



AGENDA

**City of Salmon Arm
Regular Council Meeting**

**Monday, August 9, 2021
1:30 p.m.**

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

Page #	Item #	Description
	1.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	4.	ADOPTION OF AGENDA
	5.	DISCLOSURE OF INTEREST
3 - 14	6. 1.	CONFIRMATION OF MINUTES Regular Council Meeting Minutes of July 26, 2021
15 - 20	7. 1.	COMMITTEE REPORTS Development and Planning Services Committee Meeting Minutes of August 3, 2021
	8.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
21 - 24	9. 1.	STAFF REPORTS Director of Engineering and Public Works - 75 Ave NE Sani Upgrade - Budget Amendment and Award
25 - 28	2.	Director of Engineering and Public Works - 20 Ave SW Culvert Replacement - Budget Amendment
29 - 30	3.	Chief Financial Officer - Zone 5 Booster Station - For Information

10. **INTRODUCTION OF BYLAWS**
 - 31 – 50 1. City of Salmon Arm Road Closure Bylaw No. 4468 [Part of 53 Street NE and Lane Adjacent to 5331 71 Avenue NE; Baker, S. & J.] – First, Second and Third Readings
 - 51 – 64 2. City of Salmon Arm Zoning Amendment Bylaw No. 4469 [ZON1215; Green Emerald Investments Inc.; 4380 20 Street NE; R7 to R8] – First and Second Readings
 - 65 – 72 3. City of Salmon Arm Traffic Amendment Bylaw No. 4470 – First, Second and Third Readings
11. **RECONSIDERATION OF BYLAWS**
12. **CORRESPONDENCE**
 - 73 – 74 1. Informational Correspondence
13. **NEW BUSINESS**
14. **PRESENTATIONS / DELEGATIONS**
 - 75 – 76 1. Presentation 3:30 – 3:45 p.m. (approximately)
Lorraine Copas, SPARC BC – Social Impact Assessment
Link: <https://www.salmonarm.ca/DocumentCenter/View/3335/Social-Impact-Assessment>
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**

7:00 p.m.

Page #	Item #	Description
	21.	DISCLOSURE OF INTEREST
	22.	HEARINGS
77 - 102	1.	Development Permit Application No. DP-434 [West Urban Developments Ltd./LST Ventures Ltd.; 1230, 1260 and 1290 10 Avenue SW]
	23.	STATUTORY PUBLIC HEARINGS
103 - 122	1.	Official Community Plan Amendment Application No. OCP4000-46 [Passey, B. & T.; 3381 10 Avenue SE; LR to MR]
123 - 124	2.	Zoning Amendment Application No. ZON-1203 [Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4] <i>[See Item 23.1 for Staff Report]</i>
	24.	RECONSIDERATION OF BYLAWS
125 - 128	1.	City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449 [OCP4000-46; Passey, B. & T.; 3381 10 Avenue SE; LR to MR] - Third and Final Readings
129 - 132	2.	City of Salmon Arm Zoning Amendment Bylaw No. 4450 [ZON-1203; Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4]- Third and Final Readings
	25.	QUESTION AND ANSWER PERIOD
133 - 134	26.	ADJOURNMENT

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Item 2.

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: pursuant to Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; 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: August 9, 2021

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Regular Council Meeting Minutes of July 26, 2021, be adopted as circulated.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held by electronic means as authorized by Ministerial Order M192, at 1:30 p.m. and reconvened at 2:30 p.m. on Monday, July 26, 2021.

PRESENT:

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

Acting Chief Administrative Officer/ Director of Corporate Services E. Jackson (participated remotely)
 Director of Development Services K. Pearson (participated remotely)
 City Engineer J. Wilson (participated remotely)
 Director of Financial Services C. Van de Cappelle (participated remotely)
 General Manager, Shuswap Recreation Society D. Boyd (participated remotely)
 Recorder C. Simmons (participated remotely)

ABSENT:

Councillor D. Cannon
 Councillor K. Flynn

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0400-2021 Moved: Councillor Eliason
 Seconded: Councillor Lavery
 THAT: pursuant to Section 90(1) (c) labour relations or other employee relations;
 of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m.
 Council returned to Regular Session at 2:03 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

5. DISCLOSURE OF INTEREST

Mayor Harrison declared a conflict of interest with item 9.3 as he is a member of the Salmon Arm Tennis Club.

Mayor Harrison recognized the efforts of the firefighters throughout the Province and specifically those that are fighting the Two Mile and Hunakwa Lake Fires.

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of July 12, 2021

0401-2021 Moved: Councillor Eliason
Seconded: Councillor Lindgren
THAT: the Regular Council Meeting Minutes of July 12, 2021, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Agricultural Advisory Committee Meeting Minutes of June 24, 2021

0402-2021 Moved: Councillor Lavery
Seconded: Councillor Eliason
THAT: the Agricultural Advisory Committee Meeting Minutes of June 24, 2021, be received as information.

CARRIED UNANIMOUSLY

2. Environmental Advisory Committee Meeting Minutes of July 9, 2021

0403-2021 Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: the Environmental Advisory Committee Meeting Minutes of July 9, 2021, be received as information.

CARRIED UNANIMOUSLY

0404-2021 Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: up to \$500.00 be funded from 2021 Council Initiatives for a booth at the Salmon Arm Fall Fair for the Environmental Advisory Committee to provide environmental education to the community.

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE9. STAFF REPORTS1. Operations Manager, Shuswap Recreation Society - Fortis BC Custom Efficiency Program and Budget Amendment

0405-2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Council authorize the Shuswap Recreation Society to submit and manage a grant application under the Fortis BC Custom Efficiency Program to complete an Energy Savings Study for the Shaw Centre;

AND THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to include an Energy Savings Study of the Shaw Centre in the amount of \$5,000.00 funded from the Climate Action Reserve.

CARRIED UNANIMOUSLY2. Chief Financial Officer - Property Tax Collection - For Information

Received for information.

3. Chief Financial Officer - COVID 19 Safe Restart Grants in Aid - 2021 Applications

0406-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to reallocate the amount of \$4,374.00 from Council Initiatives to the 2021 COVID 19 Safe Restart Grant in Aid.

CARRIED UNANIMOUSLY

0407-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: in accordance with Policy No. 7.30, the following organizations are hereby approved for a 2021 COVID 19 Safe Restart Grant in Aid:

Organization	Amount
Canadian Mental Health Association - Shuswap/Revelstoke	\$10,000.00
Columbia Shuswap Selkirk Swim Club Society	10,000.00
Salmar Community Association	10,000.00
Shuswap Food Action Society	2,000.00
Shuswap Immigrant Services Society	10,000.00
Shuswap Lifeboat Society	2,374.00

AND THAT: a narrative and financial report outlining the use of the funding received be submitted to Council following the end of each organizations current fiscal year.

CARRIED UNANIMOUSLY

9. STAFF REPORTS - continued

3. Chief Financial Officer - COVID 19 Safe Restart Grants in Aid - 2021 Applications - continued

Mayor Harrison declared a conflict of interest and left the meeting at 3:01 p.m.

Deputy Mayor Lavery assumed the Chair.

0408-2021

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: in accordance with Policy No. 7.30, the Salmon Arm Tennis Club is hereby approved for a 2021 COVID 19 Safe Restart Grant in Aid in the amount of \$10,000.00;

AND THAT: a narrative and financial report outlining the use of the funding received be submitted to Council following the end of the Salmon Arm Tennis Club's current fiscal year.

CARRIED UNANIMOUSLY

Mayor Harrison returned to the meeting at 3:02 p.m. and reassumed the Chair.

4. Director of Engineering and Public Works - Project Award - Centrifuge Installation WWTP

0409-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Council approve the authorization to engage Mearl's Machine Works Ltd. of Kelowna to install the new replacement centrifuge in the Wastewater Treatment Plant in accordance with the terms and conditions of their proposal in the total estimated amount of \$17,022.00 plus taxes as applicable.

CARRIED UNANIMOUSLY

5. Director of Engineering and Public Works - Canada Community Revitalization Fund Grant Application

0410-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to increase the Ross Street Plaza Washroom Redesign and Construction project budget in the amount of \$84,000.00 to be funded from the following source:

- \$84,000.00 Canada Community Revitalization Fund Grant;

AND THAT: Council authorize submission of a grant application under the Canada Community Revitalization Fund for the Ross Street Plaza Washroom Upgrade project, estimated cost \$112,000.00 plus taxes.

CARRIED UNANIMOUSLY

9. STAFF REPORTS – continued

6. Director of Engineering and Public Works – Zone 2 Pump Station – Feasibility Study Award

0411-2021 Moved: Councillor Eliason
Seconded: Councillor Lindgren
THAT: Council approve the Award for Feasibility Study for the Zone 2 Pump Station to WSP Canada Inc. as per their proposal submission for the total fixed fee price of \$22,743.00 plus taxes as applicable.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS

11. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Fee for Service Amendment Bylaw No. 4472 [2021 Water Meter Rates] – Final Reading

0412-2021 Moved: Councillor Eliason
Seconded: Councillor Lavery
THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4472 be read a final time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4463 [ZON-1212; Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8] – Final Reading

0413-2021 Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4463 be read a final time.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Information Correspondence

4. K. Burgess, Sponsorship Director, Salmon Arm Minor Baseball Association – email dated July 12, 2021 – Signage Request – Klahani Batting Cage

0414-2021 Moved: Councillor Wallace Richmond
Seconded: Councillor Lindgren
THAT: Council authorize the Salmon Arm Minor Baseball Association to install signage at the SASCU Batting Cage and a stand-alone sign at Klahani Park as outlined in the email dated July 12, 2021.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE - continued

1. Information Correspondence - continued

- 2. D. Calkins - email dated July 15, 2021 - Booking Blackburn Park Gazebo Salmon Arm Sockeyes Year End Potluck

0415-2021

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: Council authorize the Salmon Arm Sockeyes to host a potluck dinner at the Blackburn Park Picnic Shelter on August 12, 2021 from 6:00 p.m. to 9:00 p.m., subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

- 3. A. Patrick, Salvation Army, Salmon Arm - email dated July 15, 2021 - Booking Blackburn Park Gazebo Church Gathering

0416-2021

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: Council authorize the Salvation Army New Hope Community Church to host a church gathering at the Blackburn Park Picnic Shelter on August 8, 2021 from 10:00 a.m. to 12:00 p.m., subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

- 5. J. McEwan, Salmon Arm Fair GM - letter dated July 9, 2021 - Salmon Arm Fair Parade

0417-2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Council approve the Salmon Arm Fall Fair parade on September 11, 2021 as outlined in the letter dated July 9, 2021;

AND THAT: Council authorize Salmon Arm and Shuswap Lake Agricultural Association to use 251 - 5 Avenue SW for parking during the Salmon Arm Fall Fair from September 10-12, 2021, , subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

0418-2021

Moved: Mayor Harrison

Seconded: Councillor Eliason

THAT: the amount up to \$500.00 be funded from Council Initiatives for Council to participate in the 2021 Salmon Arm Fair Parade.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE - continued

1. Information Correspondence - continued

7. D. Murray, Salmon Arm Curling Club - email dated July 21, 2021 - Request for Letter of Support for the Canada Community Revitalization Fund

0419-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Council provide a letter of support to the Salmon Arm Curling Club for their Canada Community Revitalization Fund Grant Application.

CARRIED UNANIMOUSLY

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

1. Climate Action Coordinator [Councillor Lindgren’s Notice of Motion from July 12, 2021 Regular Council Meeting]

0420-2021

Moved: Councillor Lindgren

Seconded: Councillor Lavery

WHEREAS the urgency of climate change has been acknowledged by the Federal and Provincial Governments and actions to support adaptation and climate resilience are underway;

AND WHEREAS the City of Salmon Arm declared a climate emergency on September 9, 2019;

AND WHEREAS the City has moved towards its climate goals by engaging the Community Energy Association to produce an emissions assessment and has joined FCM’s milestone program, achieving Milestone One of Five;

AND WHEREAS the City of Salmon Arm has been recognized by the province as a climate leader since 2019 and has moved towards reduction targets set in the Official Community Plan, significantly dropping GHG emissions since 2018;

19. OTHER BUSINESS - continued

1. Climate Action Coordinator [Councillor Lindgren's Notice of Motion from July 12, 2021 Regular Council Meeting] - continued

THEREFORE BE IT RESOLVED THAT the City of Salmon Arm seek and commit funding in the 2022 Budget to hire a climate action coordinator on a contract basis to lead initiatives that will move the City towards subsequent FCM Milestones through a one year pilot project; with those efforts focusing on community-wide and corporate GHG emission reductions, programing, monitoring, reporting, coordination and associated grant writing/applications.

Amendment:

Moved: Mayor Harrison

Seconded: Councillor Lindgren

THAT: the paragraph five be amended to read as follows:

THEREFORE BE IT RESOLVED THAT the City of Salmon Arm seek grant funding to be brought forward in to the 2022 Budget to hire a climate action coordinator on a contract basis to lead initiatives that will move the City towards subsequent FCM Milestones through a one year pilot project; with those efforts focusing on community-wide and corporate GHG emission reductions, programing, monitoring, reporting, coordination and associated grant writing/applications.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

20. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 3:53 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

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

- Acting Chief Administrative Officer/ Director of Corporate Services E. Jackson (participated remotely)
- Director of Development Services K. Pearson (participated remotely)
- City Engineer J. Wilson (participated remotely)
- Recorder C. Simmons (participated remotely)

ABSENT:

- Councillor D. Cannon
- Councillor K. Flynn

21. DISCLOSURE OF INTEREST

22. HEARINGS

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON1210 [1830 and 1860 - 10 Street SW; Fieldstone Place Inc./ Franklin Engineering Ltd.; R1 to R4]

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

Submissions were called for at this time.

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

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:04 p.m.

24. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4460 [ZON1210; 1830 and 1860 - 10 Street SW; Fieldstone Place Inc./ Franklin Engineering Ltd.; R1 to R4] - Third and Final Readings

0421-2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4460 be read a third and final time.

CARRIED UNANIMOUSLY

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

0422-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of July 26, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:06 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

Adopted by Council the day of _____, 2021.

MAYOR

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Item 7.1

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of August 3, 2021, be received as information.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held by electronic means by Ministerial Order M192, on Tuesday, August 3, 2021.

PRESENT:

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

Acting Chief Administrative Officer/Director of Corporate
 Services E. Jackson (participated remotely)
 Director of Development Services K. Pearson (participated remotely)
 City Engineer, J. Wilson (participated remotely)
 Recorder B. Puddifant (participated remotely)

ABSENT

Councillor L. Wallace Richmond
 Councillor S. Lindgren

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. Development Permit Application No. DP-434 [WestUrban Developments Ltd. (1307058 BC Ltd.); 1230, 1260 and 1290 10 Avenue SW; Form and Character]

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 434 be authorized for issuance for Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862, Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 1, Section 10, Township 20, Range 20, W6M, KDYD, Plan

5. REPORTS - continued1. Development Permit Application No. DP-434 [WestUrban Developments Ltd. (1307058 BC Ltd.); 1230, 1260 and 1290 10 Avenue SW; Form and Character] - continued

3991, Except Plan KAP76862 in accordance with the Development Permit drawings attached as Appendix 1 to the Staff Report dated July 26, 2021;

AND THAT: Issuance of Development Permit No. 434 be withheld subject to:

1. Receipt of an Estimate and Irrevocable Letter of Credit in the amount of 125% of the Estimate for landscaping; and
2. Consolidation of Lots 1 and 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862 into one lot.

S. Alexander, on behalf of WestUrban Developments Ltd., the applicant, outlined the application. S. Alexander and B. Sampson, on behalf of WestUrban Developments Ltd., were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Highway Closure Bylaw No. 4468 [Baker, S. & J.; Part of 53 Street NE and Lane Adjacent to 5331 71 Avenue NE; Proposed Road Closure, Disposal and Dedication]

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Highway Closure Bylaw No. 4468 proceed to first, second and third readings;

AND THAT: final reading of City of Salmon Arm Highway Closure Bylaw No. 4468 be subject to:

1. Consideration of a Highway Closure Bylaw in accordance with Sections 26 and 94 of the *Community Charter*;
2. The owner of 5331 71 Avenue NE being responsible for all surveying and associated legal and registration costs;
3. Dedication of that part of 53 Street NE along the west property line of 5331 71 Avenue NE; and
4. Registration of a Statutory Right of Way in favour of BC Hydro.

S. Baker, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. Zoning Amendment Application No. ZON-1215 [Green Emerald Investments Inc.; 4380 20 Street NE; R-7 to R-8]

Moved: Councillor Cannon

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 Zoning Bylaw No. 2303 by rezoning Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

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

CARRIED UNANIMOUSLY

4. Regulating Ground Water Bottling

The Director of Development Services outlined the report and was available to answer questions from the Committee.

Moved: Councillor Lavery

Seconded: Eliason

THAT: the Development and Planning Services Committee recommends to Council that staff be directed to develop a Zoning Amendment Bylaw to regulate the bottling of ground water through options 1 and 2 noted in the Staff Report dated July 27, 2021;

AND THAT: staff seek a legal opinion on the matter.

CARRIED UNANIMOUSLY

6. PRESENTATIONS

7. FOR INFORMATION

1. Agricultural Land Commission - Reason for Decision - ALC Application No. 61586

Received for information.

8. CORRESPONDENCE

9. ADJOURNMENT

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of August 3, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:06 a.m.

Mayor Alan Harrison
Chair

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

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Item 9.1

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 75 Avenue NE Sanitary Upgrade Project in the amount of \$65,000.00. This amount to be funded from unexpended surplus available from the Canoe Sanitary Relining 49-50 Street NE project;

AND THAT: Council approve the award of the CIP Pipe Lining Services for the CP Rail Crossing to Down Under Pipe Inspection in accordance with their quote in the amount of \$14,000.00 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of CIP Pipe Lining Services related to the CP Rail Sanitary Pipe Crossing Upgrade to authorize sole sourcing of same to Down Under Pipe Inspection.

Vote Record

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

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



 File: 2020-41

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Tim Perepolkin, Capital Works Supervisor

DATE: July 30, 2021

SUBJECT: **75 AVE NE SANI UPGRADE - BUDGET AMENDMENT AND AWARD**

STAFF RECOMMENDATION

- THAT:** The 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 75 Avenue NE Sanitary Upgrade Project in the amount of \$65,000.00. This amount to be funded from unexpended surplus available from the Canoe Sanitary Relining 49-50 Street NE project;
- AND THAT:** Council approve the award of the CIP Pipe Lining Services for the CP Rail Crossing to Down Under Pipe Inspection in accordance with their quote in the amount of \$14,000.00 plus taxes as applicable.
- AND THAT:** The City's Purchasing Policy No. 7.13 be waived in the procurement of CIP Pipe Lining Services related to the CP Rail Sanitary Pipe Crossing Upgrade to authorize sole sourcing of same to Down Under Pipe Inspection
-

BACKGROUND

The 75 Avenue NE Sanitary upgrade design included replacing a crossing of the Canadian Pacific Railway (CPR) right-of-way. When tendered the overall project was over budget and Part B – CPR Crossing Upgrade was not included in the award. Upgrading of the existing CPR pipe crossing is possible by installing a cast in place (CIP) liner inside the existing asbestos pipe at a fraction of the cost of full replacement.

The 75 Ave NE project, excluding the CPR Crossing is now complete. Extra costs incurred during construction, related to poor ground conditions and additional manhole replacement requiring additional funding totaling \$45,000.00. In addition, staff would like to proceed with upgrade of the existing CPR crossing with installation of CIP pipe liner with a total estimated cost of \$20,000.00. This includes \$14,000 for the liner and \$6,000 for bypass pumping, traffic control and other related project costs. CoSA completed a similar CPR pipe crossing upgrade at 47 Avenue NE in 2020. Staff were very satisfied with the finished product and costs. There is only one supplier locally and from previous similar quotes it has been demonstrated that out of area contractors cannot compete financially for a small project of this nature.

The Canoe Sanitary Relining 49-50 Street NE project was phased, upon inspection of the sanitary main (varying conditions required replacement only of a small section of the main), leaving a surplus of approximately \$225,275.

STAFF COMMENTS

With consideration to the above, staff recommend that the 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 75 Avenue NE Sanitary Upgrade project in the total amount of \$65,000.00 to be funded from the Canoe Sanitary Relining 49-50 Street NE project unexpended surplus.

Staff have compared the unit pricing for lining to previous open tenders and the unit pricing is substantially lower than out of area contractors. Therefore staff also recommend that Council approve the award of the CIP Pipe Lining Services for the CP Rail Crossing to Down Under Pipe Inspection in accordance with their quote in the amount of \$14,000.00 plus taxes as applicable.

Respectfully submitted,



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

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Item 9.2

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 20 Avenue SW Culvert Replacement Project in the amount of \$40,000.00 to be funded from the East Canoe Creek Culvert Replacement project.

Vote Record

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

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



File: 2021-13

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Tim Perepolkin, Capital Works Supervisor

DATE: August 3, 2021

SUBJECT: **20 AVE SW CULVERT REPLACEMENT - BUDGET AMENDMENT**

STAFF RECOMMENDATION

THAT: The 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 20 Avenue SW Culvert Replacement Project in the amount of \$40,000.00 to be funded from the East Canoe Creek Culvert Replacement project;

BACKGROUND

The 20 Avenue SW - Leonard Creek and 60 Street NE - East Canoe Creek Culvert Replacement projects are included in the approved 2021 budget. Both of these crossings are undersized. Designs and engineered construction estimates were completed in spring 2021 and confirmed that the available approved budgets for these projects are insufficient. The East Canoe Creek crossing also requires a legal Statutory Right-of-Way to proceed.

Public Works staff confirmed that the 20 Avenue SW crossing was at higher risk of failure and requires increased maintenance and cleaning during spring runoff.

All work on streams requires Ministry of Forests, Lands and Natural Resource Operations (FLNRO) approval. A notification application for approval has been submitted to FLNRO for the Leonard Creek Crossing. An Environmental Management Plan that outlines the Contractor and Environmental Monitor responsibilities along with detailed explanation of work and measures that will be taken to mitigate any damage to the environment and fish habitat was also included with the application.

