

1. 1:00 P.M. July 25, 2022 - Council Agenda Package

Documents:

[JULY 25, 2022 - COUNCIL AGENDA PACKAGE.PDF](#)  
[JULY 25, 2022 - INFORMATIONAL CORRESPONDENCE.PDF](#)  
[JULY 25, 2022 - INFORMATIONAL CORRESPONDENCE - ITEM 12.1.10.PDF](#)



# AGENDA

## City of Salmon Arm Regular Council Meeting

Monday, July 25, 2022  
1:00 p.m.

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

Page #	Item #	Description
	1.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	4.	ADOPTION OF AGENDA
	5.	DISCLOSURE OF INTEREST
3-10	6.	CONFIRMATION OF MINUTES
	1.	Regular Council Meeting Minutes of July 11, 2022
11-16	7.	COMMITTEE REPORTS
	1.	Development and Planning Services Committee Meeting Minutes of July 18, 2022
	8.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
17-20	9.	STAFF REPORTS
	1.	Director of Engineering & Public Works – 10 Avenue SW Storm Upgrade – Detailed Design Proposal Award
21-28	2.	Manager of Permits & Licensing – Licensing of Special Events on City Property – 2022

- |         |            |  |
|---------|------------|--|
|         | <b>9.</b>  | <b>STAFF REPORTS - continued</b>   |
| 29-32   | 3.         | Director of Engineering & Public Works – Monitoring Equipment – Hach Phosphate Analyzer Purchase   |
| 33-36   | 4.         | Chief Financial Officer – West Bay Connector Trail Project Management & Financial Support  |
| 37-40   | 5.         | Director of Engineering & Public Works – Purchase Recommendation For Replacement of Unit #82 With A Wheeled Excavator  |
|         | <b>10.</b> | <b>INTRODUCTION OF BYLAWS</b>  |
| 41-54   | 1.         | City of Salmon Arm Road Closure Bylaw No. 4427 [Kearl, R.; Portion of 18 Street NE (South of 11 Avenue NE) – First, Second and Third Readings  |
| 55-80   | 2.         | City of Salmon Arm Zoning Amendment Bylaw No. 4527 [ZON-1240; Green Emerald Investments Inc./1306085 Alberta Ltd./Arsenault, G.; 1511 and 1561 10 Avenue SW; C-3 to C-6] – First and Second Readings |
| 81-98   | 3.         | City of Salmon Arm Official Community Plan Amendment Bylaw No. 4530 [OCP4000-50; Wonderland Investments Inc.; 50 30 Street NE; MR to HR] - First Reading   |
| 99-102  | 4.         | City of Salmon Arm Zoning Amendment Bylaw No. 4531 [ZON-1242; Wonderland Investments Inc.; 50 30 Street NE; R-4 to R-5] – First Reading ( <i>See item 10.3 for Staff Report</i> )                    |
| 103-126 | 5.         | City of Salmon Arm Official Community Plan Amendment Bylaw No. 4539 [OCP4000-51 Kolenosky, M./Franklin Engineering Ltd.; 2371 14 Street SW; LR to MR] – First Reading                                |
| 127-130 | 6.         | City of Salmon Arm Zoning Amendment Bylaw No. 4540 [ZON-1246 Kolenosky, M./Franklin Engineering Ltd.; 2371 14 Street SW; R-1 to R-4] - First Reading ( <i>See Item 10.5 for Staff Report</i> )       |
|         | <b>11.</b> | <b>RECONSIDERATION OF BYLAWS</b>   |
|         | <b>12.</b> | <b>CORRESPONDENCE</b>  |
| 131-132 | 1.         | Informational Correspondence   |
|         | <b>13.</b> | <b>NEW BUSINESS</b>  |
|         | <b>14.</b> | <b>PRESENTATIONS</b>   |
| 133-138 | 1.         | Presentation 4:00 – 4:15 p.m. (approximately)<br>Staff Sergeant West, Salmon Arm RCMP Detachment – Quarterly Policing Report April 2022 to June 30, 2022   |
|         | <b>15.</b> | <b>COUNCIL STATEMENTS</b>  |
|         | <b>16.</b> | <b>SALMON ARM SECONDARY YOUTH COUNCIL</b>  |
|         | <b>17.</b> | <b>NOTICE OF MOTION</b>  |
|         | <b>18.</b> | <b>UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS</b>   |

- 139-140      19.      **OTHER BUSINESS**
1.      Released from In-Camera - T. Kutschker, Director/Curator, Shuswap District Arts Council, Salmon Arm Arts Centre & Art Gallery – letter dated June 28, 2022 – Safe Space for Salmon Arm Pride Project 2022
20.      **QUESTION AND ANSWER PERIOD**

**7:00 p.m.**

Page #	Item #	Description
	21.	<b>DISCLOSURE OF INTEREST</b>
	22.	<b>HEARINGS</b>
	23.	<b>STATUTORY PUBLIC HEARINGS</b>
141-154	1.	Zoning Amendment Application No. ZON-1238 [Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3]
	24.	<b>RECONSIDERATION OF BYLAWS</b>
155-158	1.	City of Salmon Arm Zoning Amendment Bylaw No. 4523 [ZON-1238; Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3] – Third Reading ( <i>See item 23.1 for Staff Report</i> )
	25.	<b>QUESTION AND ANSWER PERIOD</b>
159-160	26.	<b>ADJOURNMENT</b>



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Item 2.

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: pursuant to Section 90(1), (e) the acquisition, disposition or expropriation of land or improvements, and (g) litigation or potential litigation affecting the municipality if the council considers that disclosure could reasonably be expected to harm the interests 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 25, 2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Regular Council Meeting Minutes of July 11, 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 1:30 p.m. and reconvened at 2:30 p.m. on Monday, July 11, 2022.

### PRESENT:

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

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

### ABSENT:

Councillor C. Eliason

### 1. CALL TO ORDER

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

### 2. IN-CAMERA SESSION

0313-2022

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.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m.  
Council returned to Regular Session at 2:25 p.m.  
Council recessed until 2:30 p.m.

### 3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

4. REVIEW OF AGENDA

Addition of Item 12.2 – L. Fitt, Manager, Salmon Arm Economic Development Society – letter dated July 7, 2022 – Zest Commercial Food Hub – Request for Letter of Support

Addition of Item 12.3 – L. Fitt, Manager, Salmon Arm Economic Development Society – Rural and Northern Immigration Pilot – Funding Request

5. DISCLOSURE OF INTEREST

Councillor Wallace Richmond declared a conflict with items 12.2 and 12.3 as Salmon Arm Economic Development Society is a client of her firm.

Mayor Harrison declared a conflict with item 12.1.7 as he is a member of the Salmon Arm Tennis Club.

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of June 27, 2022

0314-2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

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

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of July 4, 2022

0315-2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

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

CARRIED UNANIMOUSLY

2. Active Transportation Task Force Meeting Minutes of July 4, 2022

0316-2022

Moved: Councillor Lavery

Seconded: Mayor Harrison

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

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS - continued

3. Greenways Liaison Committee Meeting Minutes of June 8, 2022

0317-2022

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

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

CARRIED UNANIMOUSLY

4. Community Heritage Commission Meeting Minutes of June 6, 2022

0318-2022

Moved: Councillor Cannon

Seconded: Councillor Lavery

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

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

Board in Brief – June 2022 – Received for information.

9. STAFF REPORTS

1. Director of Development Services – 2021 City of Salmon Arm Local Government Climate Action Program Survey

0319-2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

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.

CARRIED UNANIMOUSLY

Council recessed at 3:01 p.m.

Council reconvened at 3:03 p.m.

10. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4523 [ZON-1238; Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3] – First and Second Reading

0320-2022

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

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

CARRIED UNANIMOUSLY

**11. RECONSIDERATION OF BYLAWS**

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

0321-2022

Moved: Councillor Cannon

Seconded: Councillor Flynn

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

CARRIED UNANIMOUSLY

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

0322-2022

Moved: Councillor Cannon

Seconded: Councillor Lindgren

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

CARRIED UNANIMOUSLY

- 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

0323-2022

Moved: Councillor Flynn

Seconded: Councillor Cannon

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

CARRIED UNANIMOUSLY

- 3.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

0324-2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

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

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4533 [Canoe Creek Estates] – Final Reading

0325-2022

Moved: Councillor Lindgren

Seconded: Councillor Cannon

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

CARRIED UNANIMOUSLY



11. RECONSIDERATION OF BYLAWS - continued

5. City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532 [Land Use Contract No. P1971; Canoe Creek Estates] – Final Reading

0326-2022

Moved: Councillor Lindgren

Seconded: Councillor Cannon

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

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

Mayor Harrison declared a conflict and left the meeting at 3:17 p.m. Deputy Mayor Flynn assumed the chair.

7. M. VanBuskirk, Vice-President, Salmon Arm Tennis Club – letter dated July 5, 2022 – Wayfinding signage

0327-2022

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: Council approve the installation of wayfinding signage to the Salmon Arm Tennis Club at the intersection of Okanagan Avenue and 30<sup>th</sup> Street in consultation with City staff and the Salmon Arm Economic Development Society.

CARRIED UNANIMOUSLY

Mayor Harrison returned to the meeting at 3:20 p.m. and resumed the chair.

6. H. Belt, President, Branch 62 Salmon Arm, Royal Canadian Legion – letter dated June 27, 2022 – Salmon Arm Cenotaph – 100<sup>th</sup> Anniversary

0328-2022

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: Council authorize the Royal Canadian Legion, Branch 62, Salmon Arm, to host a 100<sup>th</sup> Anniversary ceremony at the Cenotaph on August 6, 2022 between the hours of 10:00 and 12:00 p.m., subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond declared a conflict with items 12.2 and 12.3 Salmon Arm Economic Development Society is a client of her firm and left the meeting at 3:23 p.m.

12. CORRESPONDENCE – continued

2. L. Fitt, Manager, Salmon Arm Economic Development Society – letter dated July 7, 2022 – Zest Commercial Food Hub – Request for Letter of Support

0329-2022

Moved: Councillor Lindgren

Seconded: Councillor Cannon

THAT: Council provide a letter of support to Salmon Arm Economic Development Society in partnership with the Shuswap Food Action Society, to accompany their funding application to Agricultural Canada's Local Food Infrastructure Fund.

CARRIED UNANIMOUSLY

3. L. Fitt, Manager, Salmon Arm Economic Development Society – Rural and Northern Immigration Pilot – Funding Request

0330-2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: Council supports the expansion of the Rural and Northern Immigration Pilot program;

AND THAT: Staff be directed to gather the necessary information to provide a recommendation to Council with a contribution amount and the source of funding.

DEFEATED

Councillors Flynn, Lavery, Cannon and Mayor Harrison Opposed

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the City will consider a contribution to the Rural and Northern Immigration Pilot project for the 2023 taxation year following receipt of information about funding partners and amounts.

CARRIED

Councillor Lindgren Opposed

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

13. NEW BUSINESS

14. PRESENTATIONS

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL
17. NOTICE OF MOTION
18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS
19. OTHER BUSINESS
20. QUESTION AND ANSWER PERIOD

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

2. IN-CAMERA SESSION – continued

0331-2022      Moved: Councillor Canon  
                    Seconded: Councillor Flynn  
                    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.

CARRIED UNANIMOUSLY

Council moved In-Camera at 4:02 p.m.  
Council returned to Regular Session at 4:49 p.m.

21. ADJOURNMENT

0332-2022      Moved: Councillor Wallace Richmond  
                    Seconded: Councillor Flynn  
                    THAT: the Regular Council Meeting of July 11, 2022, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:50 p.m.

CERTIFIED CORRECT:

Adopted by Council the      day of      , 2022.

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

\_\_\_\_\_  
MAYOR

Item 7.1

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of July 18, 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 18, 2022.

### PRESENT:

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

Deputy Chief Administrative Officer/Director of Engineering  
& Public Works R. Niewenhuizen  
Director of Development Services K. Pearson  
Director of Corporate Services S. Wood  
Executive Assistant B. Puddifant

### ABSENT:

Councillor K. Flynn

#### 1. CALL TO ORDER

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

#### 2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

#### 3. REVIEW OF THE AGENDA

#### 4. DISCLOSURE OF INTEREST

#### 5. REPORTS

1. Zoning Amendment Application No. ZON-1240 [Green Emerald Investments Inc./1306085 Alberta Ltd./Arsenault, G.; 1511 and 1561 10 Avenue SW; C-3 to C-6]

Moved: Councillor Eliason

Seconded: Councillor Lavery

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-1240 [Green Emerald Investments Inc./1306085 Alberta Ltd./Arsenault, G.; 1511 and 1561 10 Avenue SW; C-3 to C-6] - continued

amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 10420 and Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 from C-3 (Service Commercial Zone) to C-6 (Tourist/Recreational Commercial Zone);

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

G. Arsenault, Green Emerald Investments Inc., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Lindgren left the meeting at 8:33 a.m. and returned at 8:34 a.m.

2. Official Community Plan Amendment Application No. OCP4000-50 [Wonderland Investments Inc.; 50 30 Street NE; MR to HR]

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from MR (Medium Density Residential) to HR (High Density Residential).

F. Beaudet, Wonderland Investments Inc., the applicant, was available to answer questions from the Committee

CARRIED UNANIMOUSLY

3. Zoning Amendment Application No. ZON-1242 [Wonderland Investments Inc.; 50 30 Street NE; R-4 to R-5] see Item 5.2 for Staff Report]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-4 (Medium Density Residential Zone) to R-5 (High Density Residential Zone);

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

1. Ministry of Transportation and Infrastructure approval;
2. Confirmation that the building meets Zoning Bylaw and BC Building Code requirements; and
3. Adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

5. REPORTS - continued

4. Official Community Plan Amendment Application No. OCP4000-51 [Kolenosky, M./Franklin Engineering Ltd.; 2371 14 Street SW; LR to MR]

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from LR (Low Density Residential) to MR (Medium Density Residential).

J. Wickner, Franklin Engineering Ltd., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. Zoning Amendment Application No. ZON-1246 [Kolenosky, M./Franklin Engineering Ltd.; 2371 14 Street SW; R-1 to R-4] See Item 5.4 for Staff Report]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 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 adoption of the associated Official Community Plan Amendment Bylaw.

J. Wickner, Franklin Engineering Ltd., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. IN-CAMERA

8. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee meeting of July 18, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:59 a.m.

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Mayor A. Harrison, Chair

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



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Item 9.1

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: Council approve the Award for the Design of 10 Avenue SW storm extension to Gentech Engineering Inc. for the total quoted price of \$32,575.00 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of the project detailed design and to authorize sole sourcing of the same to Gentech Engineering Inc.

### Vote Record

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

Opposed:

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



File: 2022-61

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TO: His Worship Mayor Harrison and Members of Council  
FROM: Robert Niewenhuizen, Director of Engineering and Public Works  
PREPARED BY: Mustafa Zakreet, Engineering Assistant  
DATE: July 15, 2022  
SUBJECT: **10 AVENUE SW STORM UPGRADE- DETAILED DESIGN PROPOSAL  
AWARD**

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### **STAFF RECOMMENDATION**

**THAT:** Council approve the Award for the Design of 10 Avenue SW storm extension to Gentech Engineering Inc. for the total quoted price of \$32,575.00 plus taxes as applicable.

**AND THAT:** The City's Purchasing Policy No. 7.13 be waived in the procurement of the project detailed design and to authorize sole sourcing of same to Gentech Engineering Inc.

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### **BACKGROUND**

The existing 10 Avenue SW Storm Sewer receives storm water from:

- Hobson Creek Basin (A) – consists of approximately 915 ha of land. Storm water flows from Mount Ida flow north to connect with the stormwater pipe network along 10 Ave SW and are conveyed across Highway 1.
- Leonard Creek Basin (B) - encompasses approximately 500 ha of land on the south side of 10 Ave SW. The storm water flows from the slope of Mount Ida and connects with the stormwater pipe network between 5 Street SW and 10 Ave SW.
- Drainage Basin (I) - 475 ha of area- The storm water flows from the slope of Mount Ida and west edge of Auto Rd.

In **2007**, Dayton and Knight Consulting Engineering completed the 2007 Master Drainage Plan where deficiencies in 10 Avenue storm sewer were identified, and major improvements were recommended within a 10 years' timeframe.

In **2017**, the City put out a Request for Proposal to complete a cost/benefit analysis of different stormwater improvement options. Gentech Engineering was the successful proponent and considered four options to increase capacity in the 10 Avenue Storm system, including adding a detention pond, twinning the existing storm sewer, and re-routing the creek flows. These options were eventually excluded due to land ownership, environmental concerns and high costs.

The City ultimately decided on a fifth option that requires the construction of a drainage channel along the south side of the 10h Avenue SW from Leonard Creek to an inlet structure at the intersection of 10 and TCH. The channel would collect the drainage from Leonard Creek and Hobson Creek and allow for some balancing of flows between the new channel and the existing storm sewer, as well as help re-establish a fish-bearing watercourse. Gentech proposed a

preliminary design of a "V" ditch to reduce the overall width and resulting impact to adjacent properties.

In June 6, **2022**, the City of Salmon Arm requested a quote for a detailed design of the fifth option directly from Gentech Engineering due to their history on the project including stormwater modeling and base mapping.

The Gentech quoted price is \$32,575.00 plus tax received in June 24, 2022 and included updated based drawing information, 100% detailed design drawings and Opinion of Probable Cost. The approved capital budget for the project is \$50,000.

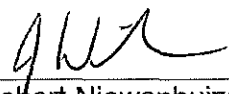
### **STAFF COMMENTS**

Mitigating the identified drainage deficiencies on 10 Avenue NE becomes more important as development intensifies in the area.

Gentech Engineering has a long history of working with the City and has successfully completed many Engineering Designs and Capital Works Projects with the City. They have experience in Storm Water Design and have the advantage of having already been heavily involved in this project by exploring several options and completing this project's preliminary design. Staff are confident that value is being achieved for the City resulting from Gentech having most base survey and drawings completed as well as previously completed stormwater models and calculations. The effort levels and hourly rates have been reviewed and are comparable to other engineering firms.

We recommend that Gentech Engineering Inc. be awarded this project and that Council accept the proposal of Gentech Engineering Inc. to complete a detailed design for the drainage ditch on 10 Avenue SW in accordance with their proposal rates, for an estimated cost of \$32,575.00 plus GST.

Respectfully submitted,

  
per. Robert Niewenhuizen, ASCT  
Director of Engineering and Public Works

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Item 9.2

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: The Council of the City of Salmon Arm authorize the use of City lands for the following Special Events Licenses in 2022:

**1) Salmon Arm Folk Music Society (Roots and Blues Festival)**

Location: **Fall Fair Grounds**

Five (5) Alcohol Serving Areas and Hours of Licensed Operation

**Main Beverage Garden and Wine Lounge (patron area)**

- August 19, 2022 – 3:00 PM to 11:30 PM
- August 20, 2022 – 11:00 AM to 11:30 PM
- August 21, 2022 – 11:00 AM to 11:30 PM

**Barn Stage and Beverage Garden (patron area)**

- August 19, 2022 – 3:00 PM to 11:30 PM
- August 20, 2022 – 11:00 AM to 11:55 PM
- August 21, 2022 – 11:00 AM to 11:55 PM

**Tasting Bar Lounge (patron area)**

- August 19, 2022 – 6:00 PM to 8:00 PM
- August 20, 2022 – 1:00 PM to 6:00 PM
- August 21, 2022 – 1:00 PM to 6:00 PM

**VIP Lounge (private access area)**

- August 13, 2022 – 3:00 PM to 8:00 PM
- August 14, 2022 – 4:00 PM to 11:45 PM
- August 15, 2022 – 10:30 AM to 11:45 PM
- August 21, 2022 – 10:30 AM to 11:45 PM

**Volunteer Party (private access area)**

- August 21, 2022 - 11:00 PM to 3:00 AM (Aug. 22, 2022)

**2) Salmon Arm and Shuswap Lake Agricultural Association (Barn Dance)**

Location: **Fall Fair Grounds**

Hours of Licensed Operation

- September 09, 2022 - 6:30 PM to 11:30 PM
- September 10, 2022 - 6:30 PM to 11:30 PM

- August 21, 2022 - 10:30 AM to 11:45 PM

**Volunteer Party (private access area)**

- August 21, 2022 - 11:00 PM to 3:00 AM (Aug. 22, 2022)

**2) Salmon Arm and Shuswap Lake Agricultural Association (Barn Dance)**

Location: **Fall Fair Grounds**

Hours of Licensed Operation

- September 09, 2022 - 6:30 PM to 11:30 PM
- September 10, 2022 - 6:30 PM to 11:30 PM

**3) BC Bike Race (Team Event)**

Location: **Klahani Park**

Hours of Licensed Operation

- September 18, 2022 - 11:30 AM to 5:30 PM

**Vote Record**

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

Opposed:

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

# CITY OF SALMON ARM

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TO: His Worship Mayor Harrison and Council  
 FROM: Manager of Permits and Licensing  
 DATE: July 07, 2022  
 SUBJECT: Licensing of Special Events on City property - 2022

---

## MOTION FOR CONSIDERATION:

**THAT:** The Council of the City of Salmon Arm authorize the use of City lands for the following Special Events Licenses in 2022:

**1) Salmon Arm Folk Music Society (Roots and Blues Festival)**

Location: Fall Fair Grounds

Five (5) Alcohol Serving Areas and Hours of Licensed Operation

**Main Beverage Garden and Wine Lounge (patron area)**

- August 19, 2022 – 3:00 PM to 11:30 PM
- August 20, 2022 – 11:00 AM to 11:30 PM
- August 21, 2022 – 11:00 AM to 11:30 PM

**Barn Stage and Beverage Garden (patron area)**

- August 19, 2022 – 3:00 PM to 11:30 PM
- August 20, 2022 – 11:00 AM to 11:55 PM
- August 21, 2022 – 11:00 AM to 11:55 PM

**Tasting Bar Lounge (patron area)**

- August 19, 2022 – 6:00 PM to 8:00 PM
- August 20, 2022 – 1:00 PM to 6:00 PM
- August 21, 2022 – 1:00 PM to 6:00 PM

**VIP Lounge (private access area)**

- August 13, 2022 – 3:00 PM to 8:00 PM
- August 14, 2022 – 4:00 PM to 11:45 PM
- August 15, 2022 – 10:30 AM to 11:45 PM
- August 21, 2022 – 10:30 AM to 11:45 PM

**Volunteer Party (private access area)**

- August 21, 2022 - 11:00 PM to 3:00 AM (Aug. 22, 2022)

**2) Salmon Arm and Shuswap Lake Agricultural Association (Barn Dance)**

Location: Fall Fair Grounds

Hours of Licensed Operation

- September 09, 2022 - 6:30 PM to 11:30 PM
- September 10, 2022 - 6:30 PM to 11:30 PM

**3) BC Bike Race (Team Event)**

Location: Klahani Park

Hours of Licensed Operation

- September 18, 2022 - 11:30 AM to 5:30 PM
-



P24

**BACKGROUND:** The security/safety plans for the three referenced events have been reviewed and evaluated by the RCMP and have been found to meet an acceptable standard for the safety of the general public at the proposed events. The Manager of Permits and Licensing therefore advises there are no objections from City Staff or the RCMP for the use of City Lands for the Special Events as set out in the Motion for Consideration provided the safety plans are adhered to.

Respectfully submitted,

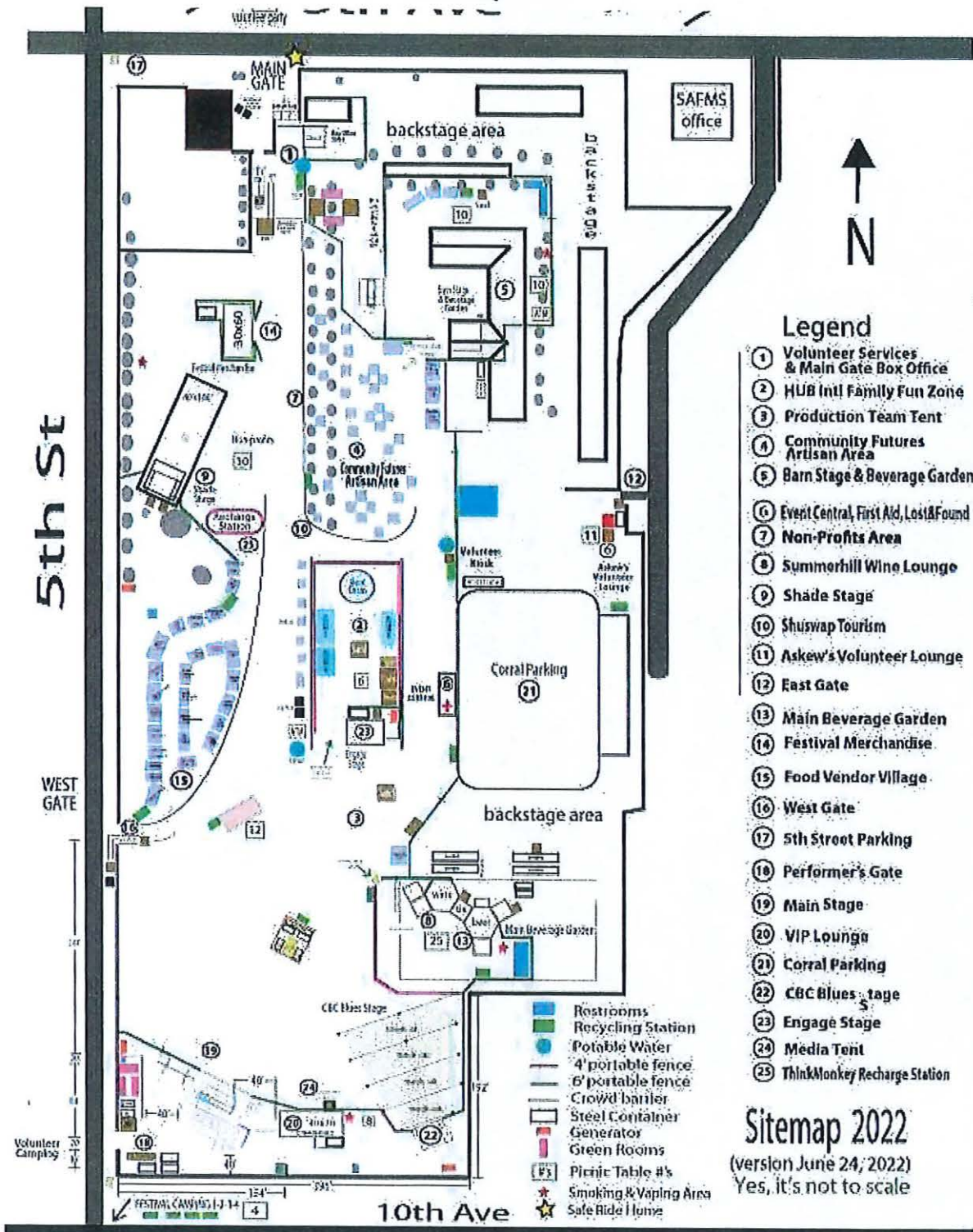
A handwritten signature in black ink, appearing to read 'M. Roy', is positioned above the printed name.

Maurice Roy, RBO/CRBO  
Manager of Permits & Licensing

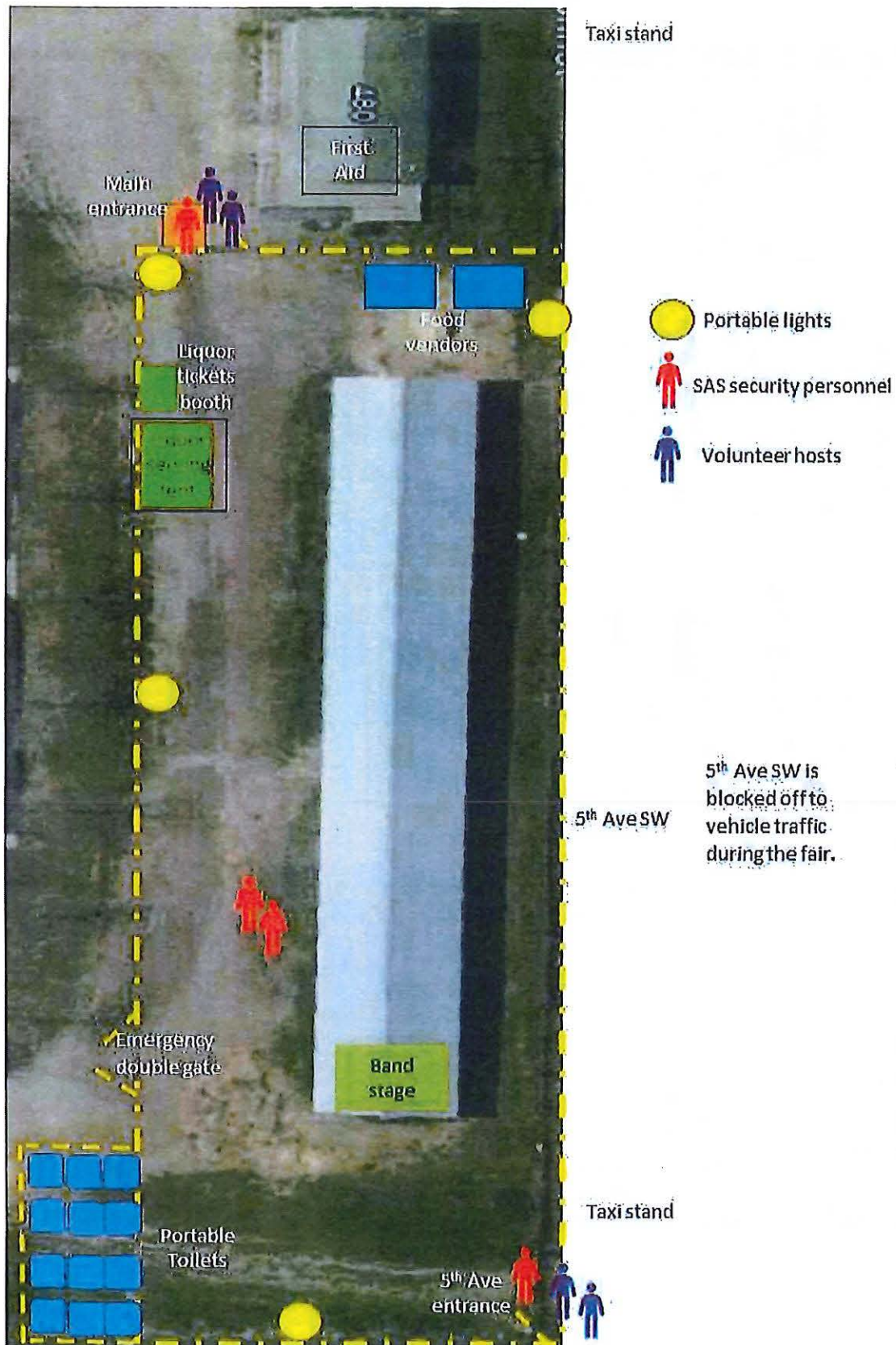
MR:mr

Attch: Site Plan for each event

## Site Map 2022



Appendix A- Site Plan:





## CBR Day 2

Iahani Park, Salmon arm BC

September 18th, 2022

RAWN BY: M OVIATT

Legend:

course route

'tall event fencing

"wide Course tape

' tall branded scrim

orta-potty


generator

opup Tent

All racer parking at MoT decommissioned gravel pit.

tennis courts active  
for pickleball use  
during event.  
pathway to tennis  
courts/washrooms  
must remain open

no BCBR use of ball  
fields or tennis  
courts

Klahani Park 

no BCBR use of ball  
fields or tennis  
courts

## Pickleball parking

**Bike  
Mechanic**

Beverage garden space limited to Internal fenced area- purple line indicates a 4' tall scrim fence with a single 6' wide entrance & exit controlled by a staff member- proof of age required to enter, & ensuring no served alcohol exits the area.

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Item 9.3

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: Council approve the purchase of a new Phosphate Analyzer for process monitoring at the Wastewater Treatment Plant from Hach Canada., for the quoted amount of \$24,794.25 plus shipping and applicable taxes;

AND THAT: the 2022 Budget contained in 2022-2026 Financial Plan Bylaw be amended to redirect additional funding to the WPCC- Phosphate Analyzer in the amount of \$8,000.00, from the WPCC – Plant Improvements Project;

AND FURTHER THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of these works and services to authorize the sole sourcing to Hach Canada.

### Vote Record

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

Opposed:

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



File: 2022-47

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TO: His Worship Mayor Harrison and Members of Council  
FROM: Robert Niewenhuizen, Director of Engineering and Public Works  
PREPARED BY: Gerry Rasmuson, Manager of Utilities  
DATE: July 13, 2022  
  
SUBJECT: **Monitoring Equipment – Hach Phosphate Analyzer Purchase**

---

### **STAFF RECOMMENDATION**

**THAT:** Council approve the purchase of a new Phosphate Analyzer for process monitoring at the Wastewater Treatment Plant from Hach Canada., for the quoted amount of \$24,794.25 plus shipping and applicable taxes;

**AND THAT:** The 2022 Budget contained in the 2022 - 2026 Financial Plan Bylaw be amended to redirect additional funding to the WPCC – Phosphate Analyzer in the amount of \$8,000.00, from the WPCC – Plant Improvements Project;

**AND THAT:** The City's Purchasing Policy No.7.13 be waived in procurement of these works and services to authorize the sole sourcing to Hach Canada.

