and respect.

Here are the latest Transit SuperStar award winners:

**Central Fraser Valley, Cowichan Valley, Merritt and Princeton teams** – Their teamwork allowed them to maintain service where possible while also supporting emergency response in their communities due to severe flooding that caused catastrophic damage for people, both personally and professionally.

**Shirley Grinde** – Penticton handyDART – Shirley has been a cornerstone to custom operations for decades. She sincerely cares about the needs and wellbeing of customers, while also keeping in mind the operational side of handyDART service in Penticton.

**Port Alberni team** – They have supported each other and worked hard to ensure customers had the most reliable service possible. This meant sometimes taking on work outside of their usual roles and working around the clock to get the job done for people in the Port Alberni Regional Transit System.

**Karen Sankey** – Comox Valley – Karen had worked for 31 years in public transit in the Comox Valley before retiring this past March. Over her decades of service, Karen worked tirelessly to build and promote conventional and handyDART service from a two bus conventional system in the early 1990's to the current 27 vehicle fleet. Her dedication to the job was unmatched.

**Shuswap and Vernon teams** – These two great teams demonstrated outstanding efforts to ensure the safety and well-

being in their communities over the many months of unrelenting seasonal forest fires and heat waves during the summer of 2021. Working around the clock and dealing with evacuations and transportation to cooling centers, these teams supported and served their community through what was a very challenging, emotional and in some cases dangerous time.

**Roberto Pomponio** – Kelowna Maintenance Manager - Roberto is the winner of the annual *Rodi De Vuono Award for Outstanding Service*. He has held many roles over his 20 years in public transit, and plays a key role in ensuring BC Transit's second largest fleet is ready to provide safe and reliable service. Roberto is known for his calm demeanor and ability to coordinate several teams to meet challenges when they arise.

**Matt Berry** – President of Penticton Transit Services - The winner of the annual *Mike Docherty Lifetime Achievement Award*, Matt will be retiring in 2022 following a remarkable 37-year career. Matt's easygoing nature, sense of humour and kindness has touched the lives of many, and he has been instrumental in providing decades of top-notch transit service in the South Okanagan.

The Transit SuperStar winners were recently recognized and presented with plaques at an awards dinner as part of BC Transit's annual workshop. People working in the Victoria Regional Transit System are eligible for BC Transit's Core Value Awards, which take place annually as part of the Recognizing Excellence and Values employee recognition program.

To find out more about the latest Transit SuperStars, and a list of all previous winners, go to: <https://www.bctransit.com/transit-superstars> (<https://www.bctransit.com/transit-superstars>).

#### **Media contacts**

BC Transit communications

250-880-1303

[media@bctransit.com](mailto:media@bctransit.com) (<mailto:media@bctransit.com>)



From: Media <[Media@interiorhealth.ca](mailto:Media@interiorhealth.ca)>

Sent: Friday, June 24, 2022 9:01 AM



Interior Health

To: \_\_Media All (Restricted) <[MediaAll@interiorhealth.ca](mailto:MediaAll@interiorhealth.ca)>

Subject: [External] News Release: Drug poisoning prevention app marks two years of saving lives

## News Release

For Immediate Release | June 24, 2022

# Drug poisoning prevention app marks two years of saving lives

**IH-WIDE** - A mobile phone app launched two years ago has continued to gain popularity among people who use drugs and those who support them, and is successfully preventing toxic drug deaths in B.C.

"The Lifeguard Digital Health App has a proven track record of keeping people safe and is an important part of our government's response to the toxic, unpredictable illicit drug supply," said Minister of Mental Health and Addictions Sheila Malcolmson.

Since its launch in May 2020, the app has been used by more than 9,000 people in B.C. There have been 104,783 sessions, resulting in 132 ambulance calls with 96 "confirmed ok" call backs to the app user. There have been 28 drug poisonings reversed and, most importantly, there have been zero deaths reported by Lifeguard.

In Interior Health there were 12,084 sessions (May 2020 – May 2022) including 14 ambulance calls. In April 2022, there were 422 sessions within Interior Health.

"There are many reasons why people use substances alone," said Interior Health president and CEO Susan Brown. "The stigma surrounding substance use is one of the main reasons. While we encourage people to access supports such as overdose prevention sites and avoid using alone, the Lifeguard App is an important alternative."

The concept is simple: Once downloaded on a mobile device, the app is activated by the user before they take their dose. After 50 seconds the app will sound an alarm. If the person using the app doesn't hit a button to stop the alarm, indicating they are fine, the alarm grows louder and if the individual does not respond, the app will trigger medical assistance with a call to ambulance services.

"I have used the Lifeguard app while using on my own and also when trying a new substance to ensure I would have help if needed. It's a great app," said one person with lived experience with substance use.

The Lifeguard app has continued to evolve since its launch. It now includes access to additional crisis lines, substance use supports, drug alerts, and guides to perform CPR and deliver Naloxone. In 2021 Métis Nation BC partnered with Lifeguard to launch a version for the Métis community.

To learn more about substance use services and the toxic drug crisis visit [interiorhealth.ca](https://interiorhealth.ca).

To learn more about the app visit [lifeguarddh.com](https://lifeguarddh.com).



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

**MEDIA, FOR INFORMATION:**

PHONE 1.844.469.7077 EMAIL [media@interiorhealth.ca](mailto:media@interiorhealth.ca)



From: Media <[Media@interiorhealth.ca](mailto:Media@interiorhealth.ca)>



Interior Health

Sent: Friday, June 24, 2022 10:24 AM

Subject: [External] Info Bulletin: Interior Health reminds you to be prepared for hot weather

## INFO BULLETIN

For Immediate Release | June 24, 2022

### Interior Health reminds you to be prepared for hot weather

**IH WIDE** – Environment and Climate Change Canada has issued special weather statements for several parts of the [province](#), with daytime temperatures in the Interior ranging from the low to mid 30s. This is not a heat warning or an extreme heat emergency, but we will experience the first high temperatures of the summer. The warmer weather will also cause rapid snow melt, leading to high rivers and streams throughout the province so please keep water safety in mind this weekend.

The first high temperatures of the season can lead to some people overheating because they are not yet acclimatized to warmer weather. There are some basic steps you can take to ensure you and your family remain safe and healthy during warmer temperatures.

Additional heat information is available on the Interior Health [public website](#). The BC Centre of Disease Control (BCCDC) also has a broad range of heat-related information on its [website](#), including information on the different types of heat alerts, how to prepare for warmer temperatures, symptoms of heat-related illnesses, those most at risk during warmer weather, and ways to stay cool.