Leonard Creek is fish bearing, all instream works are to be completed within a specified fish work window that has least impact to fish habitat. In this case, July 22 to Sept 30 is the designated work window. Due to the availability of Arch shape, large diameter culvert material, staff have ordered the required culvert for the 20 Avenue Crossing to ensure it would be delivered by the second week of September to allow for installation before the September 30, 2021 working window deadline.

Staff requested quotes from six (6) local contractors for "Installation" of City supplied culvert for the 20 Avenue SW crossing with a completion date of Sept 30, 2021. Unfortunately, only one (1) quote was received with a total cost almost double the staff estimate, results as follows:

Company	Total Quote Amount (excl. taxes)
Mountain Side Earthworks Ltd.	\$ 64,350.01
<i>Staff Estimate – "installation only"</i>	<i>\$ 35,075.00</i>
<i>Approved 2021 Budget</i>	<i>\$ 40,000.00</i>

Budget amounts include all costs associated with the project including materials, installation, gas main relocation, environmental monitoring, geotechnical testing and engineering services. Staff estimate an additional \$40,000.00 will be required to fund this project to completion with Public Works resources, including labour.

Reallocation of funds from the East Canoe Creek Culvert Replacement Project in the approved 2021 budget is possible as the East Canoe Creek project cannot proceed without significant additional funding and legal SRW in place. Staff are confident that the funds contained in the 2021 budget are still adequate with reallocation of \$40,000.00 to this 20 Avenue SW Culvert Replacement Project.

STAFF COMMENTS

With consideration to the above, staff recommend that The 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 20 Avenue SW Culvert Replacement project in the amount of \$40,000.00. This amount to be transferred from the East Canoe Creek Culvert Project on 60 Street NE.

Respectfully submitted,



Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

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Item 9.3

CITY OF SALMON ARMDate: August 9, 2021

Chief Financial Officer – Zone 5 Booster Station – For Information

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

**CITY OF
SALMON ARM**

To: Mayor Harrison and Members of Council
From: Chelsea Van de Cappelle, Chief Financial Officer
Date: July 31, 2021
Subject: Zone 5 Booster Station

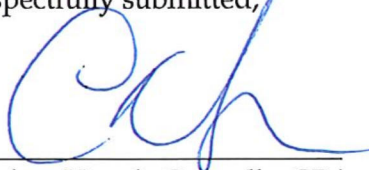
For Information

At the Regular Council Meeting of June 14, 2021, staff brought forward a report to undertake the construction of the replacement Zone 5 Booster Station along with the associated Loan Authorization Bylaw for 3 readings. At this time, Council also approved the establishment of Monday, September 13, 2021 as the deadline for Elector Response Forms as required for borrowing through the Alternative Approval Process.

Once the Loan Authorization Bylaw has received third reading it must be approved by the Inspector of Municipalities. Once the bylaw has received statutory approval, the Alternative Approval Process can begin. It was estimated that the process could be completed by September 13, 2021, however this timeline will no longer be achievable.

Timeline changes of this type are not typically brought forward for Councils information. However given that a deadline has already been established, as noted above, staff felt it important to advise Council that the timeline for completion of this project has been pushed forward. Staff do not yet have a revised timeframe, however will bring forward a further report when the details have been confirmed and a new date can be established for the Alternative Approval Process.

Respectfully submitted,



Chelsea Van de Cappelle, CPA

Item 10.1

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Road Closure Bylaw No. 4468 be read a first, second and third time.

[Part of 53 Street NE and Lane Adjacent to 5331 71 Avenue NE; Baker, S. & J.]

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 26, 2021
 Subject: Bylaw No. 4468 Road Closure, Disposal and Dedication Bylaw – Part of 53 Street NE & Lane Adjacent to 5331 71 Avenue NE
 Owner/Applicant: Stephen and Jennifer Baker

STAFF RECOMMENDATION

THAT: City of Salmon Arm Road Closure Bylaw No. 4468 proceed to first, second and third readings;

AND THAT: Final reading of City of Salmon Arm Highway Road Closure Bylaw No. 4468 be subject to:

- 1) Consideration of a Highway Closure Bylaw in accordance with Sections 26 and 94 of the Community Charter;
 - 2) The owner of 5331 71 Ave. NE (Stephen Baker) being responsible for all surveying and associated legal and registration costs;
 - 3) Dedication of that part of 53 Street NE along the west property line of 5331 71 Avenue NE and;
 - 4) Registration of a Statutory Right of Way in favour of BC Hydro.
-

PROPOSAL

To close a road located adjacent to 5331 71 Avenue NE and 5381 71 Avenue NE and consolidate that portion of road with 5331 71 Avenue NE in exchange the owner of 5331 71 Avenue NE is proposing to dedicate 53 Avenue NE.

BACKGROUND

The subject property is a lane in Canoe that was created when the adjacent lot (5331 71 Avenue NE) was subdivided in 1955. The subject property is designated in the Official Community Plan (OCP) as Residential Low Density and zoned R1 (Single Family Residential) in the Zoning Bylaw (see Appendices 1 to 4). Related to the subject property is a proposal to dedicate a portion of 5331 71 Avenue NE along the east property line as road.

As shown by the Reference Plan provided by the applicant, the subject portion of road is 191m² (see Appendix 4). In exchange for the lane, the applicant is proposing to dedicate that part of 53 Street NE as shown on the Reference Plan. The area of dedicated road along 53 Avenue NE is 152.7m²

Adjacent land uses are as follows:

North: R1 Single Family Residence
 South: R1 Single Family Residence
 East: R1 Single Family Residence
 West: R1 Single Family Residence

The applicant has stated that the intent for the subject property is to construct a garage.

For reference when calculating estimated values for land, staff use the average land value based on assessed value, multiplied by the area to be closed and, in this case, the area to be dedicated for Road. Below is a summary of these values:

5331 71 Avenue NE

2020 BC Assessment Land Value: \$165,000

Approx. Lot Area: 929.87m²

Per metre value \$177.55

5381 71 Avenue NE

2020 BC Assessment Land Value: \$184,000

Approx. Lot Area: 2013m²

Per metre value: \$91.40

Average price per metre: $\$177.55 + \$91.40 / 2 = \$134.47$ Area of road closure: 190.3m²Area of Road Dedication: 152.7m²**Estimated Land Value (Approx.) for lane = $(\$134.47 * 190.3m^2) = \$25,589.64$** **Estimated Land Value (Approx.) for road dedication = $(\$177.55 * 152.7 m^2) = \$27,111.89$** Community Charter

The *Community Charter* and *Land Title Act* govern the disposition of City owned land, rights of ways otherwise. The *Community Charter* addresses two methods through which City owned land and right of ways may be disposed:

- 1) the scenario whereby the City initiates the disposition process or;
- 2) the scenario in which the City is approached by an adjacent landowner to initiate the process.

In the former scenario the City is not obligated to attain other bids for the land, this is the scenario that the Council is considering the offer for purchase. Council may consider any offer to purchase or exchange land. The legislative stipulation is that the should the title be raised, it must be consolidated with an adjacent lot. The Baker's provided Council with a proposal to exchange the lane for road dedication on 53 Street NE. Council supported the offer in principle, subject to the adoption of the Road Closure Bylaw and the Baker's assuming the legal and registration costs.

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 and does not require approval by the City's Approving Officer. The surveyor submits to the Land Title Office an Explanatory Plan (Appendix 5) and a Plan of Consolidation (Appendix 6) which are to be registered concurrently. In this instance, the Road Dedication Plan for that portion of 53 Street NE would be registered simultaneously.

Pursuant to the *Community Charter* sections 40 and 41, there a number of clauses that Council should take into consideration with regard to road closures. Below, staff have outlined the specific sections and how those sections are to be addressed.

Community Charter – Section 26 (1)

Before a council disposes of land or improvements, it must publish notice of the proposed disposition in accordance with section 94 [public notice].

Following third reading of the Road Closure Bylaw a meeting date will be set for adoption. Prior to considering adoption, the mayor will solicit input from the public. Council may then support or deny the bylaw.

Community Charter – Section 26 (3) In the case of property that is not available to the public for acquisition, notice under this section must include the following:

- (a) a description of the land or improvements;
- (b) the person or public authority who is to acquire the property under the proposed disposition;
- (c) the nature and, if applicable, the term of the proposed disposition;
- (d) the consideration to be received by the municipality for the disposition.

A draft version of the advertisement that is to appear in two consecutive editions of the newspaper in advance of Council considering adoption of the bylaw is enclosed as Appendix 7. Any conditions on the approval of the Road Closure Bylaw must be satisfied prior to considering adoption of the bylaw.

COMMENTS

Engineering Department

Engineering comments regarding the road closure are enclosed as Appendix 8. The Engineering Department has indicated that the ultimate road width of 71 Avenue NE is 18.0m, which would require an additional 2.76m of dedication along the frontage of the 5331 71 Avenue NE, including the southern extent of the lane which was not included in the initial offer.

BC Hydro

Within the lane is a BC Hydro pole and service connections to 5331 and 5381 71 Avenue NE. BC Hydro requires a new Statutory Right of Way Agreement to protect the existing pole and services prior to the land changing ownership. The SRW agreements would need to be registered on the title before the land is transferred to the adjacent landowners. 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 Statutory Right of Way 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.

Planning Department

The lane being considered for disposal has not been maintained by the City since its dedication in 1955. In considering whether a lane is surplus to the City a number of factors are taken into consideration, including road network needs, development potential and impact on adjacent properties. In this instance, under the existing zoning there is limited additional development potential with the consolidation with the adjacent parcel as the siting of the existing house is an obstacle to future development and subdivision. With regard to impact on adjacent parcels, the removal of the lane access does not affect adjacent parcels as there are established accesses for all adjacent parcels (east and north of the lane) and the lane is not needed for primary or secondary emergency access for any of the adjacent properties. Further, the sale of the lane would not encumber the development potential of the adjacent properties because under the current zoning adjacent lots have adequate lot area and lot widths to accommodate low density subdivision.

While the dedication of lane in 1955 was required for subdivision approval servicing conditions change and constructing lanes or continuing with the lane way in this area is no longer a desirable use of land. The additional taking of land at the time of development for extending the lane in a northerly direction is not

consistent with current road standards in this area. In exchange for the lane the City will obtain the dedication of 53 Street NE, bringing that portion of road to the necessary width for a Local Road Standard.



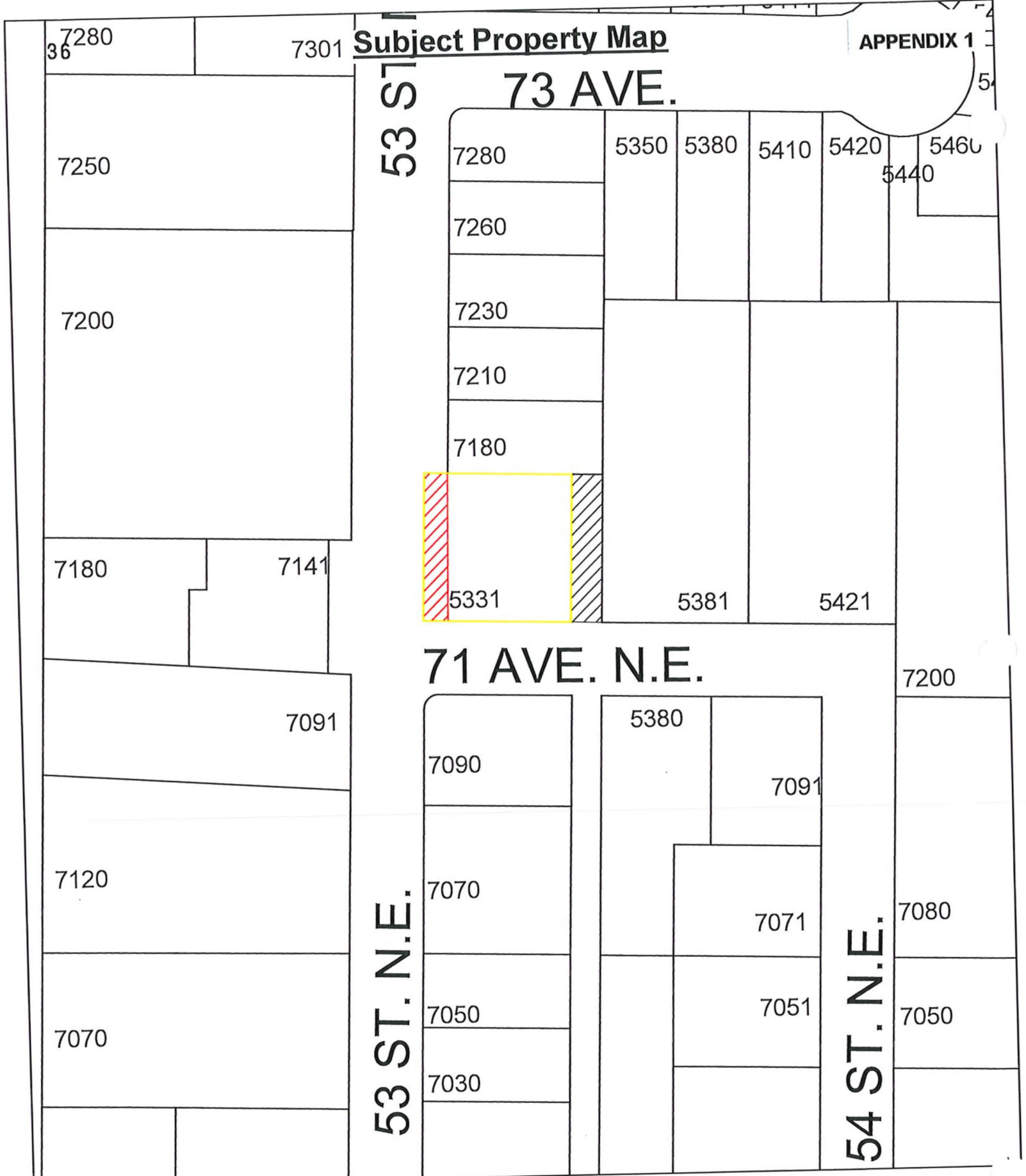
Prepared by: Melinda Smyrl, MCIP, RPP
Planner



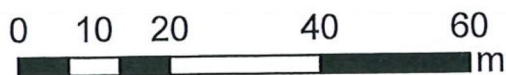
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property Map





APPENDIX 1



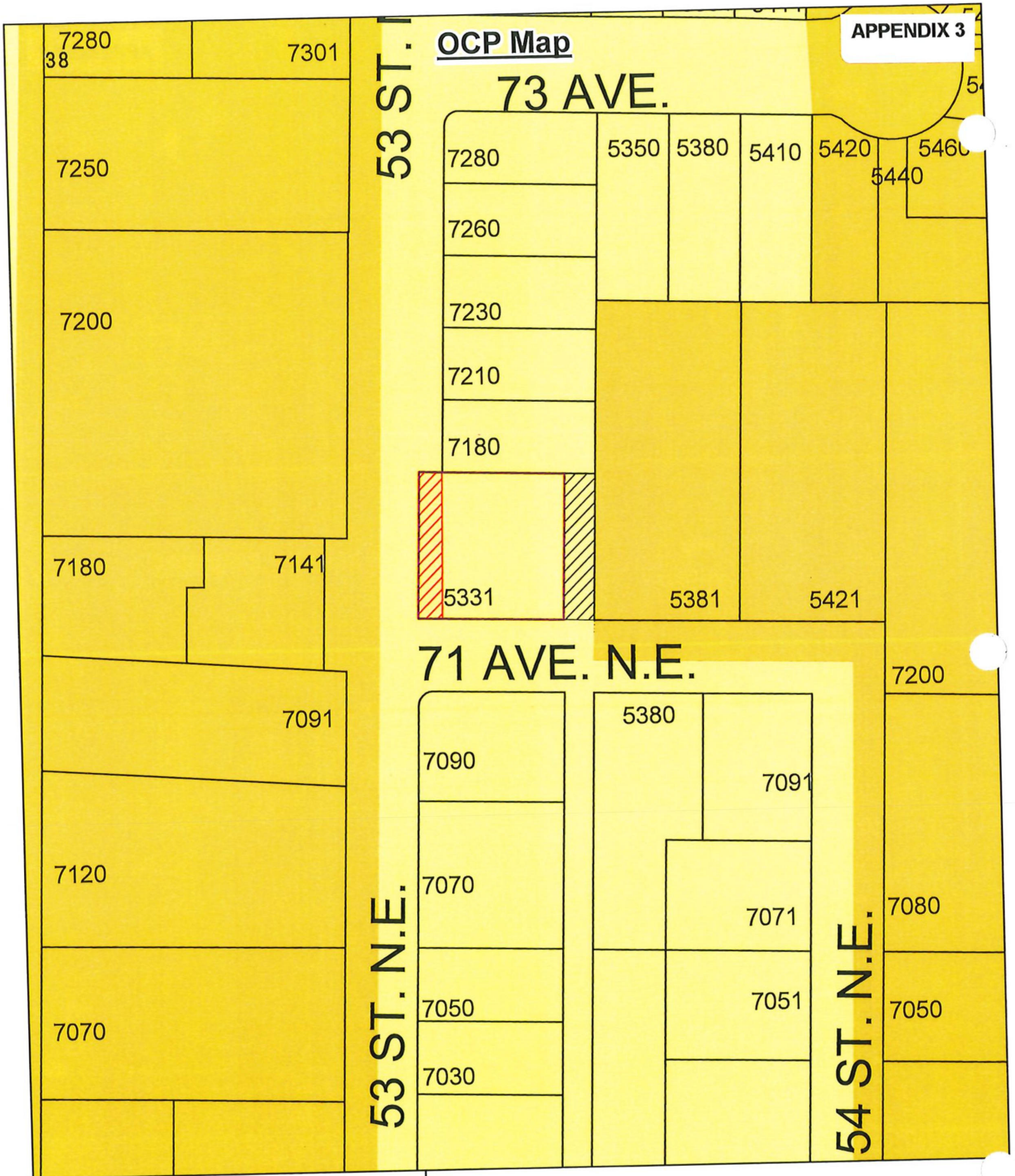
- Parcels
- Proposed Road Dedication (approx. 162sq.m.)
- Subject Property (approx. 193 sq.m.)
- 5331 71 Avenue NE (approx. 930 sq.m)



Ortho Photo Date: 2021

-  Parcels
-  Proposed Road Dedication (approx. 162sq.m.)
-  Subject Property (approx. 193 sq.m.)
-  5331 71 Avenue NE (approx. 930 sq.m)

OCP Map



- Parcels
- ▨ Proposed Road Dedication (approx. 162sq.m.)
- ▩ Subject Property (approx. 193 sq.m.)
- ▭ 5331 71 Avenue NE (approx. 930 sq.m)
- Residential - Low Density
- Residential - Medium Density

Zoning Map

APPENDIX 94

73 AVE.

53 ST.

5460
5440 R-8

7280

7301

7250

7280

5350

5380

5410

5420

7200

R-4

7260

7230

7210

7180

5331
R-1

5381

5421

7180

7141

71 AVE. N.E.

7200

7091

7090

5380

7091

7120

7070

7071

7080

7070

7050

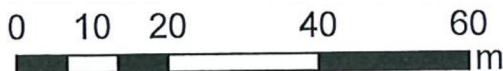
7051

7050

7030

53 ST. N.E.

54 ST. N.E.



- Parcels
- R-1
- R-8
- ▨ Proposed Road Dedication (approx. 162sq.m.)
- ▨ Subject Property (approx. 193 sq.m.)
- ▨ 5331 71 Avenue NE (approx. 930 sq.m)
- ▨ R-4

Reference Plan to accompany Bylaw No 4468 (City of Salmon Arm) to close parts of Road dedicated on Plan 7042, Sec 5, Tp 21, R 9, W6M, KDYD

Plan EPP112278

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

BCGS 82L074

Scale 1:200



All distances are in metres.

The intended plot size of this plan is 432mm in width
by 560mm in height (C size) when plotted at a scale of 1:200

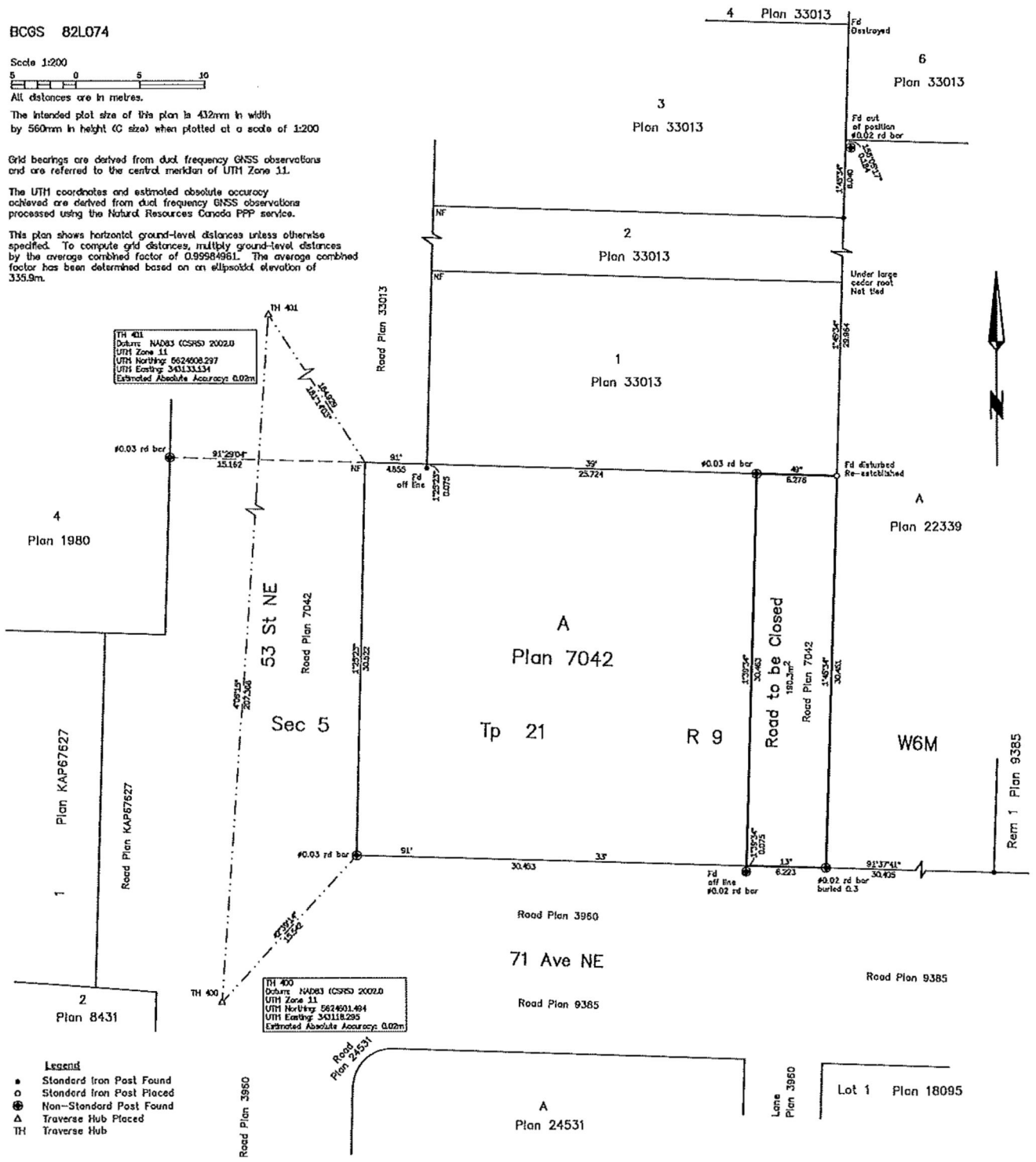
Grid bearings are derived from dual frequency GNSS observations
and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy
achieved are derived from dual frequency GNSS observations
processed using the Natural Resources Canada PPP service.