---

### **BACKGROUND**

The City of Salmon Arm's Wastewater Treatment Plant must remove phosphorus as it contributes to eutrophication of Shuswap Lake. The phosphorous removal process relies on bacteria to accomplish this task. The phosphate analyzer allows staff to monitor the process on a 24 hour basis rather than taking grab sample for analysis. Advancements in technology have allowed for these monitors to be installed in various locations which greatly assist in process control and modifications.

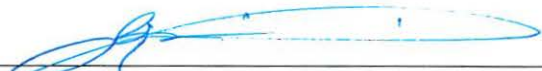
### **STAFF COMMENTS**

Hach instrumentation products have been installed in numerous locations throughout the Wastewater and Water Treatment facilities. This new analyzer will be replacing the first Hach Phosphate Analyzer installed at the plant in 1997 which is not only well past its service life but also obsolete. Additionally, factory trained service technicians are available from Hach should the need arise. As such, staff views this as a sole source project under Policy No. 7.13 Section 3 whereby it is a non-competitive situation due to the proprietary nature of the analyzer.

The approved budget for this purchase is \$20,000.00 in which staff received the estimate last year. Unfortunately, there has been a substantial increase in the price for this product, mostly due to supply chain surcharges.

Staff recommends purchasing the Hach 5500SC Phosphate Analyzer from Hach Canada for \$24,794.25 plus shipping and applicable taxes and that the overage be taken from the approved Water Pollution Control Centre's Plant Improvement budget.

Respectfully submitted,



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Robert Niewenhuizen, AScT  
Director of Engineering and Public Works

cc. Chelsea Van de Cappelle, CFO



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Item 9.4

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: Council supports the request from the Shuswap Trail Alliance to manage the West Bay Connector Trail Plan Project on behalf of the Neskonlith Indian Band and Adams Lake Indian Band;

AND THAT: Council supports the request to leverage the City's BC Rural Dividend Grant funding for the West Bay Connector Trail Plan – Phase 1, in the amount of \$100,000.00 to be utilized, if successful, in conjunction with the Neskonlith and Adams Lake Indian Band's Active Transportation Planning Grants for the West Bay Connector Trail Plan.

### 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: July 19, 2022  
From: Chelsea Van de Cappelle, Chief Financial Officer  
Subject: West Bay Connector Trail Project Management & Financial Support

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Motion for Consideration:

THAT: Council supports the request from the Shuswap Trail Alliance to manage the West Bay Connector Trail Plan Project on behalf of the Neskonlith Indian Band and Adams Lake Indian Band;

AND THAT: Council supports the request to leverage the City's BC Rural Dividend Grant funding for the West Bay Connector Trail Plan – Phase 1, in the amount of \$100,000.00 to be utilized, if successful, in conjunction with the Neskonlith and Adams Lake Indian Band's Active Transportation Planning Grants for the West Bay Connector Trail Plan.

Background:

Council received a request from the Shuswap Trail Alliance (STA) to work with the Neskonlith and Adams Lake Indian Bands (Bands) to secure additional funding for the West Bay Connector Trail Plan (see attached letter).

The Bands are making three joint applications to the Active Transportation Planning Grant Stream for the completion of the West Bay Connector Trail Plan in a phased approach. Their request is to utilize the City's BC Rural Dividend Grant of \$100,000.00 in their applications to offset the additional funding needed. If successful in their applications, they would like to partner with the City for the management of the overall project.

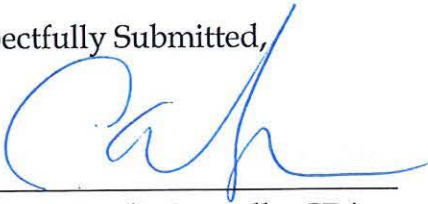
At the regular meeting of Council on June 13, 2022, Council supported, in principle, the request to manage the project; subject to further information. In particular, staff required further details on process, expectations, funding and confirmation from the Province to utilize the City's BC Rural Dividend grant in this manner.

Staff met with Jen Bellhouse, Executive Director with STA, on June 16, 2022 to discuss the request further. Following this meeting, confirmation was received from the Province to utilize the grant funding to offset expenditures of the Active Transportation Planning

projects so long as the scope of the projects are the same as that of the City's. Staff are confident that the project scopes align, as the project plan being utilized for the Active Transportation Planning Grant applications is the same as that used for the BC Rural Dividend application.

If Council supports the motions for consideration, staff will provide a formal letter of support to Jen Bellhouse, STA to include within the Bands Active Transportation Grant Applications.

Respectfully Submitted,



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Chelsea Van de Cappelle, CPA



The Shuswap Trail Alliance

PO Box 1531, Salmon Arm, BC V1E 4P6, [www.shuswaptrailalliance.com](http://www.shuswaptrailalliance.com)

April 28, 2022

Attn: Rob Niewenhuizen  
City of Salmon Arm  
Box 40, Salmon Arm, BC V1E 4N2

RE: West Bay Connector Plan Project Management

Dear Rob,

The Shuswap Trail Alliance (STA) is working with the Adams Lake and Neskonlith Bands to try and secure additional funding for the West Bay Connector Trail Plan. Adams Lake and Neskonlith will be making three joint applications to the Federal Active Transportation Grant Planning Stream, which if successful would result in \$150,000 towards the West Bay plan.

The applications to the Federal Active Transportation fund need to be broke down into three stand-alone projects that will result in three applications of \$50,000 and the overall West Bay plan. For the purpose of these applications, the project will split into individual projects titled Environmental Assessments & Compensation Plan, Traditional Use and Archeological Assessments, and Site Survey, Engineering Design, Alignment and Costing. Each of the three components is valued at more than \$50,000, and we were hoping that we would be able to leverage the BC Rural Dividend Funds, that the City of Salmon Arm (City) currently holds for the West Bay Plan, to show that the other funds required are in place. We respectfully request that the City prepares a letter of support indicating that the BC Rural Dividend Funds would be utilized in conjunction with the Active Transportation funds to complete the West Bay plan.

If successful in obtaining the Active Transportation funds for the West Bay plan The Adams Lake and Neskonlith Bands do not have the capacity to implement the project. As a partner of the project, would the City be willing to oversee all of the project management aspects, including preparing the RFP, selecting and overseeing the proponent, and ensuring that the project deliverables are met?

I would be pleased to meet to answer any questions that request that may arise from this request or provide further information.

I look forward to your response.

Sincerely,

Jen Bellhouse, Executive Director for the STA, Phn: 250-804-3530, Email: [jen@shuswaptrails.com](mailto:jen@shuswaptrails.com)



Item 9.5

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: Council approve the purchase of the replacement of Unit #82, Backhoe with a used Wheeled Excavator, from Great West Equipment for the quoted amount of \$277,000.00 plus taxes as applicable.

### Vote Record

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

Opposed:

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





File: ENG 2022-00-01

TO: His Worship the Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Darin Gerow, Manager of Roads & Parks

DATE: July 19, 2022

SUBJECT: **PURCHASE RECOMMENDATION FOR REPLACEMENT OF UNIT #82  
WITH A WHEELED EXCAVATOR**

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### **STAFF RECOMMENDATION**

**THAT: Council approve the purchase of the replacement of Unit #82, Backhoe with a used Wheeled Excavator, from Great West Equipment for the quoted amount of \$277,000.00 plus taxes as applicable.**

---

### **BACKGROUND**

The City of Salmon Arm Public Works Department currently has two backhoes: Unit #86, 2021 John Deere 310SL & Unit #82, 2009 Volvo BL70. Unit #86 was replaced in 2021 and throughout discussions found that the everyday operation of two backhoes was not required anymore. With the addition of our mini excavator in 2015 the Utility Backhoe gets much less use. We opted to only replace one backhoe with the goal of bringing in a wheeled excavator.

A Backhoe is a very versatile piece of equipment and has an important role within our fleet; however, when operating and digging for detailed grades such as asphalt patch preparation, culvert replacement, ditching, etc. a backhoe does not offer the precision or speed as that of a tracked excavator. The issue with tracked excavators is the requirement for a sizable truck and trailer to mobilize onto any site. A wheeled excavator is an excavator body on a rubber tired chassis/axles. This creates easy accessibility to all sites as it can be driven on the roadway up to 35 km/hr.

In 2021 a public process Request for Quotation was submitted to supply & deliver a new 12,900kg operating weight wheeled excavator. Prices came in ranging from \$327,000 to \$351,000, and availability was very limited. As these all exceeded the approved budget, the quotation was cancelled and a budget amendment was completed. Recently we were approached with an opportunity on a used 2018 Volvo EW180 which has an operating weight of 20,200kg. This is much larger than what we were initially looking for, however after further discussions we believe this could be a great asset.

A Request for Quotation was advertised on City Webpage for the supply & delivery of a NEW or USED minimum 18,000kg operating weight wheeled Excavator. Only one (1) quotation was received on Tuesday, June 28, 2022, as follows:

Company	Model	Sub-Total Price	Price Incl. Tax
Great West Equipment	2018 Volvo EW180	\$ 277,000.00	\$ 310,240.00

The 2018 EW180 quoted is used and has 1,617 hours. For comparison we have placed approximately 585 hours per year (4,100 hours total) on our tracked mini excavator. Inclusive in this price is 36 month, 3,000 hour warranty. Staff have viewed the machine in person and confident it will be useful in our fleet. Previous quotes on a new machine stated that delivery would be 12 – 18 months after approval of purchase. The benefit with this used unit; delivery would be almost immediately after approval.

We will be keeping Unit #982, 2009 Volvo BL70 Backhoe within the fleet, as there may be a future need to have loading equipment available for a satellite sand storage location west of town for winter operations.

Great West Equipment is based out of Vernon, BC and has supplied units to the City of Salmon Arm and other municipalities.

The approved funding for this purchase is \$310,500 from the 2022 Machinery & Equipment Capital Budget. We recommend the purchase of the wheeled excavator be awarded to Great West Equipment, for the quoted price of \$277,000.00 plus taxes as applicable.

Respectfully submitted,



*per* Robert Niewenhuizen, ASCT  
Director of Engineering and Public Works

cc – Chelsea Van de Cappelle, CFO



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Item 10.1

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Highway Closure Bylaw No. 4427 be read a first, second and third time;

AND THAT: final reading of City of Salmon Arm Highway Closure Bylaw No. 4427 be subject to:

- 1) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and;
- 2) Payment of \$89,000.00 to the City of Salmon Arm prior to September 30, 2022.

[Kearl, R.; Portion of 18 Street NE (South of 11 Avenue NE)]

### Vote Record

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

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

---

To: His Worship Mayor Harrison and Members of Council  
Date: July 7, 2022  
Subject: Proposed Road Closure and Disposal – Portion of 18 Street NE (South of 11 Avenue NE)  
Owner/Applicant: Russell Kearl

---

**MOTION FOR CONSIDERATION:**

- THAT:** City of Salmon Arm Road Closure Bylaw No. 4427 proceed to first, second and third readings;
- AND THAT:** Final reading of City of Salmon Arm Highway Road Closure Bylaw No. 4427 be subject to:
- 1) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and;**
  - 2) Payment of \$89,000.00 to the City of Salmon Arm prior to September 30, 2022.**
- 

**STAFF RECOMMENDATION**

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

---

**PROPOSAL**

The subject portion of road is located between 1050 and 1091 18 Street NE (Appendix 1 and 2). The road has been deemed surplus to the City's needs and is proposed to be closed. Should the Road Closure Bylaw be supported, the road would be sold to the adjacent property owner to be incorporated into development plans for the two adjacent properties.

**BACKGROUND**

As shown by the Reference Plan provided by the applicant, the subject portion of road is 823.9m<sup>2</sup> (see Appendix 3). To date the following events have precipitated the subject road closure and purchase:

1. In December 2020 Council adopted Bylaws 4410 (OCP Amendment) and 4411 (Zoning Amendment Bylaw) redesignating and rezoning the properties adjacent to the subject road closure area to accommodate future development of a dentist office and residential units with potential for other commercial uses. The Bylaw amendments had the effect of redesignating and rezoning the subject portion of road and;
2. In October 2020 Mr. Kearl submitted an offer letter to Council to purchase the portion of 18 St NE adjacent to 1050 and 1091 18 Street NE for \$89,000.00. Council accepted the offer subject to the adoption of a Road Closure Bylaw. The offer was based on an estimated land area of 675m<sup>2</sup> and an averaging of the recent purchase price of the adjacent parcels.

The Land Title Act allows for the process of raising the title of the road, then consolidation with the adjacent titles to be completed through an Explanatory Plan. The surveyor submits to the Land Title Office an Explanatory Plan (Appendix 3) and a Plan of Consolidation (Appendix 4) which are to be registered concurrently. Staff are recommending that the Statutory Right of Way for BC Hydro and Telus services be registered concurrently with the registration of the Explanatory Plan and Plan of Consolidation. The City will accept a Letter of Undertaking from the owner's lawyer to ensure that this completed in the necessary order.

## COMMENTS

### Engineering Department

Engineering comments regarding the road closure are enclosed as Appendix 8. The report notes that there is a watermain within 18 Street NE and would require the decommissioning of the service by the developer.

There are also watermain services for each existing lot in 18 Street NE which would have to also be decommissioned. With regard to roads, an existing letdown onto 18 Street NE which, with future development would require upgrading and/or removal such that the site has only one access from 11 Avenue NE.

### Ministry of Transportation and Infrastructure

The Ministry of Transportation and Infrastructure (MOTI) has given preliminary approval of the rezoning provided that there is no direct access to the Trans-Canada Highway and that all new structures must be located outside of the provincial setback of 4.5m from the Trans-Canada Highway road/property line. These requirements were echoed under the review for the road closure.

The Explanatory Plan highlights a portion of the "road" adjacent to the south property line of 1091 18 Street. This portion of road is not included in this Road Closure Bylaw and would not form part of the proposed Property Disposition because the area is a residual portion of private land left from a previous subdivision in 1963. The area shows as "road" on plans; however, the applicant's BCLS researched the history of road dedications in this area and concluded that it was not properly dedicated at the Land Title Office at the time of the previously mentioned 1963 subdivision; therefore, it is owned by another land owner. In May 2022 MOTI staff confirmed that they are able to approve the bylaw.

### BC Hydro & Telus

BC Hydro requires a new Statutory Right of Way Agreement to protect the hydro services and an osprey pole located in 18 Street NE. The SRW agreements would need to be registered on the title before the land is transferred to the adjacent land owners. This would be done by way of concurrent registration at the land title office of the road closure plan along with BC Hydro's new SRW agreement. A Telus communications line is currently within the same area and would be protected under that same Statutory Right of Way Agreement.

### Fortis

No concerns.

### Building Department

No concerns were raised during the review period.

### Fire Department

No concerns.

### Public Consultation

Pursuant to the Community Charter notices are placed in the newspaper at least 10 days in advance of the fourth reading of the bylaw. Those deemed to have an interest in the disposition of the road are encouraged to provide written comments or attend the Regular Council meeting in which the adoption of the bylaw is to be considered. It is expected that adoption of the Road Closure Bylaw will be held on August 22, 2022.

### Planning Department

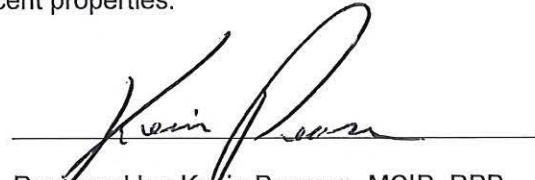
The additional development area provided by the road closure and consolidation would provide a larger portion of land over the site least impacted by the sloping terrain. Plans detailing the development proposal have not been submitted at this time and it is unknown how the Road Closure area is to be incorporated

into a future development proposal. Given the address sequence for this portion of 11 Avenue NE, at the time of lot consolidation staff may have to readdress the site to apply an 11 Avenue NE address.

Planning staff are supportive of the Road Closure and proposed sale of the property to the adjacent property owner to incorporate the land into the development of the adjacent properties.

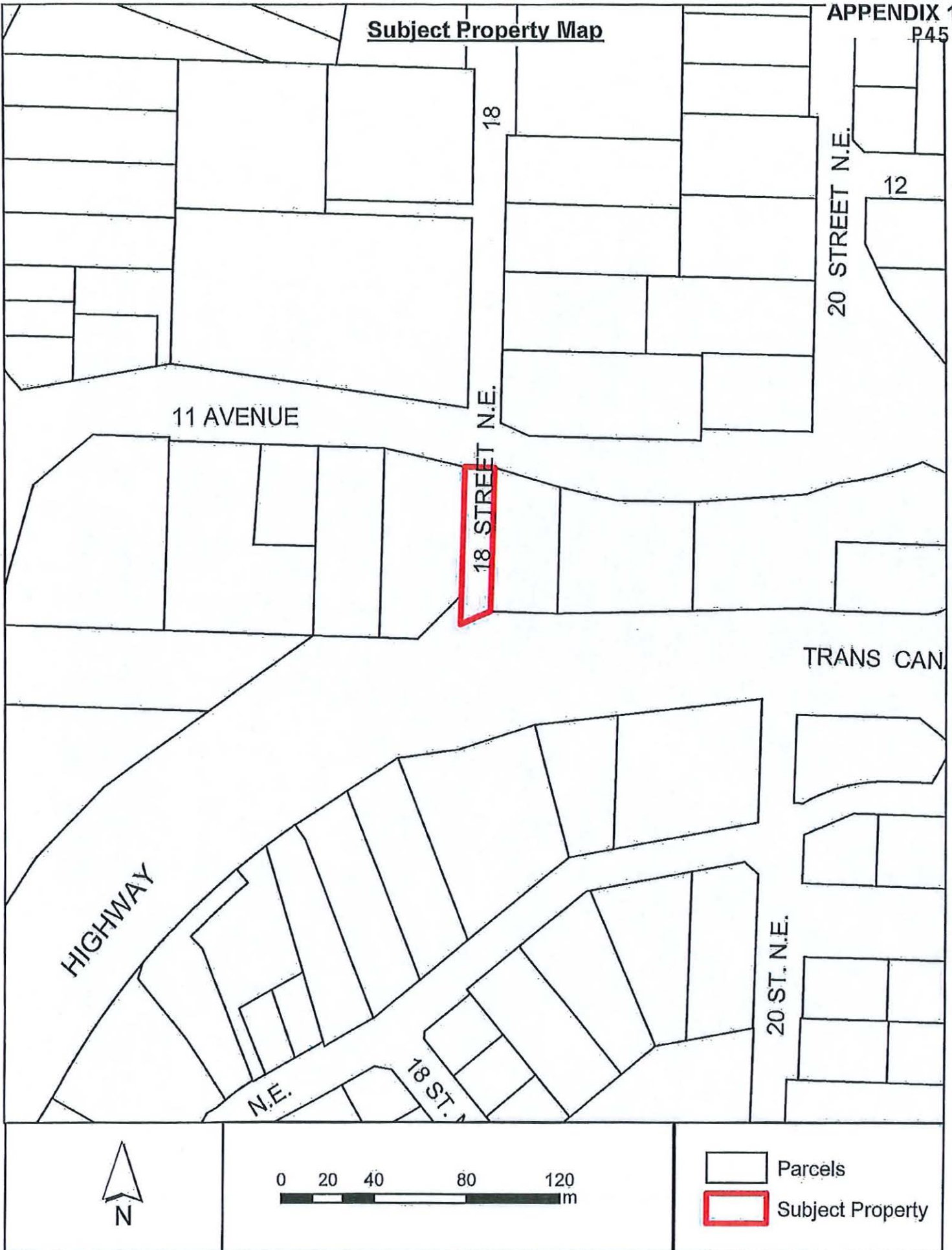


Prepared by: Melinda Smyrl, MCIP, RPP  
Planner



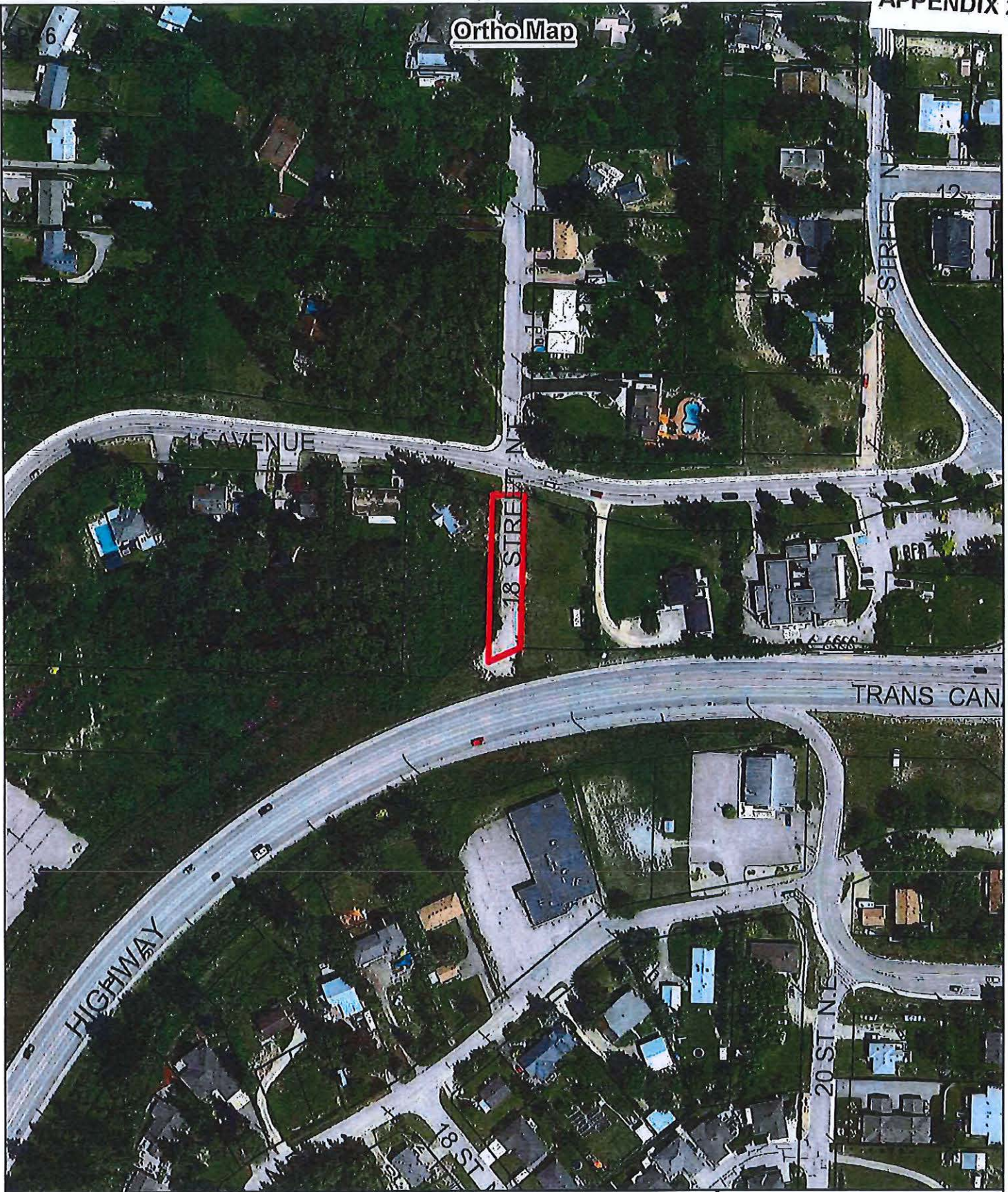
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services

Subject Property Map

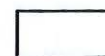




OrthoMap



0 20 40 80 120 m



Parcels



Subject Property

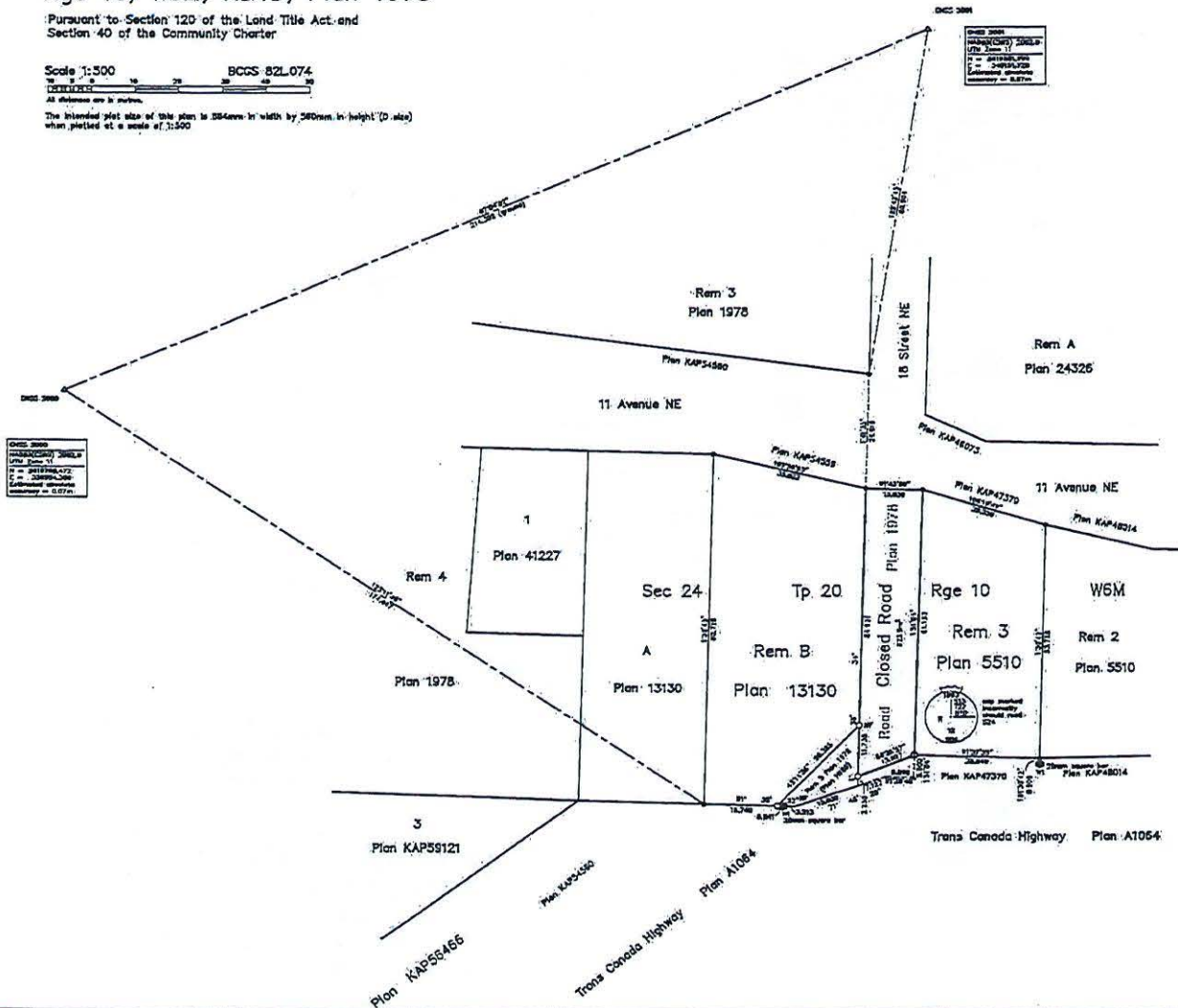


Reference Plan to Accompany  
City of Salmon Arm Road Closure Bylaw Number 4427  
of a Portion of Road, Sec 24, Tp 20,  
Rge 10, W6M, KDYD, Plan 1978

Pursuant to Section 120 of the Land Title Act and  
Section 40 of the Community Charter

Scale 1:500 BCGS 82L074

The intended plot size of this plan is 584mm in width by 380mm in height (D size)  
when printed at a scale of 1:500



LEGEND

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

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9999333. The average combined factor has been determined based on an ellipsoidal elevation of 402.2 metres.

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

- Standard Iron Post Found (SIP)
- Standard Iron Post Found (SP)
- △ Traverse Hub Found
- Standard Copper Post Found
- ⊙ Non-Standard Iron Post Found
- W Denotes Witness
- W Denotes Nothing Found

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

This plan lies within the Columbia Shuswap Regional District

The field survey represented by this plan was completed on the 11th day of January, 2021  
Joseph Charles Johnson, SCS (204)

BROWNE JOHNSON LAND S.  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. 230-8  
Plan 539-20 339-20 new



PLAN EPP108286

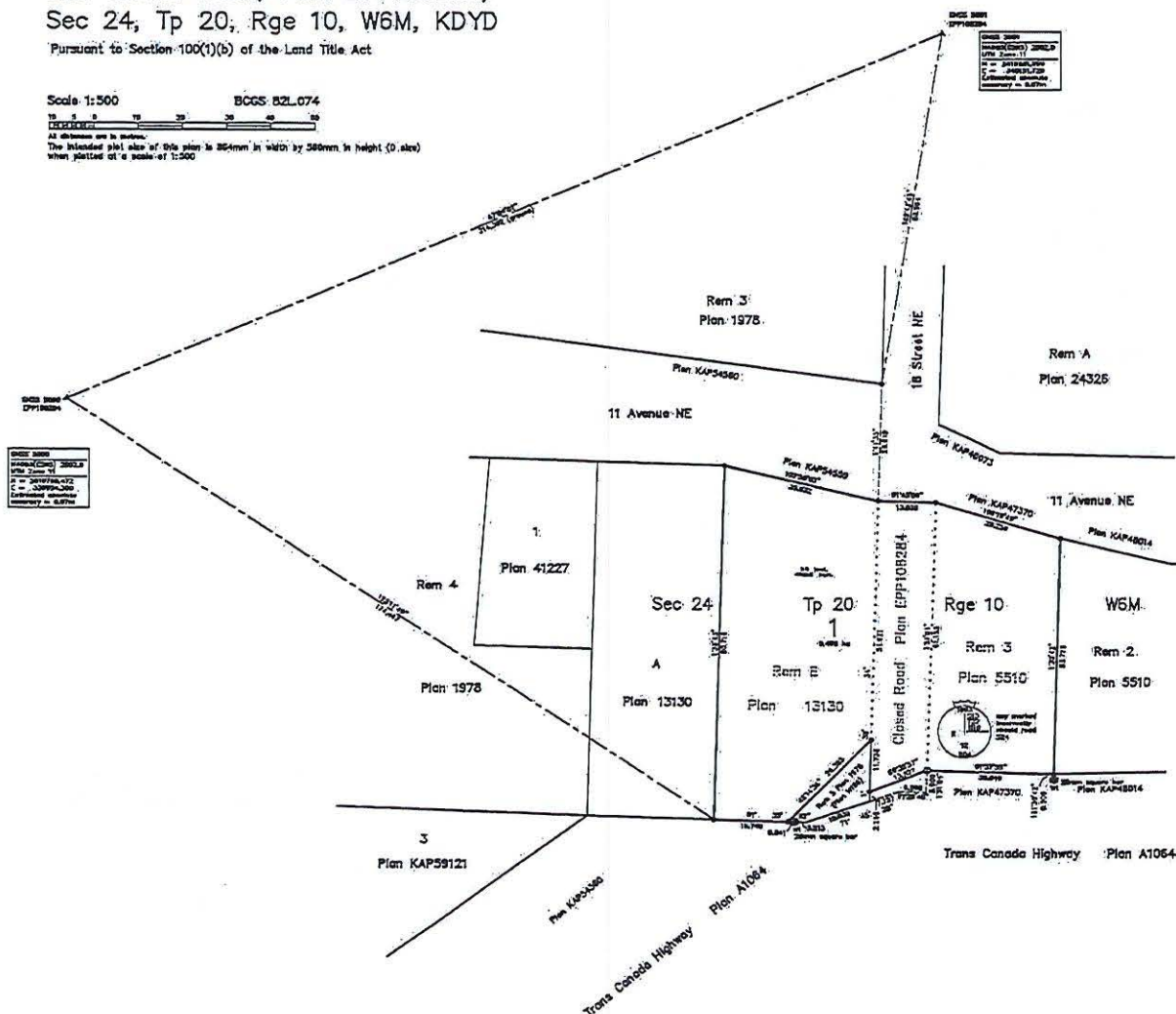
Reference Plan of Consolidation of  
Lot B, Plan 13130 Except Plan KAP54559,  
Lot 3, Plan 5510 Except Plan KAP47370  
and Closed Road, Plan EPP108284,  
Sec 24, Tp 20, Rge 10, W6M, KDYD

Pursuant to Section 100(1)(b) of the Land Title Act

Scale 1:500

BCGS 82L074

AS DISTANCES ARE IN METERS.  
The intended plot size of this plan is 854mm in width by 580mm in height (D-size)  
when plotted at a scale of 1:500.



# LEGEND

DP: bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.  
This plan shows back-sited ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9999315. The average combined factor has been determined based on an observed elevation of 400.2 metres.  
The UTM coordinates and estimated absolute accuracy achieved are derived from differential dual frequency GNSS observations post processed using the National Resources Canada Practice Point, Postprocessing Service.