#### Preparing for hot weather:

- Identify a cooler space in your home and prepare it so you can stay there at night, if possible. You may need to change daily living arrangements.
- Find an air-conditioned spot close by where you can cool off on very hot days. Consider staying with friends or family or find places in your community to spend time such as movie theatres, libraries, community centres, or shopping malls.
- Check that you have a working fan. If you have an air conditioner, make sure it works.
- Install awnings, shutters, blinds, or curtains over your windows to keep the sun out during the day.
- Practice opening doors and windows to move cool air in at night and shutting windows during the day to prevent hot outdoor air from coming inside.
- Get a digital room thermometer to keep with you so you know when your home is getting too hot.

#### Who is most at risk?

It is important to monitor yourself and family members, and to consider developing a check-in system for neighbours and friends who are at higher-risk during warmer weather

The most susceptible individuals include:

- Older adults, especially those over 60
- people who live alone
- people with pre-existing health conditions such as diabetes, heart disease or respiratory disease
- people with mental illnesses such as schizophrenia, depression, or anxiety
- people with substance use disorders
- people with limited mobility
- people who are marginally housed
- people who work in hot environments
- people who are pregnant
- infants and young children

#### **Your health:**

- Spray your body down with water, wear a damp shirt, take a cool shower or bath, or sit with part of your body in water to cool down if you are feeling too hot.
- Drink plenty of water and other liquids to stay hydrated, even if you are not feeling thirsty
- Take it easy, especially during the hottest hours of the day.
- Stay in the shade and use a broad spectrum sunscreen with SPF 30 or more.
- Signs of overheating include feeling unwell, headache, and dizziness. Take immediate action to cool down if you are overheating.
- It is important to remember that overheating can lead to heat exhaustion and heat stroke.
- Signs of heat exhaustion include heavy sweating, severe headache, muscle cramps, extreme thirst, and dark urine. If you are experiencing these symptoms, you should seek a cooler environment, drink plenty of water, rest, and use water to cool your body.
- Heat stroke is a medical emergency

In the event of a medical emergency, British Columbians are advised to call 9-1-1. However, it is also important to use 9-1-1 responsibly to avoid overwhelming the system.

BC Emergency Health Services in partnership with ECOMM is reminding British Columbians to only dial 9-1-1 for serious or life-threatening injuries

#### *When to call 9-1-1:*

- In general: when there is chest pain, difficulty breathing, loss of consciousness, severe burns, choking, convulsions that are not stopping, a drowning, a severe allergic reaction, a head injury, signs of a stroke, a major trauma.
- More specifically related to hot weather: severe headache, confusion, unsteadiness, loss of thirst, nausea/vomiting, and dark urine or no urine are signs of dangerous heat-related illness.

#### *If you have a less urgent health issue:*

- You can call 8-1-1 and get connected with a nurse at HealthLinkBC. Or, if you can do it safely, you could go to an urgent care centre or clinic.
- That way, our highly trained emergency medical dispatch staff and paramedics will be available for people who need their services the most.
- There are also online tools at [healthlinkbc.ca](https://healthlinkbc.ca) including a "Check Your Symptoms" tool.

While this bulletin is about the beginning of hot summer weather, additional information on preparing for extreme heat events can also be found in BC's [Extreme Heat Preparedness Guide](#).



**From:** Century House <[centuryhouse2020@gmail.com](mailto:centuryhouse2020@gmail.com)>  
**Sent:** Wednesday, June 29, 2022 11:54 AM  
**To:** [Timeforchange@centuryhouseassociation.com](mailto:Timeforchange@centuryhouseassociation.com)  
**Subject:** [External] The Right Person, The Right Time, The Right Place

[Timeforchange@centuryhouseassociation.com](mailto:Timeforchange@centuryhouseassociation.com)

June 29, 2022

Dear Mayor and Council:

As a result of the Covid-19 pandemic and the eye-opening condition of residential care in this country, seniors in New Westminster reacted! We reacted by holding a webinar on September 22, 2021 at Century House Seniors' Center. You will find the follow up report, Right Person, Right Time, Right Place attached.

Panelists and attendees together agreed that what is needed is a complete restructuring of how we care for the elderly. Not just a fix up with more money thrown at residential care. It requires a complete overhaul embracing the philosophy of "Aging in Place". Where choices and options for care are available to all citizens.

Municipalities also have a role to play in the report you will find some recommendations for consideration.

The evidence is clear and documented, and your voice is critical! You could begin by standing up in your place of assembly by asking "how would you like to live before you die?"

Sincerely,

Val MacDonald

Anne Ladouceur

Judy Gaudin

Nancy Whiteside

Vicki VonZuben

Lois Brassart

**TIME FOR CHANGE WORKING GROUP**



**The Right Person**

**The Right Time**

**The Right Place**

Report from a Webinar

Long Term Care – Time for Change

September 22, 2021

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# **Executive Summary**

## **The Right Person, The Right Time, The Right Place**

Report from a Webinar

“Long Term Care – Time for Change”

Held September 22, 2021

This webinar and subsequent report, funded by the United Way of the Lower Mainland, are the result of concern arising from the exposure of the deplorable state of Long Term (residential) Care in Canada, brought to national attention by the Covid 19 Pandemic.

On September 22, 2021 seventy six participants including four panelists and a planning committee met via Zoom. The two hour session included presentations by Gloria Gutman, Professor Emerita Simon Fraser University Gerontology Department, Isobel Mackenzie, Senior's Advocate for the Province of British Columbia, Jim Sinclair, Fraser Health Authority Board Chairperson and Andre Picard, Health Journalist for the Toronto Globe and Mail. You will find detailed summaries of each presentation in the body of the report. As well, all participants will receive a video of the Zoom presentation and a copy of this report.

Following the presentations, participants were allocated to one of four breakout rooms. A presenter was assigned to each room and to assist them, a moderator. Finally there was a report out to the plenary with the promise of a final report.

This report, prepared by the planning Committee, includes close to thirty recommendations directed at all levels of government. (see page 26 for recommendations)

Key to producing this report is to ensure that it is broadly distributed. And that it becomes a tool to motivate and activate national concern. The final Action item in the report is that a protest be held on a National Seniors Day where the voices of the elderly and the voices of family, friends and advocates can demand change.

## Some Themes

- That a strong message goes out to government, at all levels, in Canada illustrating how the system of care for the elderly is broken.
- That we must move away from the prison like approach to residential care. Especially for those with dementia.
- That the scope of care for the elderly is much broader than Long Term (Residential) Care.
- That government must review the current status and fund a renaissance approach to the delivery of care and services for seniors.
- That the approach to redesigning care for seniors be that of Aging in Place. Where whenever possible the frail elderly receive services in the housing of their choice, avoiding premature moves to residential care.
- That residential settings be the final option
- That informal caregivers be given the recognition they deserve
- That formal care providers, be paid living wages so as to avoid the need to work at more than one location.
- That respite care and dementia care be affordable and accessible on an as needed basis.
- That the system for accessing supports and services for seniors are timely and responsive according to need, and ability to pay.