This plan shows horizontal ground-level distances unless otherwise
specified. To compute grid distances, multiply ground-level distances
by the average combined factor of 0.99984961. The average combined
factor has been determined based on an ellipsoidal elevation of
359.9m.

TH 401
Datum: NAD83 (CSRS) 2002.0
UTM Zone 11
UTM Northing: 5624008.297
UTM Easting: 343133.534
Estimated Absolute Accuracy: 0.02m

TH 402
Datum: NAD83 (CSRS) 2002.0
UTM Zone 11
UTM Northing: 5614501.484
UTM Easting: 343118.295
Estimated Absolute Accuracy: 0.02m

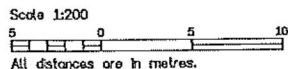


- Legend**
- Standard Iron Post Found
 - Standard Iron Post Placed
 - ⊙ Non-Standard Post Found
 - △ Traverse Hub Placed
 - TH Traverse Hub

Reference Plan of
Closed Road Plan EPP112278
and Lot A Plan 7042
Sec 5, Tp 21, R 9, W6M, KDYD

Pursuant to Sections 100(1)(b) and 107 of the Land Title Act

BCGS 82L074

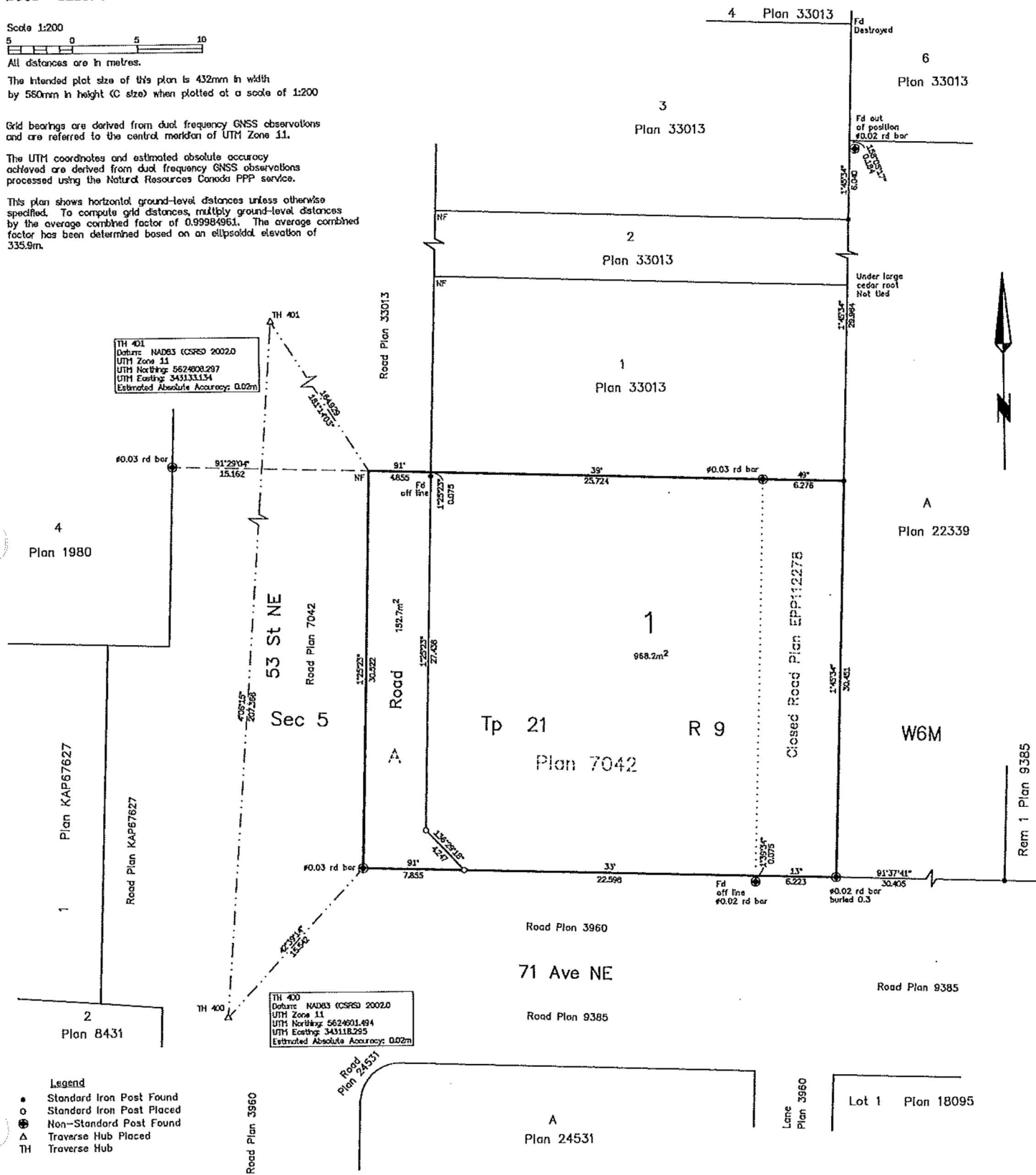


The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:200

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

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency GNSS observations processed using the Natural Resources Canada PPP service.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99984963. The average combined factor has been determined based on an ellipsoidal elevation of 335.9m.



TH 401
Datum: NAD83 (CSRS) 2002.0
UTM Zone: 11
UTM Northing: 5624008.287
UTM Easting: 343133.134
Estimated Absolute Accuracy: 0.02m

TH 400
Datum: NAD83 (CSRS) 2002.0
UTM Zone: 11
UTM Northing: 5624601.494
UTM Easting: 343118.295
Estimated Absolute Accuracy: 0.02m

- Legend**
- Standard Iron Post Found
 - Standard Iron Post Placed
 - ⊙ Non-Standard Post Found
 - △ Traverse Hub Placed
 - TH Traverse Hub

B.D. Sansom Land Surveying Inc.
Land Surveying and Geomatics Engineering
Salmon Arm, BC sansomsurveying.com
File No: 20200908

This plan lies within the Columbia Shuswap Regional District

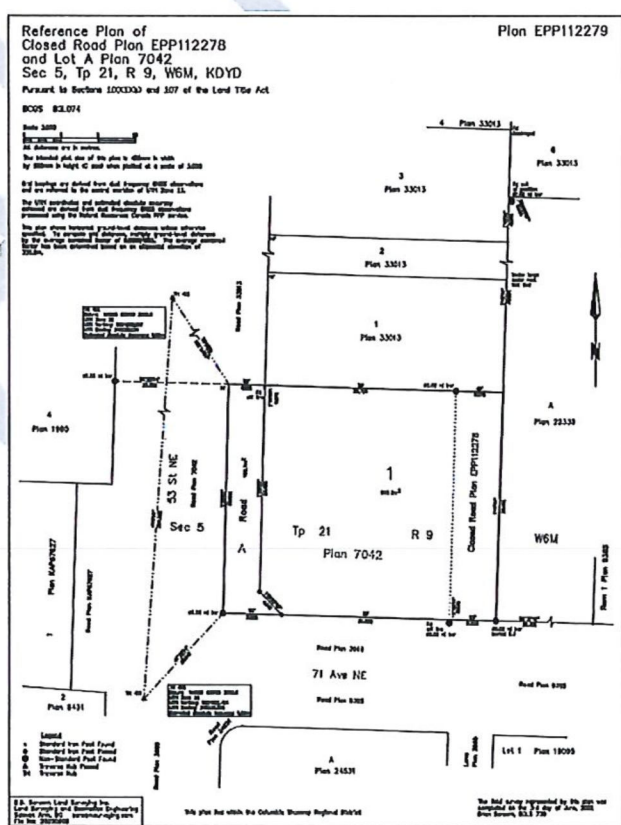
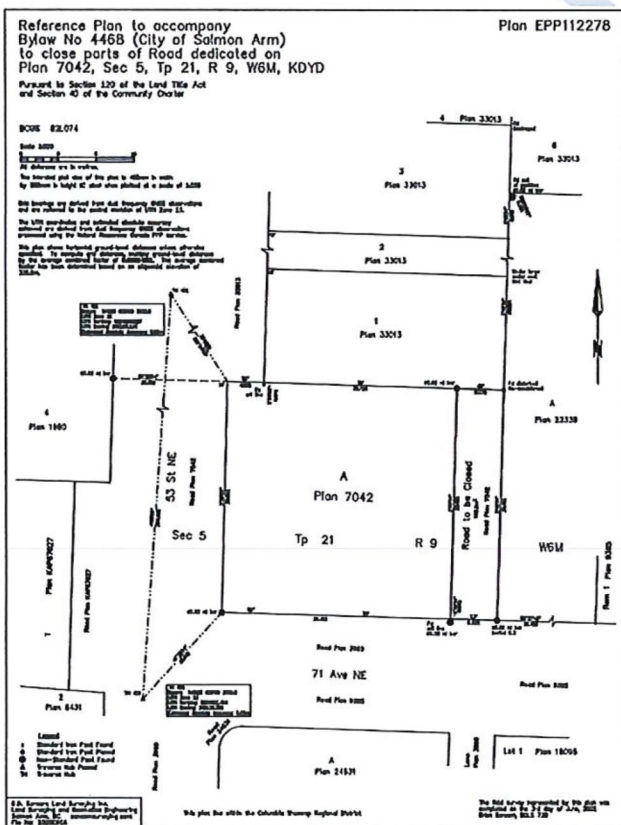
The field survey represented by this plan was completed on the 3rd day of June, 2021
Brian Sansom, BOLS 739

CITY OF SALMON ARM

HIGHWAY CLOSURE BYLAW NO. 4468 AND DISPOSAL OF CLOSED ROAD

Pursuant to Section 40 and 94 of the Community Charter, the City of Salmon Arm hereby gives notice that Council will consider Highway Closure Bylaw No. 4468 at the DATE Regular Council Meeting at 2:30 p.m. The purpose of the Road Closure Bylaw is to close and remove a 190.3 m² portion of road shown outlined in bold on Reference Plan EPP112279 (the "Closed Road"), a reduced copy of which forms part of this notice.

Further, pursuant to Sections 26 and 94 of the Community Charter, the City of Salmon Arm gives notice of its intention to dispose of the 190.3 m² portion of road ("the Closed Road") to Stephen and Jennifer Baker in exchange for the dedication of 152.7 m² portion of road ("the Road") shown on reference plan EPP1122797, a reduced copy of which forms part of this notice. The "Closed Road" will be consolidated with the adjacent property legally described as Lot A, Pan 7042, Section 5, Township 21, Range 9. All associated costs shall be the responsibility of the applicant.



The City of Salmon Arm invites anyone who considers their affected by the Highway Closure Bylaw to submit written comments prior to the DATE Regular Council Meeting or make a virtual presentation at the meeting on this specific agenda item. Any inquiries concerning the proposed disposition should be addressed to Erin Jackson, Director of Corporate Services, or sent via email to ejackson@salmonarm.ca or fax 250-803-4042 no later than 10:00 am on DATE. The file for the proposed bylaw is available for inspection between the hours of 8:30 am and 4:00 pm, Monday through Friday between Date and Date, both inclusive, in the office of the Director of Corporate Services at the City of Salmon Arm, 500 - 2 Avenue NE.

Erin Jackson
Director of Corporate Services

CITY OF
SALMON ARM

*Memorandum from the
 Engineering and Public
 Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 15 June 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 REFERRAL: **SUBDIVISION APPLICATION FILE NO. SUB: 21.11 –
 Road Closure (Bylaw No. 4468)**
 OWNER: **City of Salmon Arm and S. Baker**
 APPLICANT: Owners
 LEGAL: Lane east of Lot A, Section 5, Township 21, Range 9, W6M, KDYD, Plan
 7042
 CIVIC: **5331 – 71 Avenue NE**

Further to your referral dated June 2, 2020, we provide the following servicing information:

1. Roads

The Engineering Department has no objection to the proposed road closure, however it is noted that 71 Avenue is only 15.24m wide currently and an additional 2.76m of dedication is required to achieve a 18m wide ROW (to be confirmed by a BCLS).

2. Utilities

There are no City utilities located in the existing Lane and the proposed closure will not affect City utilities.

3. Shallow Utilities

Confirmation is required from all service companies that they do not have services located in the existing Lane.

A Hydro pole is located in the Lane, together with an anchor and a service line crossing to 5381 71 Ave NE. (See attached plan / photo.) The anchor and service line would be in trespass if the entire lane were transferred to the owner, however provided that 2.76m of the Lane is retained, as per item 1, this infrastructure should still be within City ROW. Owners surveyor will be required to confirm the location of these services. Owner is responsible for all associated costs.



Chris Moore
 Engineering Assistant



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



CITY OF SALMON ARM

BYLAW NO. 4468

Being a Bylaw to Close to Traffic, Remove the Dedication as Highway and Dispose of a portion of south lane shown on Plan 7042

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 south lane shown on Plan 7042, comprising 190.3 m² dedicated at the Kamloops Land Title Office by Lot A, SW ¼, Township 21, Range 9, W6M, Plan 7042 which is shown outlined in bold black ("Closed Road") on the Reference Plan EPP12278 prepared by Brian Sansom, B.D. Sansom Land Surveying Inc., on June 3, 2021, a reduced copy of which is attached hereto (the "Plan");

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 Stephen Baker, the registered owner of the adjacent property (legally described as Lot A, Plan 7042, Township 21, Range 9, KDYD) and will be consolidated into the adjacent property;

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 (the "Plan").

2. The City of Salmon Arm is hereby authorized to dispose of and convey the Closed Road to Stephen and Jennifer Baker, the registered owner of the adjacent parcel.
3. The City of Salmon Arm hereby authorizes the closure to traffic and removal of the highway dedication of that portion of lane shown on Plan 7042, comprising 190.3 m² dedicated at the Kamloops Land Title Office by Lot A, SW ¼, Township 21, Range 9, W6M, Plan 7042 which is shown outlined in bold black ("Closed Road") on the Plan.
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. 4468".

READ A FIRST TIME THIS DAY OF 2021

READ A SECOND TIME THIS DAY OF 2021

READ A THIRD TIME THIS DAY OF 2021

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

APPROVED PURSUANT TO SECTION 41 (3) OF THE COMMUNITY CHARTER ON THE DAY OF , 2021

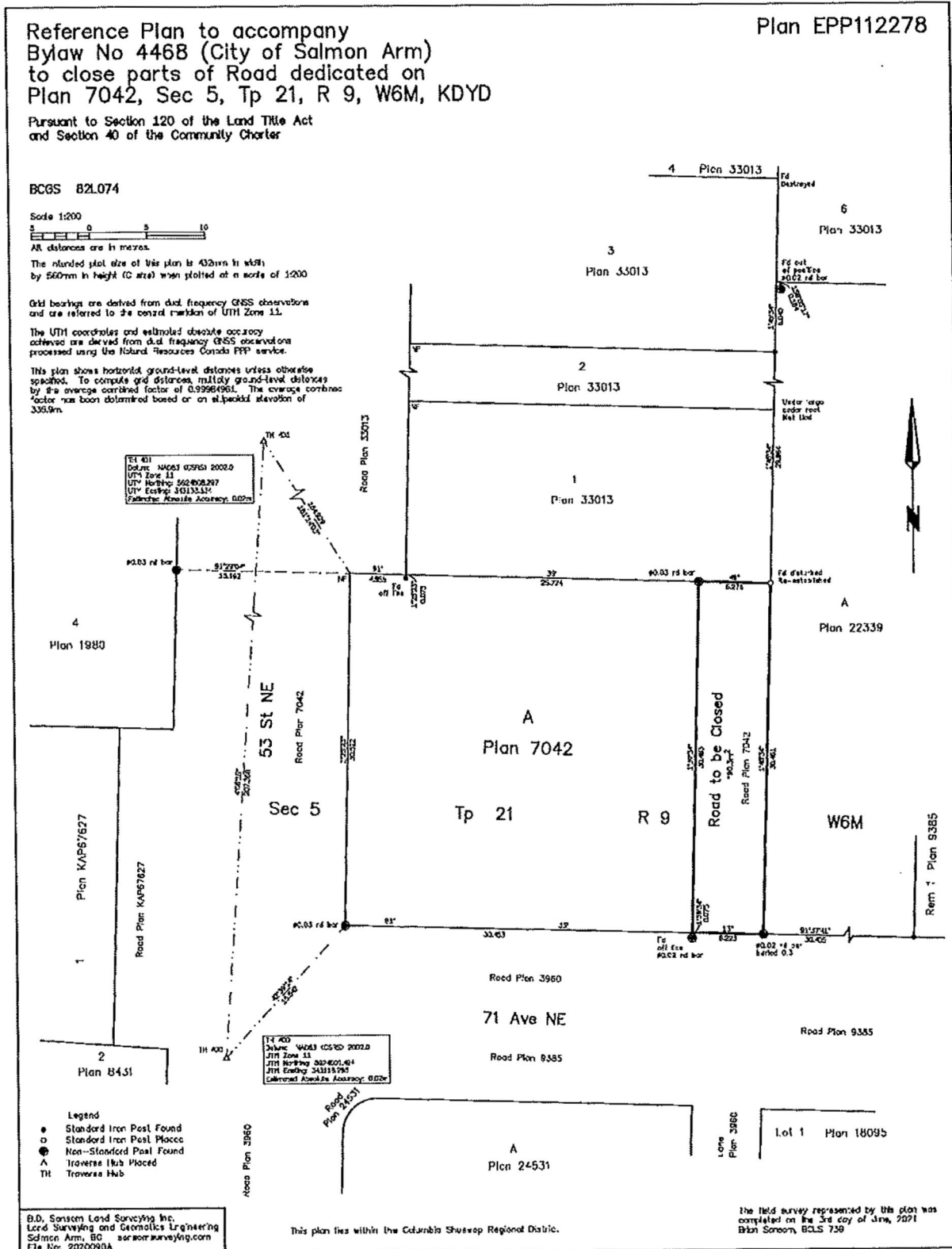
For Minister of Transportation and Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



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Item 10.2

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4469 be read a first and second time.

[ZON1215; Green Emerald Investments Inc.; 4380 20 Street NE; R7 to R8]

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: July 13, 2021

Subject: Zoning Bylaw Amendment Application No. 1215

Legal: Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403
 Civic Address: 4380 20 Street NE
 Owner/Applicant: Green Emerald Investments Inc.

STAFF RECOMMENDATION

THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403 from R7 (Large Lot Single Family Residential Zone) to R8 (Residential Suite Zone).

PROPOSAL

The subject parcel is located at 4380 20 Street NE (Appendices 1 and 2). The proposal is to rezone this parcel from Large Lot Single Family Residential (R7) to Residential Suite Zone (R8) to facilitate construction of a *secondary suite* in the new single family dwelling to be constructed on this property.

Site photo is attached as Appendix 3.

BACKGROUND

This parcel is designated Low Density Residential (LDR) in the City's Official Community Plan (OCP), and zoned Large Lot Single Family Residential in the Zoning Bylaw (Appendices 4 & 5).

The subject property is located within the Urban Containment Boundary (UCB) in the Raven neighbourhood which consists largely of single family residential properties.

Land uses directly adjacent to the subject property include the following:

North: R7 (Large Lot Single Family Residential) and A2 (Rural Holding)
 South: R7 (Large Lot Single Family Residential)
 East: R7 (Large Lot Single Family Residential) and A2 (Rural Holding)
 West: R9 (Estate Residential), R8 (Residential Suite), and R1 (Single Family Residential)

The subject property is 1,560.1 m² in area and is currently vacant with no building permit application having been made for the building at the time of writing this report. A building permit will be required for the proposed single family dwelling with a *secondary suite*.

A *secondary suite* can be no larger than 40% of the habitable floor space of a building, to a maximum size of 90 m² (968.8 ft²). Compliance with BC Building Code and zoning regulations will need to be confirmed at the building permit stage (see Appendix 6 attached for R8 zoning regulations).