- DP: Standard Iron Pin Found (DP)
- A: Traversed Point Found
- ⊙: Standard Copper Pin Found
- ⊙: Non-Standard Iron Pin Found
- W: Denotes Witness

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

This plan lies within the Columbia Shuswap Regional District

The field survey represented by this plan was completed on the 11th day of January, Joseph Charles Johnson, B.S., (204)

BROWN, JOHNSON LAND S.L.  
S.C. AND CANADA LANDS  
SALMON ARM, B.C. S2S-8  
File 8-21 229-2049

## CITY OF SALMON ARM

BYLAW NO. 4427

Being a Bylaw to Close to Traffic, Remove the Dedication as Highway and Dispose of a Portion of Road, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978

---

WHEREAS, pursuant to Section 40 of the Community Charter, SBC, 2003 Chapter 26, and amendments thereto, Council may, by bylaw, close a portion of highway to traffic and remove the dedication of a highway, if prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and posts the notice in the public notice posting place, and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Provincial Government's right of resumption under Section 35(8) of the Community Charter, SBC, 2003, Chapter 26 and amendments thereto, in relation to a highway or portion of a highway that was vested in a municipality pursuant to Section 35(1) of this Act, is cancelled if the Corporate Officer of the municipality files with the Land Title Office a statement certifying that the highway closure and removal of dedication complies with the Regulation of the Minister of Transportation B.C. Regulation 245/2004 (June 4, 2004) as amended by B.C. Regulation 18/2008 (January 25, 2005), made under the authority of the Community Charter, Section 35(10)(b);

AND WHEREAS the Council deems it expedient to close to traffic, remove the dedication of highway and dispose of that portion of Road, comprising 823.9 m<sup>2</sup> dedicated at the Kamloops Land Title Office by Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 which is shown outlined in bold black ("Closed Road") on the Reference Plan EPP108284 prepared by Joseph Charles Johnson, BCLS, Browne Johnson Land Surveyors, on January 11, 2021, a reduced copy of which is attached hereto (the "Plan") as Schedule A;

AND WHEREAS notices of the Council's intention to close the portion of highway to traffic, to remove its dedication as highway, and to dispose of it were published in a newspaper and posted in the public notice posting place;

AND WHEREAS the Council does not consider that the closure of the portion of highway will affect the transmission or distribution facilities or works of utility operators;

AND WHEREAS the disposition of Closed Road will be to 0832915 BC Ltd., the registered owner of the adjacent properties (legally described as Lot 3, Section 24, Township 20 Plan 5510, Except Plan KAP47370 and Lot B, Section 24, Township 20, Plan 13130, Except Plan KAP54559) and will be consolidated into the adjacent properties a reduced copy of which is attached hereto (the "Plan") as Schedule B;

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

1. Attached to this Bylaw, as Schedule "A" and forming part of this Bylaw is a reduced copy of the Reference Plan EPP108284 (the "Plan").
2. The City of Salmon Arm is hereby authorized to dispose of and convey the Closed Road to 0832915 BC Ltd, the registered owner of the adjacent parcels.
3. The City of Salmon Arm hereby authorizes the closure to traffic and removal of the highway dedication of that portion of Road, comprising 823.9 m<sup>2</sup> dedicated at the Kamloops Land Title Office by Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 attached hereto (the "Plan") as Schedule A;
4. On deposit of the Plan and all other applicable documentation for the removal of the highway dedication, in the Kamloops Land Title Office, the highway dedication of that portion of the road is cancelled.
5. The Mayor and Corporate Officer are hereby authorized to execute such conveyances, deeds, maps, plans, receipts and documents on behalf of the City of Salmon Arm as may be necessary for the purposes aforesaid and to affix the Corporate Seal of the City of Salmon Arm thereto.
6. The Council shall, before adopting this Bylaw, cause public notice of its intention to do so to be given by advertisement once each week for two consecutive weeks in a newspaper published or circulated in the City of Salmon Arm, and has provided an opportunity for persons who consider they are affected by the closure and disposition of the Closed Road to make representations to Council.

#### SEVERABILITY

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

#### ENACTMENTS

8. Any enactments 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.

#### EFFECTIVE DATE

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

CITATION

10. This Bylaw may be cited for all purposes as the "City of Salmon Arm Highway Closure Bylaw No. 4427".

READ A FIRST TIME THIS DAY OF , 2022

READ A SECOND TIME THIS DAY OF , 2022

READ A THIRD TIME THIS DAY OF , 2022

APPROVED PURSUANT TO SECTION 41 (3) OF THE COMMUNITY CHARTER ON THE  
DAY OF , 2022

\_\_\_\_\_  
For Minister of Transportation and Infrastructure

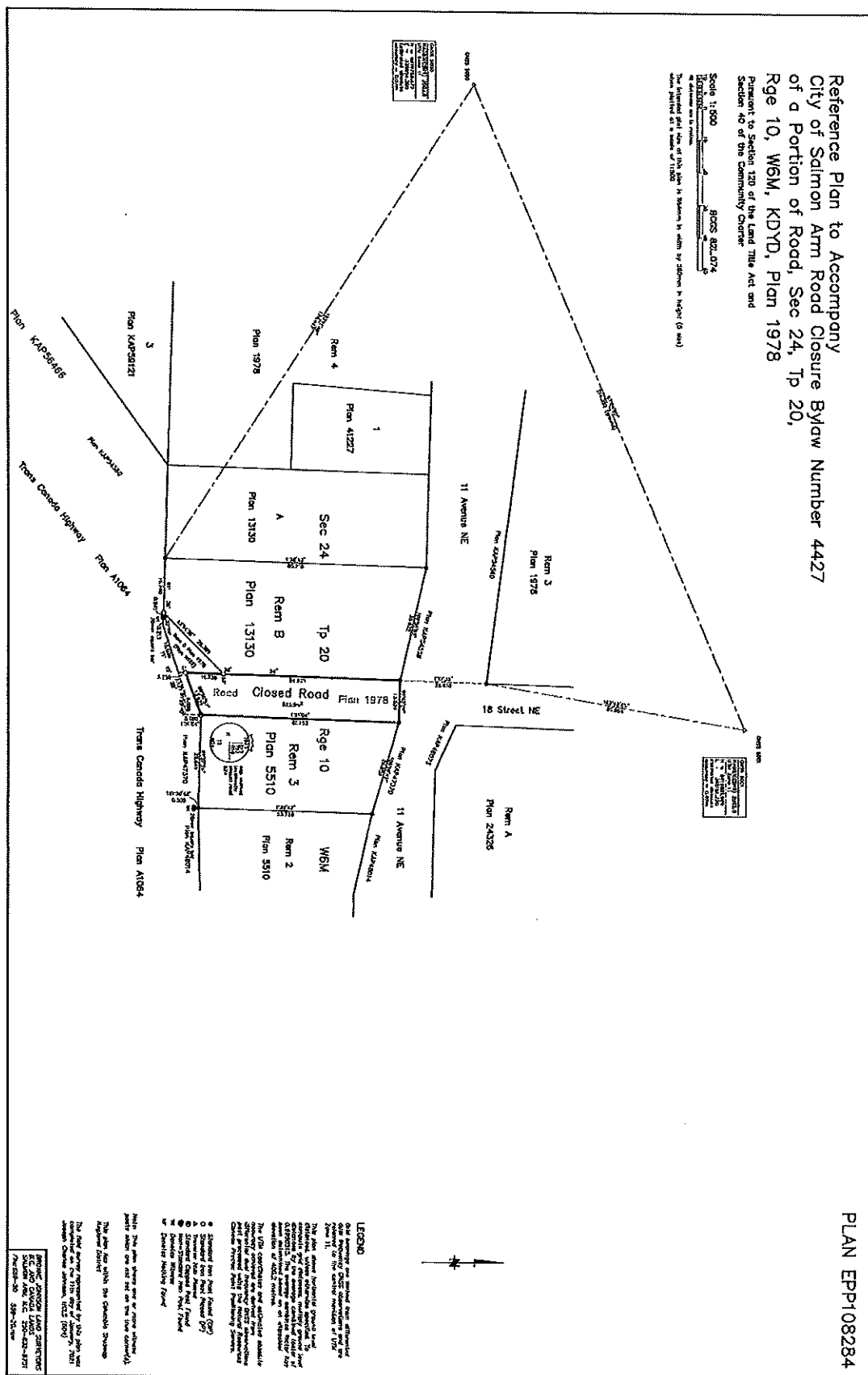
PUBLIC NOTICE OF INTENTION TO PROCEED ADVERTISED IN THE SALMON ARM  
OBSERVER ON THE DAY OF , 2022

PUBLIC INPUT PROVIDED ON THIS DAY OF , 2022

ADOPTED BY COUNCIL THIS DAY OF , 2022

\_\_\_\_\_  
MAYOR

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



## PLAN EPP108286

**Socle 1: 500**

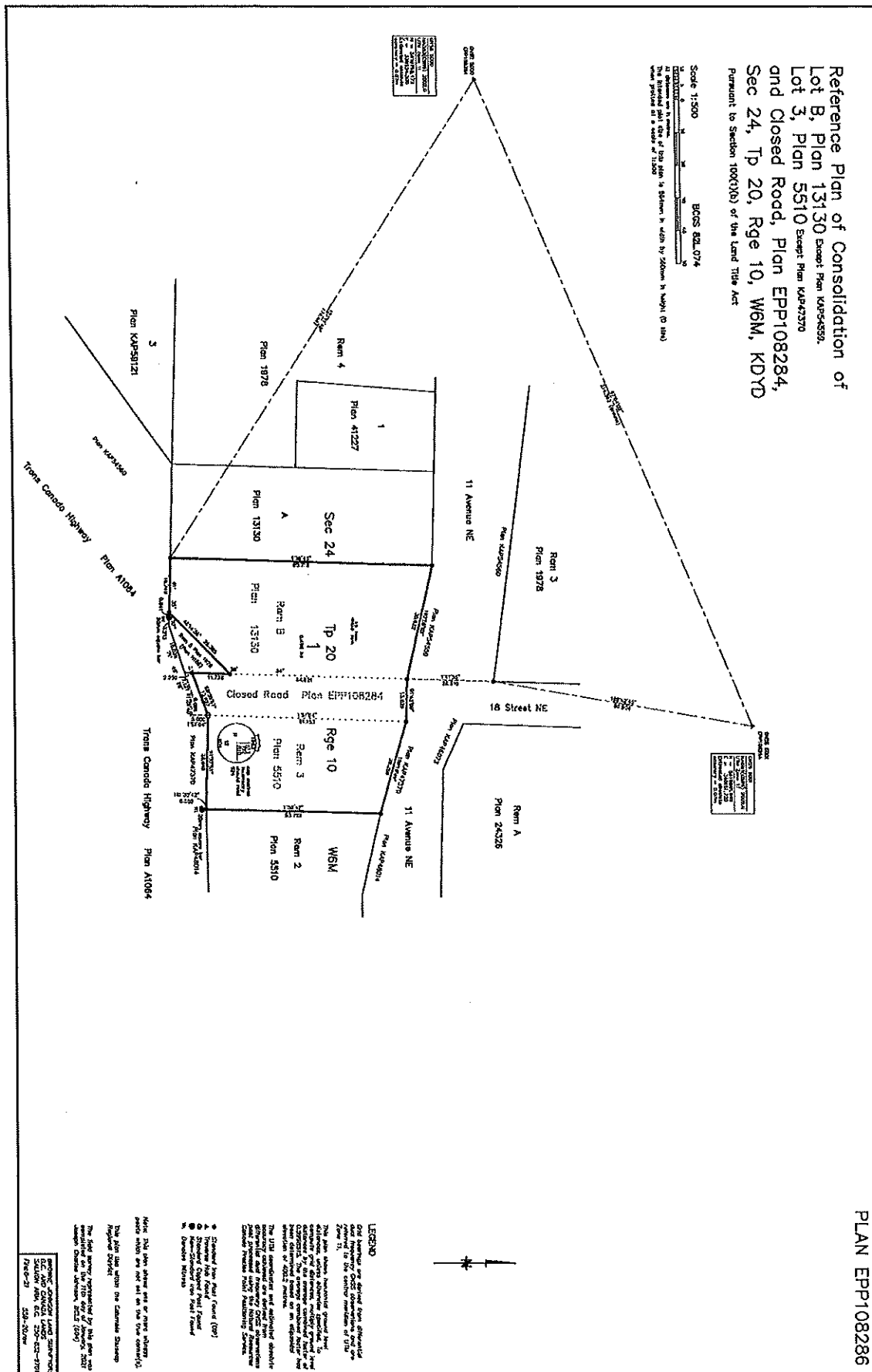
**BACS 82L 074**

All dimensions are in mm.

The finished part size of this plate is 64mm in width by 240mm in height (D 890).

When polished at a cost of 11,500

A technical drawing of a rectangular plate. The top edge is labeled 'Socle 1: 500'. The right edge is labeled 'BACS 82L 074'. The bottom edge has a dimension line indicating a length of 240. The left edge has a dimension line indicating a width of 64. There are small circles at each corner, likely representing mounting holes or fasteners. A note below the drawing states 'All dimensions are in mm.' and another note to the right states 'The finished part size of this plate is 64mm in width by 240mm in height (D 890).' A final note at the bottom right indicates a cost of 11,500 when polished.



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Item 10.2

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4527 be read a first and second time.

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

[ZON-1240; Green Emerald Investments Inc./1306085 Alberta Ltd./Arsenault, G.; 1511 and 1561 10 Avenue SW; C-3 to C-6]

### Vote Record

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

Opposed:

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



# CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: July 8, 2022

SUBJECT: Zoning Amendment Application No. 1240

Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 10420, and Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309  
 Civic: 1511 & 1561 10 Avenue SW  
 Owners: Green Emerald Investments Inc. and 1306085 Alberta Ltd.  
 Agent: Arsenault, G.

## 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 15, Township 20, Range 10, W6M, KDYD, Plan 10420 and Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 from C-3 (Service Commercial) to C-6 (Tourist / Recreational Commercial);

**AND THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

## STAFF RECOMMENDATION

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

## PROPOSAL

The two subject parcels are approximately 1.3 acres in area on the commercial corridor of 10 Avenue southwest south of the Trans Canada Highway, between Westgate Market to the west and the Mall at Picadilly to the east (see Appendix 1 and 2). The parcels are designated Commercial – Highway Service / Tourist (HC) in the City's Official Community Plan (OCP) and zoned C-3 (Service Commercial) in the Zoning Bylaw (Appendix 3 and 4). The purpose of this application is to rezone the subject parcel to allow for potential future commercial use, as shown in the attached development concept (Appendix 5). C-6 zone regulations are attached (Appendix 6).

## BACKGROUND

The subject property is located within the commercial corridor west of the City Centre to 30 Street SW as identified in the OCP, an area characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-1) and Commercial (C-3) zones. Adjacent zoning and land uses include the following:

North:	IR	First Nations reserve lands
East:	C-3	Commercial
West:	R-1 and C-3	Single Family Dwelling and Commercial
South:	C-3	Commercial (rural residential / agricultural use)

The subject property is currently vacant, as shown in site photos attached (Appendix 7).

### OCP POLICY

The proposed zoning amendment aligns with the HC (Highway Service / Tourist Commercial) designation in the OCP. The amendment would align with the Commercial Objectives and Policies listed in OCP Section 9, including supporting commercial uses within the primary commercial areas of the City.

Development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area.

### COMMENTS

#### Ministry of Transportation and Infrastructure

Preliminary approval has been granted as of July 4, 2022 (Appendix 8).

#### Engineering Department

No concerns with rezoning. Servicing requirements for future development have been provided to the applicant. Comments attached (Appendix 9).

#### Fire Department

No Fire Department concerns.

#### Building Department

No concerns with rezoning.

#### 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 advise 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 August 8, 2022.

#### Planning Department

The surrounding neighbourhood has been undergoing slow development, moving from a mix of older single family housing and commercial development, towards newer commercial and mixed use development.

Staff note that this proposal would not alter the amount of commercial land base within the City, rather it would offer a shift from the vehicle-oriented service and storage commercial uses of the C-3 zone, to the C-6 zone which offers more options for mixed commercial uses with residential use above.

Aligned with the mixed use development concept proposed, the C-6 Zone has a number of more flexible regulations relative to the C-3 Zone. These include a more permissive maximum height allowance (19 m versus 10 m in C-3), and more lenient setback requirements (including no front setback requirement versus 6 m in C-3). These are in keeping with the intent of the C-6 Zone to accommodate pedestrian oriented businesses with a mixture of land uses in an integrated manner.

The intent for the subject parcel under application is illustrated by a development concept attached as Appendix 5. Future development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area (provided to applicant), with future development requiring review through a form and character Development Permit application.

CONCLUSION

The OCP HC designation supports the proposed C-6 zoning. The subject parcel is considered by staff to be well-suited for the proposed C-6 uses, being within close proximity to the Trans Canada Highway as well as the Westgate and Picadilly commercial areas. The proposed C-6 zoning of the subject property is consistent with OCP and is therefore supported by staff.



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Chris Larson, MCIP, RPP  
Senior Planner




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Kevin Pearson, MCIP, RPP  
Director of Development Services

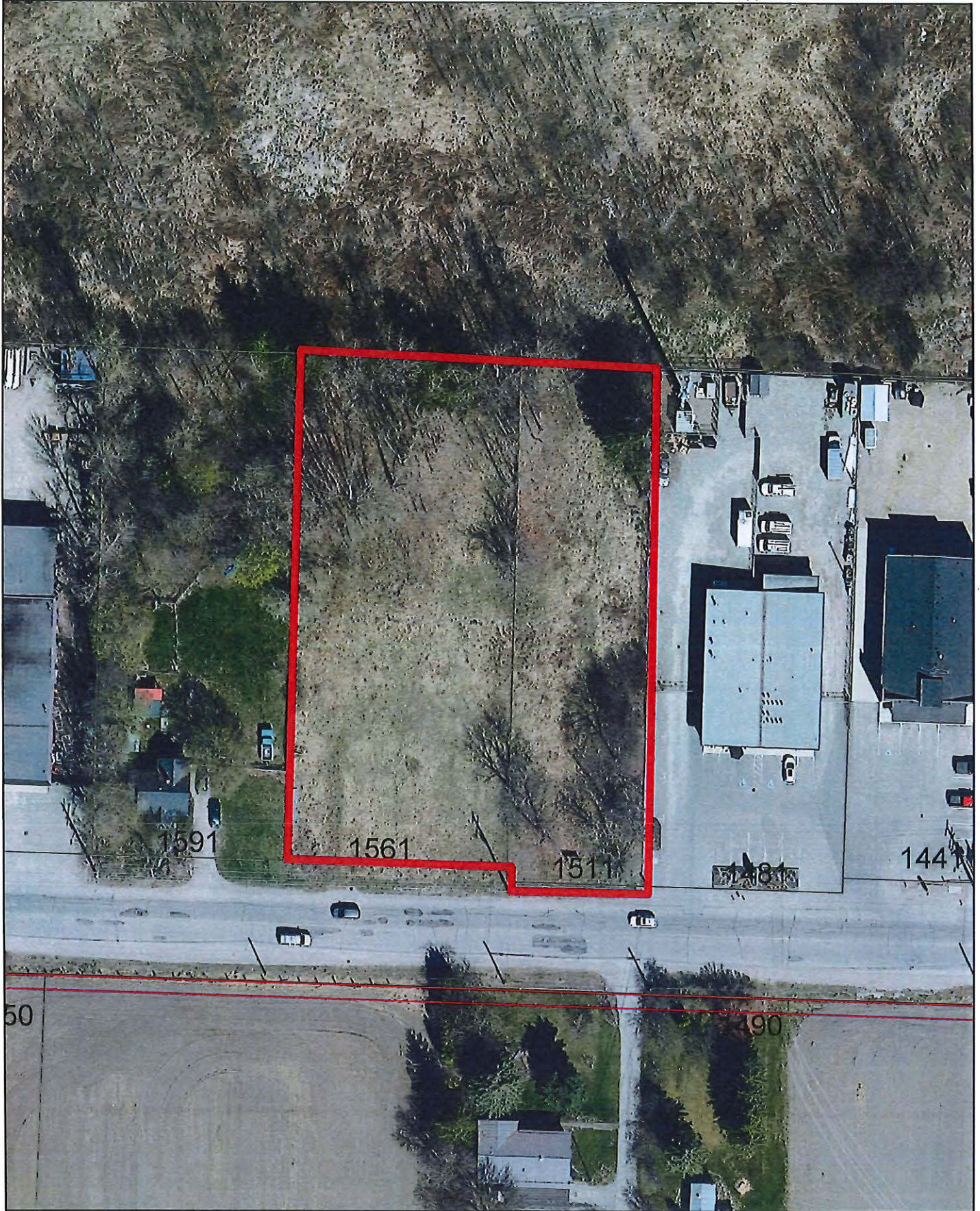




0 25 50 100 150 200 Meters

 Subject Parcel



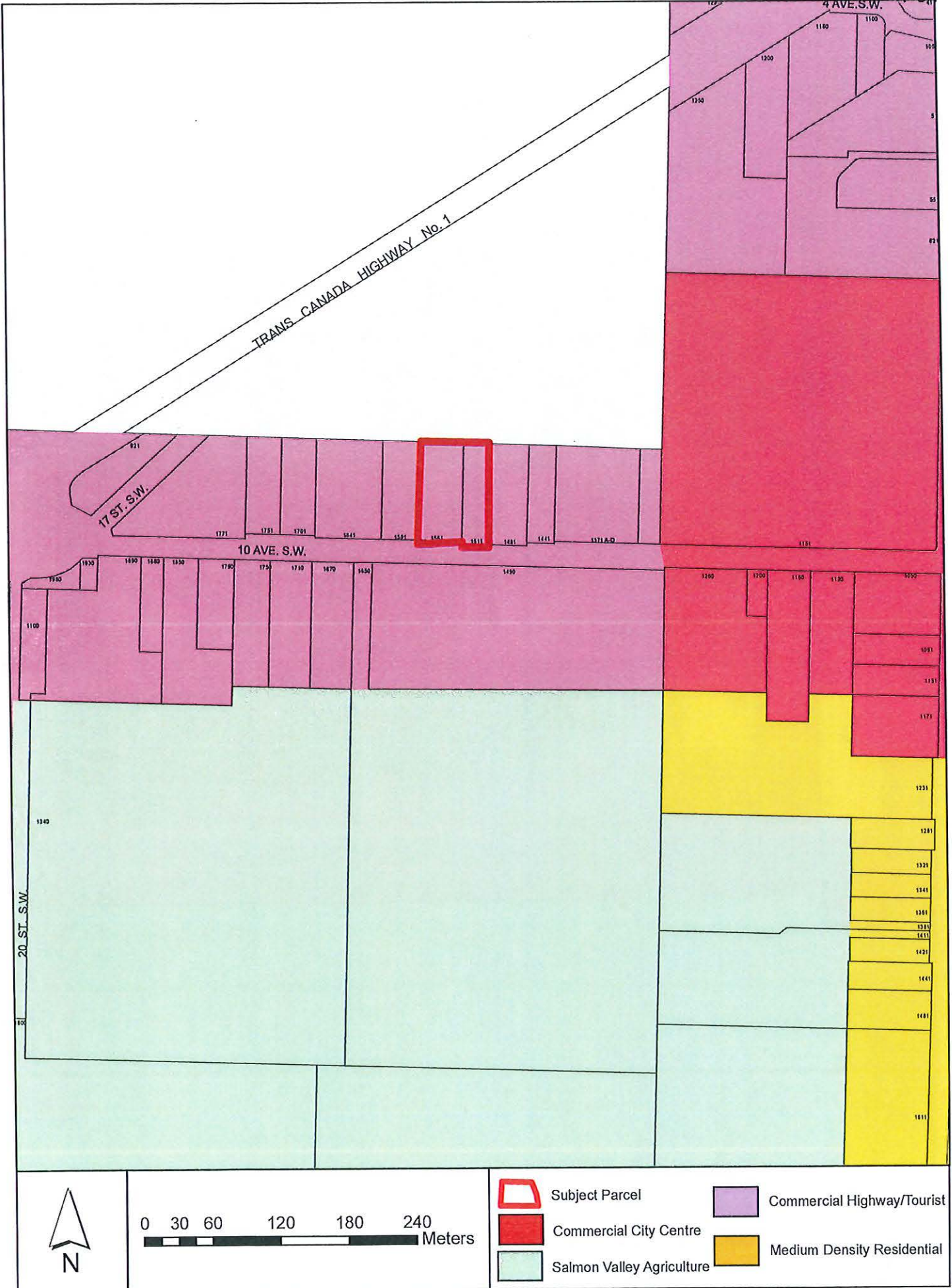


0 10 20 40 60 80 Meters

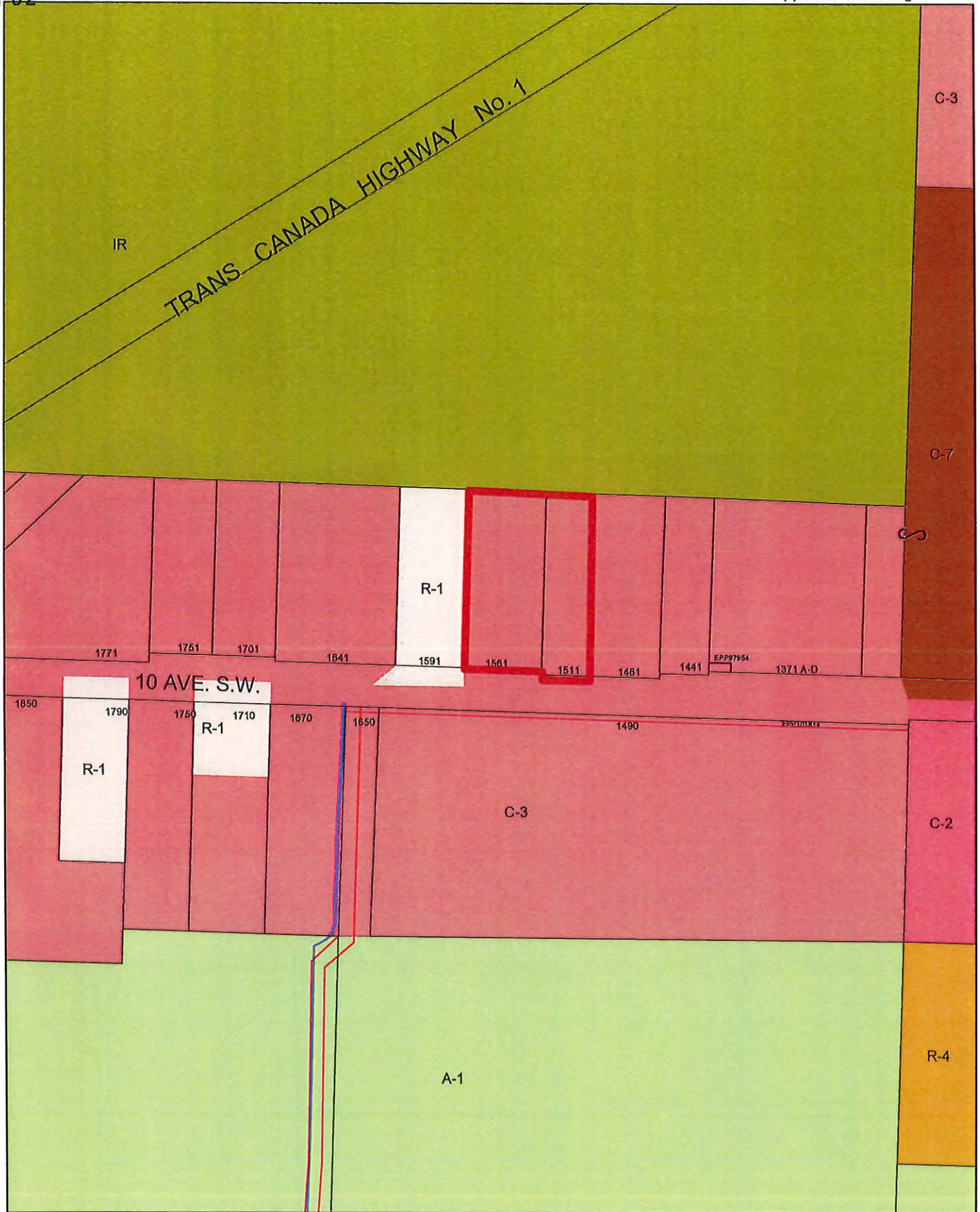


Subject Parcel









0 25 50 100 150 200 Meters



Subject Parcel



# Salmon Arm Three Robins Supportive Living Apartment

Appendix 5: Development Concept



June 23, 2022  
Terry Collier, MSc.





## AN INTRODUCTION TO THREE ROBINS

### Our Philosophy for Aging in Place

Appendix 5: Development Concept

Three Robins properties with their new fully equipped amenities rooms and suites offers an aging in place strategy for seniors. What makes Three Robins unique is the availability of optional services when needed. Each apartment has a full kitchen including in-suite laundry facilities to allow for maximum independence. Residents pay for the supportive services when needed, versus bundled services (housekeeping, meals, etc.) that often are not required when moving into a new senior's apartment. As your needs change, you can contact our on-site manager and get additional information on the services you may require.

By offering a resident volunteer program, residents can engage in supporting the community's functional programming and fellow residents as they choose. Three Robins is a perfect alternative for seniors who are looking for supportive lifestyle services but not prepared to pay or participate in a traditional Independent Supportive Living property.

Three Robins is not restrictive by its nature and therefore, there are no mandatory services or age restrictions. Aging in place occurs organically as the services are available when you require them. Having a more affordable option allows residents to save their funds now for unexpected costs in the future. Our goal is to have residents at Three Robins properties as their needs change from active adult, supportive living, and light assisted living (medication assistance/bathing/dressing).





## The Concept

- 89 suites
- Amenities on the main floor with 12,611 Commercial Space
- 10% of the suites deemed affordable (50% off of market rental rates)

Projected Monthly Rental Suite Salmon Arm

Bachelor /Studio \$ 1495 One bedroom \$1895

Two Bedroom \$2295 Two Bedroom & Den \$2995

- Life Style amenities with aging in place design (walker accessible)
- Total Staff 3 (General Manager, Leasing Rec Manager, Maintenance Manager)
- 24 hour emergency call program, recreation and on-site management and maintenance
- 8000 sq. ft. of amenity space that can be converted to suites after seniors apartment strategy has been completed. The concept is to revert after 40 years to market apartments



## *Social Programing proposed to increase Community Integration*



- Daycare
- Elder care (respite day program)
- Meals on Wheels
- Seniors Drop in Center
- Walk in Clinic



**Attention Caregivers**  
The "Reach Out for Respite" program  
was designed just for you!

Site  
10<sup>th</sup> Avenue  
Between EMCO Salmon Arm – Salmon Arm  
Fireplace Ltd.

Appendix 5: Development Concept





COMMERCIAL = 12,611 S.F.

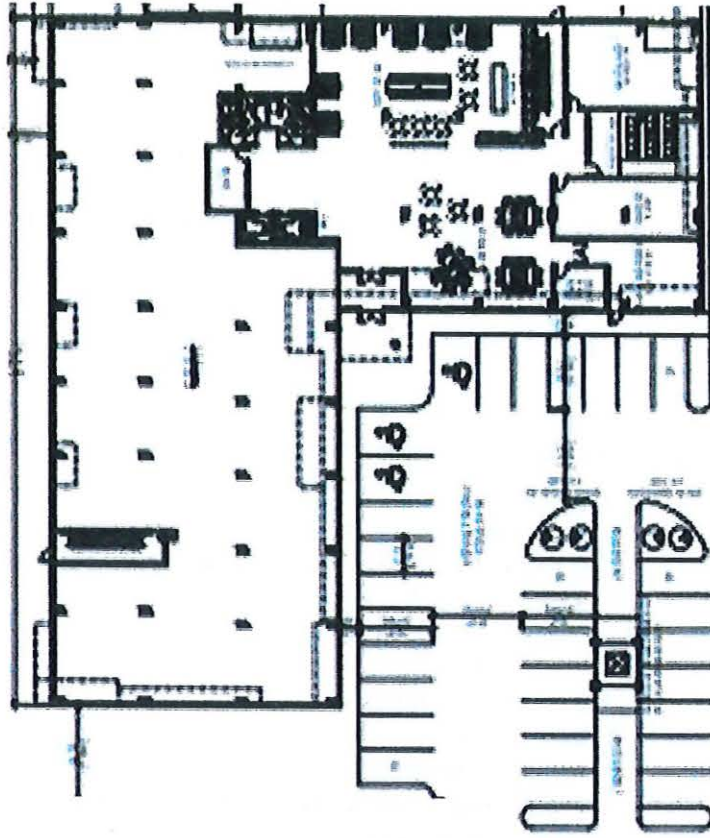
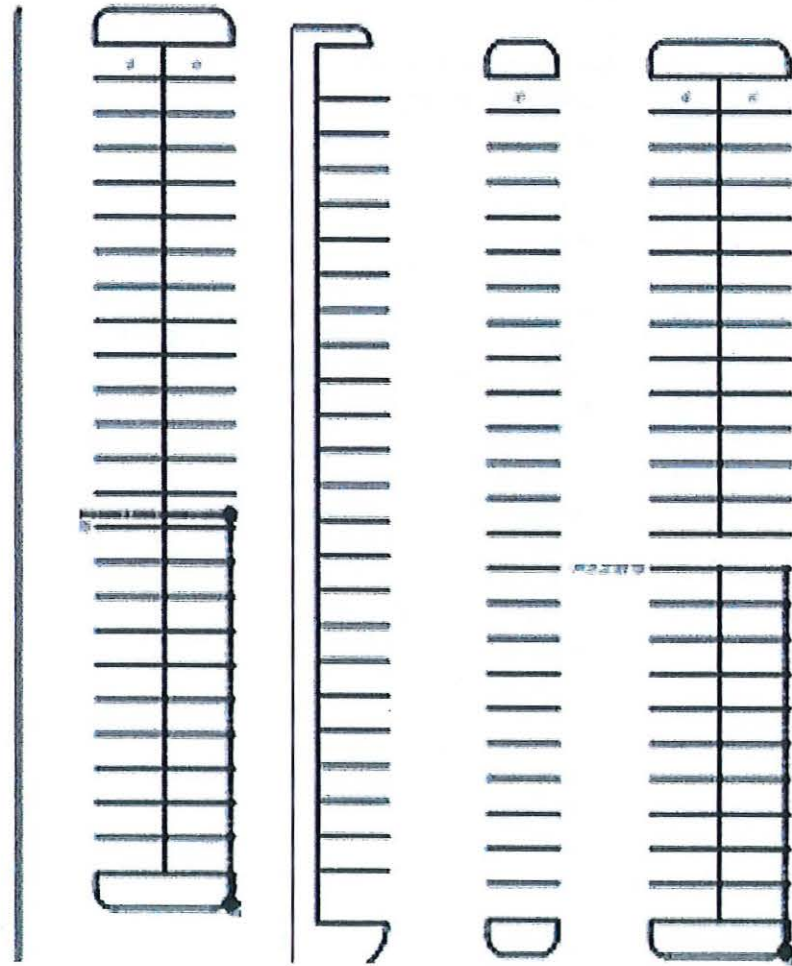
## BUILDING AREA

MAIN	= 20,184 S.F.
TYPICAL 18,588X4	= 74,352 S.F.
SIXTH	= 17,769 S.F.
<b>TOTAL</b>	<b>= 112,305 S.F.</b>
PARKADE	= 20,184 S.F.