## In Conclusion

The following excerpt from the report “Privatization and Declining Access to BC Seniors Care” prepared by Andrew Longhurst, March 2017 for the Canadian Centre for Policy Alternatives sums up the policy and planning needs necessary to ensure at least BC seniors a receive the quality of life they deserve.

- “AS BC’S POPULATION AGES”, demand for home and community care services will increase. The BC government put forward some very positive ideas and recommendations in a 2015 primary and community care policy paper that recognizes the need for better access to, and integration of, primary and community care services for older adults with moderate to complex chronic health conditions and an aging population with increased frailty. Specifically, the BC government has projected the rate of growth of each population group by health status and care needs. By 2036, BC is projected to see:
- •121% growth in the frail population living in residential care; • 94% growth in the population with palliative care needs; • 91% growth in the population with high complex chronic conditions; • 73% growth in the population with medium complex chronic conditions; • 60% growth in the population with mental health and substance use needs; and • 50% growth in the frail population living in the community.
- Meeting the health care needs of our aging population will require increasing access to home and community care services. The trends documented in this report are not encouraging. The provincial government urgently needs to expand access to services. Contrary to the position of some commentators, our aging population will not overwhelm our health care system. We can plan for and effectively manage the increased need for seniors’ health care services, but we need to shift from the current policy direction that has undermined both access and the quality of seniors care.”

**The right person, the right time, the right place.**

## **Introduction**

In March of 2021 an application was made to the Seniors Embracing Technology (SET) program to host a webinar over Zoom. This virtual event would explore the delivery of Long Term Care in the province of BC.

During the Covid 19 Pandemic it became tragically clear that the current system was ill equipped to manage with an outbreak of this nature. In fact it became clear that the system was already insufficient. As a result it was determined that we the public could respond by inviting knowledgeable panelists to speak about their experiences and that the public be invited to listen and respond.

Therefore, with funding from the United Way of the Lower Mainland, and support from the City of New Westminster and the Century House Association, an organizing committee was struck and the planning began. We named the event Long Term Care – Time for Change.

The first task was to establish the makeup of the panel. To that end we were most fortunate in obtaining the participation of four stellar people. Andre Picard, Health Columnist of the Toronto Globe and Mail and author of his newly published book “Neglected No More”. Gloria Gutman, Professor Emerita from Simon Fraser University and member of the Order of Canada, Isobel Mackenzie the Seniors Advocate for the Province of British Columbia and Jim Sinclair Chair of the Fraser Health Authority Board of Directors. These individuals all volunteered their time and expertise which was greatly appreciated.

All of the panelists were available for Wednesday, September 22, 2021 from 1:30 pm to 3:30 pm. So the date was set.

## **Planning and Implementation**

Next, came promoting the event. As this project was being supported by Century House in New Westminster the event was included in its hallmark publication the Clarion and, we had access to the mailing list for the Association membership. Posters were made and distributed around the Lower Mainland and word of mouth began to travel. Promotion was successful and seventy six people participated in the event.

Each panelist would be provided two questions to respond to for their ten minute presentations. They would then be available in a twenty minute breakout room for a Q&A. Members of the organizing committee would assist as moderators. Following the breakout rooms the panelists reported back to the plenary with their findings.

We planned this event with a major outcome in mind, that the public find its voice to impact change. Although we had heard and learned much about the inadequacies of Long Term Care during Covid 19, and Government did immediately implement some necessary improvements, the public has not used its voice to draw attention to this matter. Therefore, right from the start of planning it was agreed that we would prepare a follow up report of the event. This report, including Recommendations and Actions to improve care for the elderly will be widely circulated.

## **The Main Event**

The following are the summaries of the four presentations including feedback from the breakout rooms.

### **Dr. Gloria Gutman, Professor Emirata, SFU**

**Moderator P.A. McDonald**

#### **Questions**

- 1. From the vast body of work you have produced could you share with us some research you have done in long term care settings that has had some impact on the care and support of residents and more generally on government policy.**
- 2. Could you speak about prevention of elder abuse and neglect in institutional settings – including resident to resident aggression.**

#### **LTC Research Examples**

- Stark-Gutman series of studies that described and tracked health service utilization of a 100% sample of clients of the BC Long term care program in two health units (one urban and one semi-rural) over a 10 year period.
- Canadian Study of Health and Aging, a 3 wave 15 year longitudinal study of 10,000 Canadians aged 65+
- Studies on design for dementia in LTC.
- Research on needs of younger adults in LTC.
- Most recently, how to increase access & uptick of advance care planning by minority elderly in LTC (e.g. LGBT, Chinese, South Asian).
- Study of MindfulGarden, a digital health technology designed to de-escalate anxiety and agitation in Long Term Care residents and Intensive Ccare Unit patients.



## **Key lessons learned**

1. Need to maximize person-environment fit – the right person in the right place at the right time. Including all possible options.
2. To improve quality of life of people requiring LTC. We need to train, support and better value those who support them – formal and informal care-givers.
3. We need to recognize the important influence on health/service utilization of the social determinants of health and in particular the two cross-cutting variables – gender and culture.

## **Dementia cannot be ignored**

- In Canada, over half a million people live with dementia and the number is expected to double in the coming ten years.
- Approximately 76,000 new cases of dementia are diagnosed in Canada every year.
- As a major cause of dependency and disability, dementia not only impacts the elderly but also their families, care providers and communities.

## **Key lessons learned**

1. It is widely recommended that non-pharmacologic interventions be the first line of management of persons with dementia, as psychotropic medications increase the risk of unfavorable and lethal outcomes.
2. Dementia is a risk factor for elder abuse and neglect in LTC and other Settings.
3. Resident aggression is an under-addressed form of abuse in LTC.

## **Conclusion**

- It is important that the COVID-19 epidemic raised awareness of the short-falls of LTC. No more “Crash Cart Approach” solutions. The long term systemic issues of under-staffing, inadequate infection control, under-preparation for disasters and emergencies and under-regulating and monitoring must be addressed.

- The first iteration of MindfulGarden application in Intensive Care Unit (ICU) and High Acuity Unit (HAU) patients will test its effectiveness in reducing use of anti-psychotic or sedative medications and restraints for management of hyperactive delirium.
- Study participants will be exposed to MindfulGarden for 4 hours in conjunction with standard care and compared to controls who receive standard care only.
- In a long term care home setting, MindfulGarden offers a gentle non pharmaceutical solution to managing hyperactive dementia, improving the QOL of residents and the staff who work with them.
- Testing about to start in an ICU will indicate whether it is also effective in preventing/treating delirium, as reflected in reduced use of anti-psychotic/sedative medication and physical restraints.