A previous application was made to rezone this property to R8 in 2014 as part of a rezoning application for the entire subdivision. At the time, the subdivision was just three lots; however, earlier this year a preliminary layout review letter was issued for the final five lots (bringing the total number of lots in this subdivision to 23 single family lots spanning north to 45 Avenue NE). In 2014, Council had granted first and second reading to Zoning Bylaw Amendment Application No. 1007. In anticipation of potential neighbourhood

opposition, the applicant withdrew the application and the Public Hearing for that rezoning was cancelled. Since that time, only 4080 20 Street NE has been rezoned to R8, all other lots in this subdivision remain R7.

COMMENTS

Engineering Department

Secondary suites are generally exempt from off-site works and services. Engineering comments related to this proposal and site servicing will be provided directly to the applicant.

Building Department

No concern with rezoning. BC Building Code applies.

Fire Department

No comment.

Planning Department

Policy 8.3.25 within the OCP provides support for either a *secondary suite* or *detached suite* within all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

While the R8 zone would allow a separate *detached suite* instead of a *secondary suite* within a single family dwelling, it does not appear that this lot would be large enough to accommodate this in addition to the proposed residence.

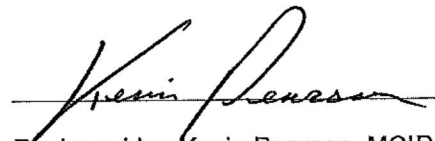
Three parking spaces will be required for uses on the property (two for the single family dwelling and one for the *secondary suite*). It is unclear if adequate parking can be provided at on the subject property but given that this lot is almost identical in size to the lots to the south and the proposed single family dwelling is likely to be of similar size and form, staff feel that there is likely ample room to accommodate three parking spaces.

Parking requirements and suite footprint must be confirmed at the building permit stage.

This property is well suited to a *secondary suite* given their size and location. Subject to compliance with the BC Building Code, staff are in support of this rezoning application.



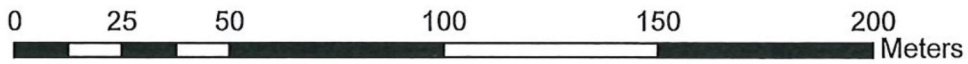
Prepared by: Brenda Kolenbrander
Planner





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

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property Map
- Appendix 3 – Site Photo
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – R8 Zoning Regulations



-  Subject Property
-  Parcels

Subject Property

4440

20 STREET NE

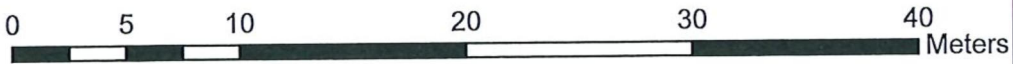


4380

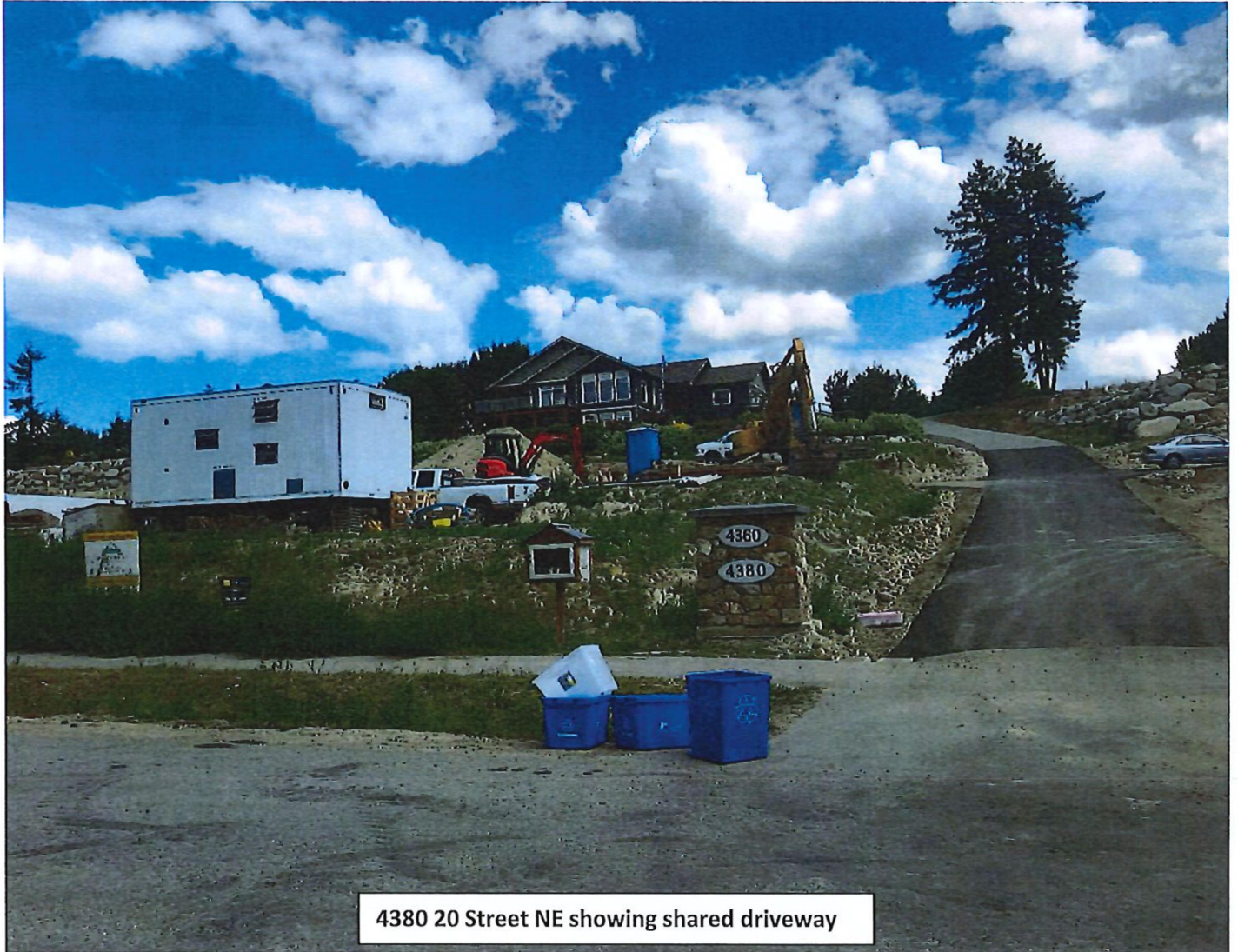
4360

4340

4320



- Subject Property
- Parcels



4380 20 Street NE showing shared driveway

4551

4521

4461

4401

4351

4281

4211

20 STREET NE

45 AVENUE NE

2100

2200

4440

4380

4360

4340

4320

4280

4270

4260

4250

4240

4230

4210

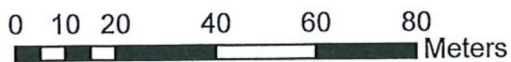
Land Use Designation

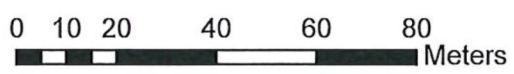
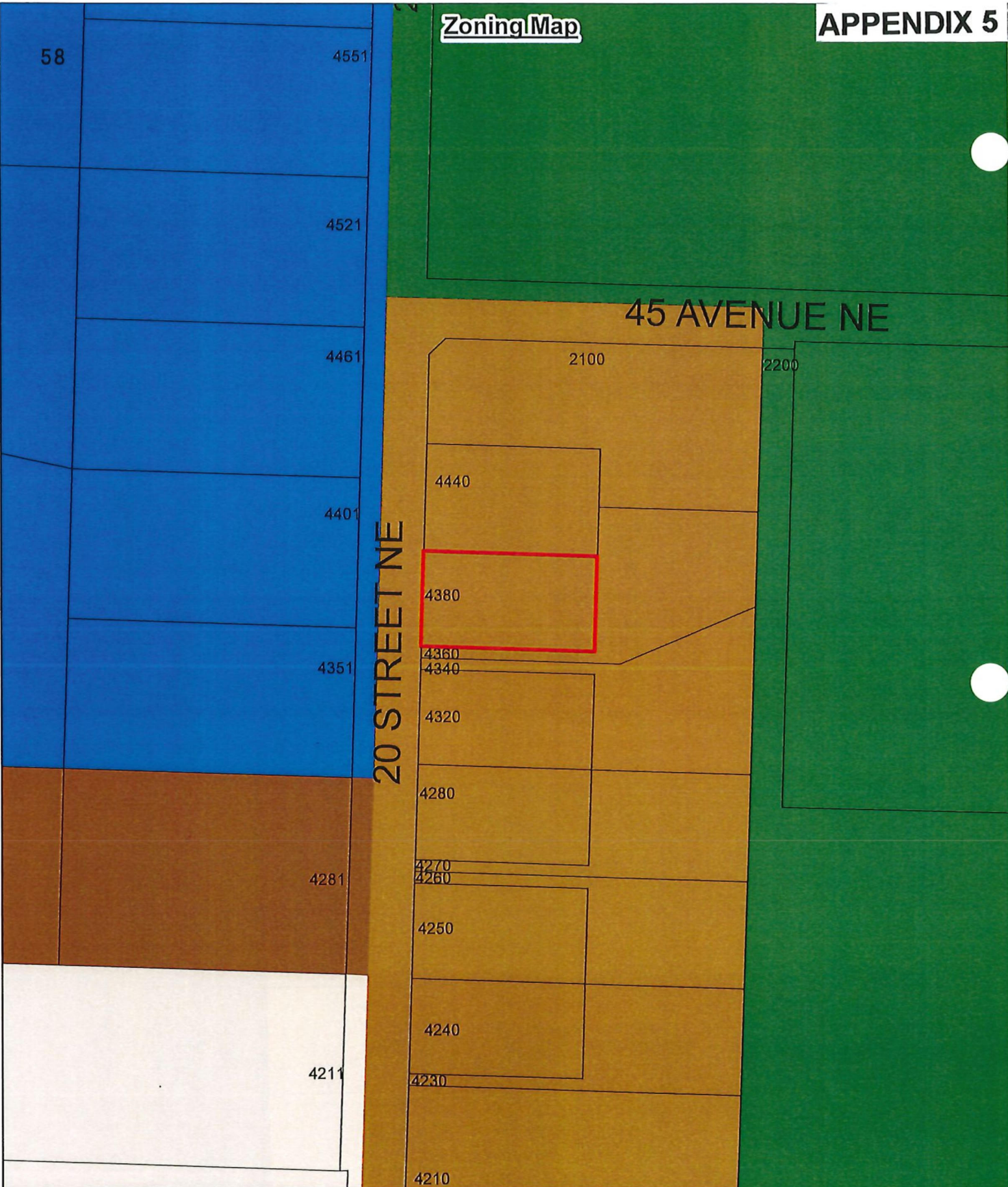
 Acreage Reserve

 Residential - Low Density

 Subject Property

 Parcels





Zoning

- A-2
- R-7
- R-9
- Subject Property
- R-1
- R-8
- Parcels

Purpose

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

Regulations

- 13.2 On a *parcel zoned R-8*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-8 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 13.3 The following uses and no others are permitted in the R-8 Zone:
- .1 *boarders*, limited to two;
 - .2 *family childcare facility*; #3082
 - .3 *group childcare*; #3082
 - .4 *home occupation*;
 - .5 *public use*;
 - .6 *public utility*;
 - .7 *single family dwelling*;
 - .8 *accessory use*, including *secondary suite* or *detached suite*.

Maximum Number of Single Family Dwellings

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

Maximum Number of Secondary Suites

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

Maximum Height of Principal Building

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

Maximum Height of Accessory Buildings

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

Maximum Parcel Coverage

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

Minimum Parcel Area

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

Minimum Parcel Width

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

Maximum Floor Area and Floor Area Ratio

13.11

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

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

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

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

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

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

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

Parking

13.15

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

Detached Suite

13.16 Refer to Section 4.2 for General Regulations.

CITY OF SALMON ARM

BYLAW NO. 4469

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

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

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

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

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

Rezone Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403 from R7 (Large Lot Single Family Residential Zone) to R8 (Residential Suite Zone), as shown on Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

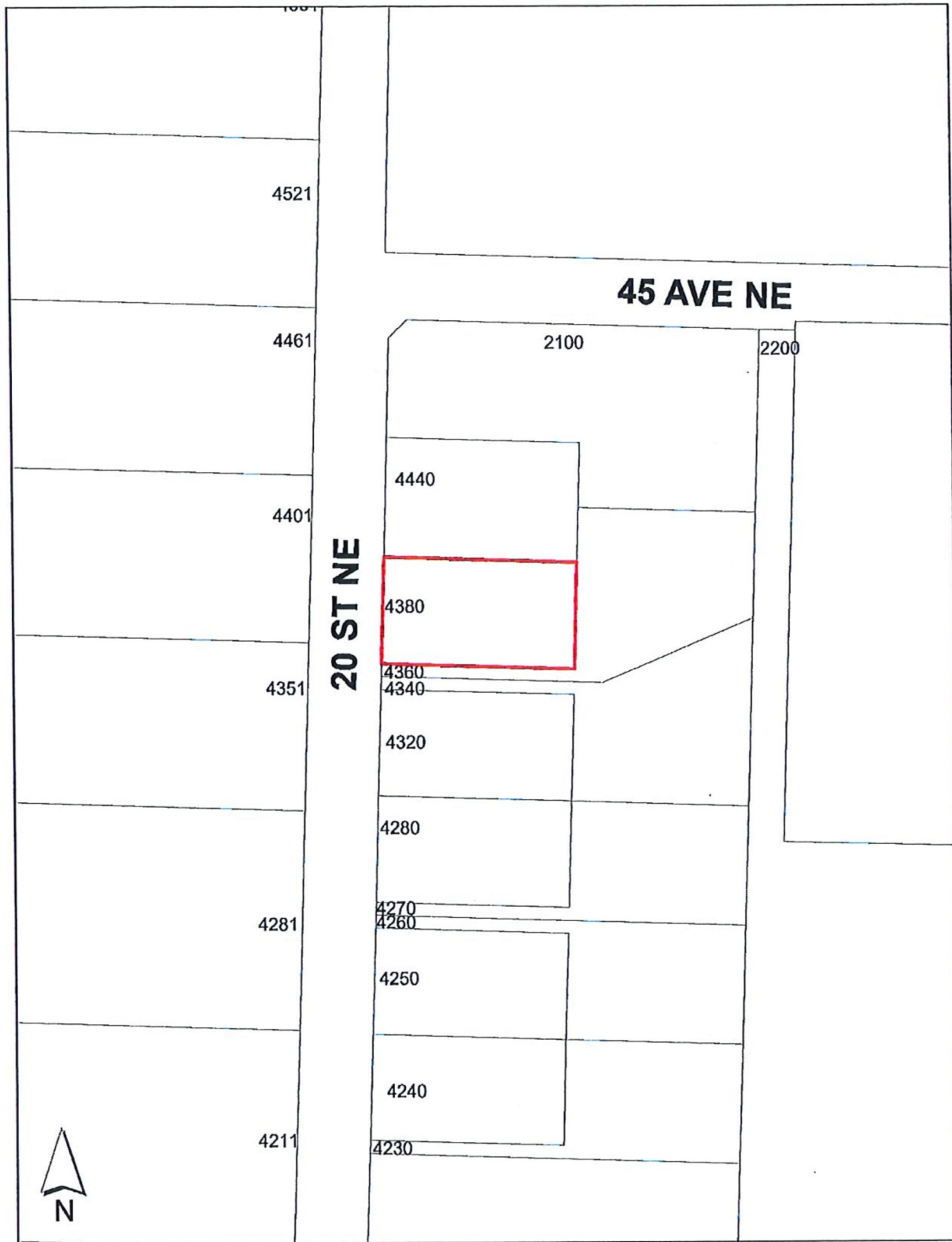
5. CITATION

This bylaw may be cited as “City of Salmon Arm Zoning Amendment Bylaw No. 4469”

READ A FIRST TIME THIS	DAY OF	2021
READ A SECOND TIME THIS	DAY OF	2021
READ A THIRD TIME THIS	DAY OF	2021
ADOPTED BY COUNCIL THIS	DAY OF	2021

MAYOR

CORPORATE OFFICER



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Item 10.3

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Traffic Amendment Bylaw No. 4470 be read a first, second and third time.

Vote Record

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

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

**CITY OF
SALMON ARM**

TO: His Worship Mayor Harrison and Members of Council

FROM: Rob Niewenhuizen, Director of Engineering and Public Works

DATE: July 16, 2021

SUBJECT: **AMENDMENT TO THE CITY OF SALMON ARM TRAFFIC BYLAW NO. 4470**

RECOMMENDATION


THAT: "City of Salmon Arm Traffic Bylaw No. 4470" be read a first, second and third time.

BACKGROUND:

City's practices place responsibility of boulevard maintenance on the adjacent homeowner, including the mowing of grass and trimming of trees, with exception of City installed street trees. This Bylaw amendment clarifies the responsibility of City boulevard maintenance and further restricts any obstructions within the boulevard, bringing the bylaw inline with current City practices.

In addition, this amendment updates references to the "District," "Director of Operations," and property "Owner," and updates the standard Highway Use Permit form.

We respectfully recommend that the City of Salmon Arm Traffic Bylaw No. 4470 be amended as per the attached.



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

CITY OF SALMON ARM

BYLAW NO. 4470

A bylaw to amend Traffic Bylaw No. 1971

WHEREAS it is deemed advisable to amend "City of Salmon Arm Traffic Bylaw No. 1971";

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

1. "District of Salmon Arm Traffic Bylaw No. 1971" PART I - Definitions is hereby amended by the following:

a) adding the definition "City" in its appropriate location that reads:

"CITY" means the *City* of Salmon Arm.

b) deleting the definition for "DISTRICT" .

And replacing "District" with "City" in the appropriate locations throughout the District of Salmon Arm Traffic Bylaw No. 1971.

c) deleting the definition for "DIRECTOR OF OPERATIONS".

d) deleting the definition for "DIRECTOR OF ENGINEERING AND PUBLIC WORKS".

And replacing it with:

"DIRECTOR" means the Director of Engineering and Public Works and the person appointed as such by the *City*, and any person delegated to assist them in carrying out their duties under this bylaw.

And replacing "DIRECTOR OF OPERATIONS" and "DIRECTOR OF ENGINEERING AND PUBLIC WORKS" with "DIRECTOR" in the appropriate locations throughout the District of Salmon Arm Traffic Bylaw No. 1971.

c) deleting the definition for "OWNER".

And replacing it with:

"OWNER" means:

- a) as applied to a vehicle, the person who holds the legal title to the vehicle; or
- b) as applied to a vehicle, the person who is entitled to be and is in possession of the vehicle; or
- c) as applied to a vehicle, the person in whose name the vehicle is registered; or
- d) as applied to real property, the registered owner of a property immediately fronting a subject portion of a *Highway*.

2. PART VI - USE OF HIGHWAYS REGULATIONS be amended by adding the following to subsection 606:

- on the property or within the *Boulevard*

To read as follows:

606. Every person being the *owner* or occupier of real property shall cause all trees, shrubs or other vegetation on the property or within the *Boulevard* to be properly trimmed and cut back, so as to prevent physical obstruction or visibility impairment to pedestrian and vehicle traffic on the *sidewalk* or *highway*.

3. PART VI - USE OF HIGHWAYS REGULATIONS be amended by adding the following:

612. BOULEVARD OBSTRUCTIONS

1. Every person being the *Owner* or occupier of real property shall ensure no obstructions exist within the *Boulevard* which may negatively affect sightlines, the *City's* operations and maintenance procedures, or that are in contravention of any relevant guidelines, regulations or bylaws. This includes but is not limited to landscaping, vegetation, structures and vehicles.
2. The *Director of Engineering and Public Works*, acting reasonably, may require the modification or removal of any obstructions within the *Boulevard*, at the *Owner* or occupier's expense.
3. Subject to Item 4 and unless otherwise maintained by the *City*, the *Owner* or occupier of the property adjacent to a *Boulevard* shall be responsible for regular maintenance of plants, trees, lawn, shrubs or vegetation within that *Boulevard*.
4. *Owner* or occupiers shall not be responsible for *City* installed infrastructure or plantings within the *Boulevard*.

4. Schedule "A" Highway Use Permit is hereby deleted in its entirety and replaced with Schedule "A" - Highway Use Permit, attached hereto and forming part of this bylaw.

5. SEVERABILITY

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

6. ENACTMENT

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

7. EFFECTIVE DATE

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

8. This bylaw may be cited for all purposes as "**City of Salmon Arm Traffic Amendment Bylaw No. 4470**".

READ A FIRST TIME THIS	DAY OF	2021
READ A SECOND TIME THIS	DAY OF	2021
READ A THIRD TIME THIS	DAY OF	2021
ADOPTED BY COUNCIL THIS	DAY OF	2021

MAYOR

CORPORATE OFFICER



CITY OF SALMON ARM

Highway Use Permit Schedule "A"

City of Salmon Arm Traffic Bylaw 1971

DATE:

PERMIT NO:

FILE NO:

NAME OF PERMITTEE:

ADDRESS OF PERMITTEE:

Pursuant to the provisions of City of Salmon Arm Traffic Bylaw No. 1971, permission is hereby granted to the above named Permittee to:
(see attached plan)

This permit shall be valid and subsisting from the _____ day of _____, _____ and at all times shall be subject to cancellation if the holder neglects, fails or refuses to observe and to comply with all the requirements of the City of Salmon Arm Traffic Bylaw No. 1971 and is issued subject to the following conditions:

- 1) That all necessary plans and specifications of any works involved have been deposited with the City Engineer and have been approved by him.
- 2) That the safety, economy, and convenience of the travelling public must at all times be recognized and all traffic control must be undertaken by the Permittee to the satisfaction of the City Engineer.
- 3) That the Permittee shall at all times accept full responsibility for any accident that may occur or damage that may be done to any person or property whatsoever caused directly or indirectly by the said works, and shall save harmless and keep indemnified the City from all claims and demands whatsoever in respect of the works. That, prior to proceeding with any excavation, the Permittee will be responsible for notifying any public or private utility company whose works may be close to or affected by the installation.
- 4) This permission shall not be deemed to vest in the Permittee any right, title, or interest whatsoever in or to the lands upon which the works are constructed.
- 5) That this permit will be valid only for these specific works or uses of the City highway stated herein. A separate permit must be obtained cover all other alternations and additions.
- 6) That the construction and maintenance of any works under this Permit will be carried out and completed to the satisfaction of the City Engineer.
- 7) That any person appointed by the City Engineer for that purpose will have free access at all times to all parts of any works constructed under this Permit for the purpose of inspecting the same.