## SUITE COUNT

1 BED+DEN	- A = 10 ( 695 S.F. )
1 BED+DEN	- A1 = 05 ( 784 S.F. )
2 BEDROOM	- B = 10 ( 801 S.F. )
2 BED+DEN	- B1 = 10 ( 910 S.F. )
2 BEDROOM+SUNROOM	- B2 = 10 ( 1,128 S.F. )
2 BED+DEN+SUNROOM	- C = 24 ( 1,239 S.F. )
2 BEDROOM+SUNROOM	- D = 10 ( 1,139 S.F. )
<b>TOTAL</b>	<b>= 79</b>

# Site Plan



**SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE**

Appendix 6: C-6 Zone

**Purpose**

- 20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

**Regulations**

- 20.2 On a *parcel zoned C-6*, 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-6 Zone or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

- 20.3 The following uses and no others are permitted in the C-6 Zone:

- .1 art gallery;
- .2 banking kiosk;
- .3 boat and marine sales, repair and rental, including outside covered or screened storage;
- .4 *commercial daycare facility* #3637
- .5 convention centre;
- .6 craft making and sales;
- .7 farmers market;
- .8 *health service centre*;
- .9 *high technology research and development*; #4368
- .10 *home occupation*; #2782
- .11 *hotel*;
- .12 library;
- .13 *licensee retail store*; #3223
- .14 *mobile food vending*; #4340
- .15 motel;
- .16 museum;
- .17 night club;
- .18 *offices*; #3426
- .19 *outside vending*; #2837
- .20 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw. #3163
- .21 *personal service establishment*;
- .22 pub;
- .23 *public use*;
- .24 *private utility*; #3060
- .25 *public utility*;
- .26 *recreation facility - indoor*;
- .27 *recreation facility - outdoor*;
- .28 *resort accommodation*; #3517
- .29 restaurant;
- .30 *retail store*; #4005
- .31 theatre;
- .32 *upper floor dwelling units*; #2554
- .33 *work/live studios*; #3167 and
- .34 *accessory use*.

**SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED** Appendix 6: C-6 Zone

**Accessory Uses**

20.4

- .1 Outside storage and *warehouse* facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw. #2554, #3426

**Maximum Height of Principal Buildings**

20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet). #2748

**Maximum Height of Accessory Buildings**

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

**Minimum Parcel Size or Site Area**

20.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

**Minimum Parcel or Site Width**

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

**Minimum Setback of Principal and Accessory Buildings**

20.9 The minimum *setback* of the *principal* and *accessory buildings* from the:

- |    |  |                       |
|----|--|-----------------------|
| .1 | <i>Rear parcel line</i> adjacent to a residential zone shall be          | 3.0 metres (9.8 feet) |
| .2 | <i>Interior side parcel line</i> adjacent to a residential zone shall be | 3.0 metres (9.8 feet) |

**Outside Storage**

20.10 Outside storage shall be screened as per Appendix III.

**Parking and Loading**

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





View of subject parcels northeast from 10 Ave SW.



View of subject parcels northwest from 10 Ave SW.



BRITISH  
COLUMBIA

Ministry of Transportation  
and Infrastructure

**DEVELOPMENT SERVICES  
PRELIMINARY BYLAW  
COMMUNICATION**

Your File #: ZON-1240/BL4527  
eDAS File #: 2022-03158  
Date: Jul/04/2022

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

**Re: Proposed Bylaw 4527 for:**

- PID 010-561-480, LOT 3 SECTION 15 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 4309
- PID 004-098-269, LOT 1 SECTION 15 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 10420

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Beth Bahm at (778) 576-1114.  
Yours truly,

*B. Bahm*

Beth Bahm  
Development Officer

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

**CITY OF  
SALMON ARM***Memorandum from the  
Engineering and Public  
Works Department*

---

TO:	Kevin Pearson, Director of Development Services
DATE:	June 22, 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	Green Emerald Investments Inc.
SUBJECT:	ZONING AMENDMENT APPLICATION FILE NO. ZON 1240
LEGAL:	Lot 3, Section 15 Township 20, Range 10, W6M, KDYD, Plan 4309 Lot 1, Section 15 Township 20, Range 10, W6M, KDYD, Plan 10420
CIVIC:	1511 & 1561 – 10 Ave SW

---

Further to your referral dated May 13, 2022 we provide the following servicing information. The following comments and servicing requirements are **not conditions for Rezoning but are required as a condition of subdivision or development**:

**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. 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.

**ZONING AMENDMENT APPLICATION FILE NO. ZON 1240**

June 22, 2022

Page 2

- 
9. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

**Roads / Access:**

1. 10 Avenue SW, on the subject property's southern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at the development time, all building setbacks will be required to conform to the ultimate 25.0m cross section and a right-of-way will be required to accommodate frontage improvements as discussed below. Available records indicate that 2.44m right-of-way will be required at the development stage (to be confirmed by BCLS).
2. 10 Avenue SW is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard will be required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multi-use path, boulevard construction, street lighting, fire hydrants, and street drainage. The hydro is three-phase along the subject frontage and therefore exempt from the requirement to place underground; however, the relocation of the poles may be necessary to accommodate the required infrastructure. Owner / Developer will be responsible for all associated costs. Owner / Developer will be responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
3. As 10 Avenue SW is designated as an Arterial Road, accesses shall be designed by keeping to a minimum number. Only one driveway access (maximum 8 metres wide) will be permitted onto 10 Avenue SW. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

**Water:**

1. The subject property fronts a 200 mm diameter Zone 1 watermain on 10 Avenue SW. No upgrades will be required.
2. The proposed development is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11) adequately sized to satisfy the proposed use at the development stage. A Radio Frequency (RF) Water meter will be supplied by the City at the time of development, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that 1511 10 Avenue SW is serviced by a service of unknown size from the 200mm diameter watermain on 10 Avenue SW. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required at the development stage. In addition, records indicate that 1561 10 Avenue SW had a 15mm water

**ZONING AMENDMENT APPLICATION FILE NO. ZON 1240**

June 22, 2022

Page 3

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service, and it was disconnected in 2016. 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 at the time of development.
6. Owners / consulting Engineer shall review the site to ensure placement of fire hydrants meet the appropriate density spacing requirements at the time of development.

**Sanitary:**

1. The subject property fronts a 300 mm diameter sanitary sewer on 10 Avenue SW. No upgrades will be required at this time.
2. The proposed development is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
4. Records indicate that the existing properties are each serviced by a 100mm size service from the sanitary sewer on 10 Ave SW. Upon consolidating the two lots, only one service will be permitted. 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 1500 mm diameter storm sewer on 10 Ave SW. No upgrades will be required at this time.
2. The subject property is in an area with current storm capacity concerns according to the Stormwater Master Plan Study (April 2020). It is anticipated that stormwater will require control to the five (5) year pre-development flows. Owner / Developer's engineer shall review downstream capacity within the existing City Storm System to receive the proposed discharge from the development and upstream contributing drainage areas.
3. Records indicate that the existing property is currently not serviced by a storm sewer service.
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 at the development stage.

**ZONING AMENDMENT APPLICATION FILE NO. ZON 1240**

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Page 4

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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.

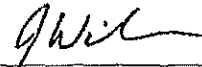
**Geotechnical:**

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

## CITY OF SALMON ARM

### BYLAW NO. 4527

A bylaw to amend "City of Salmon Arm Zoning Amendment 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 \_\_\_\_\_ and \_\_\_\_\_, 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, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 and Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 10420 from C-3 (Service Commercial Zone) to C-6 (Tourist/Recreation Commercial Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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



5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4527"

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

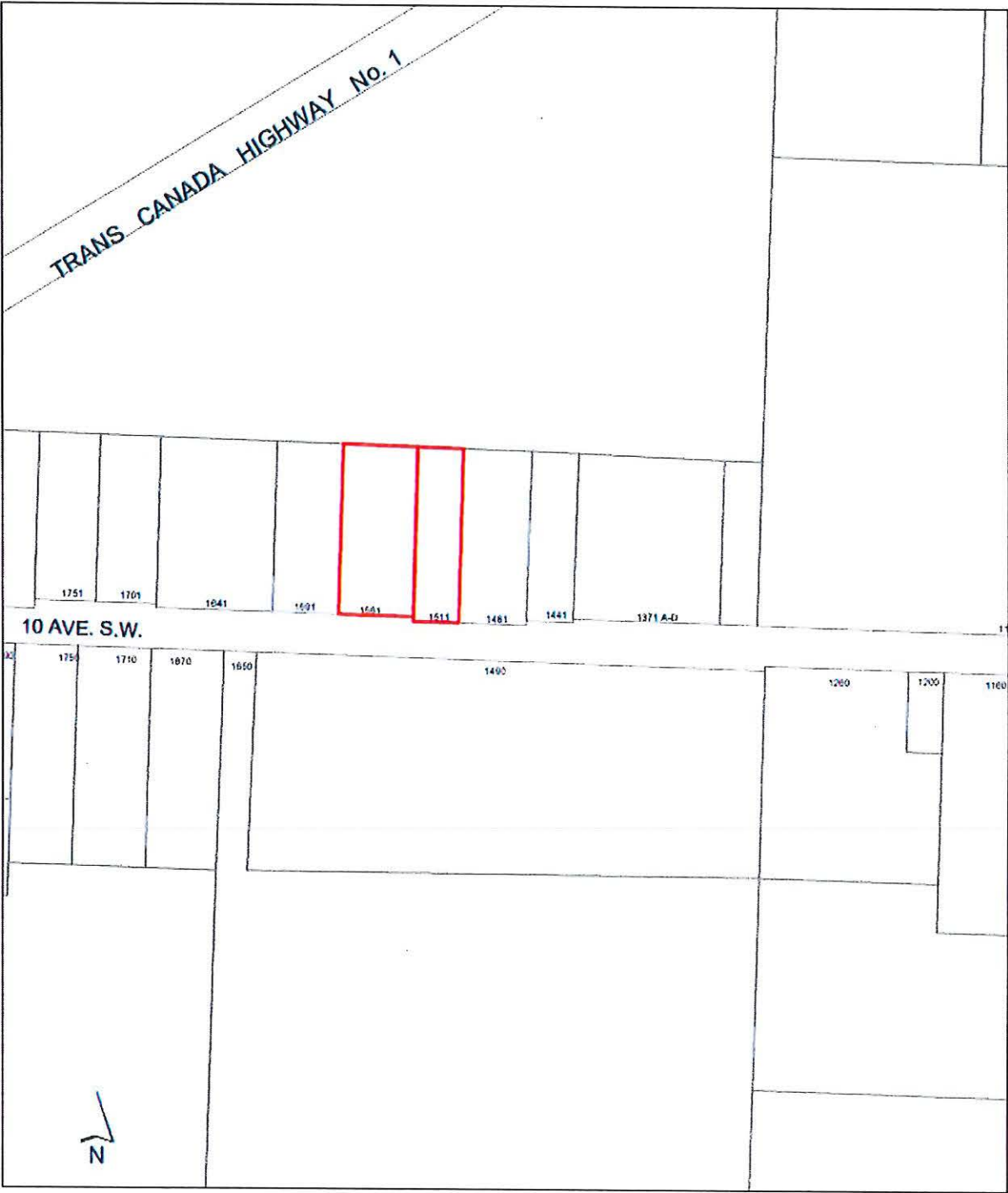
APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE DAY OF , 2022

\_\_\_\_\_  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF , 2022.

\_\_\_\_\_  
MAYOR

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



Item 10.3

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4530 be read a first time.

[OCP4000-50; Wonderland Investments Inc.; 50 30 Street NE; MR to HR]

### 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: July 7, 2022

Subject: Official Community Plan Amendment Application No. OCP4000-50  
Zoning Bylaw Amendment Application No. 1242

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368  
Civic: 50 – 30 Street NE  
Owner/Applicant: Wonderland Investment Inc.

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**MOTION FOR CONSIDERATION**

- THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from MR (Medium Density Residential) to HR (High Density Residential);
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
  - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-4 (Medium Density Residential 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;
  - 2) Confirmation that the building meets Zoning Bylaw and BC Building Code requirements; and
  - 3) Adoption of the associated Official Community Plan Amendment Bylaw.
- 

**STAFF RECOMMENDATION**

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

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## BACKGROUND

The 0.2 hectare (0.5 acre) subject parcel is located at 50 – 30 Street NE (Appendix 1 & 2). 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, R-5 and R-8), as well as institutional (P-3 and P-1) parcels.

Just recently rezoned from R-1 to R-4, the parcel contains an existing non-conforming 6 unit multi-family building. The proposal is to rezone the parcel from R-4 (Medium Density Residential Zone) to R-5 (High Density Residential Zone) to support bringing the existing non-conforming building into alignment with regulations, including associated BC Building Code upgrades, and to facilitate the future development of additional rental units (13 total).

The site was previously considered by Council in 2017 with an amendment application proposing R-4 (Medium Density Residential Zone) zoning. This application was supported up to final reading, and the conditions for final reading were met in June 2022. At the time of writing this report, the applicant intends to complete the R-4 Zoning in order to initiate construction (up to 10 dwelling units) within the existing building as soon as possible. The proposed R-5 Zoning would allow for an addition of 3 further dwelling units, as shown in the building concept provided (Appendix 5).

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. In consideration of the High Density/R-5 use of the site and existing building, 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.

## Local Government Act

Pursuant to Sections 475 and 476 of the *Local Government Act* (consultation during OCP development and amendments) the proposed OCP amendments were referred to the following external organizations:

Adams Lake Indian Band	Appendix 7
Neskonlith Indian Band	No response to date
Economic Development Society	Appendix 8
Interior Health	Appendix 9
School District 83	No concerns

A formal response was received from the Title and Rights and Natural Resources Director of the Adams Lake Indian Band on May 30, 2022, and has been provided to the applicant for their consideration and action moving forward.

The Salmon Arm Economic Development Society recognizes the importance of high-density housing and rental housing and supports the application as presented.

Interior Health is supportive of the proposal noting that it includes aspects or features consistent with some Healthy Communities planning principles.

### COMMENTS

#### Ministry of Transportation and Infrastructure

It is recommended that final reading of the Bylaw be withheld subject to the approval of the Bylaw by the Ministry of Transportation and Infrastructure. Preliminary approval was granted on May 31, 2022.

#### Engineering Department

No concerns. Frontage improvements as per the Subdivision and Servicing Bylaw are required.

#### Building Department

No concerns with rezoning. The applicant has consulted with a registered professional.

#### 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 advise 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 August 22, 2022.

#### Planning Department

Keeping in mind the proposed High Density Residential OCP designation, the subject parcel is located in an area well-suited for development as proposed, within a reasonable walking distance to schools, greenspace, the recreation centre and the uptown commercial area.

The maximum residential density permitted under R-5 (High Density) zoning is 100 dwelling units per hectare of land. As the subject property is 0.2 hectares in area, the maximum permitted density under R-5 would be 20 dwelling units assuming the present gross areas of the subject parcel and no density bonus. With a density bonus, the parcel could permit a total of 26 units (130 per hectare). The owner intends to develop an addition to the existing building for a total of 13 rental units as supported by the proposed R-5 zoning, and as appears feasible working within the footprint of the existing building. In order to support the proposal, the owner has registered 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 (13 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-5, a form and character development permit application would almost certainly be required prior to future development to demonstrate how a proposed building addition, lot grading, site and landscape designs will address the various requirements. An addition of 50 square metres or greater triggers a form and character Development Permit application. Review of such an application would proceed through City staff, the Design Review Panel, and Council for consideration of approval.

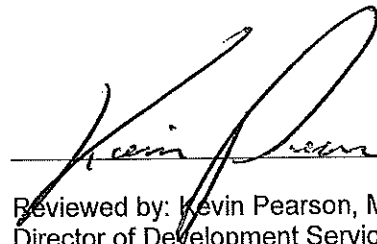
The applicant has submitted a Building Permit application to develop 10 dwelling units within the existing building under R-4 Zoning. As previously noted, a covenant on the title of the subject parcel restricts the use to rental multiple family dwelling units. Should the applicant wish to proceed under R-5 Zoning with a building addition as proposed to support 13 rental dwelling units, this concept would subsequently undergo a detailed review through the Development Permit process as well as the Building Permit process.

### CONCLUSION

Staff recognize the need for a range of diverse housing options within the community, the specific location of the subject parcel, and the opportunity presented in upgrading the existing building. An increase in the supply of rental units within the footprint of an existing building is deemed by staff to be a positive step towards addressing a pressing community need with limited related impact. The proposed High Density OCP land use designation and R-5 zoning of the subject property are therefore supported by staff. Development of future units would require a Development Permit application, a building permit, and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

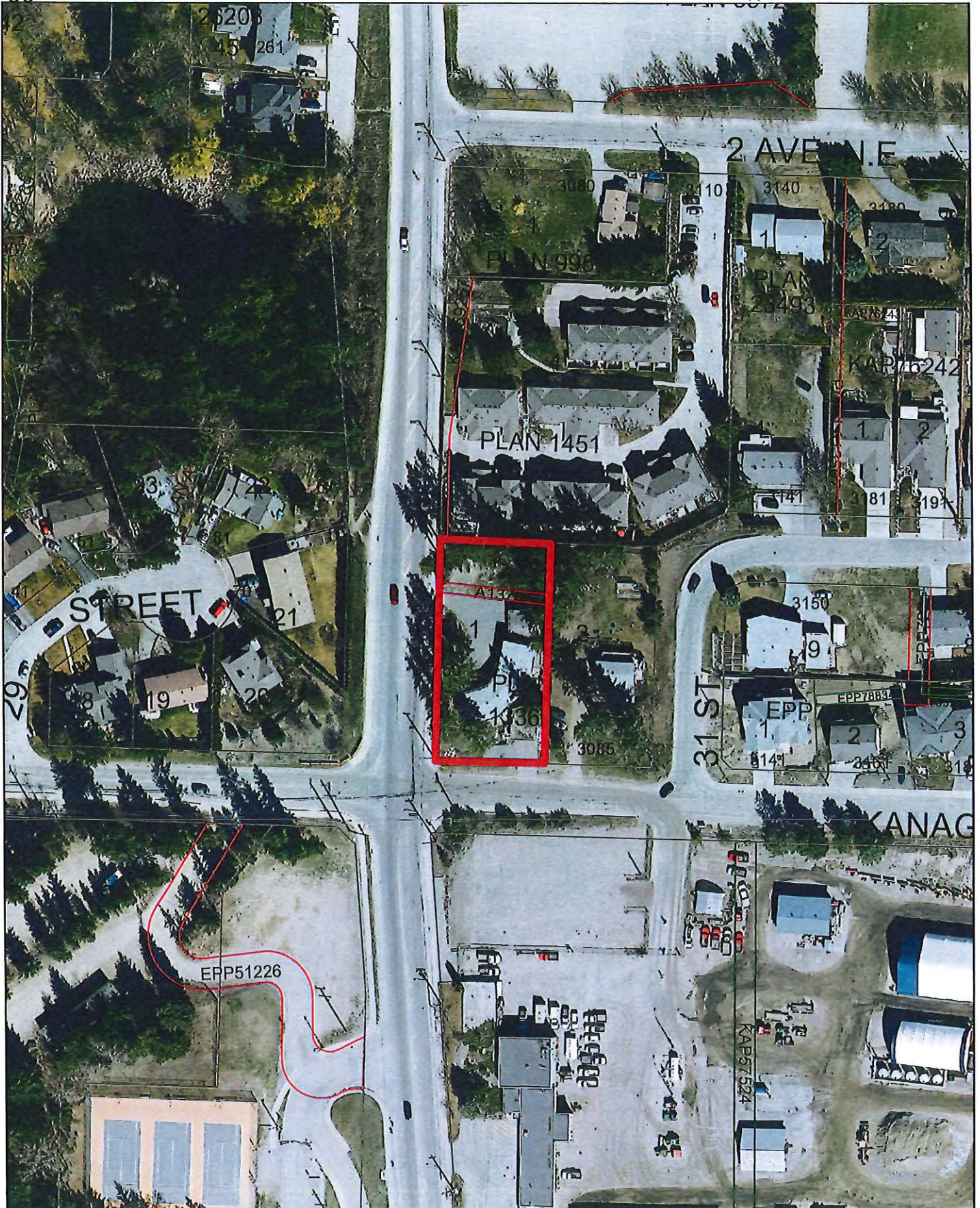


Prepared by: Chris Larson, RPP, MCIP  
Senior Planner



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





0 15 30 60 90 120 Meters



Subject Parcel



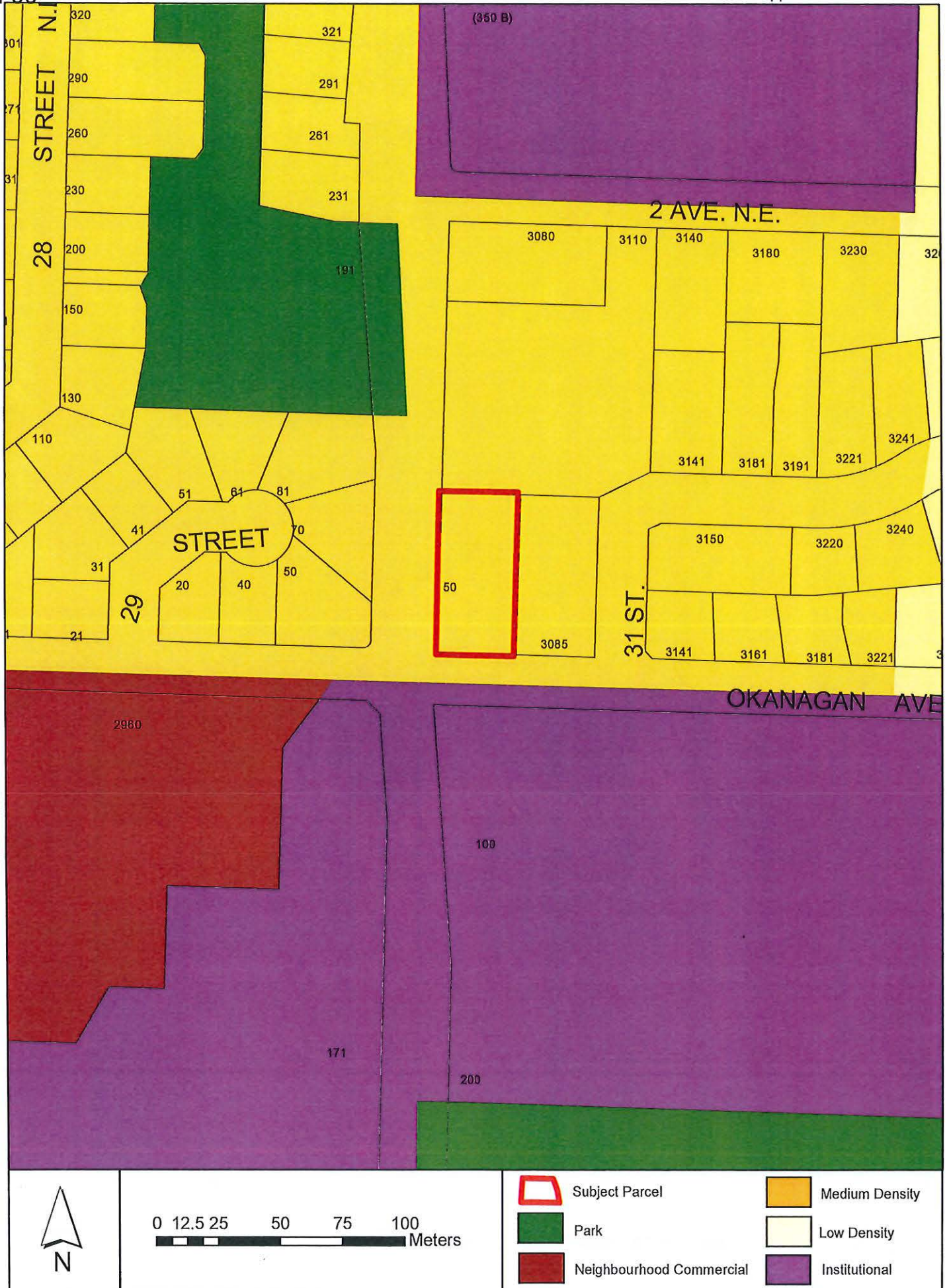


0 5 10 20 30 40 Meters

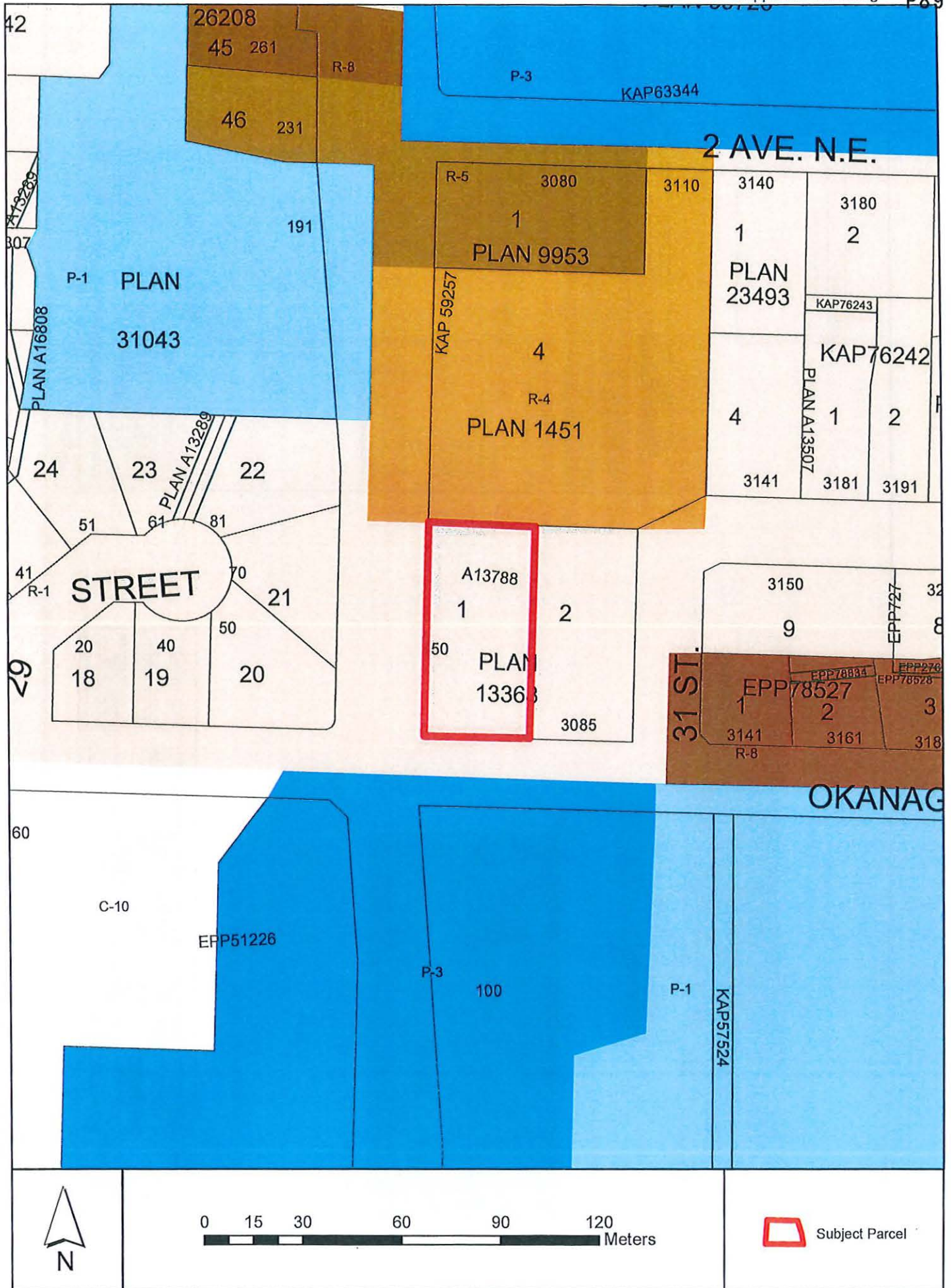


Subject Parcel













### Concept Rendering



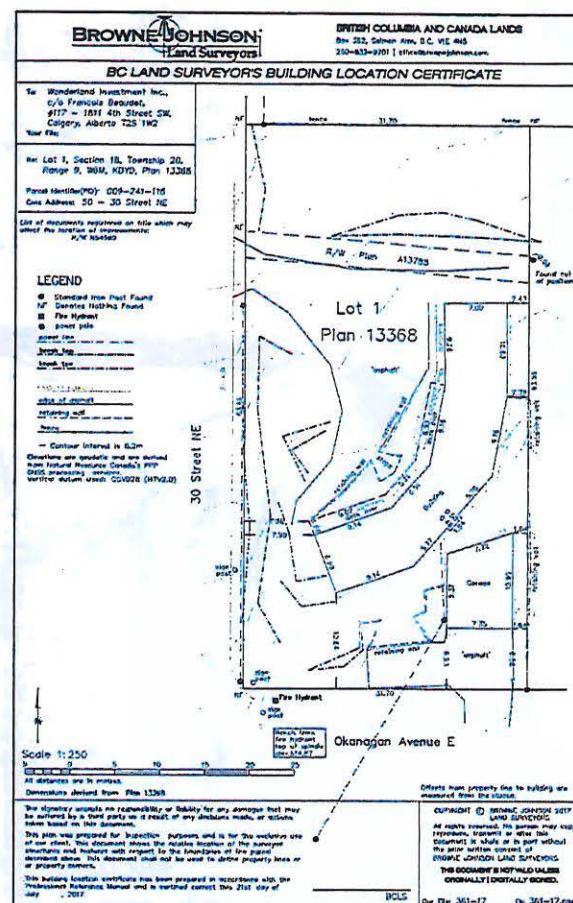
Existing Building

## PROJECT INFO

<b>MUNICIPAL ADDRESS</b> 80-20 STREET NE SALMON ARRA, BC	<b>ZONING</b> R-4=CURRENT R-4=PROPOSED	<b>EXISTING PRINCIPLE BUILDING FOOTPRINT</b> 2-STORY BUILDING 191.23 m <sup>2</sup> (2,050 sf) ATTACHED GARAGE 79.71 m <sup>2</sup> (8,519 sf) TOTAL PRINCIPAL BLDG 270.94 m <sup>2</sup> (2,930 sf)	<b>EXISTING BUILDING GROSS FLOOR AREA</b> MAIN FLOOR AREA 191.23 m <sup>2</sup> (2,050 sf) 2ND FLOOR AREA 191.23 m <sup>2</sup> (2,050 sf) NEW LEVELS 0.00 m <sup>2</sup> (0.00 sf) TOTAL FLOOR AREA 382.46 m <sup>2</sup> (4,102 sf)	<b>MAX. DENSITY (R-5)</b> 40.0 DWELLING UNITS PER ACRE 5.0 ACRES = 40.5-20 UNITS Provisions for Limited Dwelling Units 0.00 bachelors per Rental Unit x 4.4 units = 0.00 bachelors (4.4-0.00)
<b>LOCAL ADDRESS</b> LOT 1: ELECTRIC 150 TOWNSHIP 30 RANGE 8 W84-100V PLAN 13368	<b>BUILDING CLASSIFICATION</b> MULTI FAMILY DWELLING 2-STORY ATTACHED Under 800 m <sup>2</sup>	<b>PROPOSED PRINCIPLE BUILDING FOOTPRINT</b> CARPORT FOOTPRINT AREA 79.71 m <sup>2</sup> (8,519 sf) TOTAL BUILDING FOOTPRINT 350.65 m <sup>2</sup> (3,763 sf)	<b>FLOOR AREA RATIO = 0.22</b> <b>BUILDING HEIGHT (R-5)</b> MAX. HEIGHT - PRINCIPAL BLDG 40.2 R (15.0m) with limited increase in height above ground level EXISTING PRINCIPLE BUILDING 32.4 (10.3 m)	Prepared Drawings: Units = 13 Units <b>REQUIRED PARKING</b> 1.20 UNITS PER DWELLING UNIT 13 UNITS x 1.25 = 16.25 STALLS PARKING PROVIDED: 17 STALLS
<b>SITE AREA</b> 0.25 ACRES (0.04 ACRES)	CORNER LOT PACING TWO STREETS, NO LANE	<b>LOT COVERAGE (R-5)</b> MAX. LOT COVERAGE R-5 ZONING: 55% CURRENT LOT COVERAGE: 18.4% 331.02 m <sup>2</sup> = 18.4%	ACCESSORY BUILDING HEIGHT 3.04 m (10.0 ft)	

## DRAWING LIST

A1.1	SURVEY & PROJECT INFO
A1.2	SITE PLAN



ISSUE	DATE
Revised	May 12, 2012

**DRAWN BY:** HLD/DM

DATE: May 202

SCALE: 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1



6148 - 451 5742

NOV 2000  
SALMON ARM, BC V1G 1A1

Part Location Architect's

T 2502(5-40)  
E-mail: [manoj@praxer.com](mailto:manoj@praxer.com)

[76 www.vaidiasociety.co.uk](#)



PROJECT: 18-012

**LAKEVIEW  
APARTMENTS**  
RESIDENTIAL  
BUILDING  
RE-DEVELOPMENT

50 &amp; 30th Street NE

**DRAWING TITLE:**

## SURVEY & PROJECT INFO

DRAWING NO.