**See appendices for references for this presentation**

#### **Breakout Room discussion**

- Long Term Care should be included in the Act. This requires legislative changes which is complicated, suggest trying additional/or changes to the provincial regulations.
- Province: Inspections, standards (Ratio of staff to client ie - how many staff per person. Exclude counting “support” staff such as maintenance, laundry, cleaners, cooks, administrative support: need more inspectors, regulators, and staff for enforcement. Dollars designated for Long Term Care should go directly to patient care.
- A change of attitude – LTC facilities are based on prison model. For example: eat at same time every day, wake up and bed at the same time every day, and staff are “in charge” (i.e. the boss). Example locking everyone out during Covid 19 = visitors, friends, family, etc. The effects of that.

- How to change attitudes? So that the patient is able to eat, sleep, go to the bathroom, etc. at times that is comfortable for them.
- You cannot expect changes from any level of government if there are no statistics/data to back up the request for change – anecdotal stories don't work. If you can't count it, then it doesn't exist.
- Profit motives: contracting out, lots of foreign ownership (profit), how can we "police" the operators of the facilities: standards, and inspectors.
- Third party corporations supply staff to these facilities: few, if any Registered Nurses in these facilities. Care aides are the usual patient carers/staff. These care aides/ staff may be hired from a corporate employment agency that pays the staff and in turn invoices the facility. This means that the Care aides are paid only a portion of the money allotted to patient care. For example, a care aide earns \$16.00 per hour but the corporation bills the facility \$24.00 per hour.
- Agreement with changes in regulations, inspections and "a new vision". Look for good examples here (in BC)? (Some facilities had no Covid 19 outbreaks).
- Same type of care should be available for everyone whether at a private or non-profit facility.
- Comments about paying staff for the work they do, better education for Care aides, give them an 8-hour day, so they don't have to go to various facilities to secure a living income.

### **Commonalities:**

- Stop contracting out and pay employee directly.
- Money for patient care should go to patient care not corporate profits.
- Change of attitude towards elders, get away from the prison model.
- Legislative changes at both levels of government, rules, regulations, inspections, enforcement etc.

## **Isobel MacKenzie, BC Seniors Advocate**

**Moderator Ginger Brown**

### **Questions**

- 1. Impact of Seniors Advocate's Office (SAO) on the development/implementation of policies and quality standards of care for the elderly.**
- 2. Your vision for how to improve the quality of care for the elderly over the next 5 years.**

- The Seniors Advocate has some impact (wished it has more), and its efficacy is based on: Raising awareness in the general public regarding seniors' issues/needs in order to "harness the good will of the public"; and, enhancing the power/importance of, and by producing/disseminating, data that influences and can be used by decision makers.
- Government/decision makers review the broader base underlying issues (data/numbers, themes, who impacted, causes, linkages etc), and the SAO provides data to the government and the public that is "unvarnished" versus having a government and/or academic lens.
- The SAO talks to the government in a language they understand in order to move forward with addressing needs of seniors. "At the end of the day, the government is the people and if the people want it badly enough, the government. will deliver it".
- The SAO informs the public and raises the profile of seniors. The public has a great capacity to understand numbers and make informed decisions.
- Some successful changes have included: increasing funded hours of care; changes to the Community Assisted Living Act; increased Housing Grants; changes to the Admissions to Care Act.
- Isobel wished there were SAOs in all provinces in order to enhance planning for quality seniors' care, at both the provincial and federal levels.



- Vision would include “Increasing supports and capacity for seniors to live at home for as long as they are able and want to live at home”; we fall “short of all that we could do to support them”.
- 15% of those currently in LTC facilities could be living in the community due in part to financial issues, but also in part due to overly bureaucratic and complex systems.
- What is the key: “getting the right person, at right time, to right place”; and, having a “lynch pin” person who is supporting seniors through the continuum of care.
- All admissions to LTC facilities should occur only when, that is where seniors really need to be, and all other options to allow them to stay at home have been exhausted.

#### **How to make LTC better:**

- a) “Really listen to people who live there and what they are saying” versus rationalizing what can’t be done (i.e. balancing financial sheets, appeasing all interests groups, etc.).
- b) Health care professionals need to refocus from “fixing it” to understanding what seniors want and making their last few years “comfortable and giving them what they want”.
- c) Family visitation procedures during COVID although well intentioned, were guided by underlying paternalism.
- d) Re-evaluate the concept of risk, and who has the capacity to assess and make decisions about risk. There is an underlying issue regarding persons rights to exert capability for free will over the totality of their years, and their inability to make every day decisions should be far along the continuum of care (i.e. due to dementia).
- e) Need more staff who listen to residents, and understand/provide what they want regarding activities of daily living (sleeping, activity, eating, bathing etc.); need more staff who are truly interested in what seniors say and their life stories; and, need “enough people, enough time, and enough empathy” in LTC facilities.

- f) “It will never be perfect” as it is not always feasible/appropriate to provide what the clients/seniors want: personal choice(s) has limits. However, what is important is to validate the seniors’ feelings/wants/wishes in order to show them respect that they know their own mind and wishes, which however valid, may not be possible to actualize.

## **Breakout Room Discussion**

### **Home Support (HS):**

- a) 65% of LTC admissions had not received HS prior to admission.
- b) HS is charged to BC clients/families per a sliding scale (not in all provinces) so finances can become an impediment to access the required services/programs and possibly lead to premature admissions to LTC.
- c) HS is restricted and underfunded for clients requiring more intensive longer-term care at home. Need more funding for housekeeping, meal prep, bathing frequency; CSIL and client/family oversight of their care funding allocations; live-in care support (24x7) for shorter term situations (i.e. Acute Care discharges; health exacerbations etc).
- d) There is a need for increased awareness about what HS services are available.
- e) Need more qualified home care workers, with more oversight, and more continuity of assignment.

### **Respite Care:**

- a) The most difficult seniors to manage at home often have dementia. Need more funding and access to various options for caregiver support/respite: increase short-term in-home HS; Adult Day Care; overnight respite care beds.

### **Assisted Living:**

- a) Need more subsidized assistance when clients care needs increase (i.e. palliative care) in order to allow clients to “age in place” versus eviction (per Residential Tenancy Act) and/or premature admission to LTC facilities.