CITY OF SALMON ARM - Highway Use Permit - City of Salmon Arm Traffic Bylaw
Page 2

- 8) That before opening up any highway or interfering with any public work under this Permit, notice in writing of intention to do so shall be given to the City Engineer not less than seven (7) clear days before the work is commenced.
- 9) That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.
- 10) That while reasonable care will be taken by the City to do as little damage as possible to any private work in carrying-out of the construction, extension, alterations, improvement, repair, or maintenance of any public work adjacent thereto, the City can accept no responsibility for any kind of such damage.
- 11) That the Permittee shall hold and save harmless the City of Salmon Arm from and against all claims, damages and lien claims of every kind, arising out of or in any way connected with any works or other things for which this permit is issued.
- 12) This permission is granted only to the person or corporation named above, and any change in ownership to the property renders this permit void.
- 13) This permit may be cancelled in the absolute discretion of the City Engineer without any notice or hearing.
- 14) That the Permittee shall obtain and maintain during the term of this Permit a comprehensive general liability insurance policy providing coverage of not less that \$2,000,000.00 naming the City of Salmon Arm as "an additional named insured" and providing that the said policy shall not be cancelled, lapsed or materially altered without 30 days notice in writing to the City of Salmon Arm. A copy of such policy shall be delivered to the City of Salmon Arm prior to the issue of this Permit.
- 15) Other Conditions:

I, the applicant of this permit, agree to all terms and conditions expressed and am bound by all provisions of the City of Salmon Arm Traffic Bylaw No. 1971 and this permit. The required security being _____ Dollars (\$ _____) in cash or by irrevocable letter of credit to guarantee the fulfilment of the terms and conditions set out within the time specified in this permit.

Signature of Permittee

Permit No. _____ issued this _____ day of _____

Signature of City Engineer

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INFORMATIONAL CORRESPONDENCE - AUGUST 9, 2021

- | | | |
|----|---|---|
| 1. | Building Department - Building Statistics - July 2021 | N |
| 2. | Building Department - Building Permits - Yearly Statistics | N |
| 3. | D. McGregor - email dated July 21, 2021 - Stopping the semi trucks from running red lights on the Trans Canada - Enough is enough! | A |
| 4. | J. McEwan, Salmon Arm Fair GM - letter dated July 19, 2021 - Noise Bylaw | A |
| 5. | P. Wright, President, the Salmon Arm and Shuswap Lake Agricultural Association - letter dated July 23, 2021 - Lighting on the South Fair Grounds | A |
| 6. | S. Milne, Administrative Club Director, Salmon Arm Snowblazers Snowmobile Club - email dated July 28, 2021 - SA Snowblazers Club Seeking Support: UBCM Resolutions | A |
| 7. | Shuswap Watershed Council - 2020 Water Quality Report | N |
| 8. | P. Kusack, Deputy Corporate Officer, City of Langley to Honourable Premier J. Horgan and Honourable A. Dix, Minister of Health - letter dated July 29, 2021 - Improvement to Pre-Hospital Care System | N |
| 9. | M. LoVecchio, Director Indigenous Relations and Government Affairs, Canadian Pacific - letter dated August 3, 2021 - CP's Interim Extreme Weather Fire Risk Mitigation Plan | 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 ARMDate: August 9, 2021**Presentation 3:30 p.m. (approximately)****NAME:** Lorraine Copas, SPARC BC**TOPIC:** Social Impact Assessment**Vote Record**

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

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

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Item 22.1

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Permit No. 434 be authorized for issuance for Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862, Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 1, Section 10, Township 20, Range 20, W6M, KDYD, Plan 3991, Except Plan KAP76862 in accordance with the Development Permit drawings attached as Appendix 1 to the Staff Report dated July 26, 2021;

AND THAT: Issuance of Development Permit No. 434 be withheld subject to:

1. Receipt of an Estimate and Irrevocable Letter of Credit in the amount of 125% of the Estimate for landscaping; and
2. Consolidation of Lots 1 and 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862 into one lot.

[West Urban Developments Ltd./LST Ventures Ltd.; 1230, 1260 and 1290 10 Avenue SW]

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 26, 2021

Subject: Development Permit Application No. DP- 434 (Form and Character)
 Civic Address: 1230, 1260 & 1290 - 10 Avenue SW
 Owner/Applicant: WestUrban Developments Ltd. (1307058 BC Ltd.)

STAFF RECOMENDATION

THAT: Development Permit No. 434 be authorized for issuance for Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plans 6136, 35041 and KAP76862, Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 and Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 (1230, 1260 & 1290 - 10 Avenue SW) in accordance with the Development Permit drawings attached as APPENDIX 1;

AND THAT: Issuance of Development Permit No. 434 be withheld subject to:

1. Receipt of an Estimate and Irrevocable Letter of Credit (in the amount of 125% of the Estimate) for landscaping and;
2. Consolidation of Lots 1 and 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 and Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plans 6136, 35041 and KAP76862 into one lot.

PROPOSAL

To review the Development Permit package attached as Appendix 1. The applicant is proposing the development of a mixed use commercial-residential building comprised of 80 one-bedroom and 60 two-bedroom units, and 496.7m² commercial space at ground level. Amenities for the residential component include secured bike storage for 140 bikes, 140 vehicle parking spaces partially underbuilding and 30 parking stalls for the commercial uses. A letter from the applicant details the development proposal and is included at Appendix 2. Large drawings to scale are available for viewing in the Planning Department.

BACKGROUND

The subject property fronts the south side of 10 Avenue SW and the development site is approximately 8948 m². On June 14, 2021 the subject property was rezoned from C3 – Service Commercial to C2 – Town Centre Commercial in order to accommodate the development as shown in Appendix 1. The subject property is designated "Town Centre Commercial" in the Official Community Plan (OCP) (see Appendices 3 to 6).

Adjacent Land Uses/Development:

- North: 10 Avenue SW and shopping mall – Zoned C-7
- South: Residential Strata – Zoned R-4
- East: Single Family Residential Home – Zoned R1 and Commercial Building – Zone C3
- West: Active Agriculture operation and single family dwelling – Zone C3

COMMENTS

Building Department

Part 3 building will require review by Registered Professionals (incl. Architect) at Building Permit stage. Geotechnical report supplied by the applicant is under review. Development in the Salmon River Flood Plain - minimum flood construction level is above the 352 m Geodetic Survey Coordinate.

Fire Department

No concerns.

Engineering Department

Engineering comments have been provided in the attached Engineering Servicing Report dated July 20, 2021 and is attached as Appendix 7. The road fronting the proposed development, 10 Avenue SW, is designated as an Urban Arterial Road requiring a total 25m Road width or 12.5m road dedication from centreline. In 2004 the subject property was part of a subdivision application in which the dedication of 10 Avenue SW fronting the site was dedicated, no further road dedication is required.

The Engineering Servicing Report outlines frontage upgrades along the 10 Avenue SW corridor include modification to the Urban Arterial Standard to accommodate an open ditch system, installation of a fire hydrant, curb, sidewalk, gutter, and street lighting.

Design Review Panel

At their June 30 meeting the Design Review Panel passed the following recommendation:

"THAT the DRP supports DP 434 as presented."

Planning Department

The subject property is situated in an emerging commercial node in close proximity to newer multi-family and medium density developments. In past OCPs, a mixed-use, commercial/residential village concept was envisioned for this area near the intersection of 10 Avenue SW and 10 Street SW; the neighbouring residential strata "Village at 10 & 10", the upgraded Piccadilly Mall and Piccadilly Terrace developments being catalysts for the vision. The recent construction of office buildings to the east of the subject property also serves as an example to this vision.

In 2011 a large tract of land including the subject property and adjacent lots were re-designated from Highway Service Commercial to City Centre Commercial. The idea for a City Centre Commercial land use designation was intended to establish the highest development design standards consistent with what is expected in the downtown core, the downtown waterfront and the newer uptown highway commercial node.

The proposed development is consistent with that vision and the development of a mixed use commercial/residential development would set the tone for development on adjacent land(s). Further to this, the Development Permit drawings are generally consistent with the "City Centre" design guidelines of Section 9.5 OCP. The applicant's letter attached as Appendix 2 outlines several ways in which their careful design complies with, and even exceeds, the guidelines of the OCP. In addition to those sections of the OCP noted in the letter, staff advise that the proposal is also consistent with Section 9.3.10 which encourages "developments in the City Centre to achieve a high development density, using methods such as 100% parcel coverage, 0m lot line setbacks, underground/underbuilding parking, and upper floor residential units".

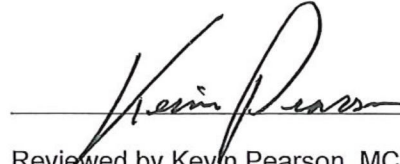
It should be noted that at the time of rezoning input from the neighbouring property owners was taken into consideration and the applicant made site plan changes with regard to landscaping and the location of the recycling and refuse bins.

CONCLUSION

Staff recognize the excellent calibre of the Development Permit application submission and that the proposed Development Permit drawings are consistent with the City Centre guidelines. Staff recommend the Development Permit for approval.



Prepared by Melinda Smyrl, MCIP, RPP
Planner



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



LOCATION PLAN

N.T.S.

SITE LOCATION

DRAWING INDEX

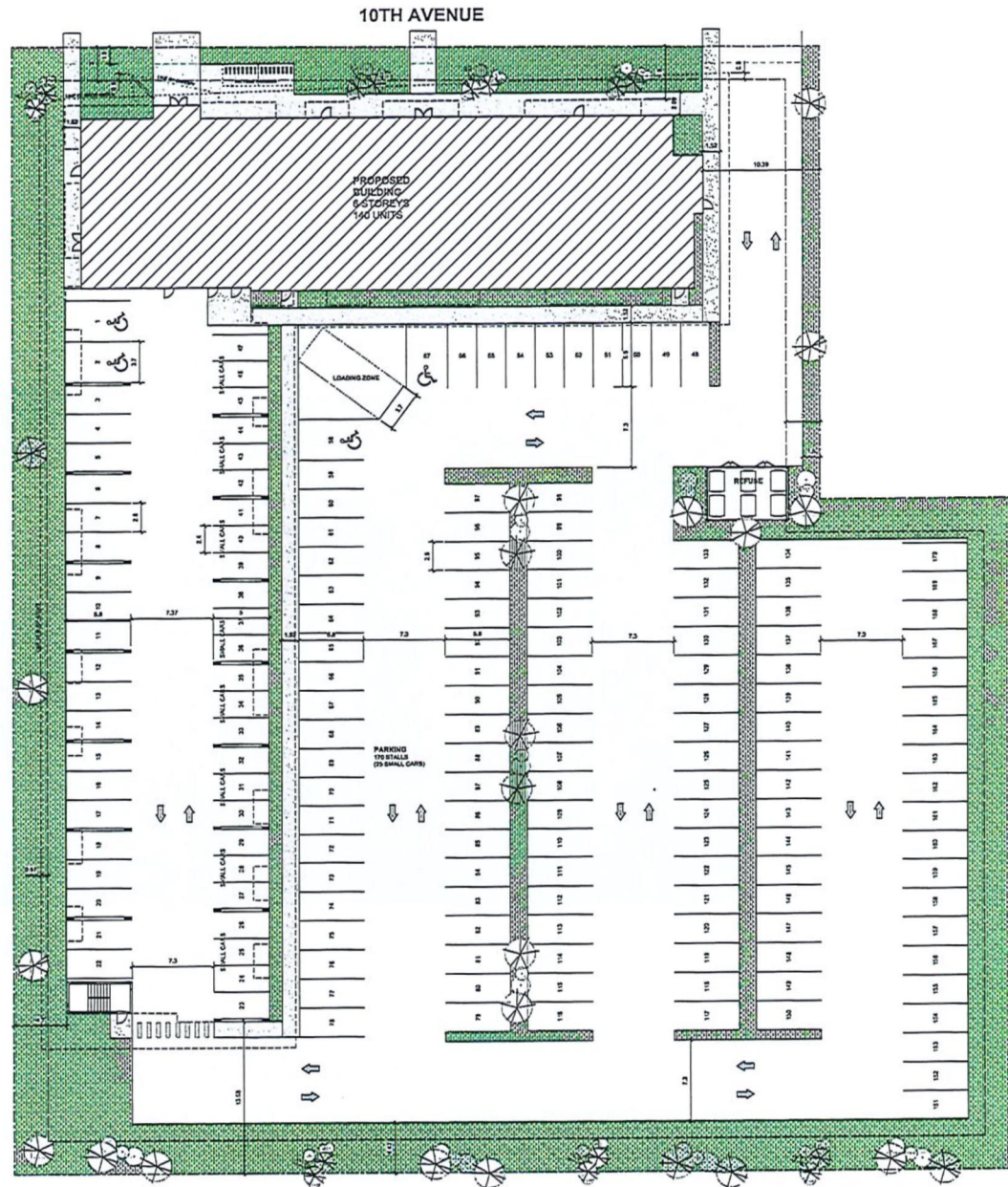
- PR1 SITE PLAN & PROJECT DATA
- PR2 FLOOR PLANS
- PR3 UNIT PLANS
- PR4 ELEVATIONS
- PR5 ELEVATIONS
- PR6 MATERIALS

CONSULTANT LIST

DEVELOPER/OWNER
 WESTURBAN DEVELOPMENTS LTD.
 Sean Roy, CEO
 111-2036 South Island Hwy, Campbell River, BC V9W 0E8
 250.914.8485
 sroy@westurban.ca

ARCHITECT
 THUJA ARCHITECTURE STUDIO LTD.
 Tanis Frame, Architect AIBC, LEED AP
 41289 Horizon Dr Squemish BC V8B 0Y7
 250.850.7901
 info@thujaarchitecture.ca

PROJECT DATA	
LEGAL ADDRESS:	
CIVIC ADDRESS: 1290,1282 & 1233 10TH AVENUE, SALMON ARM BC	
ZONING: C2 - TOWN CENTER COMMERCIAL ZONE	
TOTAL LOT SIZE 41,529 SQ.M.	
BUILDING AREA: PROPOSED FOOTPRINT: 851.1 SQ.M. (AT GRADE) 2180.8 SQ.M. (RESIDENTIAL OVER)	
FLOOR AREAS: MAIN (COMMERCIAL) 496.7 SQ.M. SECOND 1724.3 SQ.M. THIRD 1724.3 SQ.M. FOURTH 1724.3 SQ.M. FIFTH 1724.3 SQ.M. SIXTH 1724.3 SQ.M. TOTAL (NET) 8154.3 SQ.M.	
COVERED DECK AREAS: 113.1 SQ.M. 'S' = 546.5 SQ.M.	
COMMON (MAIN) 354.4 SQ.M. COMMON (SECOND) 348.2 SQ.M. COMMON (THIRD) 348.2 SQ.M. COMMON (FOURTH) 348.2 SQ.M. COMMON (FIFTH) 348.2 SQ.M. COMMON (SIXTH) 348.2 SQ.M. TOTAL (NET) 2095.4 SQ.M.	
FLOOR AREA RATIO: PROPOSED: 148	
DENSITY: PROPOSED: 140 UNITS	
SITE COVERAGE: ALLOWED: 100% PROPOSED: 10.1% (AT GRADE) 26% (RESIDENTIAL FOOTPRINT OVER)	
BUILDING HEIGHT: 8 STOREYS - 25M MAXIMUM	
UNIT COUNT:	MAIN 2ND-6TH BUILDING
STUDIO BEDROOM	0 0 (75) 0
ONE BEDROOM	0 16 (75) 80
TWO BEDROOM	0 12 (75) 60
THREE BEDROOM	0 0 (75) 0
TOTAL	0 28 (75) 140
SETBACKS PROPOSED	
FRONT (NORTH)	4.8M
REAR (SOUTH)	13.8M
SIDE (EAST)	10.2M
SIDE (WEST)	4.2M
PARKING REQUIRED: RESIDENTIAL: 1 PER UNIT: 140	
TOTAL COMMERCIAL: 1-20 SQ.M.: 20	
TOTAL PROVIDED	
STANDARD:	141
HANDICAP STALLS (2% REQ'D)	4
SMALL CAR (20% ALLOWED)	28
TOTAL	173



SITE PLAN
 SCALE: 1:172 METRIC

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURFACES, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE I.G. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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THUJA
 architecture + design

Tanis Frame Architect AIBC LEED AP
 41289 Horizon Dr. Squemish BC V8B 0Y7
 T: 250.850.7901 E: info@thujaarchitecture.ca

ISSUED FOR REVIEW APR 23 2021

PROJECT: SALMON ARM DEVELOPMENT

SITE PLAN

DATE: AS NOTED	PROJECT NO.:
DATE:	DRAWN BY: TF / SW
DATE:	

APPENDIX 1
 81

SALMON ARM APARTMENT

SALMON ARM BC

PREPARED BY
THUJA ARCHITECTURE STUDIO LTD.



APRIL 2021

SET NO.

ISSUED FOR DEVELOPMENT PERMIT

THUJA
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WEST ELEVATION

- MATERIAL LEGEND**
- ① FIBRE CEMENT LAP SIDING - WEATHERED WOOD
 - ② FIBRE CEMENT LAP SIDING - SHOU SUDI BAN
 - ③ CEDAR RENDITIONS 'TIMBERLINE'
 - ④ FIBRE CEMENT PANELS IN DARK GREY
 - ⑤ SOFFIT - CEDAR RENDITIONS 'TIMBERLINE'
 - ⑥ FASCIA - BLACK FIBRE CEMENT
 - ⑦ RAILINGS - BLACK ALUMINUM
 - ⑧ VINYL WINDOWS - BLACK
 - ⑨ WEATHERED WOOD BEAM
 - ⑩ DECK SOFFIT - BLACK PERFORATED ALUMINUM
 - ⑪ ROOFING - SBS 2 PLY MEMBRANE - BLACK
 - ⑫ CANOPY ROOF - STANDING SEAM METAL - BLACK

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ISSUED FOR REVIEW APR 23 2021



NORTH ELEVATION

PROJECT
SALMON ARM DEVELOPMENT

ISSUED FOR REVIEW
ELEVATIONS

DATE	AS NOTED	PROJECT NO.	
DATE		ISSUED BY	TF / DW
DATE			

PR4

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SUPPLIERS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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EAST ELEVATION

MATERIAL LEGEND

- ① FIBRE CEMENT LAP SIDING - WEATHERED WOOD
- ② FIBRE CEMENT LAP SIDING - SHOU SUGI BAN
- ③ CEDAR RENDITIONS 'TIMBERLINE'
- ④ FIBRE CEMENT PANELS IN DARK GREY
- ⑤ SOFFIT - CEDAR RENDITIONS 'TIMBERLINE'
- ⑥ FASCIA - BLACK FIBRE CEMENT
- ⑦ RAILINGS - BLACK ALUMINUM
- ⑧ VINYL WINDOWS - BLACK
- ⑨ WEATHERED WOOD BEAM
- ⑩ DECK SOFFIT - BLACK PERFORATED ALUMINUM
- ⑪ ROOFING - SBS 2 PLY MEMBRANE - BLACK
- ⑫ CANOPY ROOF - STANDING SEAM METAL - BLACK

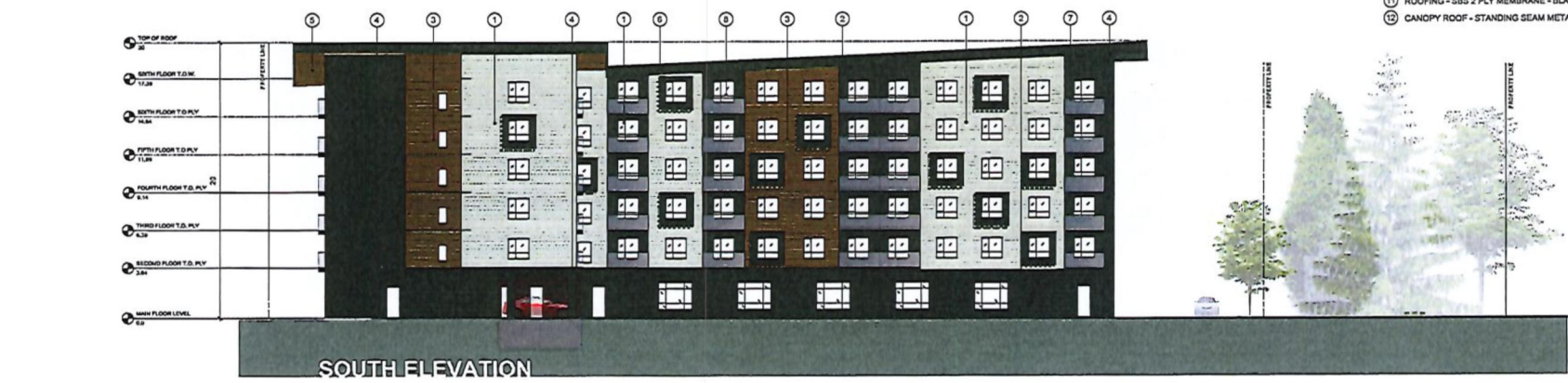
THUJA
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 Tania Frame Architect ABC LEED AP
 41285 Hanson Dr. Squamish BC V8B 0Y7
 T: 250.550.7501 E: info@thujaarchitecture.ca