View of subject parcel southeast from 30 Street NE.



View of subject parcel northwest from Okanagan Avenue.





# Adams Lake Indian Band

---

**Project Name:**

OCP-50 / 50 - 30 STREET NE

**FN Consultation ID:**

97284

**Consulting Org Contact:**

Kathy FRESE

**Consulting Organization:**

[City of Salmon Arm](#)

**Date Received:**

Monday, May 30, 2022

Weytk,

Re: the OCP-50 / 50 - 30 STREET NE.

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

Archaeological Sites (RAAD) nearby

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 requires a PFR and CHA be conducted on all Crown Lands, and recommends the same on all Private Lands, associated with this project. Please 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 you 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. 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. 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.

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

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

Kukstemc,

Dave Nordquist, RPF

Title and Rights and Natural Resource Director

Adams Lake Indian Band

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June 15, 2022

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

Dear Kevin,

**Re: OCP Amendment Application No OCP4000-50**

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 50, 30<sup>th</sup> Street NE, Salmon Arm, from Medium Density Residential to High Density Residential.

The SAEDS Board recognizes the importance of high density housing to support the City's growth; further, we recognize it is imperative to expand purpose-built rental housing in our city.

Based on the information provided, the Board supports the application as presented. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Laird".

Bill Laird,  
Board Chairperson

**Kathy Frese**

---

**From:** HBE <HBE@interiorhealth.ca>  
**Sent:** May 31, 2022 8:42 AM  
**To:** Kathy Frese  
**Subject:** RE: [External] UPDATE / OCP-50 / 50 - 30 STREET NE

Good morning Kevin and City of Salmon Arm Development Services,

Thank you for the opportunity to provide comments on this application. It is our understanding that the above referenced application seeks approval for a future high density residential development consisting of renovation/addition to existing non-conforming 6 dwelling unit building to a conforming 13 dwelling unit multi family building.. This referral has been reviewed from a Healthy Community Development perspective. The following comments are for your consideration:

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

An initial review of the information provided has been completed and we've determined that this proposal includes aspects or features consistent with some healthy communities planning principles. As such, overall we are supportive of this proposal proceeding.

If you have any questions, please feel free to email us back or call 1-855-744-6328 (Ext. 4).

Regards,

**Mike Adams**

Team Leader, Healthy Community Development  
**Interior Health**  
[www.interiorhealth.ca](http://www.interiorhealth.ca)



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. 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.

**From:** Kathy Frese <kfrese@salmonarm.ca>

**Sent:** Monday, May 30, 2022 12:55 PM

**Subject:** UPDATE / OCP-50 / 50 - 30 STREET NE

Please note updated referral for the above noted.

Thank you,

Kathy Frese | Development Services | Assistant  
 Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2  
 P 250.803.4010 | F 250.803.4041  
 E [kfrese@salmonarm.ca](mailto:kfrese@salmonarm.ca) | W [www.salmonarm.ca](http://www.salmonarm.ca)



**CITY OF SALMON ARM**

**BYLAW NO. 4530**

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

---

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means on \_\_\_\_\_, 2022 at the hour of 7:00 p.m. was published in the \_\_\_\_\_ and \_\_\_\_\_, 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 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from (MR - Medium Density Residential) 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. 4530”.

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

ADOPTED BY COUNCIL THIS DAY OF 2022

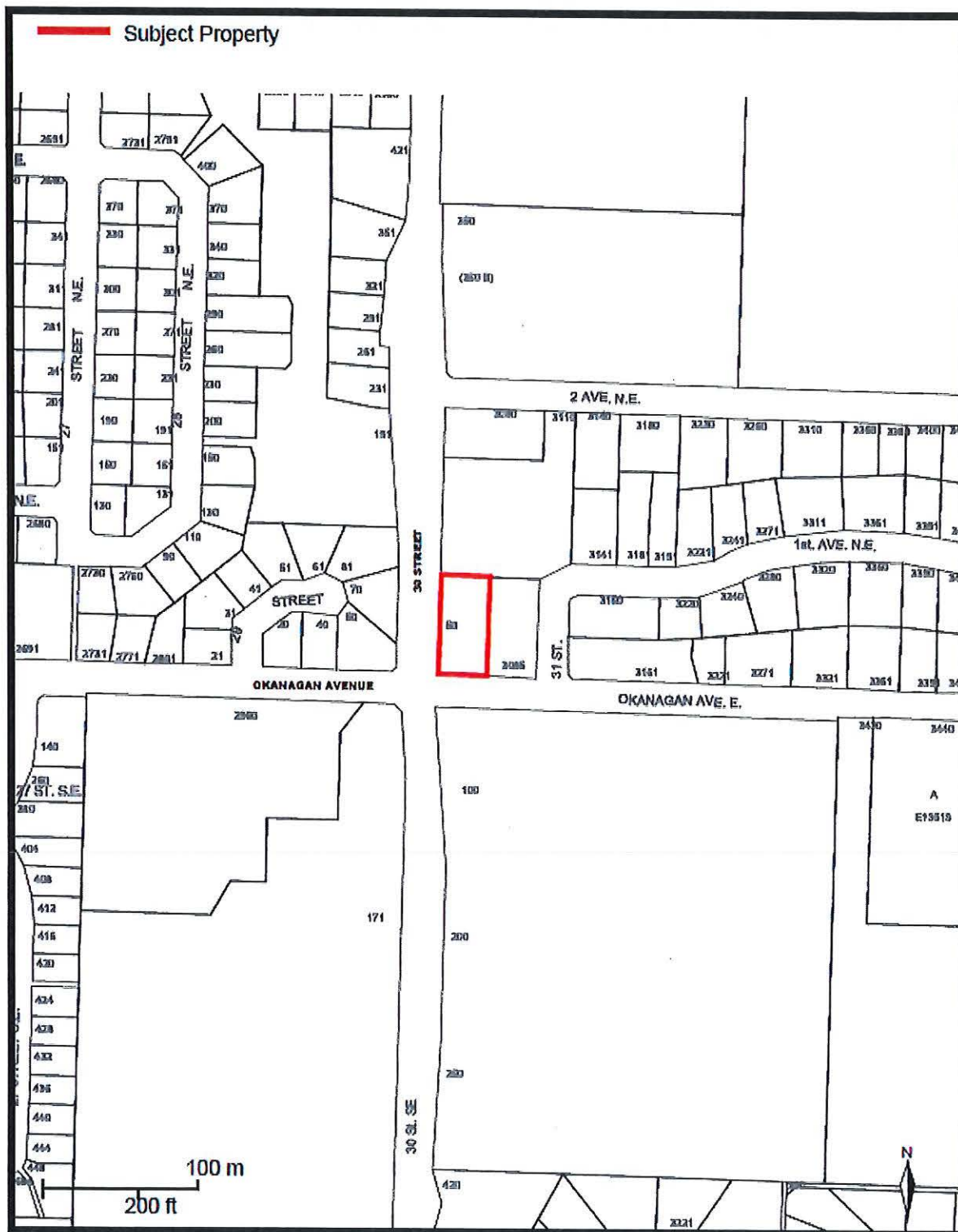
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MAYOR

---

CORPORATE OFFICER

### Schedule "A"



Item 10.4

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4531 be read a first time.

[ZON-1242; Wonderland Investments Inc.; 50 30 Street NE; R-4 to R-5]

### Vote Record

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

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



## CITY OF SALMON ARM

### BYLAW NO. 4531

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 \_\_\_\_\_, 2022 at the hour of 7:00 p.m. was published in the \_\_\_\_\_ and \_\_\_\_\_, 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 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-4 (Medium Density Residential Zone) to R-5 (High Density Residential 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. 4531"

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

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

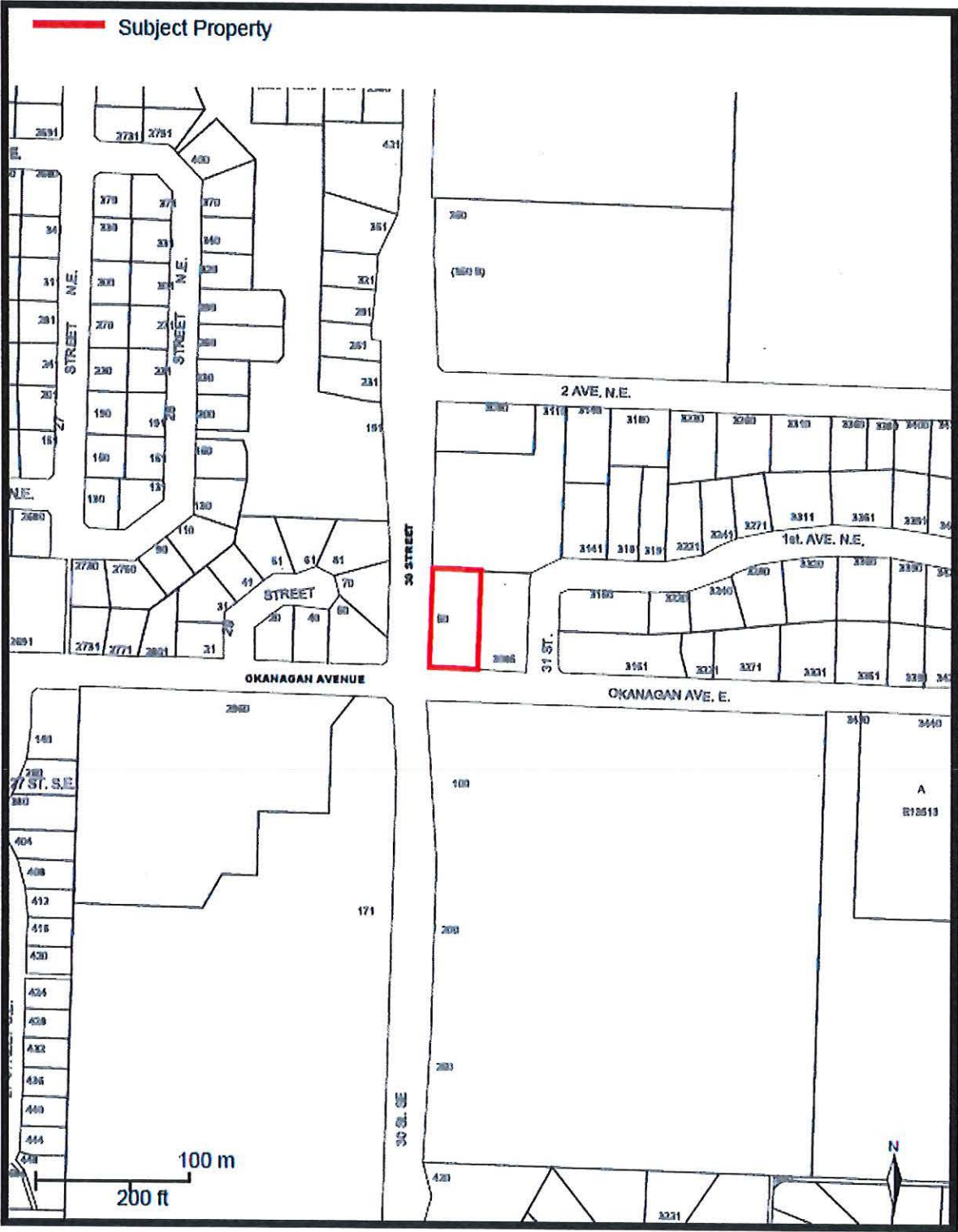
\_\_\_\_\_  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

\_\_\_\_\_  
MAYOR

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

Schedule "A"



Item 10.5

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4539 be read a first time.

[OCP4000-51; M. Kolenosky/Franklyn Engineering Ltd.; 2371 14 Street SW; LR to MR]

### 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: July 7, 2022

SUBJECT: Official Community Plan Amendment Application No. OCP4000-51  
Zoning Bylaw Amendment Application No. 1246

Legal: Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475  
Civic: 2371 – 14 Street SW  
Owner: M. Kolenosky  
Applicant: Franklin Engineering Ltd.

---

**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 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from LR (Low Density Residential) to MR (Medium 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 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from R-1 (Single-Family Residential Zone) to R-4 (Medium Density Residential Zone);

**AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.

---

**STAFF RECOMMENDATION**

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

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BACKGROUND

The subject parcel is located at 2371 – 14 Street SW, west of 'The Ridge' subdivision and south of The Mall at Piccadilly (Appendix 1 and 2). The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP) and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). This area is generally residential and agricultural, predominantly Residential (R-1) and Agricultural (A-1, A-2, and A-3) zones, with some Medium Density Residential (R-4) zoned parcels further to the northeast along 10 Street SW.

The subject parcel is approximately 4.0 acres in area, with approximately 95 metres of frontage along 14 Street SW. The subject property currently contains a single family dwelling and two accessory buildings/structures. Site photos are attached as Appendix 5.

Land uses adjacent to the subject parcel include the following:

North: single family dwelling, home occupation, and accessory buildings	Zoned A-1
South: single family dwellings and accessory buildings	Zoned R-1
East: 14 Street SW and single family dwellings	Zoned R-1
West: agricultural operation on ALR land	Zoned A-1

The proposal is to amend the OCP to the Medium Density Residential Land Use Designation and rezone the subject parcel to R-4 (Medium Density) to facilitate future medium density residential development. The R-4 Zoning Bylaw regulations are attached as Appendix 7.

Although not required at this rezoning stage, an initial development concept showing 66 units has been provided (Appendix 6). Staff note that while the provision of the development concept illustrates the intent of the applicant, this concept fails to address further requirements of the proposed R-4 Zone (i.e. further zoning analysis). The reason the owner/applicant wish to rezone from R-1 to R-4 is that R-4 zoning allows for greater residential density, which could be in the form of multiple family dwellings and/or bare land strata single family dwellings. Further details and professional analysis would be required to demonstrate feasibility and compliance with applicable regulations at the Development Permit stage.

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

Section 475 & 476 – Local Government Act

Pursuant to Sections 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:	Response (attached as Appendix 9)
Neskonlith Indian Band:	No response to date
Economic Development Society:	Response (attached as Appendix 10)
Interior Health Authority:	Response (attached as Appendix 8)
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 consistent with both the City's financial and waste management plans.

COMMENTSBuilding Department

No concerns with rezoning. There is a creek at the rear of the property, which may impact setbacks for future subdivision.

Fire Department

No Fire Department concerns.

Engineering Department

Comments attached (Appendix 11).

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. Rezoning also requires a/the posting of a Notice of Development sign. It is expected that the earliest the Public Hearing for this application could be held would be on August 22, 2022, after 2<sup>nd</sup> reading and before 3<sup>rd</sup> reading.

Planning Department

The closest MR-designated parcel is approximately 270 metres away from the subject property, which just recently rezoned to R-4 (1281 20 Avenue SW; ZON-1234).

In addition to the Medium Density Residential Development Guidelines in the OCP, Council adopted the *Salmon Arm Community Housing Strategy* in 2020. Both documents offer guidelines, objectives, and policies for incorporating higher-density housing options within the community.

In encouraging more housing and housing diversity, the *Salmon Arm Community Housing Strategy* encourages the City to facilitate the development of multi-family housing and in deliberating multi-family housing considers the importance of density and housing diversity in easing housing supply issues in the community. Specifically, the following OCP guidelines encourage higher-density housing, as reflected in the concept plan provided:

"8.2.1 Provide opportunities for a variety of housing types and densities in appropriate locations to accommodate diverse lifestyles and needs.

8.3.1 Encourage new residential developments within the UCB that create a mix of residential housing types and densities".

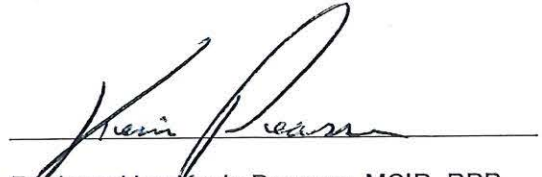
The submission of a Residential Development Permit for a multi-family building would be required. At that time, the form and character of the development are evaluated with a more detailed site plan, elevation drawings, and a landscape plan. Should these Bylaws be approved, there are several items that will need to be addressed in more detail at the Development Permit stage, mainly: 1. Site plan, elevation drawings, and landscaping; 2. RAPR, and; 3. Site servicing.

The stream to the rear (west side) of this property is identified as Hobson Creek and it is subject to the Riparian Area Protection Regulations (RAPR). Pursuant to the *Riparian Area Regulation Protection Act*, any riparian areas are subject to the Provincial Riparian Areas Protection Regulation. A report authored by a Qualified Environmental Professional (QEP) and approved by the Province will be required through subdivision and/or development, with the registration of a *Land Title Act* Section 219 Covenant expected to be required following the findings of the QEP report.

Staff acknowledge that there may be some negatives with this proposal, such as the proposal being somewhat removed from other medium density residential development(s), inadequate access to transportation routes (i.e. transit, trails, and sidewalks), etc. That being said, staff are overall supportive of the OCP amendment and rezoning application.



Prepared by: Evan Chorlton  
Planner I



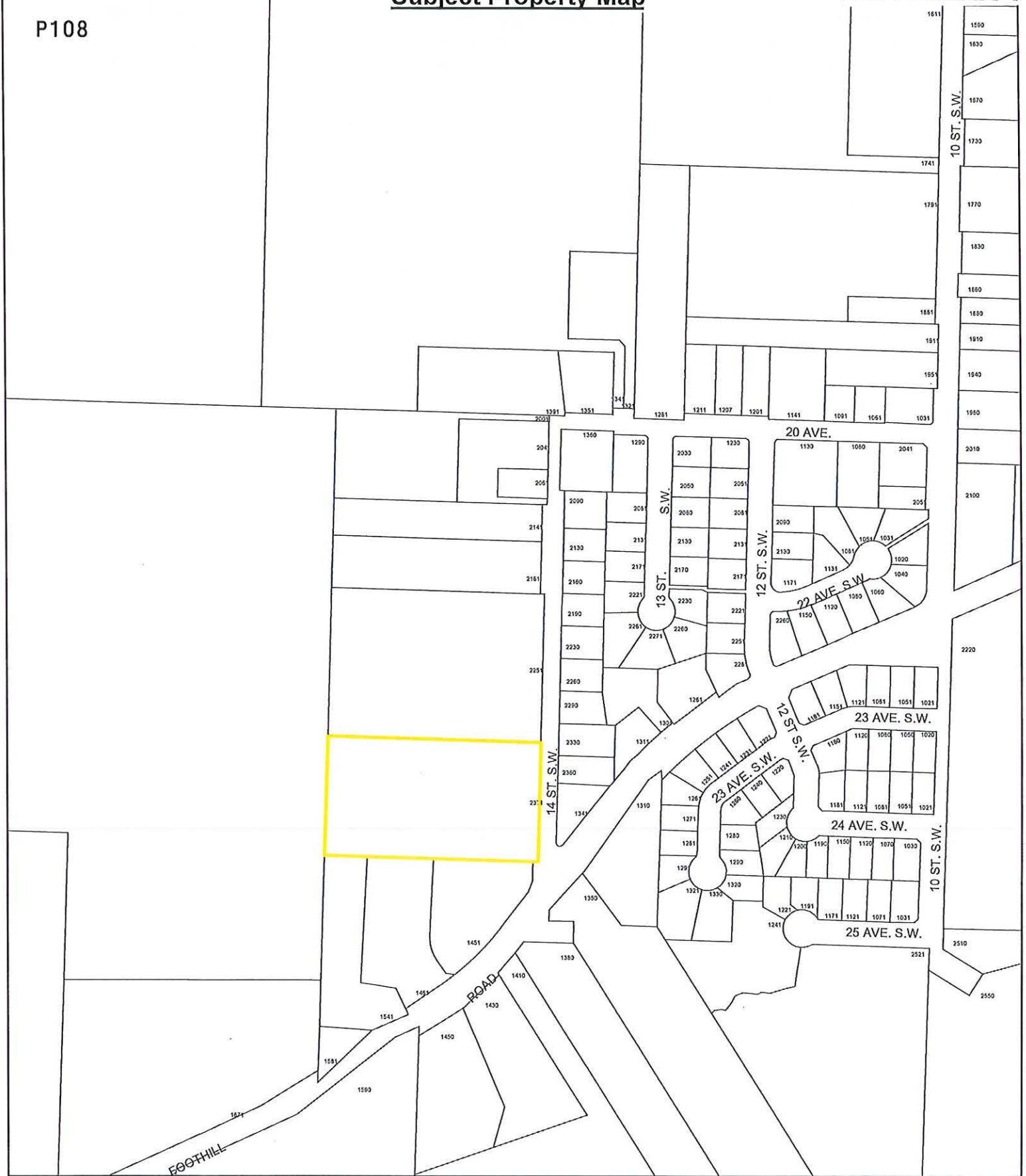
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services




# Subject Property Map


## APPENDIX 1

P108



0 20 40 80 120 160 Meters

 Subject Property

 Parcels



P109


14 ST. S.W.

2371


451



0 5 10 20 30 40 Meters

 Subject Property

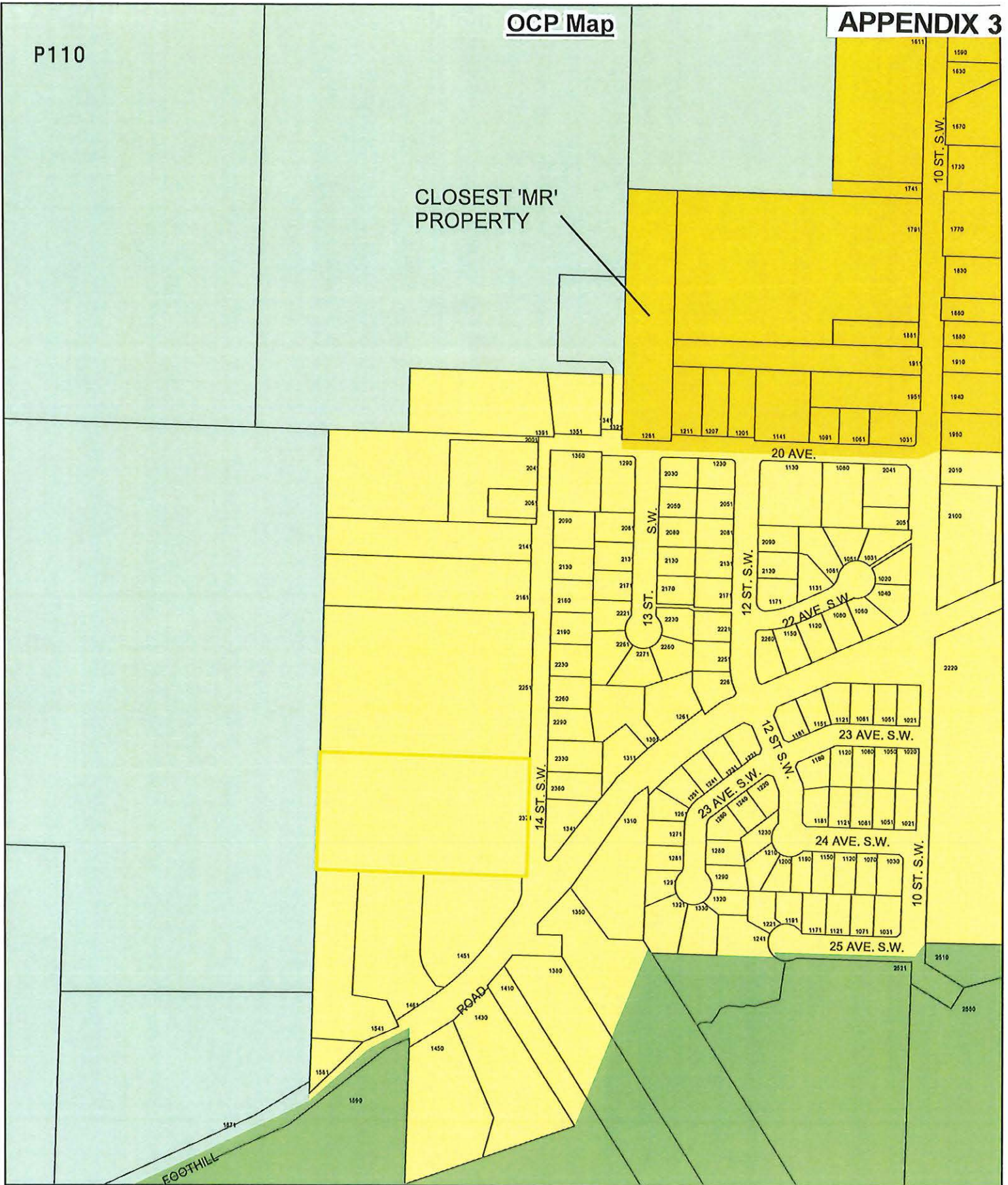
 Parcels

 Stream (Hobson Creek)



P110

CLOSEST 'MR' PROPERTY

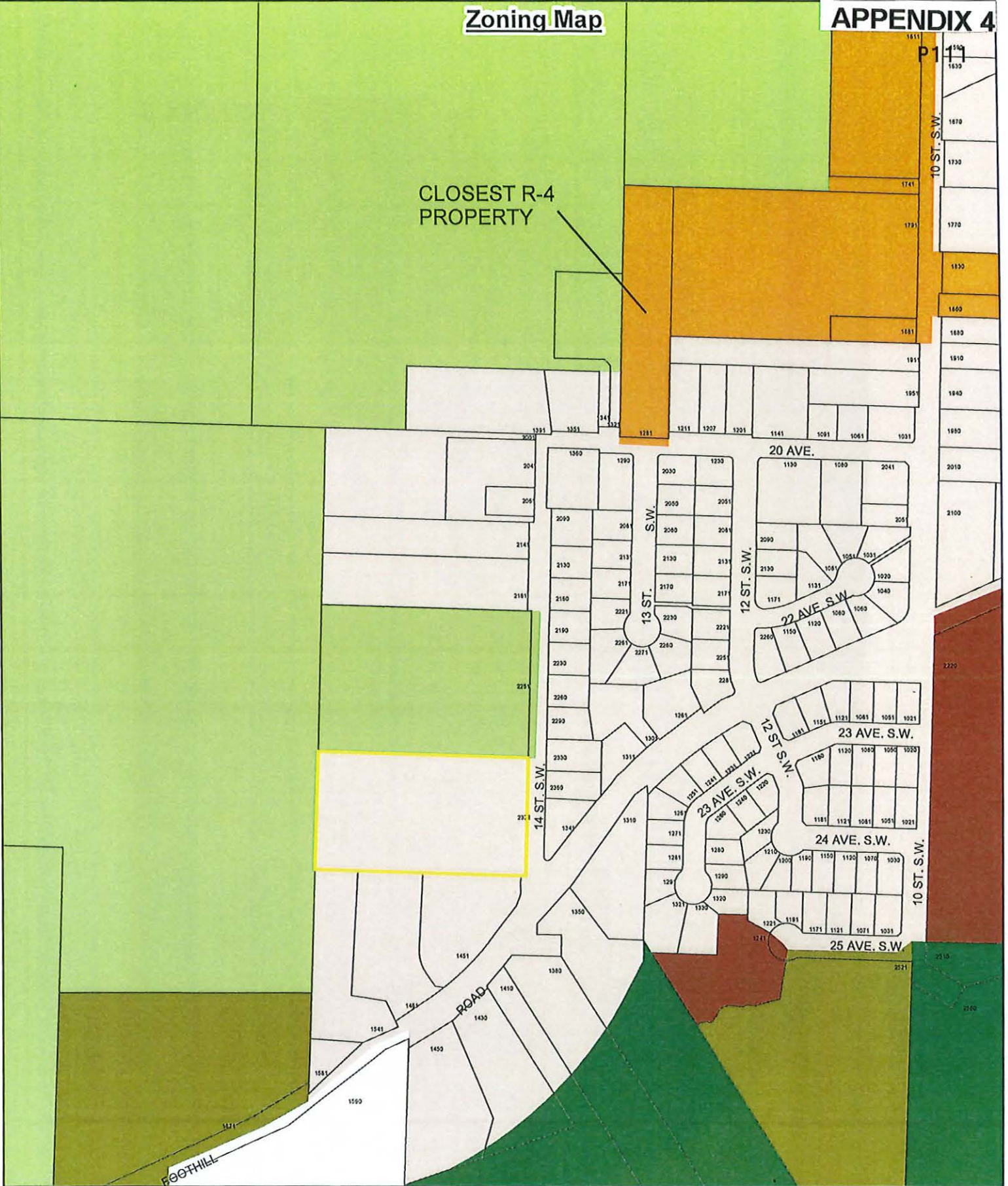


0 20 40 80 120 160 Meters

- Subject Property
- Parcels
- Acreage Reserve
- Residential - Low Density
- Residential - Medium Density
- Salmon Valley Agriculture



CLOSEST R-4  
PROPERTY



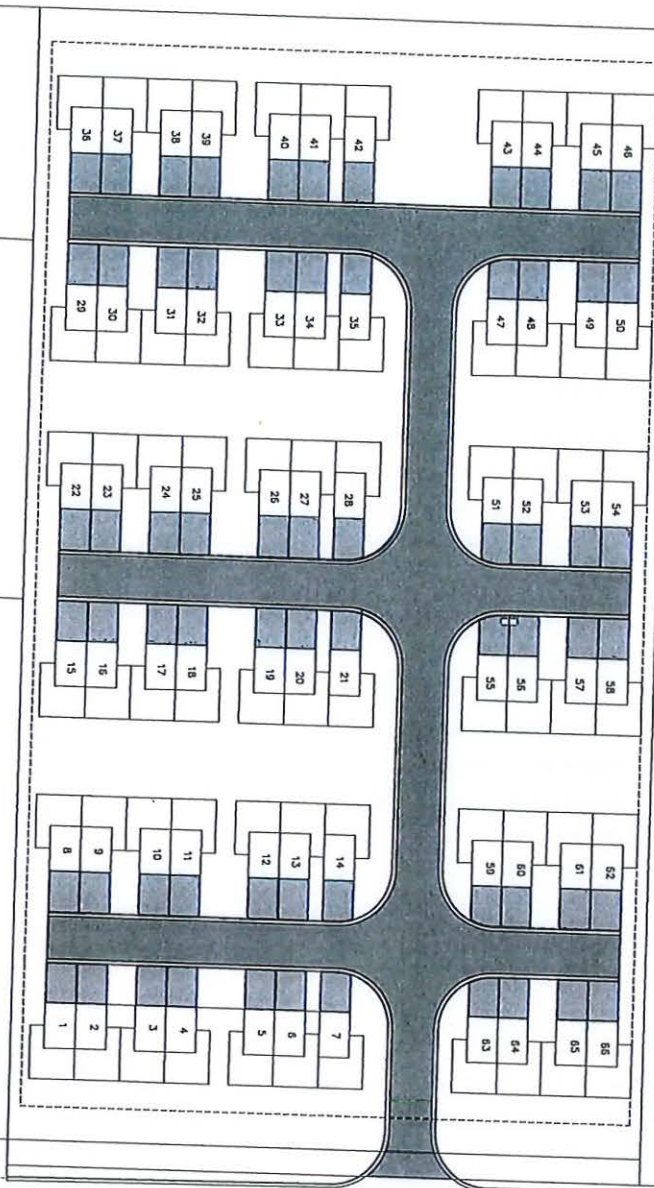
0 20 40 80 120 160  
Meters

- Subject Property
- Parcels
- A-1
- A-2
- A-3
- R-1
- R-4
- R-8

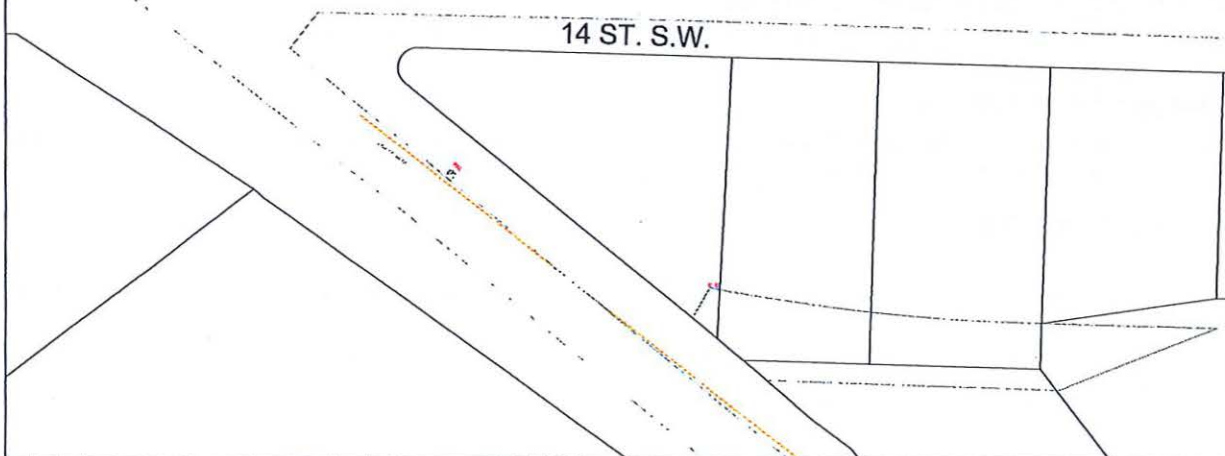


APPENDIX 5





14 ST. S.W.



PROJECT No. **22-053**

DATE **1** OF **1**

PROJECT TITLE **C-01**

PROJECT No. **22-053**

DATE **1** OF **1**

PROJECT TITLE **C-01**

PROJECT No. **22-053**

DATE **1** OF **1**

PROJECT TITLE **C-01**

PROJECT No. **22-053**

DATE **1** OF **1**

PROJECT TITLE **C-01**



**Purpose**

- 9.1 The purpose of the R-4 Zone is to provide for medium *density*, *multiple family* and small lot *single family* residential developments. New *multiple family* developments zoned R-4 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act*, *British Columbia Building Code*, and other applicable legislation. #289, #3740

**Regulations**

- 9.2 On a *parcel zoned R-4*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-4 Zone* or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

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

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

**Maximum Height of Principal Buildings**

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

**Maximum Height of Accessory Buildings**

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

**Maximum Parcel Coverage**

- 9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*. #2811

**Minimum Parcel Area**

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

**Minimum Parcel Width**

9.8

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

**Minimum Setback of Principal Buildings**9.9 The minimum *setback* of *principal buildings* from the:

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

**Minimum Setback of Accessory Buildings**9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre ( 3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre ( 1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811



P116 **SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**

**Maximum Density**

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

9.11

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

**TABLE 2**

<b>COLUMN I SPECIAL AMENITY TO BE PROVIDED</b>	<b>COLUMN II ADDED DENSITY</b>
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	<input type="checkbox"/> 3 units per hectare (1.2 units per acre) <input type="checkbox"/> 4 units per hectare (1.6 units per acre) <input type="checkbox"/> 7 units per hectare (2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>dwelling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)

**Maximum Floor Area Ratio**

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

**Parking**

9.13 Parking shall be required as per Appendix I.

**From:** HBE <HBE@interiorhealth.ca>  
**Sent:** May 27, 2022 2:50 PM  
**To:** Kathy Frese  
**Subject:** RE: [External] OCP-51 / 2371 - 14 STREET SW

Hello Kathy,

The IH Healthy Community Development Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and we have no objections to the proposal.