**LTC Funding:**

- a) Need more funding for staff in LTC facilities, not just working smarter, as there is no short-cut to “Human Care”.
- b) Need more funding generally for all aspects of LTC operational and capital management in addition to increased staffing. Funding comes from one source and you “either raise taxes or provide better health care....we must choose....but everyone wants to go to heaven and no one wants to die”.
- c) 66+% approx. of LTC facilities are contracted (versus owned/operated by Health Authorities) of which there is a 50/50 split between for profit vs not for profit facilities.
- d) Contracted facilities need more oversight and enforcement (public ownership “needs teeth”) of care standards/expectations by Health Authorities. There should be clear/concrete consequences and financial penalties applied for poor performance, and rewards for those who excel. Current regulatory standards (i.e. licensing, requirements for accreditation) needs to be reviewed/enhanced in order to ensure comprehensive standards of care are identified, monitored and followed-up.
- e) Outsourcing should be discouraged, and all funding should be directed to quality care & operations not to dividends/shareholders.

**Resident & Family Councils:**

- Need to support formation and active participation of effective Resident & Family Councils regarding site-based services/programs/issues which directly affect the care and quality of life of residents.

**Other:**

- Facility limitations, need more security and Special Care beds and specially trained staff.
- Avoid “Inappropriate” early discharges from Acute Care. Need to ensure adequate care planning and that pathways have been identified with clients/family, and resources have been put into place, prior to discharge.

- “Inappropriate” utilization of Emergency Rooms and admissions to hospital due to lack of adequate Primary Care and Home Supports in the community.
- Alternatives to LTC noted in “Reimaging Care for Older Adult Focus Group Consultations” by Health Excellence Canada at:

[www.healthcareexcellence.ca/en/what-do/what-we-do-together/shapingthefuture-of-care-closer-to-home-for-older-adults](http://www.healthcareexcellence.ca/en/what-do/what-we-do-together/shapingthefuture-of-care-closer-to-home-for-older-adults)

- Perhaps open the Canada Health Act (and/or similar legislation) for review/revision.
- Increase number of Gerontologists and provide more specialty geriatric education and support for GPs in Primary Care.
- Increase early Advanced Care Planning and “kitchen table discussions” regarding senior’s wishes/plans for end of life and promote/enhance a palliative approach to care for seniors.
- Need to address “ageism” in our facilities and society.



## **Andre Picard, Health Journalist, Toronto Globe and Mail**

**Moderator Anne Ladouceur**

### **Questions**

- 1) What prompted you to write your book 'Neglected No More'?**
  - 2) From research and writing your book, do you have a vision as to how affordable comprehensive care can be provided to the elderly?**
- Was shocked by the carnage of COVID in Long Term Care homes – of 27,500 COVID deaths, 18,000+ were in congregate settings. The impact of COVID was the impetus to getting the book done. As a result of his own experiences with his parents, Picard realized that this was a reflection of the systemic ageism in our systems and politics re the elderly. Scandal is that most of these deaths were preventable – many countries had none or lower rate of deaths in LTC; Canada has a percentage of deaths unseen in the rest of the world.
  - The book is really about the fundamental failings in elder care, questions we should be asking and how we can ensure that each individual Canadian gets the right care, in the right place and at the right time. No one magic formula – services need to be adapted to the needs of each individual.
  - Need to prioritize quality of life rather than quantity of care – the things we do, to and for, people are not necessarily what they want. Elderly with whom he has spoken are not afraid of dying; they are afraid of living a miserable life.
  - The starting point is something we don't talk about – we need a fundamental change in individual and collective attitudes.
  - Not enough to just say we value our elders and want them to remain active members of our community – deeds and policies and not just words needed. The final line in 'Neglected No More' is "...give life to our values."
  - Going into an institution should not be the default setting when one's health is failing. It should be the absolute last resort.

- These last resort homes should look like a home and not a prison. They should not have regimented mealtimes, uniforms, etc. (LTC homes came up through the penal system not health care).
- Need to shift resources from institutional care to the community – home care, supportive housing, services like Meals on Wheels, respite care, etc. Difficulty buying groceries should not be the reason for sending people to institutions – keeping people in the community is a simple fix.
- Not necessary to get rid of homes – quality is what needs to be addressed.
- To address quality, we need to start where the biggest problems exist – staffing – including numbers (need 50,000 personal support workers), salaries, and training (especially in dealing with people with dementia).
- 4-hour care standards need to be adequately funded – 4-hour standard cannot be met if paid only 2 hours.
- Having nurses provide care in nursing homes results in better care as demonstrated by Sunnybrook Veterans Center.
- Nursing homes need to be more like homes and should be located in town centers, as opposed to hidden out in the country, so that seniors, including those with dementia, are visible to the community and not an abstract concept. Such a policy would help reduce ageism.
- Care must be patient centered, emotion focused, personal and responsive as opposed to warehousing.
- Nobody disagrees in theory with treating seniors well but there is no follow-through in practice – often a question of cost although we find money for corporate welfare but not for seniors who have paid into the system via taxes, for years.
- In so many instances, health authorities overrule doctors. This needs to change.

### **Breakout Room Discussion**

Whole range of questions on issues that overlap a little with the previous group report (Jim Sinclair with Fraser Health Authority) including lack of training and oversight, standards of care, ensuring caregivers know how to do important tasks such as bathing someone with dementia, protection against abuse, money.

- Discussion of money. Currently government spends 13.7 billion but needs to spend double that amount.
- Money not the only solution – we need fundamental change. It would be worse to put more money in the system while continuing to do more of the same.
- Seniors do not need mediocre care; they need different kinds of care.
- Discussion re whether LTC should be included in Canada Health Act. In his view, opening up the CHA would be more trouble than it's worth. Federal government can meet its obligation with parallel legislation that would have strings attached to the funds – money must go to LTC.
- Question about why not more gerontologists. In his view, part of the issue lies in the low esteem attached to that specialty – Canada trains more pediatricians than gerontologists. Family doctors are in essence gerontologist since the bulk of their patients are often seniors and so we should change how we train them.
- Advance Planning is very important so that seniors can express their wishes when they are healthy and of sound mind and body. Helpful for families to not have to make these decisions in a time of crisis.

Most important discussions we can have about all of these issues are around the kitchen table – making our desires known to our loved ones, figuring out our finances so that follow-through can happen.