ISSUED FOR REVIEW APR 23 2021

PROJECT
 SALMON ARM DEVELOPMENT

ELEVATIONS

DATE	AS NOTED	PROJECT NO.	
DATE		DRAWN BY	TP / DW

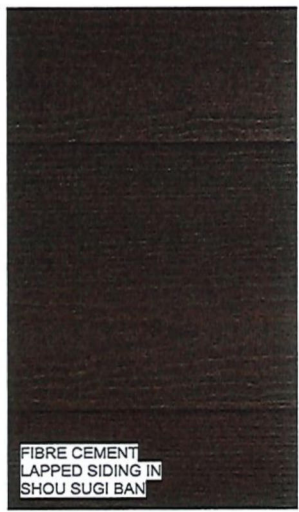


SOUTH ELEVATION

PR5

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SUPPLIES, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE A.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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FIBRE CEMENT LAPPED SIDING IN SHOU SUGI BAN



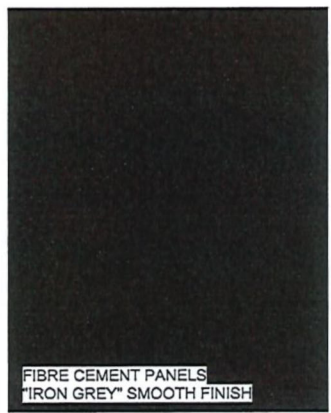
FIBRE CEMENT LAPPED SIDING IN WEATHERED WOOD



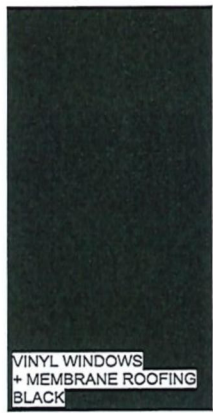
HANDRAILS + DECK SOFFITS BLACK ALUMINUM



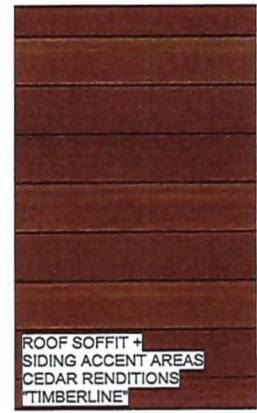
CANOPY ROOF STANDING SEAM METAL BLACK



FIBRE CEMENT PANELS "IRON GREY" SMOOTH FINISH



VINYL WINDOWS + MEMBRANE ROOFING BLACK



ROOF SOFFIT + SIDING ACCENT AREAS CEDAR RENDITIONS "TIMBERLINE"



FASCIAS FIBRE CEMENT BLACK



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ISSUED FOR REVIEW APR 23 2021

PROJECT
SALMON ARM DEVELOPMENT

MATERIALS

NAME	AS NOTED	PROJECT NO.
DATE		ISSUED BY: TF / DJM
BY		

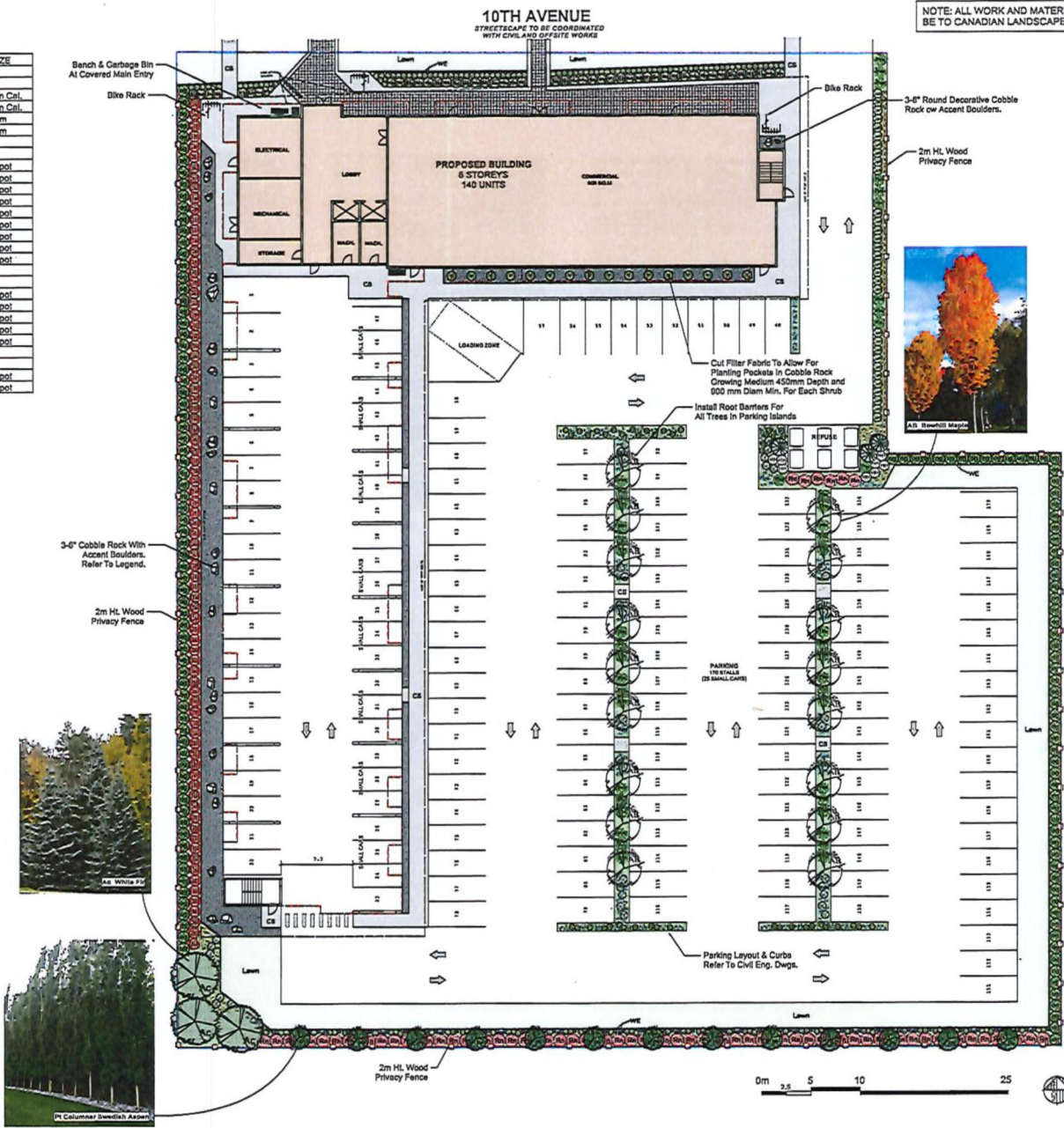
PR6

PROJECT PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
TREES				
AR	Acer rubrum 'Bowhall'	Bowhall Maple	17	6.5cm Cal.
PI	Populus tremula 'Erecta'	Columnar Swedish Aspen	13	6.5cm Cal.
Ac	Abies concolor	White Fir	3	2m
PpH	Picea sitchensis 'Hoopsii'	Hoopsii Blue Spruce	3	2m
SHRUBS				
Brn	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	47	#2pot
CaK	Cornus sericea 'Kelsey'	Dwarf Kelsey Dogwood	31	#2pot
CaF	Cornus sericea 'Farrow'	Artic Fire Dogwood (Dwarf)	81	#2pot
MH	Rosa rugosa 'Henry Hudson'	Henry Hudson Rose (White)	8	#2pot
On	Mahonia aquifolium	Tall Oregon Grape	149	#2pot
Pm	Pinus mugo pumilio	Dwarf Mugo Pine	48	#2pot
Rn	Rosa woodii	Prairie Rose	60	#2pot
Yc	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	44	#1pot
Y	Yucca glauca	Sageyucca	16	#1pot
ORNAMENTAL GRASSES				
Ck	Calamagrostis x acutifolia 'Karf Foerster'	Feather Reed Grass	49	#1pot
Co	Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hairgrass	199	#1pot
H	Helleborichon sempervirens	Blue Hat Grass	88	#1pot
k	Koeleria glauca	Blue Hair Grass	125	#1pot
Sh	Sporobolus heterolepis	Prairie Dropseed	25	#1pot
PERENNIALS/GROUNDCOVERS				
SC	Saxifraga nemosa 'Caradonna'	Caradonna Sage	41	#1pot
N	Nepeta x faasseni 'Droppom'	Droppom Catmint	78	#1pot

LEGEND

- PROPERTY LINES
- LINE OF FLOORS ABOVE
- BRUSH FINISH CONCRETE WALKWAYS - REFER TO CIVIL ENG DWGS
- DECORATIVE PAVING AREAS BRICK UNIT PAVING, EXPOSED AGGREGATE OR STAMPED CONCRETE FINISH - TBD
- DRAIN ROCK CW 2" x 4" PTW EDGER 200 MM DEPTH MIN TYP. LOCALLY AVAILABLE 3"-6" DIA. WASHED ROUND RIVER ROCK ON APPROVED FILTER FABRIC.
- LAWN = SOD ON 150 MM MIN DEPTH APPROVED GROWING MEDIUM
- PLANTING BED CW 60 MM OF 3/4" WASHED ROCK GROUND COVER ON FILTER FABRIC ON APPROVED GROWING MEDIUM. 450 MM MIN DEPTH FOR SHRUBS 700 MM MIN FOR TREES
- PT WOOD PRIVACY FENCE - STYLE VERTICAL SLATS & STAIN COLOUR TO COMPLEMENT BLD. TBD - 6' HEIGHT TYP.
- PT 4x4 WOOD EDGER TO SEPARATE PLANTING FROM LAWN
- LOCALLY SOURCED ACCENT BOULDERS
- BENCH CW BACKREST (STYLE TO BE DETERMINED)
- CORA BIKE RACK (OR APPROVED EQUIV.) SECURED TO CONCRETE WALKWAY
- BEAR PROOF GARBAGE BIN



NOTE: ALL WORK AND MATERIALS SHALL BE TO CANADIAN LANDSCAPE STANDARDS



Date	Revisions	By
04 18 2021	ISSUE FOR OP.	LS/SD
06 08 2021	REVISE GARBBAGE BIN AREA	LS/SD



Project
SALMON ARM DEVELOPMENT
10th AVE
SALMON ARM, BC

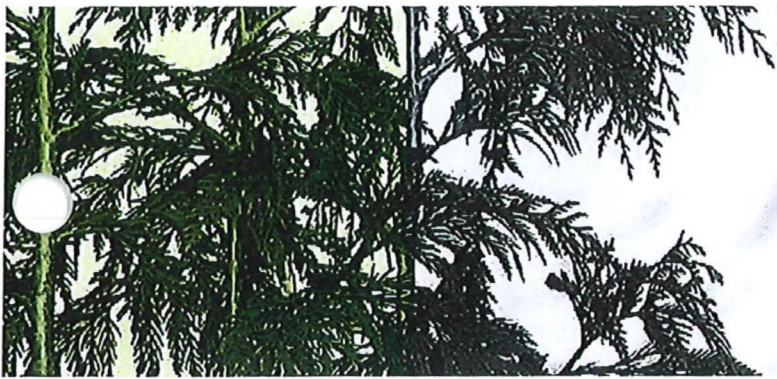
Sheet Title
Landscape Plan

Date April 15, 2021
Scale 1:200 METERS
Drawn By LS/SD
Project No.

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Drawing No. L1





May 13, 2021

City of Salmon Arm
Development Services
P.O. Box 40
500 2 Avenue NE
Salmon Arm, BC V1E 4N2

Dear Salmon Arm planners,

RE: Submission for 1290, 1260 & 1230 10th AVE SW, SALMON ARM BC

This "Letter of Proposal" is to accompany the Development Permit Submission package for 1290, 1260 & 1230 10th Ave SW.

1. Project description/analysis

The proposed project is a mixed commercial and multi-family development consisting of a six storey apartment building with 140 market rental units and 497 SQ.M. (5,346 sqft) of commercial space. The project is located on the 10th Ave SW arterial, across from the "Mall at Picadilly," which will give residents immediate access to groceries and other retail and entertainment needs within a short walk. The proposed location falls within the "C2- Commercial Town Centre Zone," although it is in fact several blocks southwest of the larger town centre commercial core. The subject property is currently a mix of low-density residential housing and a large commercial building. The proposed project will create a striking land mark for the neighborhood, and provide an attractive streetscape across from the mall parking lot. The project will increase and enhance the stock of rental housing available, ensuring that affordable housing units exist for current residents in a location that will promote use of walking, biking and public transit.

The local neighbourhood lacks a cohesive design structure, and currently combines a variety of residential houses (nestled along minor roads set back from the artery), larger-mass commercial buildings along the 10th Ave SW artery, and open, agricultural land. Although the neighbourhood falls in the "City Centre Development Permit Area," it is separated from the main core of the City Centre, and does not resemble the architecture described there. There are no neighboring buildings that will be directly adjacent to the proposed apartment, nor are there any that resemble the 3-storey buildings highlighted in the OCP for the City Centre DP area. Clearly this neighbourhood was included in the

OCP as a commercial city centre zone as a planning tool for what it has the potential to become, rather than as a reflection of its current character.

The proposed project will support the evolution of the neighborhood towards a place that feels more like a city centre. It will feature high-quality finishing materials and design elements to introduce a landmark building with a high aesthetic standard. Furthermore, it appears that existing commercial entities along 10th Ave SW have been designed with solely a vehicle-visitor focus in mind. The landscaping, design and placement of the proposed building will create a pleasant streetscape for pedestrians in this area. The site plan will also be designed to avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the siting of the building to minimize impacts on adjacent development. (The building itself will actually help to shield the residential neighborhood adjacent to the south from noise and lights associated with 10th Ave SW and the Mall.)

The building will include a mix of studio, one-bed and two-bedroom units to cater to a variety of tenants. The apartments will remain in the rental pool, and not be stratified, to ensure that it will address 'market-rate' housing needs in perpetuity. The building location provides easy walking and biking access for residents to many local resources, such as groceries, restaurants, shopping, and Blackburn Park. Residents can also easily take public transit to access the city centre of Salmon arm, as well as natural features such as the McGuire Lake Park and the Pileated Woods Trail system. Increasing the population base in this location will seed the beginning of this new town centre neighbourhood to promote further pedestrian-focused growth in the area.

2. Architectural and Landscaping Design rationale

A. Form and Character

The form and character of the development provides a varying scale throughout the development by way of varying building massing and form typologies. The building utilizes similar high-quality materials to create a cohesive development, although the juxtaposition and variation of these materials creates visual interest and eliminates any monotony. The materials are selected for durability, and emulate natural tones such as weathered wood, cedar and grey stone colouring. The building has distinctive canopies at entry points, and plentiful decks and windows overlooking the sidewalks and open areas to engage the public realm. Building entrances are connected to sidewalks and show clear entry points to the building.

The location of the building allows for a buffer dedicated to landscaping and pedestrian pathways. The placement also addresses neighbouring sites, solar paths, parking needs and vehicular movement.

B. Signage

The signage for the development will be located directly on the building facade to identify the building, close to ground level as appropriate. Lighting will be directed to only illuminate the signage when required. All signage will be consistent with the architectural style of the development.

C. Siting, Landscaping and Screening

The site is subject to development permit guidelines for commercial buildings in the City Centre Development Permit Area. The lot is essentially flat, with no unusual challenges to construction. Existing vegetation consists mainly of grass, with only a few trees, which will have to be removed during construction, but extensive landscaping will be undertaken after construction to provide green space around three sides of the property, including many new trees to be planted.

All landscape and screening has been designed by a registered Landscape Architect, and the plan incorporates appropriate plant species and locations for the area of the development. Trees, shrubs and other plantings will be placed along the road frontage on 10th Ave. SW to enhance the pedestrian experience. The remaining perimeters of the property will also have a landscaped buffer to provide a barrier to the private balconies at ground level and protect the privacy of neighbouring properties, as well as to provide sound attenuation from the ground-level parking spaces.

All commercial space will be located on the ground level of the north wing of the building, aligned along the main road frontage, and adjacent to the existing commercial-use lot on the east side of the proposed project. The refuse service area and mechanical services will be screened by hard and soft landscaping features, to mitigate impacts on public view and noise pollution.

The site plan minimizes shadowing of neighboring properties by using a compact footprint, honoring wide setbacks, and placing the building right along the northern and western setbacks of the site plan.

D. Lighting

All lighting will be full cut off luminaries. The building will have soffit lighting that operates on a solar activated lens, and provides a warm glow to the underside of the roof line. Lighting will be provided at the entry canopies of the apartment by way of solar activated soffit lighting. The parking area and pedestrian pathways will be lit with full cut off lights providing security and safety at night.

E. Parking

The surface parking lot is behind the building, hidden from the view of the main road. Parking consists of 30 commercial parking stalls and 140 residential parking stalls, 47 of which are sheltered under the cover of the west wing of the building. All on-site traffic will use a single entrance point to the property, with a Two-way vehicular access drive, and pedestrian access at rear of building from parking to minimize vehicle-pedestrian interactions. Perimeter landscaping will screen parking and provide a buffer from adjacent properties.

Short term bicycle parking is located at bike racks outside, while long term secure bicycle parking is provided for each apartment within the building, off the ground floor lobby. Handicap stalls are

provided as required.

3. Rationale:

a. DP Primary Objectives Compliance

This project supports the primary objectives of the “City Centre Development Permit Area,” including:

- quality building, site, landscape and streetscape design with the highest level of architectural standards, enhancing the architectural character of the neighborhood by providing a landmark building
- supporting high levels of safe and varied pedestrian use by enhancing the street scape
- tailoring new City Centre commercial development to local site conditions by providing a local population centre in a new city centre neighbourhood
- promoting environmentally sensitive building and landscape approaches through highly efficient land use

b. DP Guideline Compliance

In most respects the project strongly complies with the *Siting and Building Guidelines* defined in the “City Centre Development Permit Area.” However, as noted above, the neighbourhood does not currently reflect many of the building types and/or character attributes defined for this permit area, and therefore due to context, the project is not able to meet certain guidelines in a literal fashion. For example:

9.5.9 Design buildings to provide visual and functional continuity with existing buildings and streetscapes.

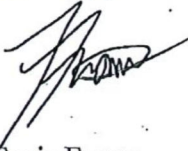
9.5.10 Design buildings to be consistent or complementary with the proportion, scale and massing of commercial buildings adjacent to the new development.

In fact, the project will provide a streetscape with a higher quality of architecture and landscaping than the adjacent and nearby properties, which meets the design guidelines in many ways that the nearby properties do not. (Such as high-quality design, visual disruption of massing, visual division into separate storefronts, pedestrian focused streetscape, landscape buffers, locating parking behind buildings, etc.) Although the scale of the building is larger than the nearby buildings, this will be mitigated by the elements of the building designed to break up the building mass. Importantly, establishing a larger population base in this neighbourhood will help to make it more pedestrian focused, and provide an immediate local clientele for future projects in the neighbourhood to serve in a pedestrian-focused way.

In Conclusion

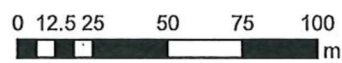
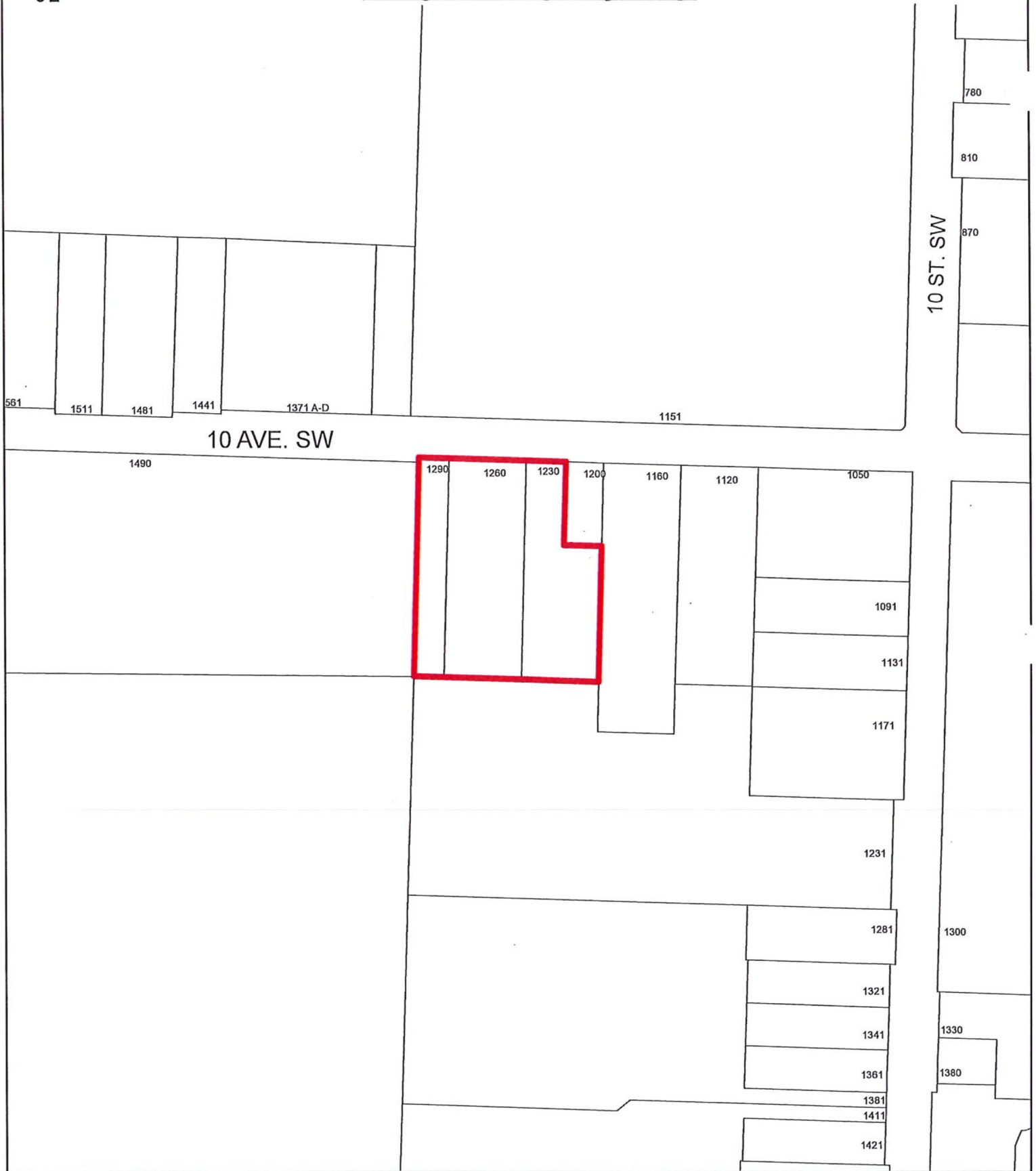
In almost all respects, the development conforms to the key objectives and guidelines for development permits in this category. The project will make highly efficient use of the available land, while providing commercial space and rental apartments in a location that will foster walking, biking and use of public transport. Overall the building will positively contribute toward the character of the neighbourhood and provide a local population base that will support further city-center character growth in that area. Should you require and further information or clarification, please do not hesitate to contact me.