If you have any questions, please feel free to email us back or call 1-855-744-6328 (Ext. 4).

Thank you,

Janelle

**Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)**  
Healthy Communities Healthy Families  
**Interior Health**  
1440 14 Ave Vernon, BC V1B 2T1  
c: 250-540-8380  
p: 250-549-5758  
e: [janelle.rimell@interiorhealth.ca](mailto:janelle.rimell@interiorhealth.ca)  
[www.interiorhealth.ca](http://www.interiorhealth.ca)



Interior Health

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.

**From:** Kathy Frese <kfrese@salmonarm.ca>  
**Sent:** Thursday, May 26, 2022 8:18 AM  
**To:** Donna Kriger (dkrigger@sd83.bc.ca) <dkrigger@sd83.bc.ca>; HBE <HBE@interiorhealth.ca>; Lana Fitt (edo@saeds.ca) <edo@saeds.ca>; Neskonlith Band - Referrals (referrals@neskonlith.net) <referrals@neskonlith.net>  
**Subject:** OCP-51 / 2371 - 14 STREET SW

Good Morning,

Attached for your review and comments Official Community Plan Amendment application for the above noted.

Thank you,

Kathy Frese | Development Services | Assistant  
Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2



# Adams Lake Indian Band

## APPENDIX 9

**Project Name:**

OCP-51 / 2371 - 14 STREET SW

**FN Consultation ID:**

97443

**Consulting Org Contact:**

Kathy FRESE

**Consulting Organization:**

[City of Salmon Arm](#)

**Date Received:**

Friday, June 3, 2022

Weytk,

Re: the OCP-51 / 2371 - 14 STREET SW.

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

Hundreds of Traditional Use sites nearby.

Other areas of concern include:

Archaeological Sites (RAAD)

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 requires a PFR and CHA be conducted on all Crown Lands, and recommends the same on all Private Lands, associated with this project. Please 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 you 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. 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. 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.

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

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

Kukstemc,

Dave Nordquist, RPF

Title and Rights and Natural Resource Director

Adams Lake Indian Band





## APPENDIX 10

June 15, 2022

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

Dear Kevin,

**Re: OCP Amendment Application No OCP4000-51**

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 2371, 14<sup>th</sup> Street SW, Salmon Arm, from Low Density Residential to Medium Density Residential.

The information provided to the SAEDS Board appears to indicate the OCP amendment is intended to support future subdivision development. The SAEDS Board is supportive of expanding family housing options (developments open to all demographics) in our City, in order to support current and future growth trends.

Based on the information provided, the Board supports the application. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,



Bill Laird,  
Board Chairperson



**APPENDIX 11**

---

TO:	Kevin Pearson, Director of Development Services
DATE:	June 16, 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	<b>Franklin Engineering Ltd</b>
SUBJECT:	<b>ZONING AMENDMENT APPLICATION FILE NO. ZON 1246</b>
LEGAL:	Lot 4, Section 10, Township 20, Range 10, W6M KDYD, Plan 4475
CIVIC:	<b>2371- 14 Street SW</b>

---

Further to your referral dated May 25, 2022 we provide the following servicing information. The following comments and servicing requirements **are not conditions for Rezoning but are required as a condition of subdivision or development**. Comments are based on the subdivision/development as proposed in the referral. If the development plans for the property change significantly, comments below may change:

**General:**

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

**SUBDIVISION AMENDMENT APPLICATION FILE NO: ZONE 1240**

June 14, 2022

Page 2

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

**Roads / Access:**

1. 14 Street SW, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 3.904m of additional road dedication is required (to be confirmed by a BCLS).
2. 14 Street SW is currently constructed to an Interim Urban Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 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 14 Street SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 14 Street SW. The subject property is to be serviced by a single metered water service adequately sized to satisfy the proposed use (minimum 25mm). All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more

**SUBDIVISION AMENDMENT APPLICATION FILE NO: ZONE 1240**

June 14, 2022

Page 3

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information. All meters will be provided at time of building permit by the City, at the owner/developers cost

4. The subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). The Owner / Developer's authorized engineer is to complete a flow test on the closest fire hydrant to confirm the existing watermain servicing the subdivision is adequately sized to provide fire flows in accordance with the requirements of the Subdivision and Development Servicing Bylaw No 4163. Where the City water distribution system has insufficient capacity to meet the required fire flow, the Owner / Developer will be required to make the necessary upgrades to meet these standards. Owner / Developer is responsible for all associated costs.
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the medium density spacing requirements of 90 meters.

**Sanitary:**

1. The subject property does not front a sanitary main; however, a 200mm diameter sanitary sewer exists approximately 78m northeast of the southeast property corner on Foothill Road SW. Extension of the sanitary main would be required to the southeast property corner. Due to the topography, an onsite force service will be required to permit connection.
2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs

**Drainage:**

1. Records indicate that the existing property is not serviced by a storm. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
2. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)

**SUBDIVISION AMENDMENT APPLICATION FILE NO: ZONE 1240**

June 14, 2022

Page 4

- 
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
  4. 14 Street SW Road drainage is the responsibility of the owner/developer along the property's frontage.
  5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
  6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Geotechnical:**

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



---

**Mustafa Zakreet**  
Engineering Assistant



---

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



**CITY OF SALMON ARM**

**BYLAW NO. 4539**

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

---

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means on \_\_\_\_\_, 2022 at the hour of 7:00 p.m. was published in the \_\_\_\_\_ and \_\_\_\_\_, 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 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from LR (Low Density Residential) to MR (Medium 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. 4539"**.

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

ADOPTED BY COUNCIL THIS DAY OF 2022

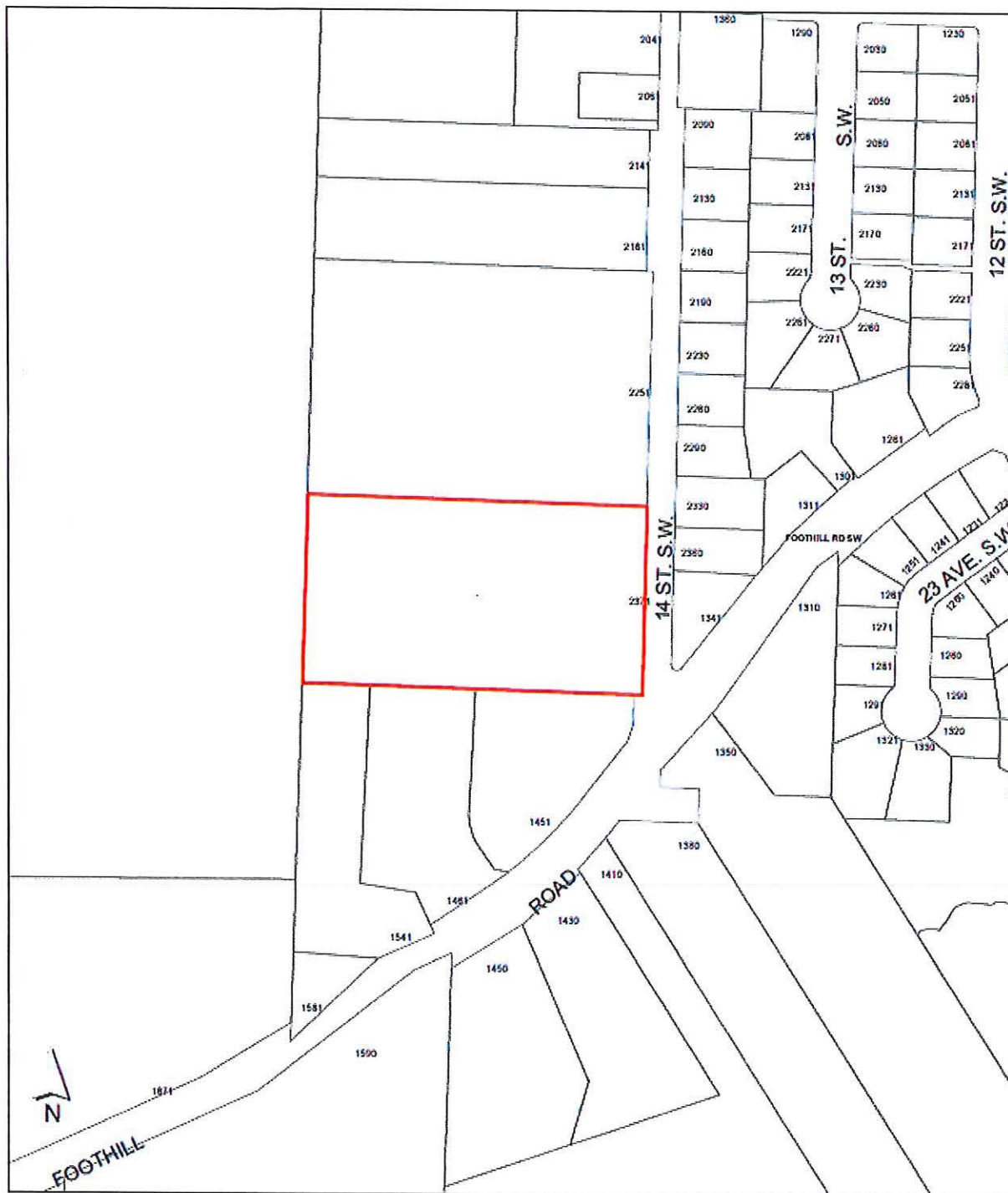
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MAYOR

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CORPORATE OFFICER

## Schedule "A"



Item 10.6

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4540 be read a first time.

[ZON-1246 Kolenosky, M./Franklin Engineering Ltd.; 2371 14 Street SW; R-1 to R-4]

### Vote Record

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

Opposed:

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



## CITY OF SALMON ARM

### BYLAW NO. 4540

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 \_\_\_\_\_, 2022 at the hour of 7:00 p.m. was published in the \_\_\_\_\_ and \_\_\_\_\_, 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 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from R-1 (Single Family Residential Zone) to R-4 (Medium Residential 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. 4540"

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

ADOPTED BY COUNCIL THIS DAY OF 2022

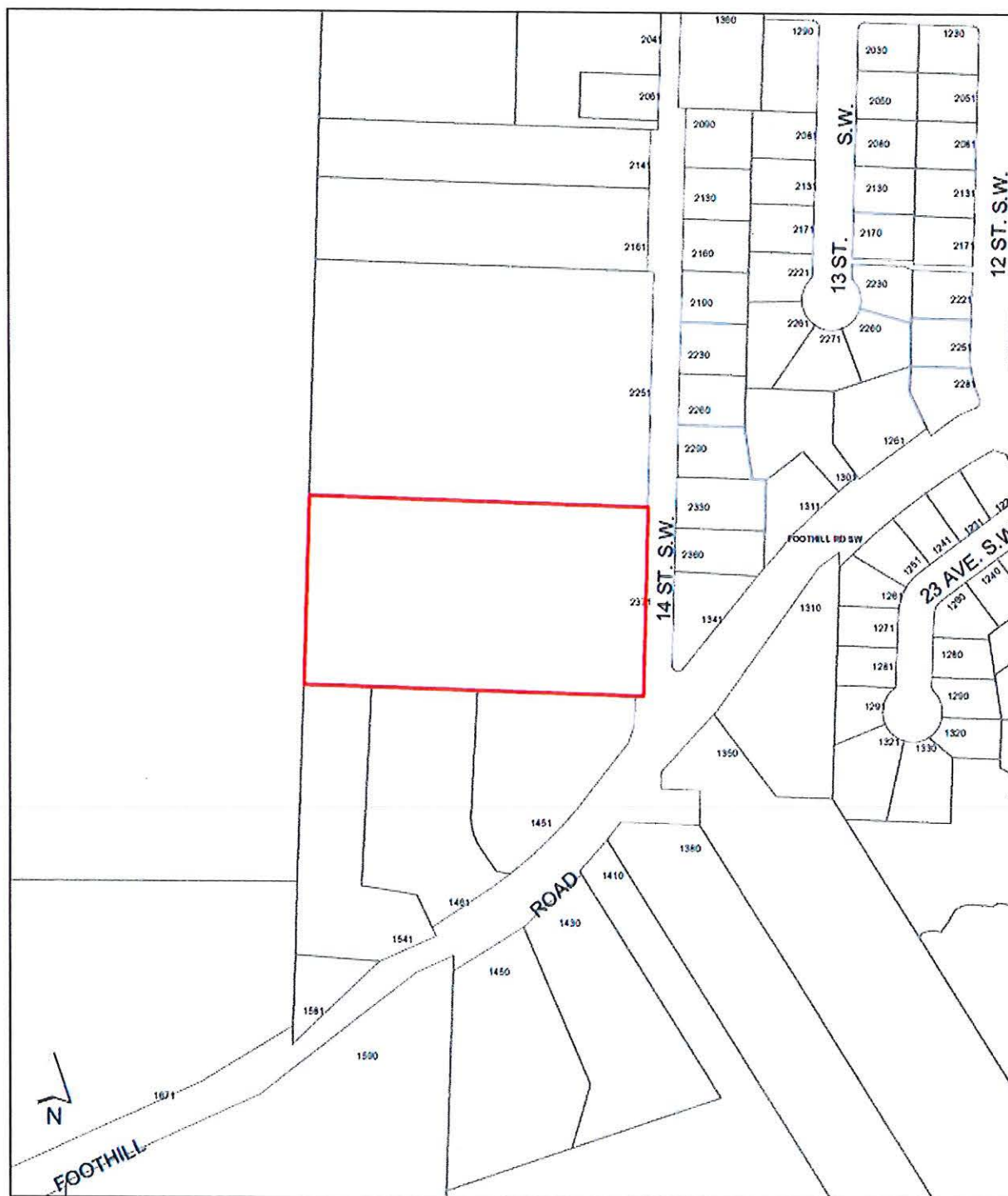
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MAYOR

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CORPORATE OFFICER

*Schedule "A"*



## INFORMATIONAL CORRESPONDENCE – July 25, 2022

- |     |  |   |
|-----|--|---|
| 1.  | E. & D. Kidd – email dated July 11, 2022 – 990 37 Street SE – Traffic Concerns   | R |
| 2.  | B. Hall, Lead Pastor, Shuswap Community Church – letter dated June 15, 2022 – Rental Request for Marine Peace Park on September 4, 2022  | R |
| 3.  | P. Leslie, Director and P. Weir, Social Chair, Salmon Arm Citizens Patrol – letter dated July 14, 2022 – BBQ at Blackburn Park Gazebo on August 27, 2022   | A |
| 4.  | C. Truscott, President, Salmon Arm Sockeyes – email dated July 18, 2022 – Year End Celebration at Blackburn Park on August 11, 2022  | A |
| 5.  | Shuswap Watershed Council – Media Release dated July 18, 2022 – Shuswap Watershed Council releases 2021 water quality summary report   | N |
| 6.  | W. Pain, Director, Salmon Arm Tennis Club – letter dated July 6, 2022 – City of Salmon Arm COVID-19 Grant Funding to Salmon Arm Tennis Club  | N |
| 7.  | S. Hecker, Manager of Wellness Programs, Canadian Mental Health Association – letter dated July 6, 2022 - Covid-19 Restart Grant   | N |
| 8.  | A. Morris, KAIROS - Salmon Arm – email dated July 19, 2022 – Requesting letter to the Prime Minister regarding Nuclear Weapons Non-Proliferation Treaty  | R |
| 9.  | T. Kutschker, Director, Shuswap District Arts Council- email dated July 20, 2022 – Request to support the Loud and Proud Celebration   | A |
| 10. | H. Marken, FireSmart Analyst, BC Wildfire Service, Ministry of Forests – email dated July 12, 2022 – FireSmart BC Wildland-urban interface case study research project 2022<br>(view entire report as <a href="http://www.salmonarm.ca">www.salmonarm.ca</a> City Service, Agenda and Minutes) | N |

N = No Action Required  
A = Action Requested

S = Staff has Responded  
R = Response Required



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Item 14.1

## CITY OF SALMON ARM

Date: July 25, 2022

### Presentation 4:00 p.m. (approximately)

**NAME:** Staff Sergeant West, Salmon Arm RCMP Detachment

**TOPIC:** Quarterly Policing Report April 2022 to June 30, 2022

#### Vote Record

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

Opposed:

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



Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

Security Classification/Designation  
Classification/désignation sécuritaire

NCO i/c Salmon Arm Detachment  
1980 11<sup>th</sup> Ave NE,  
Salmon Arm, BC.  
V1E 2V5

Your File - Votre référence

Our File - Notre référence

195-7

Date

July 18, 2022

Mayor and Council, City of Salmon Arm

RE: Salmon Arm RCMP Detachment  
Quarterly Policing Report – April 2022 to June 30, 2022.

Dear Mayor and Council,

My report this quarter covers the time period from April 2022 to June 30, 2022.

### Detachment News

Sgt. Simon Scott has joined our detachment from the Lower Mainland of British Columbia. He has taken over the operations NCO position at our detachment. He brings him a wealth of knowledge at it pertains to general policing as well as major crime investigation. We will also have two members, one from Dawson Creek and one from Kitimat, joining our detachment. Both of these officers have experience and are looking forward to completing their transfers to Salmon Arm.

We look forward to filling the last remaining vacant position and RCMP Staffing has sent me a list of candidates to fill that position and these applications are currently under review.

Over this quarter the officers responded to over 2250 calls for service. Of these calls, 1674 were within the City of Salmon Arm. The call volume represents 74% of our total file workload, and is up 150 reports from 2021 over the same time period.

I have included my customary statistics broken down by crime types. General assaults and reports of Sexual Assault are up over the same period last year and overall violent person's crime is up over last year in this quarter by 38 investigations. Again this quarter reports of Domestic Violence are comparable to this time last year in the quarter but are down over the calendar year when compared to last year. As you can readily see, we have arrested the trend in Break and Enter reports which are down over last year's numbers which is good and again underlines the impact of just one or two offenders being able to operate in the community as we work to curtail their activity. Overall Property Crime is up slightly across the city as thefts not related to homes have increased.

Canada

RCMP GRC 2823 (2002-11) WPT

**Officers continued to be busy in traffic law enforcement despite COVID and logged:**

- Over 161 Documented traffic stops this quarter.
  - Which includes 13 stops for high risk driving behaviours like Distracted Driving, Excessive Speed and Intersection Offences.
  - 19 Impaired Drivers and 4 Prohibited Drivers were removed from our roads.
- Our dedicated BC Highway Patrol continues to work in our jurisdiction.
  - 149 Tickets issued and of those 51 were for distracted driving and 17 were for intersection lights.
- We had 21 collisions with damage over \$10,000 or injuries were reported within Salmon Arm. Less than the 32 which we saw last year in the same period.
- There was 1 fatal collision within the detachment area in the rural jurisdiction.

**Investigative highlights and low lights this past quarter:**

- Our General Investigation Section (GIS) has been busy:
  - Seeking a property criminal who operates in the city as well as the rural area. As of July 19, 2022 he has been arrested and he will be put before the courts. The general public was helpful in looking for this male after being alerted to our investigation.
  - They are currently working on 4 child pornography files involving the internet as well as houses believed to be involved in the drug trade.
  - They are balancing this with two shooting files which occurred in the outer lying jurisdiction.
- Property Crime:
  - Our officers laid 2 charges pertaining to break and enter investigations which occurred at local businesses.
- Our detachment was successful in apprehending a male in our outer lying area who was under Canada Wide Arrest Warrants for breaching Federal Parole and living under an assumed name for 3 years.
- A second Victim Services staff member is now on line but has very limited hours. But as I have reported in the past a second PBVS worker is need at this time.
- On line Crime Reporting uptake continues and we had 38 reports on line. Again there is still room for improvement but as of June 30<sup>th</sup> we have surpassed reports using this tool for the entire year of 2021.

**Looking forward:**

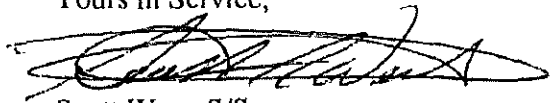
Our Detachment will be called upon to provide resources for major events in BC as well as nationally. Most notably, our detachment is releasing one member for a week for the Papal Visit to K Division or Alberta if and when called upon.

Our office and its members are working with City Staff as well as other agencies in dealing with the homeless issues which are present in the community. I would like to applaud the



work being done by our social agencies, Cedar Place, our local By-Law officers and our Fire Department. We all know that these situations challenge all of our departments because of their complex and sensitive nature. It will take all of these agencies to deal with this issue on a case by case basis as they arise.

Yours in Service,

A handwritten signature in black ink, appearing to read 'Scott West', written over a horizontal line.

Scott West, S/Sgt.

NCO i/c Salmon Arm RCMP Detachment



**SALMON ARM RCMP  
MAYOR'S REPORT  
QUARTER 2, 2022**

Salmon Arm Detachment

1980 11th Ave N.E.

Salmon Arm, BC

V1E 2V5

Telephone (250) 832-6044 Fax (250) 832-6842

City of Salmon Arm

500 2nd Ave N.E.

Salmon Arm, BC

V1E 4 N2

June 30th, 2022

Dear Mayor Alan Harrison,

**RE: Quarterly Crime Statistics - April / May / June**

CRIME CATEGORIES	CITY Q2 2021	CITY Q2 2022	RURAL Q2 2021	RURAL Q2 2022
Homicide / Attempted Homicide	0	0	0	0
Assaults	29	32	12	14
Sexual Offences	6	14	0	1
Robbery	1	0	0	1
Auto Theft	8	17	3	9
Break and Enters	32	23	4	17
Theft From Motor Vehicle	42	15	5	13
Drug Investigations	26	14	6	2
Motor Vehicle Collisions	31	33	28	13
Motor Vehicle Collisions W Fatality	0	0	0	1
Impaired Driving - CC	4	5	3	2
Impaired Driving - MVA (IRPs)	5	5	4	3
TOTAL PERSONS/VIOLENT CC	31	69	14	26
TOTAL PROPERTY CC	231	259	88	80
TOTAL OTHER CC	136	139	28	27
TOTAL CRIMINAL CODE (CC)	398	467	130	133

TOTAL CALLS FOR SERVICE	1674	1516	717	577
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COMMUNITY	CITY Q2 2021	CITY Q2 2022	RURAL Q2 2021	RURAL Q2 2022
Files with youth negative contacts	4	5	1	0
Mental Health Related Calls	141	150	47	29
Files involving Alcohol / Drugs	158	239	56	74
Domestic Violence	18	17	13	10

Should you have any questions or concerns, or should you wish to discuss these statistics, please do not hesitate to contact me at 250-832-6044.

Yours truly,

Scott West, S/Sgt., NCO I/C  
Salmon Arm RCMP Detachment

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Item 19.1

**CITY OF SALMON ARM**Date: July 25, 2022**Other Business**

The following Motion is released from the In-Camera Council Meeting of July 11, 2022:

0053-2022 (ic)

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: Council approve the Shuswap District Arts Council, Salmon Arm Arts Centre & Art Gallery to use the building located at 31 Hudson Avenue NE for the Salmon Arm Pride Project Arts and Awareness Festival for the month of October 2022, provided that there are no changes to the use of the building prior to the event, and subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines;

CARRIED UNANIMOUSLY**Vote Record**

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

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



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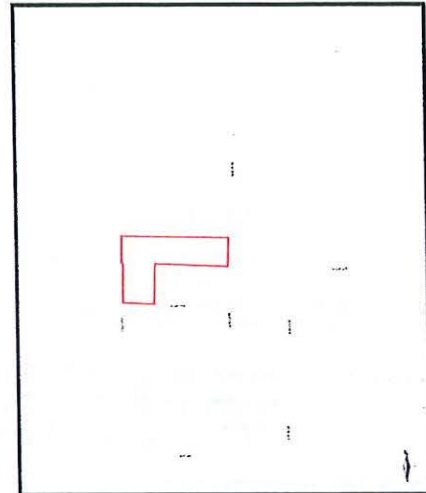
**CITY OF SALMON ARM**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on Monday, July 25 at 7:00 p.m.

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

**Proposed Rezoning:** To 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).

<b>Civic Address:</b>	1091 – 60 Street NW
<b>Location:</b>	West of 10 Avenue NW on the West side of 60 Street NW
<b>Present Use:</b>	Single Family Dwelling
<b>Proposed Use:</b>	To permit a 2 lot subdivision
<b>Owner/Applicant:</b>	Lepp, L. & T.
<b>Reference:</b>	ZON-1238/ Bylaw No. 4523



The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> from July 12 to July 25, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Meetings are being held in person and virtually. In person attendance will be on a first come first serve basis. If you wish to attend electronically email [cityhall@salmonarm.ca](mailto:cityhall@salmonarm.ca).

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

Sue Wood, Director of Corporate Services

July 12 to July 25, 2022



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)

---

### 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.

---

### 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

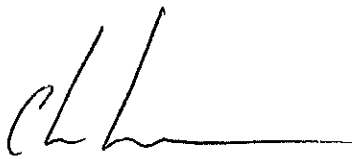
Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those 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.



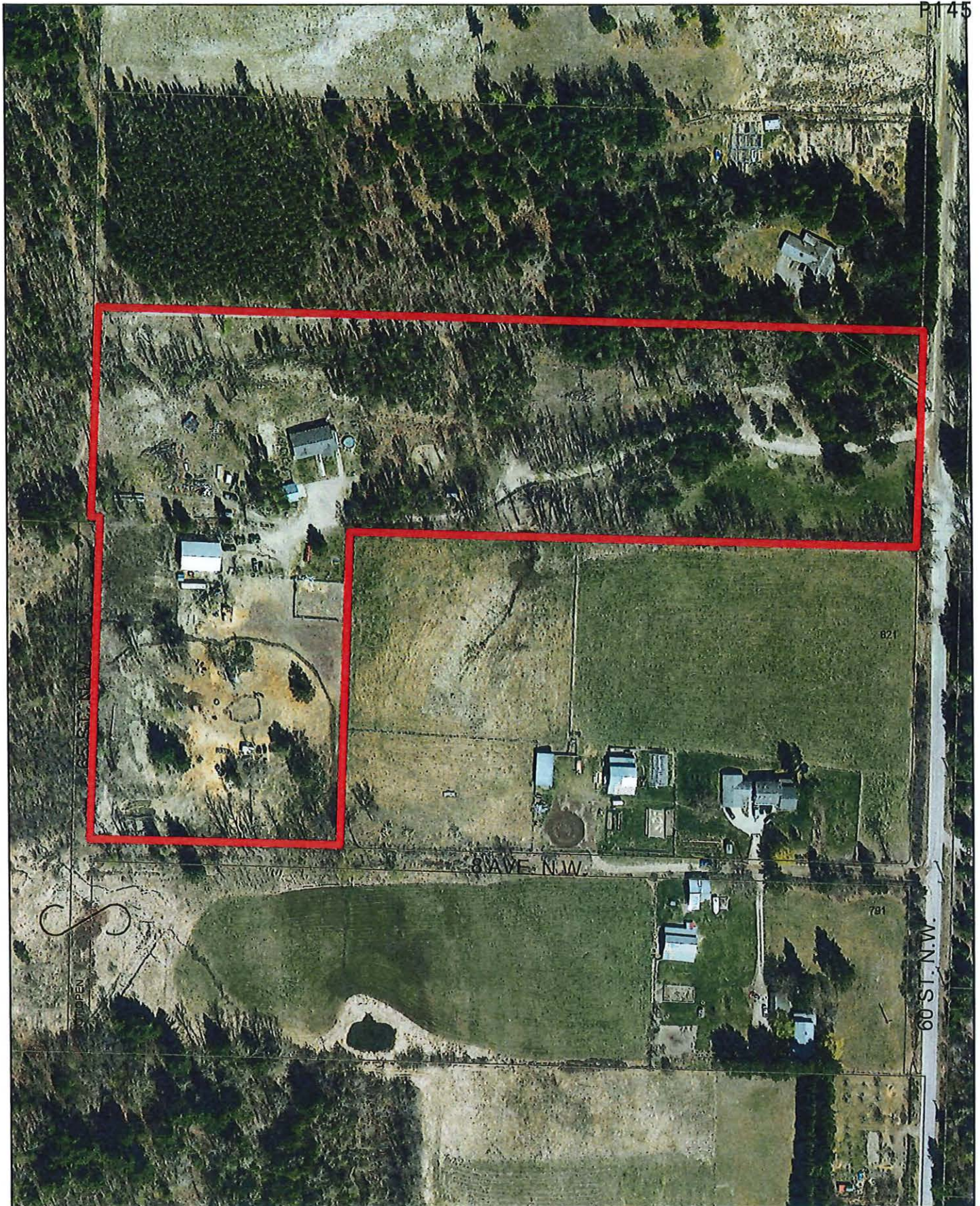
Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