## **Jim Sinclair, Chair Person, Fraser Health Authority**

**Moderator Lois Brassart**

### **Questions**

- 1. What is the role and responsibility of the Fraser Health Authority as it relates to seniors?**
- 2. Long Term Care is the residential side of care for the elderly. Could you talk about the community care side available to allow people to age in their own homes?**

**“No solution without the public and without public being involved in this debate for sure”**

- Largest health authority, 1.8 million people.
- Deliver hospital and community-based services-home health, home support, respite care, dietitian services, long term support in many areas and community work.
- Very diverse population with 32 indigenous communities, 330,000 seniors,
- Number of seniors will increase by 46% in the next 10 years. Whatever we build today will not be adequate going forward. Long term care is one piece of a much bigger picture.
- About 14,000 people get these services in the system. Long term care facilities in Fraser Health – 82 long term care facilities. 41 privately run, 25 run by nonprofits, 16 run directly by Fraser Health (FH). 10,000 people call these places home.
- FH is responsible for day-to-day operations for care homes, financial oversight when there are major issues, quality of care, expansion and building of new care homes and making sure on track.



## **Covid19 and Long Term Care**

- 15,000 residents died in Canada about 55% of all deaths, in FH almost 1,000 died or 45% of deaths. Lots of lessons learned. Had 2 lines of defense:
  1. Stopping infection and virus from getting into homes and
  2. Trying to prevent it from spreading within the home itself once it got there.
- If the system was failing before Covid then the system and infrastructure inside the homes failed during Covid.
- Had to go in and provide a large amount of support to try fix the situations and stop infections from spreading.
- At peak had over 150 people on support teams doing nothing but providing support to try and keep control of the situation.
- Faced lot of challenges because of old facilities, number of facilities had 4 people to a room or 3 or 2 to a room, 14% share room and 17% share with 3 or more, a good chunk of rooms are double occupancy which isn't comfortable in normal times, during Covid was particularly troublesome.

## **How we treat health care workers**

- If you pay bad wages and treat people badly you are going to get bad care. Labour shortages, inherited government policies from 2003 which allowed LTC facilities to fire all the staff in the home and replace them with contract labour.
- What we have now is great disparity of wages in the system and that creates a whole lot of dynamics as well as difficulty getting people to come to work, that shortage became accentuated during Covid and caused a larger crisis.
- Ended up creating a pool of 500 people to assist in other areas, to help in home support as we had a critical shortage.
- This may have helped prevent what happened back east, where you had in some cases, people not being fed or supported, we got over some of that.
- Some of the changes were single site policy about 3000 people that tried to make a living going from long term care facility to long term care facility.

That was large group of people and fear was they'd take the disease with them as they went to the different homes.

- In the end we stopped that by only allowing people to work in one site. But it didn't stop there and this is one lesson to keep learning, from.
- All the wages went up to the highest union level, so for some people 1000s of people about \$6-7 wage increase, care aid could be \$16/hour and union wage was \$24. That made big difference.
- Other labour problem on some sites there were 4 employers, so FH had to deal with different companies employing the housekeepers, the food workers, the care aids, the nurses, plus had to deal with 4 sets of management plus the management over top of that. This was a result of those 2003 decisions and created a lot of problems for FH.
- Around the disease the biggest problems was the large number of people in the community who got Covid and then the virus went to the care homes
- Biggest contributing factor; wide spread in community meant wide spread in care homes as they are interlinked.
- 87% of viruses were brought in by long term care workers themselves people that lived in the community.

Other learning – all the decisions made to clamp down on the virus made people's lives difficult, people were isolated, visitations were cut off, homes set up more like hospitals, isolated people in rooms at end of day really affected the mental health and wellbeing of residents.

### **Thoughts TO TAKE AWAY**

- Human resource policy - need to raise wages to a solid level working with government and unions. Must ensure staff doesn't go to a private care facility and earn \$16 - \$18 and then go to public facility and earn \$24. We need to say wherever you work you are a valuable employee and the person you are taking care of is just as important in a private or public facility and staff are just as important.
- Training, we are way behind, way behind, need to do a lot more.

- Don't want to build more institutions than we have to, it depends on what we do in home support and all those other areas like home support, presently it appears we need 4000 new beds in 10 years. That will cost lots of money, need to rebuild that support at home, then create homes instead of institutions.
- Will we continue to allow private sector to continue to build and run the homes or actually focus money on public operations? Jim, feels strongly should be under public administration.
- If we don't have a team working in the community it won't work. FH is committed to team approach; have brought back in-the-home-support workers from private sector.
- Have created teams so can work together with nurses, doctors, physiotherapists, community support workers and linking those services together. It is a big challenge. Important to link them to the community. Bring people into the community, linking with exercise programs, dietitians, meals-on-wheels and getting volunteer drivers. Need to socialize the experience as much as possible.
- There is a lot of work to do. Many have to step up to the plate. It's important the lessons from Covid are not lost they can't just be headlines during the crisis, can't lose interest in these issues.
- Use these issues as the fuel for the urgency for continued action to meet the needs of an aging population. To live in dignity and independence.
- On the economic front long term care homes Budgetary Office from Federal Government suggested we need to spend about \$14 billion dollars per year over next 5 years to really deal with long term care issues, home support, pay people properly and build facilities. The present government has committed 9 million over the same period. We have a long way to go. Thanks for listening to me.

## Breakout Room Discussion

- What does stay at home really mean and what are the challenges?
- Mixture of good and bad experiences with home care.
- Concern the public doesn't know what is available, what they can expect and how do they access home support.
- Bureaucracies of programs, how to figure them out especially when exhausted as a care giver.
- One person was finding it difficult to figure out how to utilize the 'hire your own' people program. It seems to simply add additional work for the caregiver.
- Programs for frail elderly – this is a positive program, connects people with physician, community care nurse, housekeeping etc, works well in keeping people in their homes.
- Concern about different number of people who enter the home
- High turnover probably due to low wages, difficult for people to continually bring outside care workers up to speed on person's needs, lack of solid support.
- We all realize without public pressure and public support it's not going to change.
- Concern the deaths in the long-term care facilities are starting to retreat.
- Training was considered important, however if people have complex medical issues or dementia training is not adequate, need a provincial education standard.
- Private care has its own issues, need to make public system work.
- Home support is challenged – one of real drawbacks is lack of consistency of care worker. About 45% of care is from different people coming in daily to assist.
- FH is working on a system whereby areas will be broken into neighborhoods and staff will 'work' a neighborhood. May not get the same person every day, however will get to know the care people as a small group will support one neighborhood.



- Should know how to navigate the system, waited over a year for spouse assessment; system has to be more efficient. ( Jim Sinclair cared for his wife for 2 years at home, he is well aware of the shortcomings of the home care portion of the system.)

## **Recommendations**

To identify issues and make recommendations we acknowledge and understand that the definition of Long-Term Care varies in lexicon from Province to Province, and from region to region, across the country. As well, legislation and regulation vary from Province to Province. There needs to be legislative and regulatory systems that make sense to users and providers (operators). As well, it is understood that care for the elderly includes a continuum of choices. These choices go from living at home with home help to full care in a facility.