Sincerely,



Tanis Frame
Architect AIBC, LEED AP

Subject Property Map

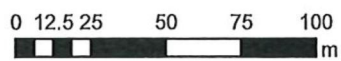
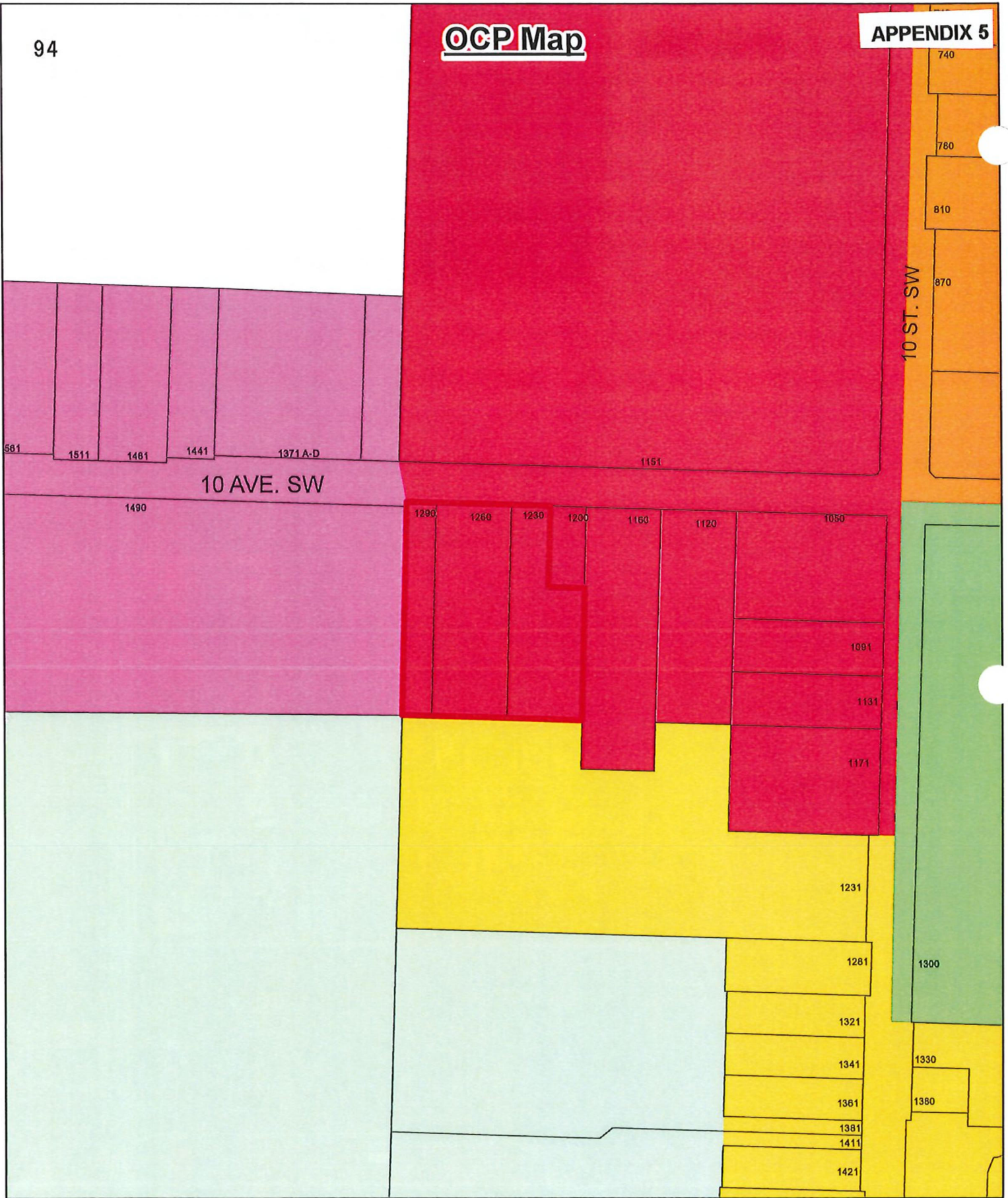


-  Subject Property
-  Parcels



Ortho Photo Date: 2021

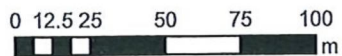
-  Subject Property
-  Parcels



- Subject Property
- Acreage Reserve
- Residential - High Density
- Parcels
- Salmon Valley Agriculture
- Residential - Medium Density
- Commercial - Highway Service / Tourist
- Commercial - City Centre

Zoning Map

APPENDIX 6
95



- | | | | |
|------------------|-----|-------|-----|
| Subject Property | A-1 | C-7 | IR |
| Parcels | C-2 | CD-1 | R-1 |
| | C-3 | CD-11 | R-4 |
| | | | R-5 |

TO: Kevin Pearson, Director of Development Services
 DATE: July 22, 2021
 PREPARED BY: Matt Gienger, Engineering Assistant
 OWNER: **LST Ventures Ltd.**
 APPLICANT: WestUrban Developments Ltd
 SUBJECT: **Development Permit DP-434**
 LEGAL: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 (PID:010-732-462)
 Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 (PID: 010-732-446)
 Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plans 6136, 35041 and KAP76862 (PID: 002-834-910)
 CIVIC: **1230, 1260 & 1290 10 Avenue SW**

Further to your referral dated June 14, 2021, we provide the following servicing information. **These comments are based on amalgamation of the three subject lots, as indicated in the Development Permit application:**

General:

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

8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 10 Avenue SW, on the subject properties northern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Available records indicate that no additional dedication is required. All dimensions and areas of dedication to be confirmed by BCLS.
2. 10 Avenue SW is currently constructed to an Interim Urban Arterial Road standard. Upgrading to a modified Urban Arterial Road standard is required, in accordance with Specification Drawing No. RD-4, with consideration for the planned open drainage system (see Drainage Section 1). Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction, street lighting, street drainage, fire hydrants, 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.
4. As 10 Avenue SW is designated as an Arterial Road, accesses shall be designed by keeping to a minimum number. Only one (1) 8.0m wide driveway access with culvert will be permitted onto 10 Avenue SW. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.
5. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 10 Avenue SW. No upgrades will be required at this time.
2. Water service is to be provided by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Only one water service is permitted per parcel, all unused services to be decommissioned at main. Owner / Developer is responsible for all associated costs.

3. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.
5. Records indicate existing fire hydrant approximately 50 meters east of easternmost frontage of 1230 10 Ave SW. Fire hydrant installation will be required, spaced 90m from existing hydrant to meet the commercial density spacing requirements.

Sanitary:

1. The subject property fronts a 305mm diameter AC sanitary sewer and a 200mm diameter sanitary sewer on 10 Ave SW. The 200mm main terminates within the frontage of 1290 10 Ave SW. No upgrades will be required at this time.
2. Records indicate that the existing properties are each serviced by City sanitary sewer. The subject parcel is to be serviced by a single sanitary service connection, adequately sized (minimum 100mm) to satisfy the requirements of the development. Only one sanitary sewer service is permitted per parcel, all unused services to be decommissioned at main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no known capacity issues according to the City's Sanitary Master Plan (2016), which indicates the 305mm sanitary main is able to increase capacity by approximately 20 L/s. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sani System to receive the proposed discharge from the development, including review of the lift station at 681 10 Ave SW. Any necessary upgrades will be the responsibility of the Owner / Developer.

Drainage:

1. The subject property fronts a 1730mm diameter storm sewer main on 10 Ave SW. Due to the limited capacity of this storm sewer main and other considerations, an open drainage system has been designed for this area, which requires a modification to the Urban Arterial Standard. Owner / Developer's engineer will be required to incorporate this design into their drawings for the development.
2. Records indicate that the existing property is not serviced by City storm sewer.
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. Geotech reports in this area recommend against rock pits. Site should connect into the municipal system; however should be designed such that in the event of capacity issues in the main line, stormwater will daylight on site and have a safe flow route off the site and onto 10 Ave SW.

-
5. Discharge into the Municipal Stormwater Collection System shall be in accordance with Section 7.3. The subject property shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Storm infrastructure in this area is known to have capacity issues; therefore, controlling to 2 year pre-development storm flows is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Matt Gienger
Engineering Assistant



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

100

From: Gary Mattie
Sent: Monday, August 2, 2021 11:06 PM
To: Caylee Simmons
Subject: Development Permit D-434- Westurban Developments August 3rd Meeting

City of Salmon Arm,

We are the owners of 1200 10th Ave SW and would like to attend all meetings associated with this application.

We do have a few concerns with this development that should be discussed prior to going forward.

I have read through the staff report

1: Wooden fence between the properties. This is unacceptable.

Westurban would be ripping out our existing chain link fence and replacing it with wood. Wood requires ongoing maintenance by both parties indefinitely. (Think 20 years down the road and now its a dilapidated fence.)

Our property has several fruit and sumac trees growing through the existing chain-link fence. To fence on the property line, Westurban will want to remove most of the trees that keep our property private and cool. This is important because the proposal has our property completely surrounded by concrete.

Several birds frequent these trees and nest within them. Along the fence also grow grapevines that are heritage varieties, likely planted in the 80's. We would like to retain these trees and vines.

Solution: Replace chain link with chain link, except 8 feet high for security, and with privacy slats (90% coverage).

Note: lower fencing or jersey barriers might be recommended for the front section, closest to the 10 Avenue SW, to assist with clear visibility for traffic.

2: Access to and from 10 Avenue SW

The 10 Ave SW entrance/exit to the Piccadilly Mall parking lot is very hazardous. The addition of this development will only be increasing the risk, by increasing the volume of traffic, during the construction phase, and during ongoing tenancy.

This could be resolved through the use of stop signage, sidewalks and crosswalks. We would ask that sidewalks be placed on the south side of 10th Avenue as well.

3: Location of Refuse Bins

The proposed location of the trash collection is at the SW corner to our property will cause noise (banging of bin covers) and odor concerns, Also, it totally disrupts the traffic flow in the parking lot of the proposed plan. I would recommend that this be relocated to the more central location for the residents at parking spaces 97 thru 99. This proposed location should also reduce both the noise and odor issues.

Warm regards,

Verna Burton and Gary Mattie

From: DOUG Bates
Sent: Wednesday, August 4, 2021 9:14 AM
To: Caylee Simmons
Subject: West Urban Development proposal DP 434

City of Salmon Arm

Notice regarding Development Permit No. DP 434 to be heard by Salmon Arm City Council on August 9, 2021 is acknowledged.

My previous correspondence of February 22, 2021 as it relates to this project set out concerns that I had with the proposal.

I would first like to commend Westurban for revisions made to their plans that did accommodate some of our concerns as homeowners directly affected by this development.

After reviewing the new drawings I note that there are still areas that could be addressed further.

The use of Aspen trees between our property lines and perimeter fencing are two issues of concern for me and other property owners.

We made it clear at the outset that having deciduous trees with their root systems and leaves was a problem for us.

Surely there are other options available that would still provide adequate screening/privacy for both parties.


As far as the common property line fencing is concerned, I believe further discussion is needed to satisfy residents on our side of the line.

A number of questions come to mind such as one fence/two fence options, maintenance, composition of materials used etc.

Overall, I believe that six stories is still too large of a structure and the south leg of the building towards our properties could be reduced to three stories.

Also, having the large number of parking spaces allotted is going to have a profound effect with traffic congestion, noise and strain on the city's infrastructure.

I appreciate being given the opportunity to have my opinions heard.

Doug Bates


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Item 23.1

CITY OF SALMON ARM

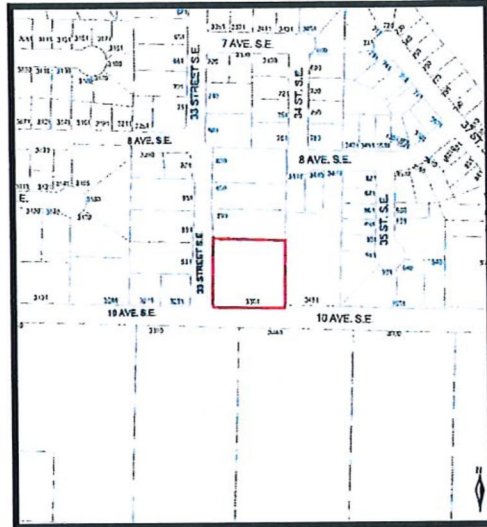
CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, August 9, 2021 at 7:00 p.m.

1) Proposed Amendment to Official Community Plan Bylaw No. 4000:

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

Civic Address: 3381 – 10 Avenue SE
Location: Northeast corner of 33 Street SE and 10 Avenue SE intersection
Present Use: Single Family Dwelling
Proposed Use: To facilitate future Medium Density Residential development
Owner/Applicant: B. & T. Passey
Reference: OCP-4000-46/Bylaw 4449 and ZON1203/Bylaw 4450



The staff reports for the proposals are available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> July 27 to August 9, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the *Emergency Program Act*, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

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

Erin Jackson, Director of Corporate Services

Vote Record

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

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

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

Date: June 9, 2021

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

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

STAFF RECOMMENDATION

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

BACKGROUND

The subject parcel is located at 3381 – 10 Avenue SE, east of the 5-corners intersection and west of Little Mountain (Appendix 1 and 2). The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP), and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). This area is generally designated Low Density Residential and R-1 zoning on the north side of 10 Avenue SE. The nearest Medium Density Residential OCP land use designation land is located approximately 850 m to the northwest along Auto Road SE.

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

Land uses adjacent to the subject parcel include the following:

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

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

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

OCP POLICY

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

Section 475 – Local Government Act

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

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

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

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

COMMENTS

Engineering Department

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

Building Department

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

Fire Department

No concerns.

FortisBC

Service to existing house will need to be relocated.

BCHydro

A blanket right-of-way will be required.

Interior Health

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

Salmon Arm Economic Development Society

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

Planning Department

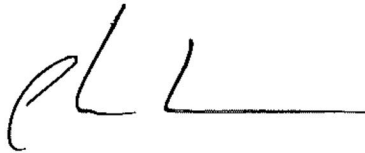
The surrounding neighbourhood is characterized by a mix of single family housing and rural residential properties. The subject parcel is located in an area within reasonable walking distance to Little Mountain Park, schools including Shuswap Middle School, and transportation/transit routes.

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

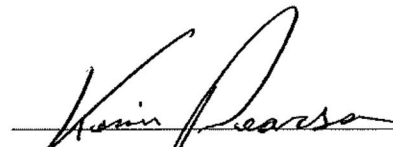
This proposal includes an 8 parcel multi-family development concept at this preliminary stage. Staff note that if rezoned to R-4, a number of residential development scenarios could present themselves, potentially involving subdivision, or stratification. A multi-family development could require a Development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

CONCLUSION

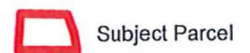
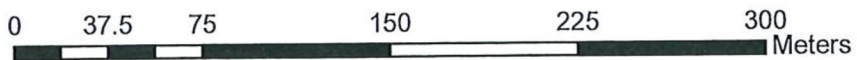
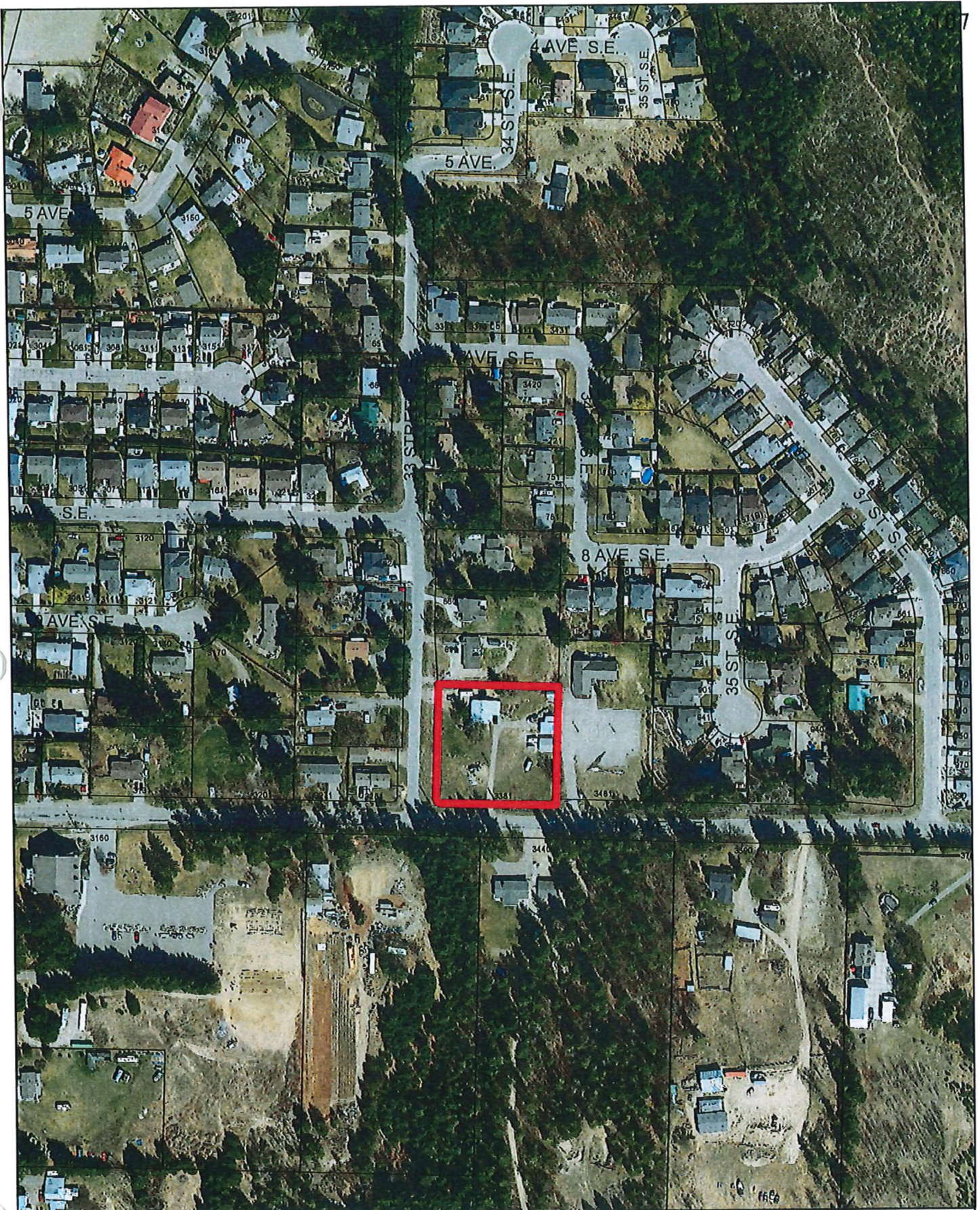
Staff's opinion is that the location and specific site characteristics are suited to medium density residential development. Staff recognize the need for a range of diverse housing options within the community. Given the OCP policy to encourage new residential development in residential designated areas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

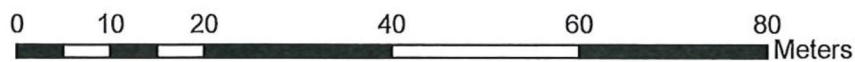
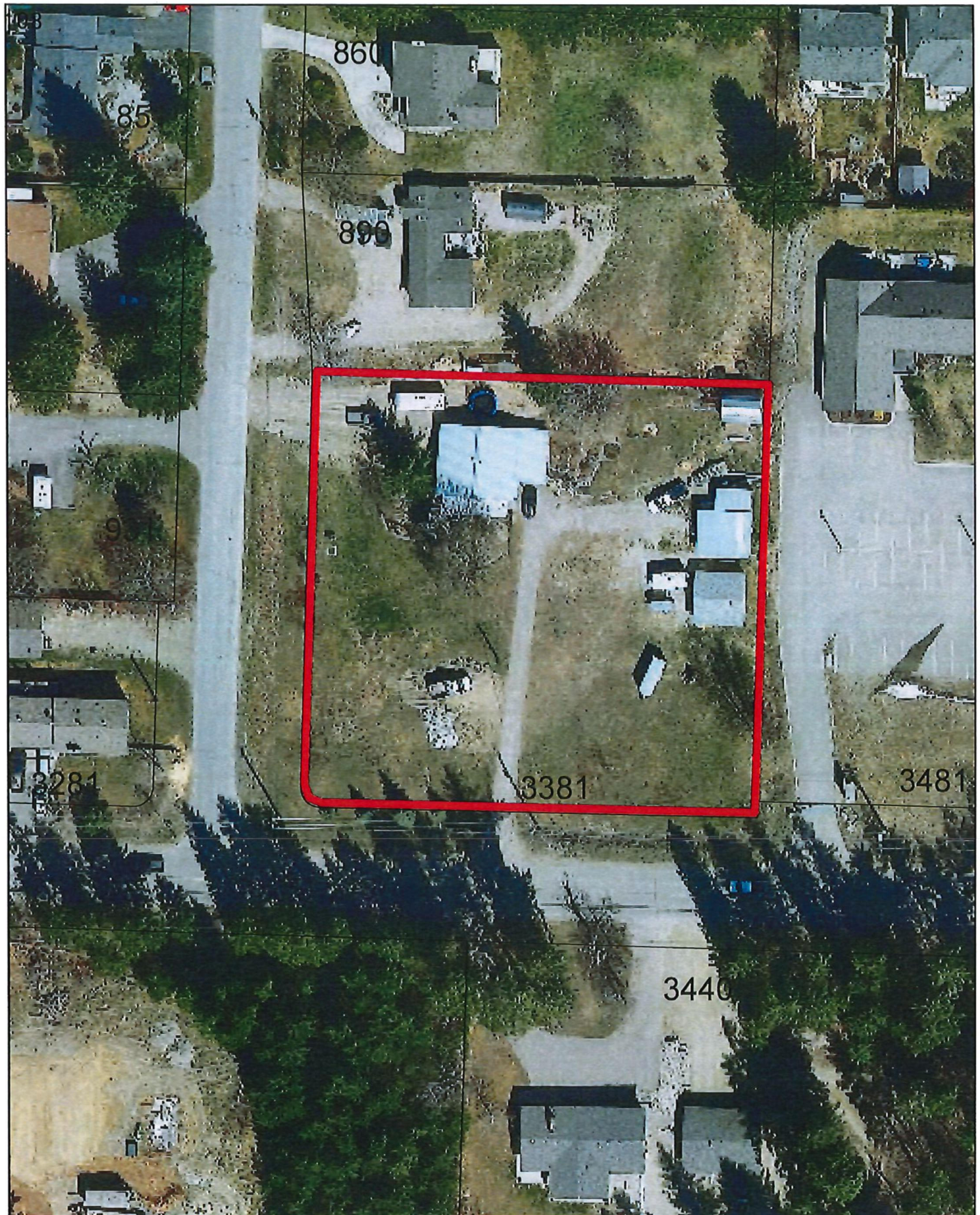