P144







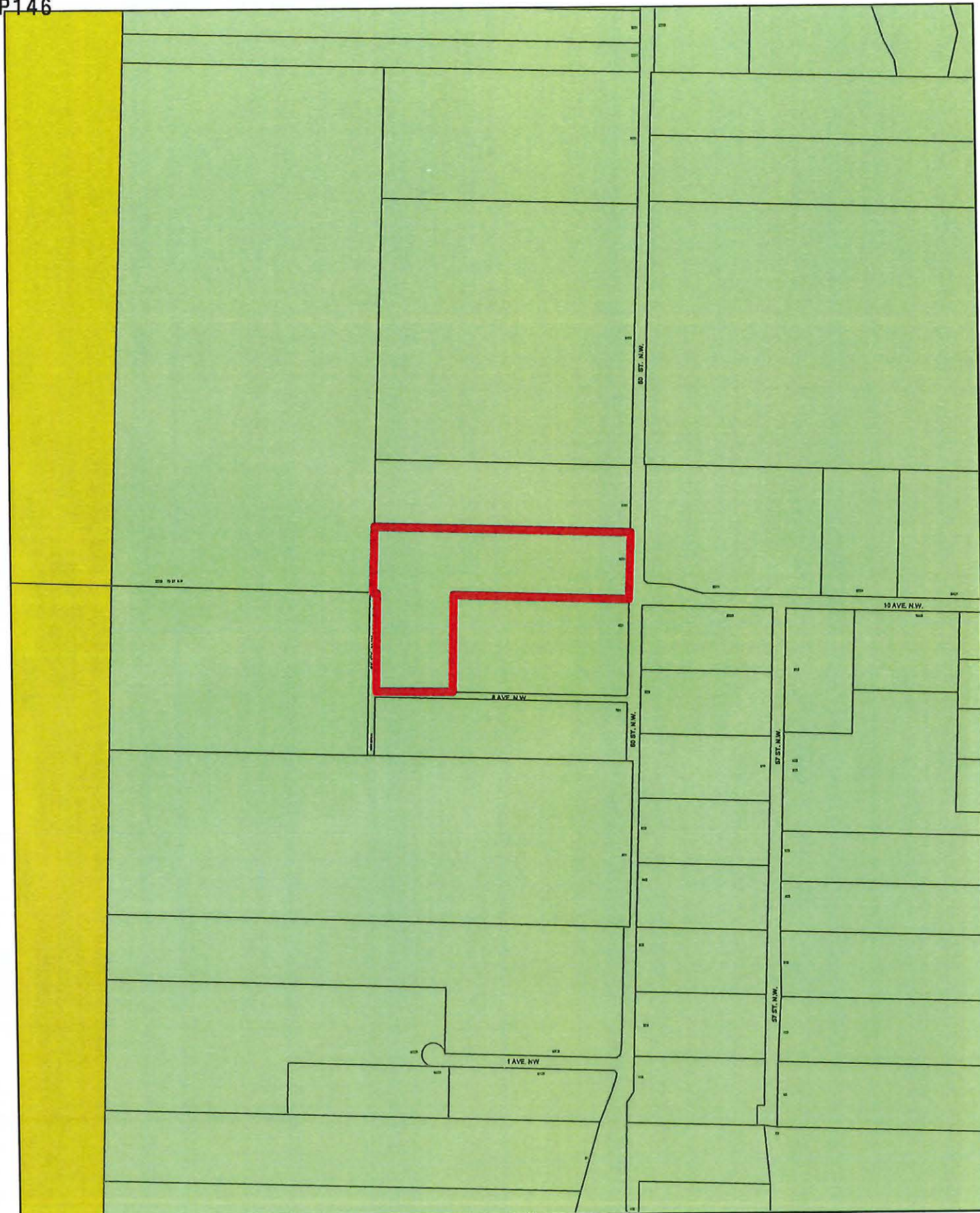
0 30 60 120 180 240 Meters



Subject Parcel



P146



0 55 110 220 330 440 Meters

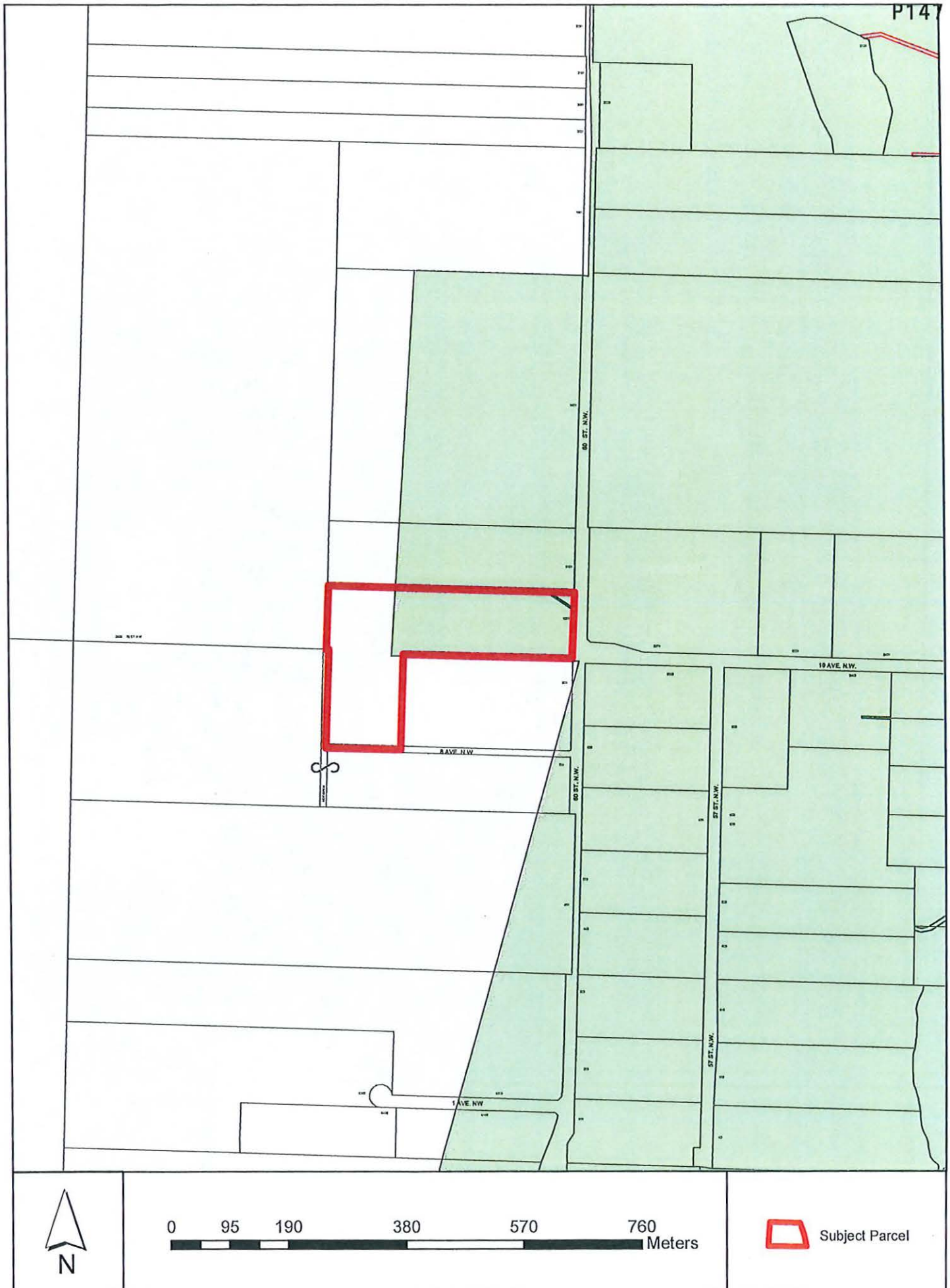


Subject Parcel



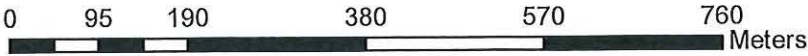
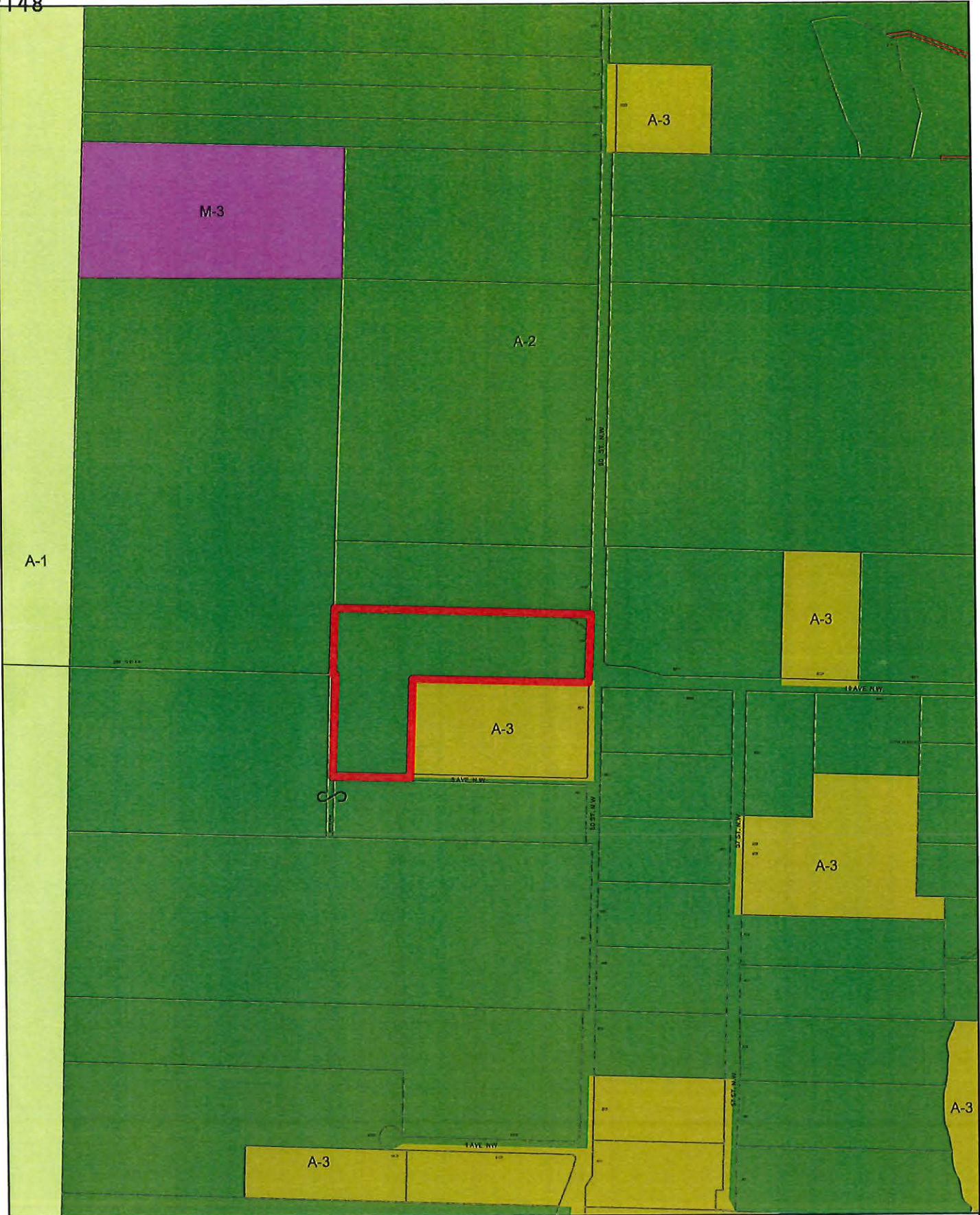
Acreage Reserve

Forest Reserve





P148



Subject Parcel

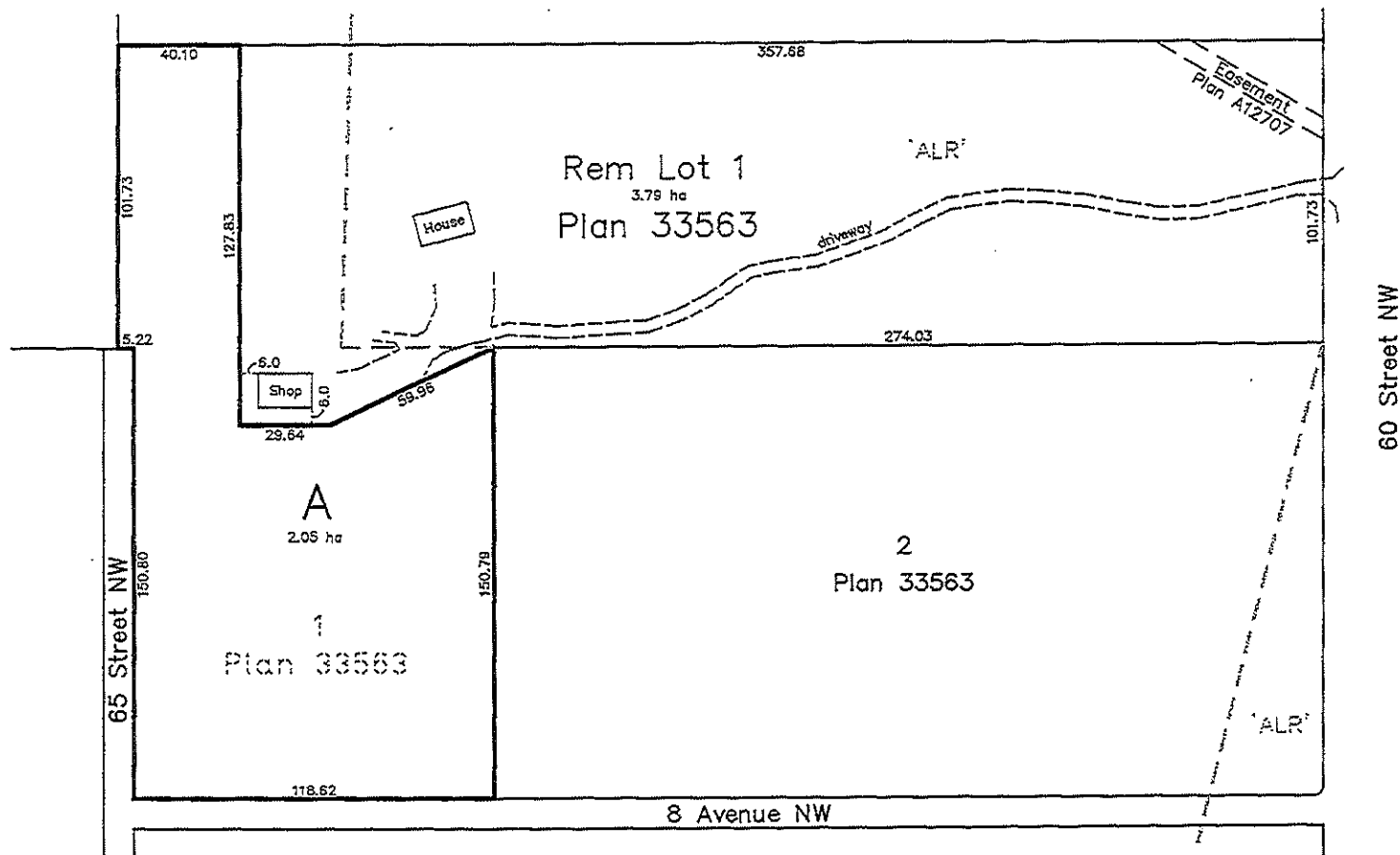
# Sketch Plan of Proposed Subdivision of Part of Lot 1, Tp 20, Rge 10, W6M, KDYD, Plan 33563

Scale 1:1500

BCGS 82L.074

50 0 50 100 150

All distances are in metres.



April 21, 2022

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



P150



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:**

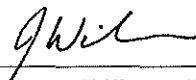
1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

**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

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Item 24.1

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4523 be read a third and final 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



## 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 11 DAY OF JULY 2022

READ A SECOND TIME THIS 11 DAY OF JULY 2022

READ A THIRD TIME THIS DAY OF 2022

ADOPTED BY COUNCIL THIS DAY OF 2022

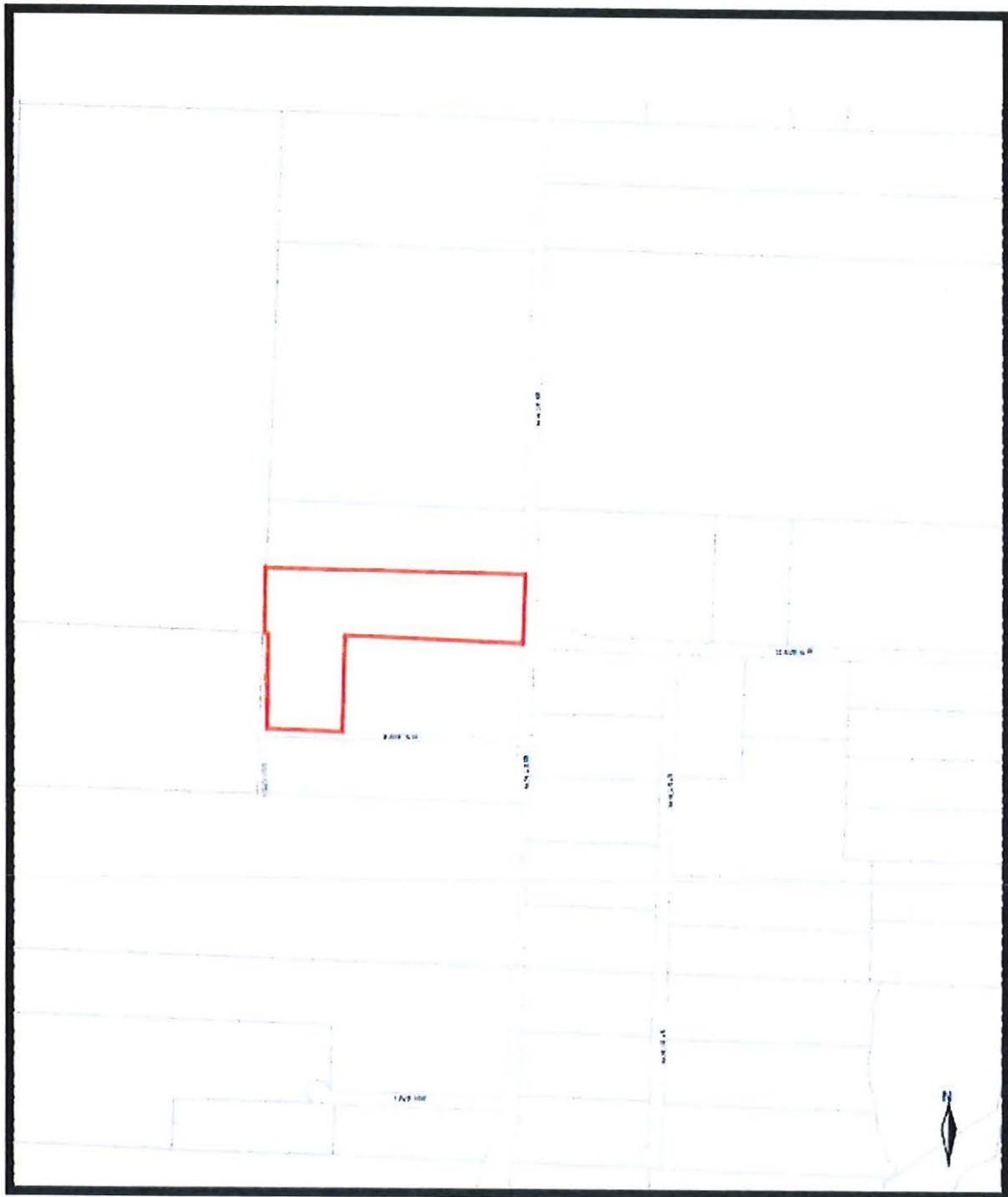
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MAYOR

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CORPORATE OFFICER

Schedule "A"



Item 26.

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of July 25, 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 25, 2022**

- |     |  |   |
|-----|--|---|
| 1.  | E. & D. Kidd – email dated July 11, 2022 – 990 37 Street SE – Traffic Concerns   | R |
| 2.  | B. Hall, Lead Pastor, Shuswap Community Church – letter dated June 15, 2022 – Rental Request for Marine Peace Park on September 4, 2022  | R |
| 3.  | P. Leslie, Director and P. Weir, Social Chair, Salmon Arm Citizens Patrol – letter dated July 14, 2022 – BBQ at Blackburn Park Gazebo on August 27, 2022   | A |
| 4.  | C. Truscott, President, Salmon Arm Sockeyes – email dated July 18, 2022 – Year End Celebration at Blackburn Park on August 11, 2022  | A |
| 5.  | Shuswap Watershed Council – Media Release dated July 18, 2022 – Shuswap Watershed Council releases 2021 water quality summary report   | N |
| 6.  | W. Pain, Director, Salmon Arm Tennis Club – letter dated July 6, 2022 – City of Salmon Arm COVID-19 Grant Funding to Salmon Arm Tennis Club  | N |
| 7.  | S. Hecker, Manager of Wellness Programs, Canadian Mental Health Association – letter dated July 6, 2022 – Covid-19 Restart Grant   | N |
| 8.  | A. Morris, KAIROS – Salmon Arm – email dated July 19, 2022 – Requesting letter to the Prime Minister regarding Nuclear Weapons Non-Proliferation Treaty  | R |
| 9.  | T. Kutschker, Director, Shuswap District Arts Council- email dated July 20, 2022 – Request to support the Loud and Proud Celebration   | A |
| 10. | H. Marken, FireSmart Analyst, BC Wildfire Service, Ministry of Forests – email dated July 12, 2022 – FireSmart BC Wildland-urban interface case study research project 2022<br>(view entire report as <a href="http://www.salmonarm.ca">www.salmonarm.ca</a> City Service, Agenda and Minutes) | N |

## Mayor and Council

First Name Ernie  
Last Name Kidd  
Address: 990 37 Street SE  
Return email address:  
Subject: 990 37 Street SE  
Body 2022 July 11

Dear Mayor and Council

This letter is regarding our concerns with the traffic on 10th Ave SE.  
Our home is located at the corner of 10Th Ave and 37th Street SE.

Since we moved here in 2014 there has been a steady increase in the volume of traffic. There is a constant flow of cars, trucks, motor cycles and including Transport and Gravel trucks of all sizes .

We recognize that 10th Avenue is an arterial route, however it is still a city street that should have speed and traffic control. The use of exhaust brakes and size of the trucks needs to be limited. I am reasonably sure that these large trucks are not allowed on residential streets unless absolutely necessary.

Tenth avenue is used by many people walking, school children and bike riders. There are no sidewalks making for a dangerous situation.

So, we are asking for RCMP speed control including the posting of more signs, vehicle size limitations to restrict the transport trucks using 10th as a short cut. Consideration should be given for the installation of sidewalks.

Thank you for your consideration on this matter.

Ernie and Dolores Kidd

12.1.1.

June 15th, 2022

3151 - 6th Ave. NE  
Salmon Arm, BC  
V1E 1K5  
250 832-4004

To: City of Salmon Arm  
Attn: City Council  
Cc: Barb Puddifant

Re: Rental Request for Marine Park on September 4th, 2022

Dear City Council,

Please receive Shuswap Community Church's request for the use of Marine Park on Sunday September 4th from 7am-1pm.

Each September since 2011 our church has had outdoor service in early September at Marine Park which until COVID was an annual highlight. We appreciated the use of the gazebo for music and picnic tables for lunch, while sitting in the late summer sun. We would have 300-600 congregants from throughout the Shuswap together for worship which always concluded with praying for our community.

During the pandemic, our church followed the restrictions on religious gatherings of the PHO completely and without resistance, believing that they were in effect to protect our community. This meant that we did not have our gathering in 2020 and 2021.

We would like to resume this tradition in 2022. Our request would be for access to the park, the gazebo, washrooms and electricity for above stated times. We hope to have 300-500 people attend, though cannot guarantee what the final numbers will be. There is no cost to attend, and we would be responsible for set-up/tear-down.

As I'm sure you are aware, Shuswap Community Church, formerly First Baptist, has been serving the community since 1908. We value our role within Salmon Arm and look forward to continuing to provide value to the citizens for years to come.

Thank you for receiving our request. I look forward to your reply.

Sincerely,

Ben Hall  
Lead Pastor, Shuswap Community Church





July 14/22

City of Salmon Arm, Mayor and Council. We, Salmon Arm Citizens Patrol Would like to reserve the Picnic tables under the Gazebo at Blackburn Park for Aug 27/22 for a Bar-B-Q. There will be 20 to 25 people. If there is a fee, please let me know. I will be away July 16<sup>th</sup> to 30<sup>th</sup>. Please contact me when I return or my alternate.  
Thanking you in advance.

Sincerely

Pam Leslie  
Social Director

or Paula Weir  
Treasurer

Home: 778-824-0704 250-832-5046  
Cell: 250-515-6136

## Corinne Boback

---

**From:** volunteer Salmon Arm <sockeyespres@gmail.com>  
**Sent:** Tuesday, July 19, 2022 2:04 PM  
**To:** Corinne Boback  
**Subject:** Re: [External] Requesting information for park booking

Yes it does thank you. If you require any more information my phone number is .  
Once again Thank you

On Mon, Jul 18, 2022 at 3:23 PM Corinne Boback <[cboback@salmonarm.ca](mailto:cboback@salmonarm.ca)> wrote:

Hello Crystal,

Thank you for your email. I will use this email and circulate your request to the appropriate staff and then to Council for their approval. I will do my best to get this on the upcoming Monday, July 25<sup>th</sup> Regular Council meeting. At this meeting, if Council chooses to discuss your request, I will then follow it up with a letter (via email) confirming Council's decision. If I can get it on the Agenda for next Monday, I will send a letter out the same week for you.

I hope this answers your question.

Reach out any time.

Kind Regards,

**Corinne Boback | Deputy Corporate Officer**

Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2 | P 250.803.4036 | F 250.803.4041

E [cboback@salmonarm.ca](mailto:cboback@salmonarm.ca) | W [www.salmonarm.ca](http://www.salmonarm.ca)



**From:** volunteer Salmon Arm <[sockeyespres@gmail.com](mailto:sockeyespres@gmail.com)>  
**Sent:** Monday, July 18, 2022 3:09 PM  
**To:** Corinne Boback <[cboback@salmonarm.ca](mailto:cboback@salmonarm.ca)>  
**Subject:** [External] Requesting information for park booking

Hi My name is Crystal Truscott. I am the current president of the Salmon Arm Sockeyes. We are requesting information/process for booking the picnic area at Blackburn park for Thurs Aug 11th from 6-8pm for our year end celebration. We did this last year and it was a great success. I was not the person that did the booking so I am not sure of the process. We do have liability insurance.

Last year we ordered pizza and had a potluck dessert bar. Our plan is to do the same thing. We have apx 50 swimmers aed 4-16 and their families and our coaches.



## MEDIA RELEASE

18 July 2022 - For Immediate Release

### Shuswap Watershed Council releases 2021 water quality summary report

The Shuswap Watershed Council (SWC) has just released a summary report about recent water quality monitoring throughout the watershed.

“I’m pleased to announce that our sixth annual water quality summary report is available,” says Jay Simpson, SWC Chair and CSRD Director for Area F - North Shuswap. “These reports are produced for residents and visitors to the Shuswap so that they can learn about our watershed which is so important to our lifestyle and economy.”

The report covers water quality in the large lakes and at swimming beaches. It also explains water quality concerns in the region such as algal blooms and the threat that aquatic invasive species pose to the Shuswap.

“Once again the beach monitoring program overseen by Interior Health and First Nations Health Authority had really good results,” explains Erin Vieira, SWC program manager. “Out of 193 water quality samples collected from ten beaches in 2021, 190 had acceptable results.”

The SWC’s report explains that generally, water quality is quite good in the Shuswap but there are some concerns – primarily, related to the amount of nutrients such as phosphorus and nitrogen flowing into the lakes. The large rivers (Salmon, Shuswap and Eagle Rivers) are the largest sources of nutrients to the lakes. Smaller proportions of nutrients come from point-source discharges and from private on-site wastewater (septic) systems around the lakes. The report offers several tips for residents to manage their impact on the watershed.

The report also draws attention to another year of monitoring the Shuswap watershed for invasive Zebra and Quagga Mussels, a program carried out by the Columbia Shuswap Invasive Species Society with financial support from the SWC. The Shuswap continues to be free of invasive mussels, and the report offers several recommendations to prevent the spread of them to BC.

“The threat of invasive mussels continues,” Vieira adds. “Watercraft owners must always clean, drain, and dry their watercraft when they move it out of a lake or river. If you’re going paddling at Gardom Lake today, and to Canoe Beach tomorrow, you need to clean, drain, and dry in between. Additionally, anyone





visiting or returning to BC from outside of the province with a watercraft needs to stop at watercraft inspection stations along their travel route.”

The report can be found on the SWC’s website, [www.shuswapwater.ca](http://www.shuswapwater.ca). Print copies of the report will soon be available from municipal, First Nations, and regional government administrative offices and at library branches across the Shuswap.

-30-

About: The Shuswap Watershed Council is a watershed-based partnership organization that works on water quality and safe recreation in the Shuswap.

Contact: For more information, please contact Erin Vieira or Alex de Chantal c/o the Fraser Basin Council in Kamloops at 250 314-9660 and visit [www.shuswapwater.ca](http://www.shuswapwater.ca).

July 6, 2022

Mayor Harrison and Council  
Box 40,  
Salmon Arm, B.C.  
V1E 4N2

Dear Mayor Harrison and Council  
Re: City of Salmon Arm COVID 19 Grant Funding to Salmon Arm Tennis Club

The enclosed financial information is being provided as a result of the Salmon Arm Tennis Club receiving \$10,000 for the COVID 19 grant funding in 2021.

We utilized the funds to pay \$7,000 towards our long term debt and \$3,000 for operating expenses.

Over-all, 2021 was a difficult year in that we were unable to fully offer an array of programming, leagues, adult and junior lessons , etc. as COVID 19 created restrictions that impacted our facility. 2022 is proving to be different, as we just secured the Tennis BC & National Bank Financial Team Tennis Championships to be held August 5-7<sup>th</sup>.

We intend to have sufficient funds in our budget to be able to meet 9-12 months expenses at any given time to ensure we remain financially responsible.

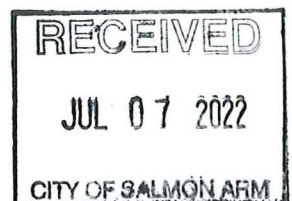
If the City of Salmon Arm council and staff would like a copy of our 2021 Financial Statements, please advise and a copy will be provided.

Thank you for your continued support towards our club. As mentioned previously , our partnership is very strong and look forward to continuing working together as we move forward.

Regards,

A handwritten signature in blue ink, appearing to read 'Winston Pain', with a long horizontal flourish extending to the right.

Winston Pain  
Director, Salmon Arm Tennis Club  
250-804-6451  
[Wpwinston2@gmail.com](mailto:Wpwinston2@gmail.com)





**Canadian Mental  
Health Association**  
Shuswap-Revelstoke  
*Mental health for all*

July 6, 2022

Re: Covid 19 Restart Grant

Dear City of Salmon Arm and Elected Council,

Thank you for the funding grant opportunity to address financial impacts that Covid-19 created for our social enterprise, the Hudson Thrift Shoppe. Through the pandemic we had to re-route donations, navigate a shortage of volunteers and re-open the Thrift Shoppe with reduced donation and shopping hours. We are still in the thick of this.

However, with the City of Salmon Arm Grant, we were able to address some costs that we would not otherwise have been able to cover. For example, we were able to replace a window that was cracked, purchase mats that saved our floors from the donation carts and purchase other carts which fit in our elevator. We were able to upgrade our till to a Square which allowed us to create a more relevant skill development opportunity for those struggling with their mental health and wanting to build skills to re-enter the workforce.

Further, we were able to repair and create a more enjoyable workspace to receive donations to address workplace wellness.

CMHA Shu-Rev deeply appreciates our partnership and support with the City of Salmon Arm and this Restart Grant gave us a bit of a reprieve from the ongoing financial crunch experienced by so many downtown businesses.

Thank you for your ongoing support!

With Gratitude,

*Shannon Hecker*

Shannon Hecker, Manager of Wellness Programs

**From:** Anne Morris <[willae@alumni.uleth.ca](mailto:willae@alumni.uleth.ca)>  
**Sent:** Tuesday, July 19, 2022 11:35 AM  
**To:** Barb Puddifant <[bpuddifant@salmonarm.ca](mailto:bpuddifant@salmonarm.ca)>  
**Subject:** [External] Letter to the Mayor

Good morning, Barb,

Further to my phone message, I'm appending the letter sent to the Mayor this morning. Would you please ensure that it is brought to his attention. We are hoping that he will write the Prime Minister and Foreign Affairs Minister, contact information is included in my letter below.

Many thanks,

Anne Morris  
KAIROS-Salmon Arm

---

Mayor Alan Harrison  
City Hall  
Salmon Arm

Your Worship,

I am writing on behalf of the Salmon Arm Ecumenical KAIROS Committee to ask if you would please write to the Prime Minister and Foreign Affairs Minister regarding the upcoming United Nations Review of the Nuclear Weapons Non-Proliferation Treaty (NPT). The 2020 NPT Review Conference, postponed several times because of Covid-19, **is scheduled to begin August 1st at the United Nations in New York.**

In 2020, Salmon Arm City Council adopted a motion authorizing the Mayor to write to Prime Minister Trudeau and the Foreign Affairs Minister urging **that Canada make nuclear arms control and disarmament a national priority, and work towards achieving an international consensus that will save the Non-Proliferation Treaty (NPT) when it comes up for Review at the United Nations.**

The NPT is the bedrock of the international effort to prevent the spread of nuclear weapons, and it is "on the verge of collapse", writes retired Canadian Senator Douglas Roche. I refer you to Mr. Roche's article in yesterday's *The Hill Times*, Canada's Parliamentary newspaper (please see attached). <https://www.hilltimes.com/2022/07/18/worlds-only-surviving-multilateral-nuclear-weapons-treaty-is-on-the-verge-of-collapse/372006>

Your letter to the PM and Foreign Affairs Minister, Mélanie Joly, would help remind our federal government that Canadians are concerned about this issue and about the position Canada takes at the Review Conference.

(Right Hon. Justin Trudeau e-mail: <[pm@pm.gc.ca](mailto:pm@pm.gc.ca)>; Hon. Mélanie Joly, Minister of Foreign Affairs e-mail: <[melanie.joly@parl.gc.ca](mailto:melanie.joly@parl.gc.ca)>)

Respectfully,

Anne Morris  
KAIROS-Salmon Arm



-----Original Message-----

From: Shuswap District Arts Council <[sdarts@telus.net](mailto:sdarts@telus.net)>

Sent: Wednesday, July 20, 2022 3:29 PM

To: Erin Jackson <[ejackson@salmonarm.ca](mailto:ejackson@salmonarm.ca)>

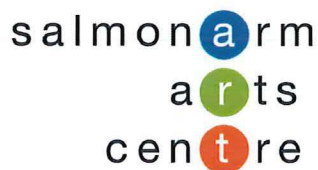
Subject: [External] and yet another letter from us...