“Independence” and aging in place are overarching themes for seniors in determining their preferences for housing and care options as they age.

Aging in place refers to having the health care, social supports, and services available to live safely and independently in your home.

For the purposes of these recommendations, whenever “housing and care” is used, it implies: accessibility, adaptability, person centered care and coordinated services. As well, adopting a philosophy of aging in place needs to be combined with a choice in housing and care.

There was a wealth of information generated from the presentations and discussions during the webinar. It became apparent that the subject of care for seniors is complex, complicated and cumbersome; from language, terminology, legislation and regulation and philosophy, to the cost of care and shortage of staff. These recommendations are an attempt to be as inclusive as possible.

### **Federal Government**

1. That the Federal government adopt legislation that addresses the need for comprehensive and compassionate care for the elderly that ensures the right to choose, regardless of income, ethnicity and gender. This legislation would be intended to drive the work of the Minister of Seniors Canada.
2. That funding from the federal government be tied to and match the need for delivering care to the elderly and frail in a manner that ensures choice and provides for aging in place.

## Provincial Government

1. That no new care settings be added until there is a full investigation and report into the delivery of Residential and Home Health Care in the province of British Columbia. The report will inform future program development.
2. That Assisted Living is reviewed to assess its efficacy.
3. Ensure that any new residences be developed with the focus on a home like environment preserving quality of life and dignity.
4. That evidence based funding is increased to improve the delivery of home care programs that promote aging in place.
5. That a system be developed to ensure that seniors, in the process of planning for their housing and care needs have access to clear and comprehensive information that encompasses the right to choose.
6. That the regulatory environment for profit and non-profit settings be standardized and equal.
7. That wages for care support workers be a living wage. And that wages for employees in the private sector match those in the non-profit sector.
8. Disallow staff from working in more than one facility. With proper remuneration this will be unnecessary.
9. That education and training levels for all employees be reviewed and modified to reflect increased complexity of care and the need for higher standards of care.

10. That funding and hours of direct care given in residential settings not include ancillary staff such as cleaning and food services hours.

11. That contracting out to third parties is eliminated.

## **Health Authorities**

1. That there be a review of the current licensing procedures in residential and community care and that the outcomes of that review include enforcement and repercussions to ensure the highest level of care possible.
2. That Health Authorities promote and support a non-medical, community based approach to providing services to support independent living. And that they value and support informal care givers, (whom the system is dependent upon), such as family, friends .
3. That Health Authorities enhance and increase Home Support services and promote access to a range of Respite Care services including beds; and, increased access to Adult Day Care Programs.
4. That for the delivery of accessible and affordable Home Care, the concept of “neighbourhoods” be created to allow for a team approach to provide greater consistency between client and caregiver.
5. That at the time of discharge, Health Authorities ensure optimal planning, coordination and communication between Acute Care and other sectors such as community care, in order to ensure a smooth transition. And that they look to existing programs, such as the Patient Oriented Discharge Summary, PODS program offered by Providence Health Care.



6. That there is a timely, responsive, and easily accessible complaint system for users of Health Authority services.
7. That first time inquiries to Health Authority, Home Health Care Services be responded to and followed up in a timely and manner. And that the caller has been told, and therefore understands the process for accessing services. The current system is fractured.
8. That the Health Authority provides public awareness, and promotes and support ongoing education to the public on the benefits of Advanced Care Planning and Representation Agreements using existing available resources such as Nidus Personal Planning Resource Centre.

## **Infectious Diseases and Disasters**

1. That due to the regrettable loss of life in residential care settings from Covid 19, that protocols and practises be established to prevent the transmission of infectious diseases.
2. That protocols and procedures necessary to manage infectious diseases be up to date and that staff be trained and provided regular in-service.
3. That resident isolation during an infectious disease outbreak be avoided at all costs and that where isolation is mandatory that extra staffing be put in place to protect against deteriorating health and happiness and quality of life.

## Municipal Government

1. That the City of New Westminster entrench in the official community plan that housing and care for seniors be adequate and accessible according to need and the ability to pay.
2. That the City promotes the development of seniors housing in naturally occurring retirement communities close to transit, and amenities at a walkable distance.
3. That the City of New Westminster be advocates ensuring that senior's needs are being met to support healthy active aging.
4. That in light of **Climate Change**, which included the heat dome of June 2021 an emergency response plan be put in place to prevent loss of life amongst the elderly and the frail.

## Actions

1. That a public education program including print, radio and social media is developed to educate the public of the importance of reform in care for the elderly.
2. That organizations and individuals unite to organize and implement a day of action across Canada on Seniors Day, to draw attention to the fractured nature of the current system of care for the elderly in this country. The Right Person, the Right Time, the Right Place.
3. That seniors, seniors organizations and the general public advocate for needed reform to care for the elderly. Spread this report widely and encourage implementation of its contents. Send to local Members of Parliament and Members of Legislated Assemblies.

# **Appendices**

## **Panelist Bios**

### **Gloria Gutman**

Gloria, founded SFU's Gerontology Research Centre and Gerontology Department. Currently, she's Vice-President of the International Longevity Centre-Canada, Immediate Past-President International Network for Prevention of Elder Abuse, member Research Management Committee Canadian Frailty Network, Board Member International Society for Gerontechnology. Her research/publications address elder abuse, seniors housing, long term care, health promotion, disaster preparedness, gerontechnology. In December 2016, Gloria was named a Member of the Order of Canada.

### **Jim Sinclair**

Jim's appointments and roles include: Director, Canada Post Board, Adjunct Professor of Labour Studies at Simon Fraser University. He has previously served on the BC Hydro Board and the Vancouver/Richmond Health Board. Jim was the president of the BC Federation of Labour from 1999 – 2015 and vice-president of the United Fisherman and Allied Workers' Union from 1982 to 1999. Jim Sinclair holds an honorary doctor of laws from Kwantlen Polytechnic University. Jim is currently the Chair of the Fraser Health Authority.

## **Isobel Mackenzie**

Isobel Mackenzie has over 20 years' experience working with seniors in home care, licensed care, community services and volunteer services. Isobel led B.C.'s largest not-for-profit agency, serving over 6,000 seniors annually. In this work, Isobel led the implementation of a new model of dementia care that has become a national best practice, and led the first safety accreditation for homecare workers, among many other accomplishments. Isobel has been widely recognized for her work and was named B.C. CEO of the Year for the not-for-profit sector and nominated as a Provincial Health Care Hero. Isobel received both her undergraduate and graduate degrees from the University of Victoria and has a Certificate in Health Care Leadership from the University of Toronto.