Hi Erin. On behalf of the working group planning the Loud and Proud Celebration in October, please accept this letter asking for assistance from City Council.

As a little background, the Arts Council is happy with the annual operating grant provided us by the City. This event is a collaboration with Economic Development, Roots and Blues, and Downtown Salmon Arm, along with the Salmon Arm Pride Project Committee. The Arts Council's role is as a financial manager of the event, which is why it is us sending this letter of request. If all goes well, this event could become annual, and added to the list of off-season public events in town. Very exciting times, and a great way to work together to create something magical.

Thanks!

T.



July 20, 2022

Mayor Alan Harrison and City Council  
Box 40  
Salmon Arm, BC V1E 4N2

Dear Friends,

RE: Request to support the Loud and Proud Celebration

The Shuswap District Arts Council is pleased to be the host organization for a collaborative working group to present an exciting addition to the Salmon Arm Pride Project. The Loud and Proud Celebration is an outdoor concert event kicking off the 2022 Pride Project. The group includes Salmon Arm Economic Development Society, Downtown Salmon Arm, and Salmon Arm Roots & Blues, all working together to create a foundational event that may become an annual feature in the downtown core. This letter is to request a level of financial support from the City of Salmon Arm.

Located at the intersection of Hudson and McLeod, right in front of the Salmon Arm Art Gallery, this event will be held on Saturday, October 15, 2022 from 4pm to 10pm. It will feature 2SLGBTQ+ performers as well as local dancers, food trucks and information booths. The event welcomes the whole community to celebrate the first day of the vibrant and important festival. It is free, family-friendly, and will have a safety plan in place in consideration of public health initiatives, accessibility and 2SLGBTQ+ safety. Much consultation has occurred to make this event reflect the significant change in acceptance and awareness of the 2SLGBTQ+ community over the past two years, as well as an adaptive approach to event management in this era of climate crisis, post-pandemic recovery, and reconciliation.

On behalf of all the organizations involved with planning this incredible event, as well as the Salmon Arm Pride Project Committee, we respectfully request funding in the amount of \$5000.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tracey Kutschker".

Tracey Kutschker  
Director/Curator  
Shuswap District Arts Council  
Salmon Arm Arts Centre & Art Gallery

From: [research@firesmartbc.ca](mailto:research@firesmartbc.ca) <[research@firesmartbc.ca](mailto:research@firesmartbc.ca)>

Sent: Tuesday, July 12, 2022 2:04 PM

To: [research@firesmartbc.ca](mailto:research@firesmartbc.ca)

Subject: [External] FireSmart BC Wildland-urban interface case study research project 2022

Hello,

I am reaching out to inform you of the FireSmart BC's Wildland-urban interface case-study project that will be going ahead with its second year.

Research may be conducted during active wildfires in the wildland-urban interface during the 2022 fire season. The purpose of this research project is to assist in the development of tools, resources, and assets that will mitigate the losses to structures and their surroundings. Ultimately, the goal is to collect data that will help develop new approaches to ensure in the future we as a province are better prepared to prevent catastrophic wildfire events in the interface.

Should there be a fire within your jurisdiction, there may be researchers present. These researchers will fall under the Incident Command System of the BC Wildfire Service and have experience researching in wildland-urban interface scenarios. There will also be a Research Liaison present to accompany the researchers.

**PLEASE NOTE:** Research will **NOT** prevent, impact, or delay structural protection. The first priority, after the safety of firefighters and other personnel, will continue be to defending structures from wildland fire.

This research will also **NOT** look to assign blame or responsibility for losses. Data collected during this research will **NOT** affect the insurance of individual homeowners or their liability regarding the wildfire. Researchers will **ALWAYS** respect private property and community sensitivities.

This email is to make you aware of this research project and share in-depth information on the project in attached document. Please do not hesitate to contact me should you have any questions or concerns.

All the best,



**Helena Marken**

FireSmart Analyst | BC Wildfire Service

Ministry of Forests

Office: 250-985-2043

Cell: 250-255-4848

**Report Wildfires: 1 800 663-5555 or \*5555**



*I acknowledge with gratitude the Southern Carrier Nations, Lhtako Dene Nation, and Southern Dakelh Nations, traditional keepers of this land.*





# FireSmart BC

Wildland-urban interface case-study research project

Research that may be conducted during active wildfires in the wildland-urban interface during the 2022 fire season in British Columbia. This document is relevant for wildfire management agencies, first responders, communications staff, local governments, First Nations, and other authorities having jurisdiction.



## FireSmart BC: Wildland-urban interface case-study research project

The purpose of this guidance document is to outline FireSmart BC research that may be conducted during active wildfires in the wildland-urban interface during the 2022 fire season in British Columbia. This document is relevant for wildfire management agencies, first responders, communications staff, local governments, First Nations, and other authorities having jurisdiction and Crown land managers.

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## FireSmart background

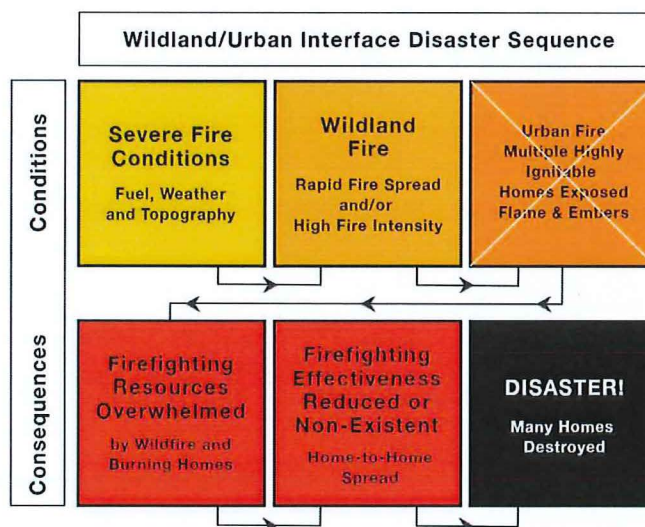
FireSmart is a national program designed to increase the resiliency of homes, neighbourhoods and communities to wildfire. Wildfires play a natural part in the BC ecosystem but as the climate warms, forest conditions change, populations grow and more people move into the wildland-urban interface (WUI), the threat of wildfire to homes and infrastructure continues to increase. FireSmart provides the tools for individuals, neighbourhoods, and authorities to greatly reduce the risk of wildfire losses to homes and to communities. For more information on FireSmart in BC and available programs visit [www.FireSmartBC.ca](http://www.FireSmartBC.ca).

## Purpose and necessity for this research

Fires in the WUI are now one of the leading causes of natural disasters in Canada<sup>6</sup>, and the impact that they are having on communities is increasing. Wildfires in the WUI continue to represent a growing concern in BC and over the last three fire seasons more than 600 homes in BC were destroyed. The WUI is area where the wildland and human development mix, where houses are interspersed with wildland vegetation. To become more resilient to wildfire as a province, the BC FireSmart Committee recognizes the need for adjustments to the built environment that are based on sound science. For FireSmart BC to continue to provide solid recommendations on how to increase wildfire resiliency of structures, the scientific basis of FireSmart guidelines must be increased.

Currently there are few studies in Canada that discuss WUI fire disasters and structure damage and there is an urgent need for further research. What is known is that majority of large fires in the WUI follow the WUI fire disaster sequence<sup>2,3</sup>. In this sequence, disasters result due to large numbers of structure ignitions overwhelming the responders. Creating structures/homes that are ignition resistant using scientifically proven FireSmart guidelines, is the most effective way of preventing and/or limiting WUI fire disasters.

Figure 1: Graphic depiction of the Wildland-Urban Disaster Sequence<sup>2</sup>



The purpose of this research project is to assist in the development of tools, resources and assets that will mitigate the losses to structures and their surroundings. Ultimately the goal is to collect data that will help develop new approaches to ensure in the future we as a province are better prepared to prevent catastrophic wildfire events in the interface. Further, this research would be a step towards meeting the recommendations of "[Addressing the New Normal](#)"<sup>1</sup> regarding FireSmart, better equip us to improve our prevention programs provincially and guide the BC FireSmart Committee in its creation of a FireSmart BC.



The key deliverables are:

- A better understanding of the factors leading to ignition and loss of homes and other structures,
- An improved foundation for enhanced FireSmart guidelines and FireSmart communications with the public,
- Better informed policy, legislation and development initiatives regarding FireSmart, and
- A stronger foundation for future wildfire resiliency initiatives.

### Focus of the research

The research that will be conducted in 2022 across BC will focus on determining why some homes are more impacted by wildfire than others and, collect data on the susceptibilities for home ignition and analyzing how fire spreads independently within the community. To reduce the ignitability of structures, adjustments must be made to the structure itself and the 30 metres surrounding it<sup>2,5</sup>, the Home Ignition Zone (HIZ). Data collected through this research will aim to improve the survivability of homes in years to come by identifying hazard factors that increase the ignition potential of structures as well as how fires travel between structures.

**PLEASE NOTE:** this research will **NOT** look to assign blame or responsibility for losses. Data collected during this research will **NOT** affect the insurance of individual homeowners or their liability regarding the wildfire. Researchers will **ALWAYS** respect private property and community sensitivities.

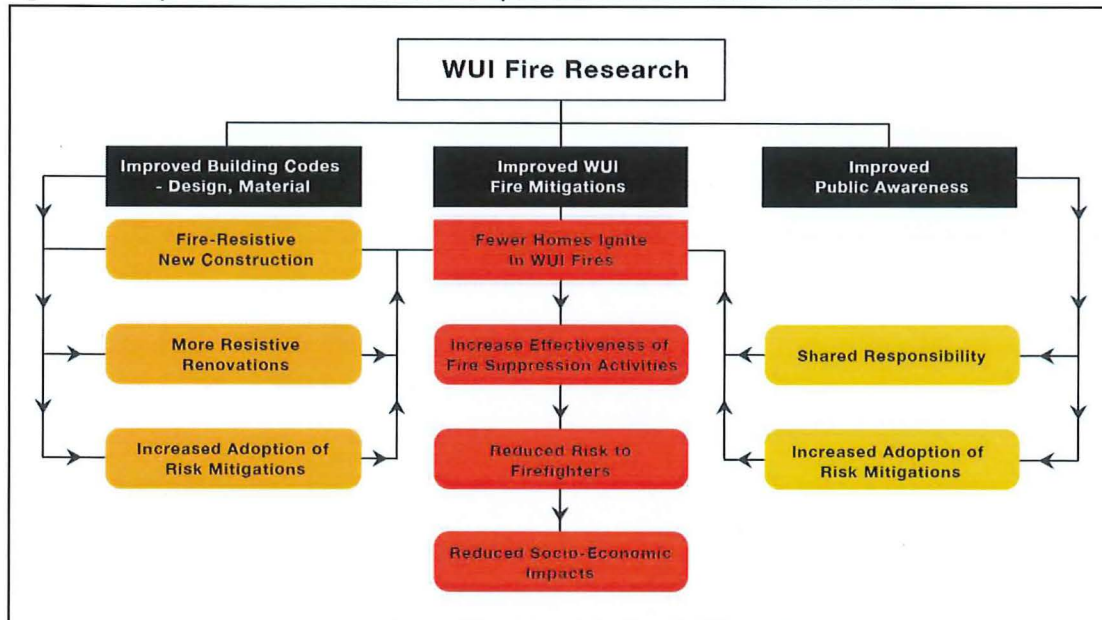
Personal information captured inadvertently like street signs and house numbers (which researchers will avoid gathering) will all subsequently be removed from data and results. If in the communication of the research certain pictures are anticipated to be used, permission will first be requested from homeowners.

### Research foundation

Standards Council Canada working with the Institute of Catastrophic Loss Reduction recently released a [report](#) that outlined the importance of conducting national case-study research on fires in the WUI. There has only been a handful of case-studies conducted in Canada to analyze the effect of wildfire on the built environment. Due to the complicated nature of studying wildfires and their impact on communities, there have been rare opportunities and most often they are missed<sup>6</sup>. The report asserts that to identify where knowledge is lacking and improve current wildfire mitigation efforts, case-studies need to be conducted in the WUI.

Case-studies like the ones to be conducted through this project are integral to help prevent further structure ignition and loss. "Wildland fires are inevitable but the ecological consequences and the susceptibility of human values (i.e., the built environment) are not inevitable ... because management actions, like building or modifying structures for fire-resistance, can be undertaken to change the outcome."<sup>4</sup> The parties that contributed to the national case-study report maintain that the quality of research conducted in the WUI and how those results are shared with the public can have lasting positive influences on public participation in WUI wildfire mitigation activities. Figure 2 is taken from the Westhaver and Taylor's foundational document and show the anticipated benefits from research projects like the one being undertaken this year in BC.

Figure 2. Adaptation of the Model of anticipated benefits of WUI fire research.<sup>6</sup>



### How this research will be used

The results from this research project will ultimately be used to better understand how the impact of wildfire on communities can be reduced. Government policy bodies, industry, the general public, fire departments, public safety organizations, wildfire management agencies, insurance agencies, builders, Crown land managers and several other key stakeholders can all benefit from a better understanding on structural ignition and wildfire risk in the built environment.

Data will first be shared with the authorities having jurisdiction (AHJs) involved in the project to inform their own organizations and to share with their communities. Before any data is shared publicly there will be a formal approval process with the AHJ. Data will also be gathered into a report(s) that will be shared publicly to assist provincial and territorial stakeholders, Indigenous communities as well as national organizations in benefiting from current Canadian research conducted in the WUI. It is hoped that this research fosters more understanding and support for further research in the same field.

### Past wildland urban fire research

In 2021, wildland-urban fire destruction was researched in Lytton, BC. [The Lytton Report](#), authored by Jack D. Cohen, PhD., and Alan Westhaver, M.Sc., was commissioned by the BC FireSmart Committee and published by the Institute of Catastrophic Loss Reduction (ICLR). It provides a comprehensive examination of the Lytton Wildland-Urban fire disaster for the purpose of:

- Understanding the relationship between the wildfire conditions and how homes and businesses ignited and burned to total destruction resulting in the Lytton WU fire disaster on June 30, 2021.
- Communicating understanding and awareness specifically related to the Lytton WU fire disaster examination revealing fundamental principles of all WU fires that can be generally applied by residents, municipal and emergency managers such that all communities can choose to become more wildfire resilient and more likely to avoid future disasters.



- Making recommendations for readily attainable ignition resistant materials and designs, and best practices for rebuilding and maintenance of fire-resistant communities at the Village of Lytton and Lytton First Nations, Klahkamich (IR 17) and Klickkumcheen (IR 18).

### Research methods

[FPInnovations](#) will be applying a wholistic qualitative approach to data collection. Data will be collected on fuel attributes, structural characteristics and neighborhoods using UAV's (drones), 360-degree cameras and data collection forms. As much data as possible will be collected during pre-fire operations and will be collected post-fire from the same positions for data analysis. During the fire passage data will be collected using in-fire video cameras, sensors (heat flux and temperature) and potentially a sensor that collects ember data. This data will be analyzed post fire and stored securely in an access-controlled data platform developed for the project.

### Profile of the researchers

FPInnovations is a private not-for-profit forest research organization of which the Fire Operations Group is a small part of. The group includes five researchers and a Manager, and they are based out of Kamloops, Penticton, and Nelson in BC and Edmonton and Cochrane in Alberta. Quick response is assured from the BC locations and will be followed up by those based primarily in Alberta. Equipment will be moved to Kamloops (or a centrally designated location) when the fire hazard increases. FPInnovations possesses all the equipment required for data collection in two trucks and a trailer as well as any other supplies that are potentially required.

The research team has experience in; wildfire operations (Incident Command Level 3 certified), fire behaviour, fuels management, firefighter safety, drone work, prescribed fire, data equipment and collection technology, IT specialization, mechanical engineering, experimental fires, Emergency Medical Response and Geographic Information Systems. As a group, they are trained to work in and around wildfires with a range of certifications and experience. FPInnovations has produced several WUI wildfire case studies and conducted 18 years of applied wildfire research in the WUI throughout western Canada.

### How researchers will be integrated with authorities managing the incident

To ensure this research project is successful there will be communication and close collaboration between the research team, the authorities having jurisdiction, and all wildfire management organizations that are involved in the incident. As such, much thought was put into the integration of the research team into the Incident Command Structure (ICS).

### Link to Structural Protection Specialists

The research team will be a part of BC Wildfire Service response, to gather the most meaningful data, it is important that they are involved in the earliest stages so that on-scene arrival can happen swiftly. The time that the research team arrives at the incident in the WUI and the ability to work in areas not affected by fire protection activities are the biggest factors in determining what data they can collect and the value of that data<sup>6</sup>. To address the biggest knowledge gaps regarding structure ignition, it is important that the researchers arrive to conduct data collection before and during the wildfire event. A primary objective of this research is early deployment of the research team. In BC, it has been

determined that this can best be achieved by linking the dispatch of the FireSmart research team to that of the Structural Protection Specialists (SPS).

The SPS are the BC Wildfire Service members that manage and implement structure protection units in interface wildfires where structures may be impacted. These crews employ FireSmart principles that are useful in protecting homes that may be in the path of an active wildfire. SPS are deployed to coordinate the protection of structures during a wildland fire incident. Linking the deployment of the research team to the SPS means that early dispatch is more likely to be achieved.

Deployment of the research team will not be possible in every situation as there is only one such team. The team may have to travel a significant distance depending on the location of the incident, and certain wildfires may not be considered appropriate for data collection. The research team has developed a decision table to best determine the type of situations which it can be most effectively dispatched with the SPS.

**PLEASE NOTE:** Research will **NOT** prevent, impact, or delay structural protection. The first priority, after the safety of firefighters and other personnel, will continue be to defending structures from wildland fire.

### Deployment procedures

The following is the deployment procedure that will be utilized to deploy the SPS Research and FireSmart BC Research team for 2022.

A candidate wildfire is identified by the BC Wildfire Service staff at the site level possibly requiring structure protection resources, including potential deployment of the FireSmart research team.

1. BC Wildfire Service or structural fire crew responds to a wildfire incident.
2. Incident Commander determines the need for structural protection and works with the local Zone, Fire Centre, or Incident Management Team (IMT) to submit a Resource Request to the Provincial Wildfire Coordination Centre (PWCC) for a Senior Structure Protection Specialist (SPS).
3. PWCC coordinates with the Structure Protection Coordinator Officer (SPCO).
4. SPCO dispatches the best resource to the incident.
5. PWCC does initial screen for FireSmart Research suitability using a decision tree.
6. PWCC relays request to FireSmart Research Liaison who confirms the availability of the FireSmart Research Team.
7. FireSmart Research Liaison confirms dispatch of FireSmart Research Team is approved by Incident Commander or agency in control of the incident (i.e. Fire Department, Zone, Fire Centre, PWCC).
8. PWCC dispatches the FireSmart Research Team to the incident alongside the initially mobilized SPS.
9. Senior SPS does assessment and determines further SPS requirements, request is made through SPS for Structure Protection or Structure Defense resources.
10. The FireSmart Research Team does an assessment and determines further Research requirements, request for further resources is through FireSmart Research Liaison.
11. FireSmart Research Liaison connects with IMT, Zone, or Fire Centre to submit a request for additional resources.
12. On the incident, the Research Team reports to the Senior SPS.



**PLEASE NOTE:** A qualified staff member from the FireSmart BC business area of the BC Wildfire Service will also be dispatched with the research team to fill the FireSmart Research Team Liaison role. This individual's position will be to coordinate the communications between the AHJ, wildfire operations and the research team. If a Liaison has been activated by the Office of the Fire Commissioner, the Research Team Liaison will work closely with this person.

### Considerations for this project

Case-studies conducted in the WUI are challenging both operationally and technically, however with coordination and communications and a priority placed on safety, those challenges can be overcome. Due to the unpredictable nature of wildfire and the variation in candidate interface incidents, researchers involved with this project will be well-prepared in advance, be able to respond quickly and will need the support of AHJ as well as wildfire management agencies. As this is a multi-year research project that will hopefully be duplicated across Canada, there is an expectation of learning through doing and continuing to adapt methods and protocols to ensure research needs as well as the needs of the involved stakeholders and communities are met.

### COVID

Research teams will follow all COVID related safety measures that are currently in place for the BC Wildfire Service and will coordinate through their liaison with the AHJ to ensure they are meeting COVID requirements of the area. The research team will be briefed on and expected to integrate current COVID protocol and mitigation strategies in place based on the public health and BC wildfire standards.

### Safety of operations

First and foremost, the research team's activities should not affect the ability of the AHJ to conduct prepare for wildfire or manage an active wildfire incident. The research team must not affect the safety of fire responders and wildfire operations staff.

### Safety of researchers

Concerns regarding the responsibility for the safety of the research team can be mitigated. The SPS designate and Research Team Liaison will pay particular attention to researcher safety and will ensure that no additional emergency resources are taken from their required duties to assist researchers. The research team will be appropriately checked-in to the incident and will receive a briefing from the Safety Officer or Structure Protection Specialist. Due to the nature of the research, there must also be physical separation between fire suppression and control operations and research activities. For safety, where intensive fire activity begins to develop, researchers must withdraw. However, pre-positioned equipment will be left behind to allow collection of critical data without risk to personnel. Data collected during stages of active fire or in fire-impacted areas during times where dangerous levels of ember activity or flames and radiant heat are present will be collected by equipment and not research personnel. Additional health and safety protocols will be adopted to further reduce the potential for safety concerns as this project unfolds.

### Additional considerations

There is valid concern regarding the operational necessity of requesting individuals to evacuate an active wildfire area for safety reasons as a research team is subsequently granted access. It is important to note that the research team will only be present in areas where structure protection has been

requested and there are other wildfire management staff operating in that area. Researchers will not be in areas where other frontline operators have been restricted from entering due to safety. There is no proper time to study how wildfire effects structures, but the need is great and imperative if the aim is to prevent damage to property from wildfire in the future. Transparent and coordinated communication should be part of the research project deployment and will assist in alleviating the majority of concerns around optics.

### Project communications

Stakeholders within the WUI, host agencies, AHJs and the public (particularly those evacuated) must have timely information regarding the research project if it is to be conducted in their area. This prevents misunderstandings, ensures transparent communication, and facilitates a coordinated approach. Media and public interest in wildfires is great when people are asked to leave their homes. This is precisely when the research team alongside the Structural Protection staff will be coming to site so curiosity regarding their presence and purpose should be expected.

The communications package that is included with this guideline document will focus on the importance of risk mitigation and preventing damage to communities. Key messages will outline that the more fire agencies and resident of the WUI work together to reduce the vulnerability of homes and property to ignition, well before wildfires occur, the safer and more effective fire fighters and firefighting in general is. This communications package aims to provide information for AHJ to explain why this research project is important for reducing the potential for home ignitions and to start discussions on the participation of WUI resident in the FireSmart program.

### Further resources

For more information please contact:

Helena Marken

FireSmart Analyst

250.255.4848

Research@FireSmartBC.ca

### Thank you to the following contributors to this guidance document

Operations and logistics staff (BCWS)  
Incident Management Team staff (BCWS)  
Fire Chiefs Association of BC  
Emergency Management BC  
Communications Specialists (BCWS)  
Structural Protection Specialists  
TEAMS Information Officers  
BC Parks  
Parks Canada  
Indigenous Services Canada  
Union of BC Municipalities

First Nations' Emergency Services Society  
Forest Enhancement Society of BC  
Emergency Program Coordinators from  
Regional Districts  
BC Office of the Fire Commissioner  
Research and Innovation (BCWS)  
Risk Management Branch (BCWS)  
FPInnovations (primary contractor)  
Institute for Catastrophic Loss Reduction  
FireSmart Canada



## References

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doi:[https://www.scc.ca/en/system/files/publications/WUI\\_Fire\\_Case\\_Study\\_Research\\_-\\_November\\_2020.pdf](https://www.scc.ca/en/system/files/publications/WUI_Fire_Case_Study_Research_-_November_2020.pdf)

## Appendix 1: Communication Package

The communications package includes the following:

- One-page project summary document
- Community bulletin template
- Key messages for media and communications personnel that cover:
  - o FireSmart
  - o Wildfire risk
  - o The research project
  - o Concerns regarding the research
  - o How the research will be conducted and by whom
  - o Research link to wildfire response through structural protection
  - o Safety
- Information to be shared on partner platforms (logos and brief project description)

This communications package can be accessed through this link:

<https://firesmartbc.ca/research/>

**What is FireSmart?** FireSmart is a national program designed to increase the resiliency of homes, neighbourhoods and communities to wildfire. FireSmart provides the tools for individuals, communities, and authorities to greatly reduce the threat of wildfire to communities.

**Why FireSmart research in the WUI matters.** Fires in the wildland-urban interface (WUI) are now one of the leading causes of natural disasters in Canada, and the impact that they are having on communities is increasing. To become more resilient to wildfire as a province, the BC FireSmart Committee recognizes the need for adjustments to the built environment that are based on sound science. For FireSmart BC to continue to provide solid recommendations on how to increase wildfire resiliency of homes, the scientific basis of FireSmart guidelines must be increased.

**What will the research do?** The purpose of this research project is to assist in the development of tools, resources and assets, that will mitigate the losses to structures and their surroundings. The key deliverables are:

- A better understanding of the factors leading to ignition and loss of homes and other structures,
- An improved foundation for enhanced FireSmart guidelines and FireSmart communications with the public,
- Better informed policy, legislation and development initiatives regarding FireSmart, and
- A stronger foundation for future wildfire resiliency initiatives.

**Creating structures and homes that are ignition resistant using scientifically proven FireSmart methods, is the most realistic way of preventing WUI wildfire disasters.**

**PLEASE NOTE:** this research will **NOT** look to assign blame or responsibility for losses. Data collected during this research will **NOT** affect the insurance of individual homeowners or their liability regarding wildfire. Researchers will **ALWAYS** respect private property and community sensitivities.

**How will the research be carried out?** FPInnovations, a not-for-profit forest research organization, makes up the research team. They have extensive experience in everything from wildfire operations and firefighter safety, to mechanical engineering and data collection technology. Data will be collected on fuel arrangement, structural characteristics and neighborhoods using UAV's (drones), 360-degree cameras and data collection forms. The data will be analyzed post fire and stored securely in an access-controlled data platform developed for this project.

**How will the researchers be part of wildfire response?** The research team will be deployed with a designated Structure Protection Specialist and a Liaison from the BC Wildfire Service's Research and Innovations Branch. They will be incorporated into the Incident Command Structure and will not prevent, impact, or delay structural protection or the authority having jurisdiction's (AHJ) ability to prepare or manage an active WUI incident.

**What can we share about the research project?** Stakeholders within the WUI, host agencies, AHJs and the public (particularly those evacuated) must have timely information regarding the research project if it is to be conducted in their area. This prevents misunderstandings, ensures transparent communication, and facilitates a coordinated approach. Please use the communications package on [www.FireSmartBC.ca](http://www.FireSmartBC.ca) under FireSmart Research to help you communicate regarding this project.

**For more information please contact:**

Helena Marken

FireSmart Analyst

Research@FireSmartBC.ca 250.255.4848

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### FireSmart BC: Wildland-urban interface case-study research project

*[Insert information about the current wildfire incident here: area, resources, summary, timeline – can be taken from the BC Wildfire Service [website](#).]*

The BC FireSmart Committee, in partnership with FPInnovations and the Institute for Catastrophic Loss Reduction are currently conducting research in your area.

A team of qualified and experienced professionals, working closely with the Structural Protection Branch and the Incident Management Team will be collecting data on how the wildfire is affecting the built environment. The purpose of this research is to assist in the development of tools, resources and, assets, that will mitigate the losses to structures and their surroundings. The key deliverables are:

- A better understanding of the factors leading to ignition and loss of homes and other structures,
- An improved foundation for enhanced FireSmart guidelines and FireSmart communications with the public,
- Better informed policy, legislation and development initiatives regarding FireSmart, and
- A stronger foundation for future wildfire resiliency initiatives.

The *[insert name of the wildfire here]* wildfire provides an opportunity to further our understanding of how adjustments to properties in the interface can better protect you from wildfire in the future. Please note that research will not prevent, impact, or delay suppression or protection operations. This research will not look to assign blame or responsibility for losses. Data collected during this research will not affect the insurance of individual homeowners or their liability regarding wildfire. Researchers will always respect private property and community sensitivities.

**For further questions regarding:**

- This research project please contact:  
Helena Marken, FireSmart Analyst at [Research@FireSmartBC.ca](mailto:Research@FireSmartBC.ca) or at 250.255.4848
- Evacuation alerts or orders please contact:  
*[insert contact here]*
- Wildfire specifics please visit [www.bcwildfire.ca](http://www.bcwildfire.ca)
- Steps to increase the wildfire resiliency of your property and community please visit [www.FireSmartBC.ca](http://www.FireSmartBC.ca)



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## Key messages

### FireSmart

- FireSmart is a national program designed to increase the resiliency of homes, neighbourhoods and communities to wildfire.
- FireSmart provides the tools for individuals, communities, and authorities to greatly reduce the risk of wildfire losses to property owners and communities.
- For more information on FireSmart in BC and available programs visit [www.FireSmartBC.ca](http://www.FireSmartBC.ca)

### Wildfire risk

- Globally, and despite enhanced control capabilities, the number, size, and intensity of wildfires have been, and will continue to increase due to climate warming.
- Fires in the wildland-urban interface are now one of the leading causes of natural disaster losses in Canada, and the impact that they are having on communities is increasing.
- Wildfires in the wildland-urban interface continue to represent a growing concern in BC and over the last three fire seasons more than 600 homes in BC were destroyed.
- The wildland-urban interface is area where the wildland and human development mix, where homes are vulnerable to ignition – mostly by burning embers.

### The research project

- To become more resilient to wildfire as a province, the BC FireSmart Committee recognizes the need for adjustments to the built environment that are based on sound science.
- For FireSmart BC to continue providing improved recommendations on how to increase wildfire resiliency of homes and communities, the scientific basis of FireSmart guidelines must be increased.
- Creating structures/homes/properties that are ignition resistant using scientifically proven FireSmart methods, is the most realistic way of preventing wildland-urban interface fire disasters.
- The purpose of this research project is to assist in the development of improvements to building design/materials, prevention tools and public awareness that will reduce the risk of losses to structures and their surroundings.
- Data collected through this research will aim to improve the survivability of homes in years to come by identifying hazard factors that increase the ignition potential of structures as well as the knowledge of how fires travel between structures.
- The results from this research project will ultimately be used to better understand how homes ignite and how the impact of wildfire on communities can be reduced.
- Government policy bodies, industry, the public, fire departments, public safety organizations, wildfire management agencies, builders, and several other key stakeholders can all benefit from a better understanding on structural ignition and wildfire risk in the built environment.

### Concerns regarding the research

- This research will not look to assign blame or responsibility for losses. Data collected during this research will not affect the insurance of individual homeowners or their liability regarding the wildfire.
- Researchers will always respect private property and community sensitivities.
- Personal information captured inadvertently like street signs and house numbers (which researchers will avoid gathering) will all subsequently be removed from data and results.
- If in the communication of the research certain pictures are anticipated to be used, permission will first be requested from homeowners.

### **How the research will be conducted and by whom**

- Data will be collected on fuel arrangement, structural characteristics and neighborhoods using UAV's (drones), 360-degree cameras and data collection forms.
- As much data as possible will be collected during pre-fire operations and will be collected post-fire from the same positions for data analysis. During the fire passage data will be collected using in-fire video cameras, sensors (heat flux and temperature) and potentially a sensor that collects ember data.
- All data will be analyzed post fire and stored securely in an access-controlled data platform developed for the project.
- FPInnovations is a private not-for-profit forest research organization that makes up the research team.
- They have extensive experience in everything from wildfire operations and firefighter safety, to mechanical engineering and data collection technology.

### **Research link to wildfire response through structural protection**

- The research team will be a part of BC Wildfire Service response, linked to the Structure Protection Branch and a designated Structure Protection Specialist.
- The Structure Protection Specialists are the BC Wildfire Service members that manage and implement structure protection units in interface wildfires where structures may be impacted.
- These crews employ FireSmart principles that are useful in protecting homes that may be in the path of an active wildfire.
- Research will not prevent, impact, or delay structural protection. Priority, after the safety of firefighters and other personnel, still remains with defending structures from embers and flames of wildland fire.

### **Safety**

- Research teams will follow all COVID related safety measures that are currently in place for the BC Wildfire Service and will coordinate through their liaison with the authority having jurisdiction to ensure they are meeting COVID requirements of the area.
- Due to the nature of the research, there will be physical separation between fire suppression and control operations and research activities. Areas that are significant for research will likely not overlap with areas where the wildfire has impinged the community and is not safely extinguished.
- Researchers will not be in areas where other frontline operators have been restricted from entering due to safety.

## Logos and brief project description

The BC FireSmart Committee, in partnership with FPInnovations, the Institute for Catastrophic Loss Reduction and FireSmart Canada have launched a research project in British Columbia aimed at the development of tools, resources and, assets, that will mitigate losses to structures and their surroundings caused by wildfire. By implementing a case-study research model for wildfires in the wildland-urban interface, they hope to gain a better understanding of the factors leading to ignition and loss of homes and other structures. This intent behind this long-term research project is to improve the foundation for enhanced FireSmart guidelines and FireSmart communications with the public, as well as better inform policy, legislation and development initiatives regarding FireSmart, and enhance future wildfire resiliency initiatives.