## **André Picard**

Andre Picard is a health reporter and columnist for the Globe and Mail, where he has been a staff member since 1987. He is also the author of five bestselling books. André is an eight-time nominee for the National Newspaper Awards, Canada's top journalism prize, and past winner of a prestigious Michener Award for Meritorious Public Service Journalism. He was named Canada's first "Public Health Hero" by the Canadian Public Health Association, and a "Champion of Mental Health" by the Canadian Alliance on Mental Illness and Mental Health, and received the Queen Elizabeth II Diamond Jubilee Medal for his dedication to improving health care. Andre is a graduate of the University of Ottawa and Carleton University, and has received honorary doctorates from six Universities, including UBC and the University of Toronto.



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### Reference from Isobel MacKenzie

Alternatives to LTC noted in “Reimagining Care for Older Adult Focus Group Consultations” by Health Excellence Canada at:

[www.healthcareexcellence.ca/en/what-do/what-we-do-together/shapingthefuture-of-care-closer-to-home-for-older-adults](http://www.healthcareexcellence.ca/en/what-do/what-we-do-together/shapingthefuture-of-care-closer-to-home-for-older-adults)

### References from Chat rooms

Hi I want to share these emergency preparedness guidelines for LTC and community settings shared from Dr. Samir Sinha at the National Institute on Aging

<file:///C:/Users/ritam/Documents/Desktop/main/Canadian%20Centre%20for%20Healthcare%20Facilities/2021/Webinar%201/2021-01-26%20CCHF%20-%20LTC%20&%20EmergencyPreparedness.pdf>

- Closing the Gaps:
  - Advancing Emergency Preparedness, Response and Recovery for Older Adults (2020 report) [https://caep.ca/wp-content/uploads/2020/12/CRC\\_WhitePaper\\_EN-5.pdf](https://caep.ca/wp-content/uploads/2020/12/CRC_WhitePaper_EN-5.pdf)
- LTC Standards are being discussed on October 7 [www.cchf.net](http://www.cchf.net) if you can join.
- Alternatives to LTC: Re-Imagining Care for Older Adults  
Focus Group Consultations: October 12th / 14th / 15th, 2021 by Health Excellence Canada. I'll try and find a link for sign-up. Here is the link to sign up for the focus groups mentioned above:  
<https://www.healthcareexcellence.ca/en/what-we-do/what-we-do-together/shaping-the-future-of-care-closer-to-home-for-older-adults/>

## **A Lived Experience**

My Mother is 92 and suffers from Alzheimer's. My family and I have been navigating the Health Authority's very confusing, opaque processes and policies for quite some time now.

Certainly, the model for LTC is in need of an overhaul, but I believe that Community Care and Acute Care also do not serve our Elders well. I don't believe a meaningful conversation about Long term care can be held in isolation from Community care and Acute care.

We are currently reaping the benefits of the Federal cuts in health transfers beginning in the 90's. This has manifested throughout the Health Care system. Over the past 10 years, I have had firsthand experience with the decline in the level of care for complex elderly patients in hospital. Typically, admission has been through the ER in a crisis situation. It's clear that there has been a shift in philosophy from 'providing care' to 'gate keeping'. As soon as an elder is admitted to the ER, treatment is guided less by their complex care needs and more by their trajectory to release from hospital. An example of this callous attitude was evident when my elderly Mother was transferred alone, confused and afraid, from RCH to Eagle Ridge with no notice to the family beforehand despite repeated requests that family accompany her.

On 2 occasions, my Mother was released from Royal Columbian with a serious pressure sore on her heel which in the first case, took months to heal, and in the second case, has yet to resolve, 4 months later. This is a direct result of a lack of staff in acute care to provide complex care. I want to make it clear here that none of this is the fault of front line Health care workers' have encountered many wonderful nurses and care aids who do their very best to provide compassionate care in the most trying of circumstances. Chronic underfunding has made their working conditions extremely difficult.

Communication between the three agencies providing care for Elders is fractured at best.. Families are left to navigate a byzantine system on their own, as their loved ones require increasing support from Acute Care, Community Care and Long Term Care. Case managers in Community care are meant to provide guidance to families, however I have often found that they can be difficult to



reach, are not able to clearly articulate policy, and certainly don't act as advocates for vulnerable seniors who need support.

In Fraser Health my experience has been that records are not shared between regions (Burnaby and Tri Cities for example) this is an inefficient way to operate and makes accessing services more difficult for families.

I am providing this account of our experience with Emergency/ Acute care, and Community Care because in many cases, these precede Long Term Care, and sadly our family's experience is not unique.

With regard to Long Term Care, questions as follows -

### **Wait lists**

Why are wait lists not transparent?

It is unreasonable for families to plan in the absence of this crucial information.

### **Aging Infrastructure**

Older Care homes are 'Grandfathered' from standards requiring individual rooms for residents. It is shameful that Elders find themselves sharing a room with strangers in the final years of their lives. What is the duration of these exemptions?

The heat waves this summer created serious risk in Care homes. I'm not aware of a requirement for Care homes to be equipped with AC. What plans are being made to address this issue? It is appalling that Fragile seniors are being put to bed in 33 degree heat.

### **Third Party Operators**

What can be done to insure all resources allocated by the Health Authority actually go to patient care? In the case of Kiwanis, here in New Westminster, a third party operator,(Provita) holds the Contract for care aids and keeps a percentage of funds intended to Care for vulnerable Seniors. They have done this by cutting the wages of staff.

### **Hours of Care**

How are facilities monitored for staffing levels?

My Mother's home is regularly short staffed. This manifests in significant hardship for residents, who can't get help going to the toilet, getting in and out of bed and other activities of daily living.

I would also add that accessing support from Fraser Health with regard to my Mothers case and our experience with Long Term Care has been a frustrating, time consuming undertaking.

Nancy Whiteside

## Planning Committee:





# Long Term Care: A Time for Change

## PANEL DISCUSSION

Wednesday • 1:30 - 3:30 pm • September 22  
(Pacific Time)

Register in advance:  
[newwestcity.ca/longtermcare](http://newwestcity.ca/longtermcare)

The City of New Westminster and Century House Association invite you to spend two hours of discussion and brainstorming with our distinguished panel. Join us to help form the best approach for the care and support of the frail and elderly population currently residing in British Columbia.

### Panelists are:



Gloria Gutman, PhD  
Professor Emerita,  
Department of  
Gerontology, SFU



Isobel Mackenzie  
Seniors Advocate,  
Government of British  
Columbia



Andre Picard  
Staff Columnist,  
the Globe and Mail



Jim Sinclair  
Board Chair,  
Fraser Health Authority