Prepared by: Chris Larson, RPP, MCIP
Senior Planner

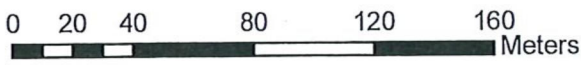
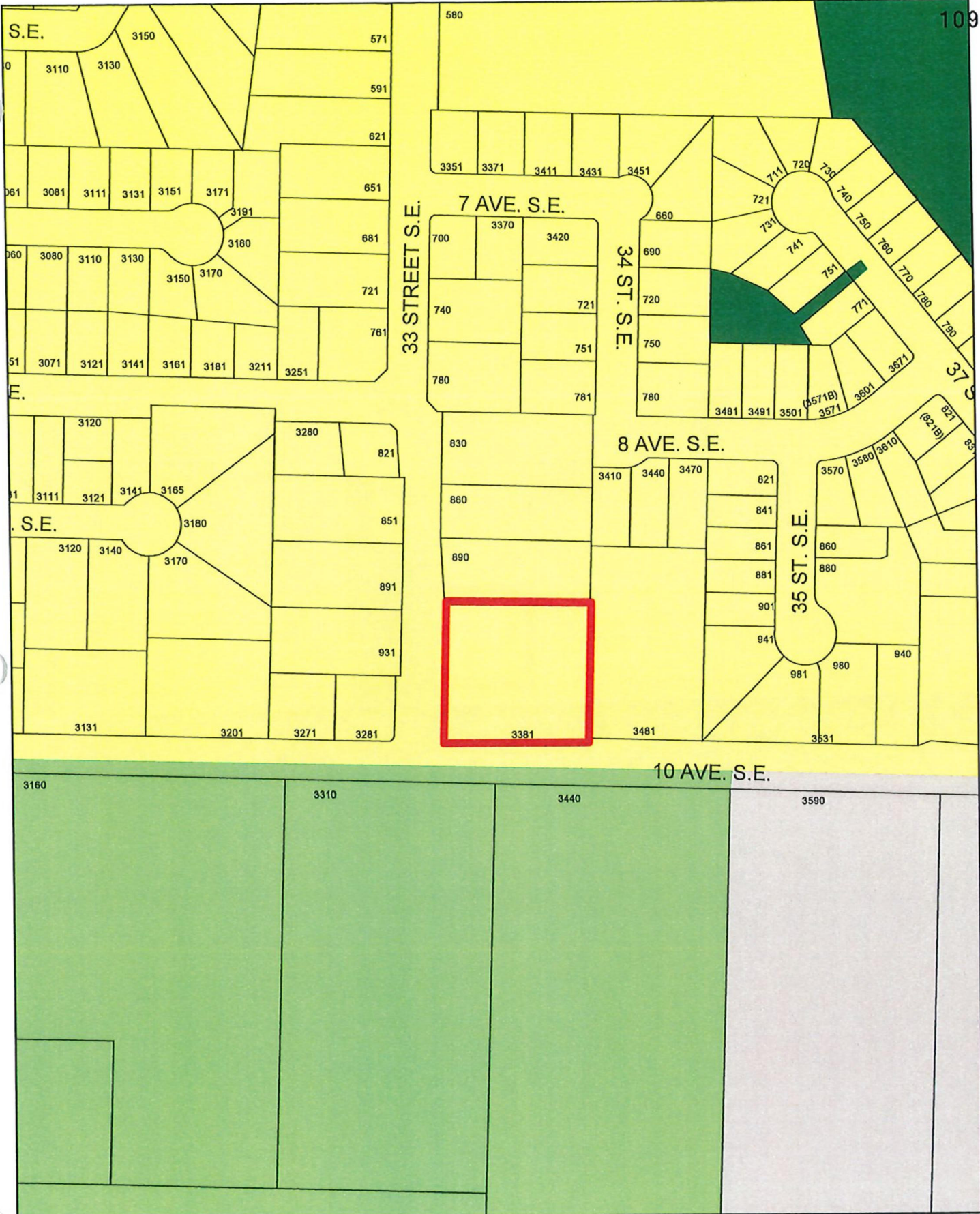


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

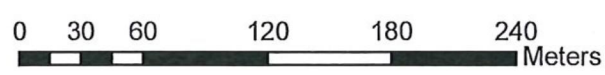
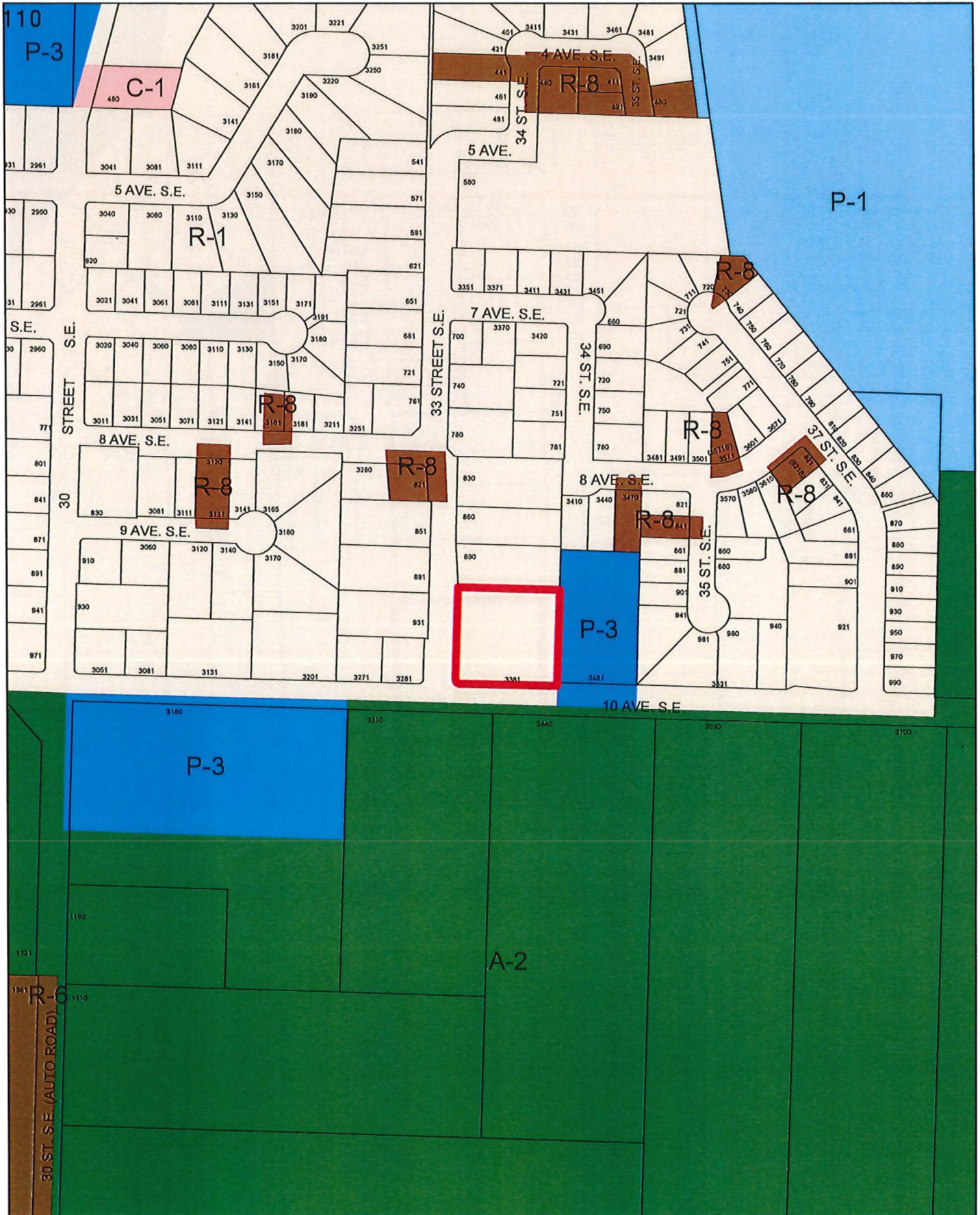




 Subject Parcel



- Park
- Acreage Reserve
- Industrial - Light
- Subject Parcel
- Residential Low Density





View of subject parcel looking southeast from 33 Street SE.

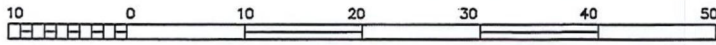


View of subject parcel looking northwest from 10 Ave SE.

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

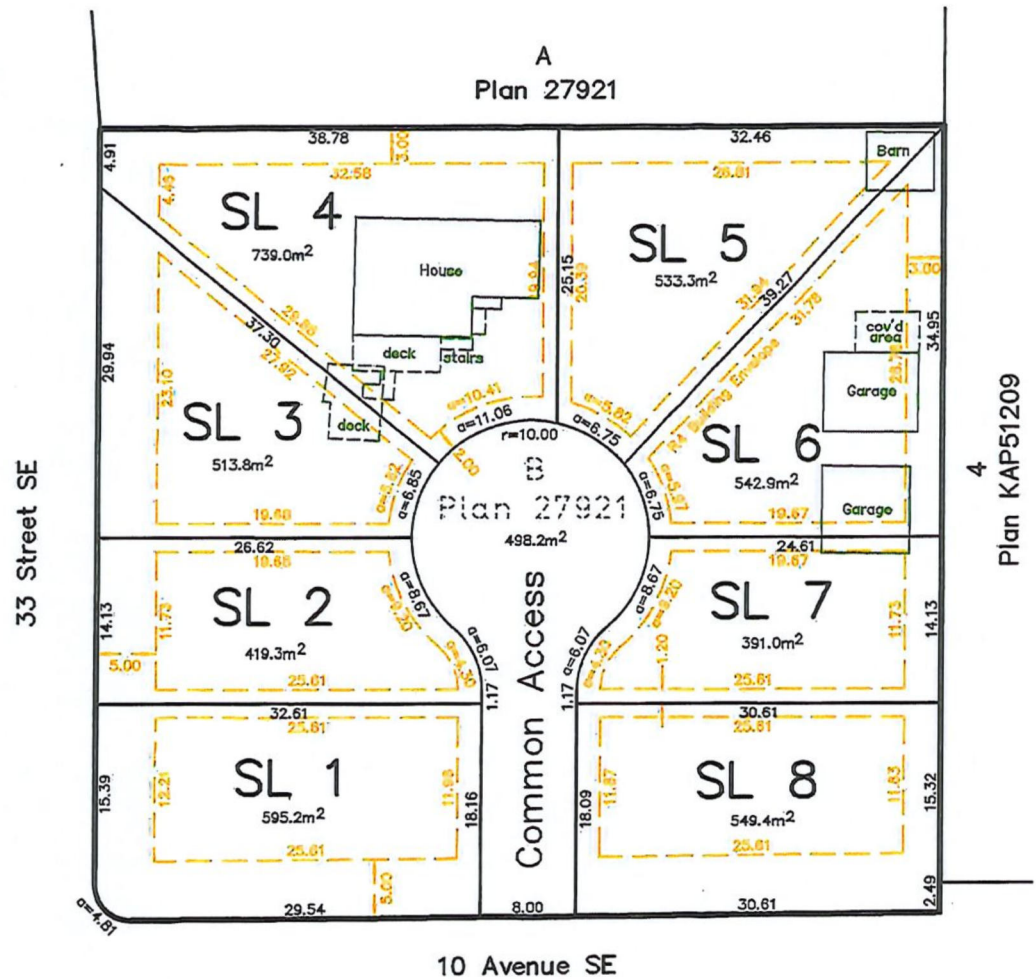
Scale 1:400

BCGS 82L.064



All distances are in metres.

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



March 2, 2021

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



Adams Lake Indian Band

Project Name:

Official Community Plan Amendment application

FN Consultation ID:

OCP4000-46

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Tuesday, March 30, 2021

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

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

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

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

Regards,

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

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

Hello Chris,

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

Results of Provincial Archaeological Inventory Search

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

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

Archaeology Branch Advice

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

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

Rationale and Supplemental Information

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

Questions?

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

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

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

Kind regards,

Diana



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



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

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

Terms and Conditions Accepted Yes
 Name Chris Larson
 Email [redacted]
 I am a Local Government Representative
 Affiliation Planner, City of Salmon Arm
 Address 500 2 Ave NE
 City Salmon Arm
 Province BC
 Postal Code V1E4N2
 Phone Number 250-803-4000

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

Why Site Information is Required Other (describe below):
 local government representative collecting information to inform development proposal

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

City staff

Format Required

Who Prompted

My local government

- File Attachment#1
- File Attachment#2
- File Attachment#3
- File Attachment#4
- File Attachment#5

- Map for Bylaw 4449 OCP-46.pdf
- OCP-46 & ZON-1203 Referral PKG.pdf



*Memorandum from the
Engineering and Public
Works Department*

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

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

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

General:

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

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

April 27, 2021

Page 2

8. At the time of subdivision the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
10. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 10 Avenue SE, on the subject properties southern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication at this time (10.0m on either side of road centerline), all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that 2.486m of additional dedication is requested, ROW required (to be confirmed by BCLS).
2. 10 Avenue SE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multi-use pathway, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 33 Street SE, on the subject properties western boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
4. 33 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrant, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Proposed internal strata roads shall be designed to best engineering practices with a minimum width of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access. Proposed internal strata road access will only be permitted from 33 Street SE.

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

April 27, 2021

Page 3

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

Water:

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

Sanitary:

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

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

April 27, 2021

Page 4

2. Proposed strata parcels are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. There are no current sanitary capacity concerns directly adjacent to subject property according to the City Sanitary Study (Urban Systems 2016). Owner / Developer's engineer to ensure proposed solution for sanitary does not contribute to any existing capacity concerns.
4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

Drainage:

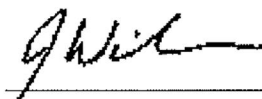
1. The subject property does not front on an enclosed storm sewer system. Owner / Developer's engineer to determine best method of onsite and offsite stormwater disposal.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw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

Geotechnical:

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



Matt Gienger
 Engineering Assistant



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



April 28, 2021

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

kfrese@salmonarm.ca

Dear Kathy Frese:

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Anita Ely".

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

AE/ae

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

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

122



April 20, 2021

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

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-46

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 3381 10 Ave SE, Salmon Arm, from Low Density Residential to Medium Density Residential, and the Zoning Category from R1 to R4. The Board supports the application, based on the information provided; however, it was suggested that consideration could perhaps be given to turning the common access to the development west, to face 33rd Ave, rather than the proposed entrance on 10th Street.

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

Sincerely,

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

Lana Fitt, Economic Development Manager
Salmon Arm Economic Development Society

Item 23.2

CITY OF SALMON ARM

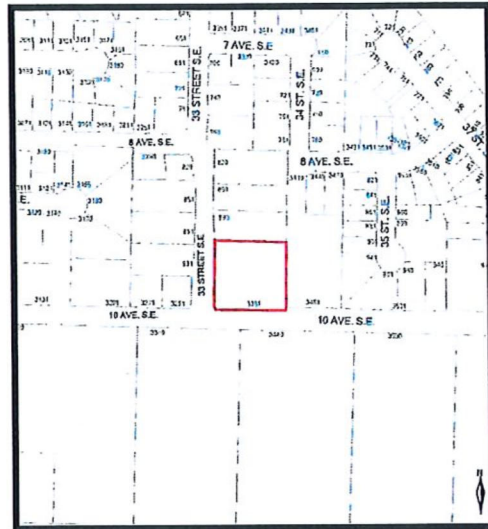
CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, August 9, 2021 at 7:00 p.m.

1) Proposed Amendment to Zoning Bylaw No 2303:

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

Civic Address: 3381 – 10 Avenue SE
Location: Northeast corner of 33 Street SE and 10 Avenue SE intersection
Present Use: Single Family Dwelling
Proposed Use: To facilitate future Medium Density Residential development
Owner/Applicant: B. & T. Passey
Reference: OCP-4000-46/Bylaw 4449 and ZON1203/Bylaw 4450



The staff reports for the proposals are available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> July 27 to August 9, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the *Emergency Program Act*, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

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

Erin Jackson, Director of Corporate Services

Vote Record

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

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

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Item 24.1

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

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

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

Vote Record

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

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

CITY OF SALMON ARM

BYLAW NO. 4449

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

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

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

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

1. "City of Salmon Arm Official Community Plan Bylaw No. 4000" is hereby amended as follows:
 1. Redesignate Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449**".

READ A FIRST TIME THIS 28 DAY OF June 2021

READ A SECOND TIME THIS 12 DAY OF July 2021

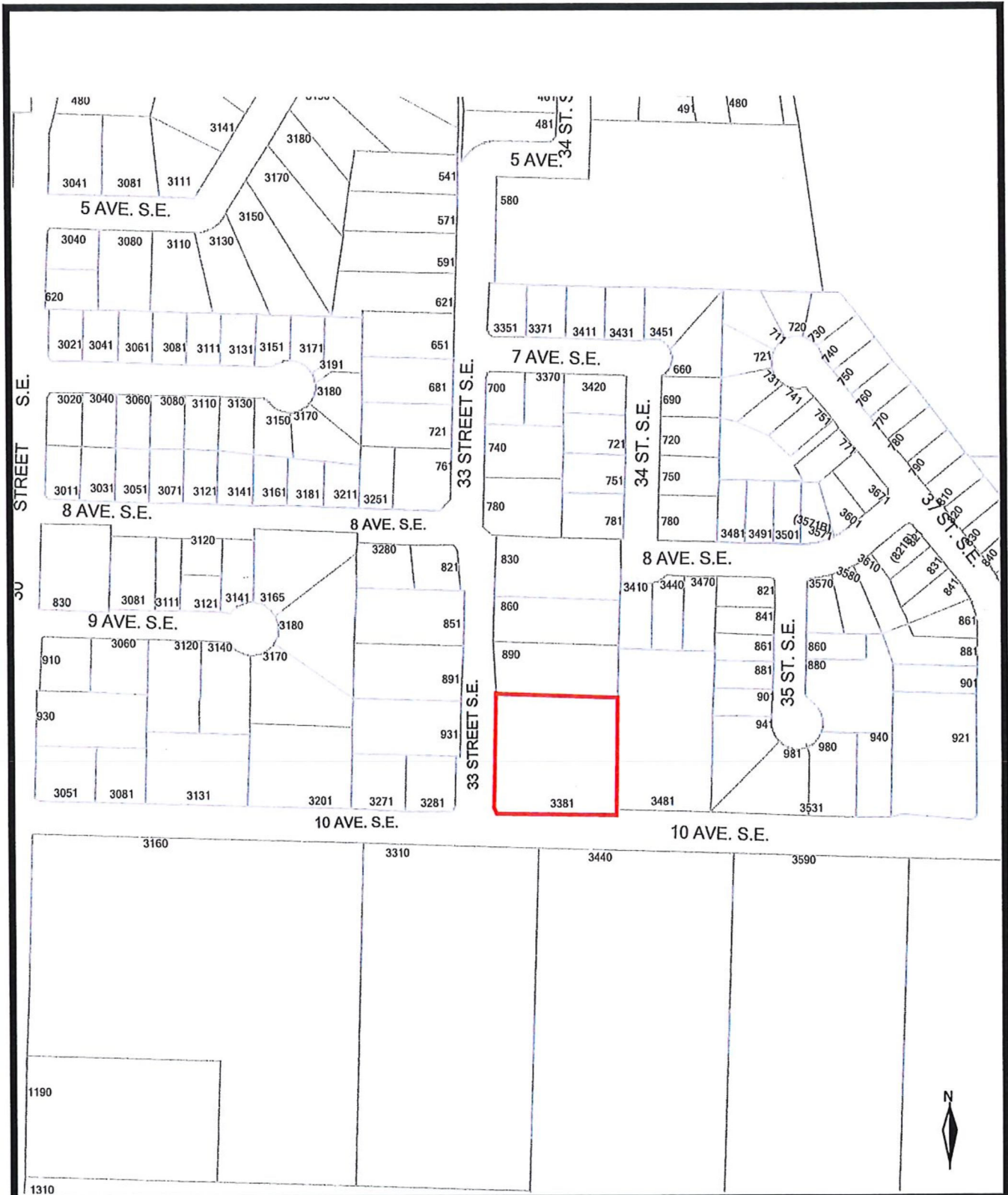
READ A THIRD TIME THIS DAY OF 2021

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

Schedule "A"



Item 24.2

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4450 be read a third and final time.

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

Vote Record

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

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

CITY OF SALMON ARM

BYLAW NO. 4450

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

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

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

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

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

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

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

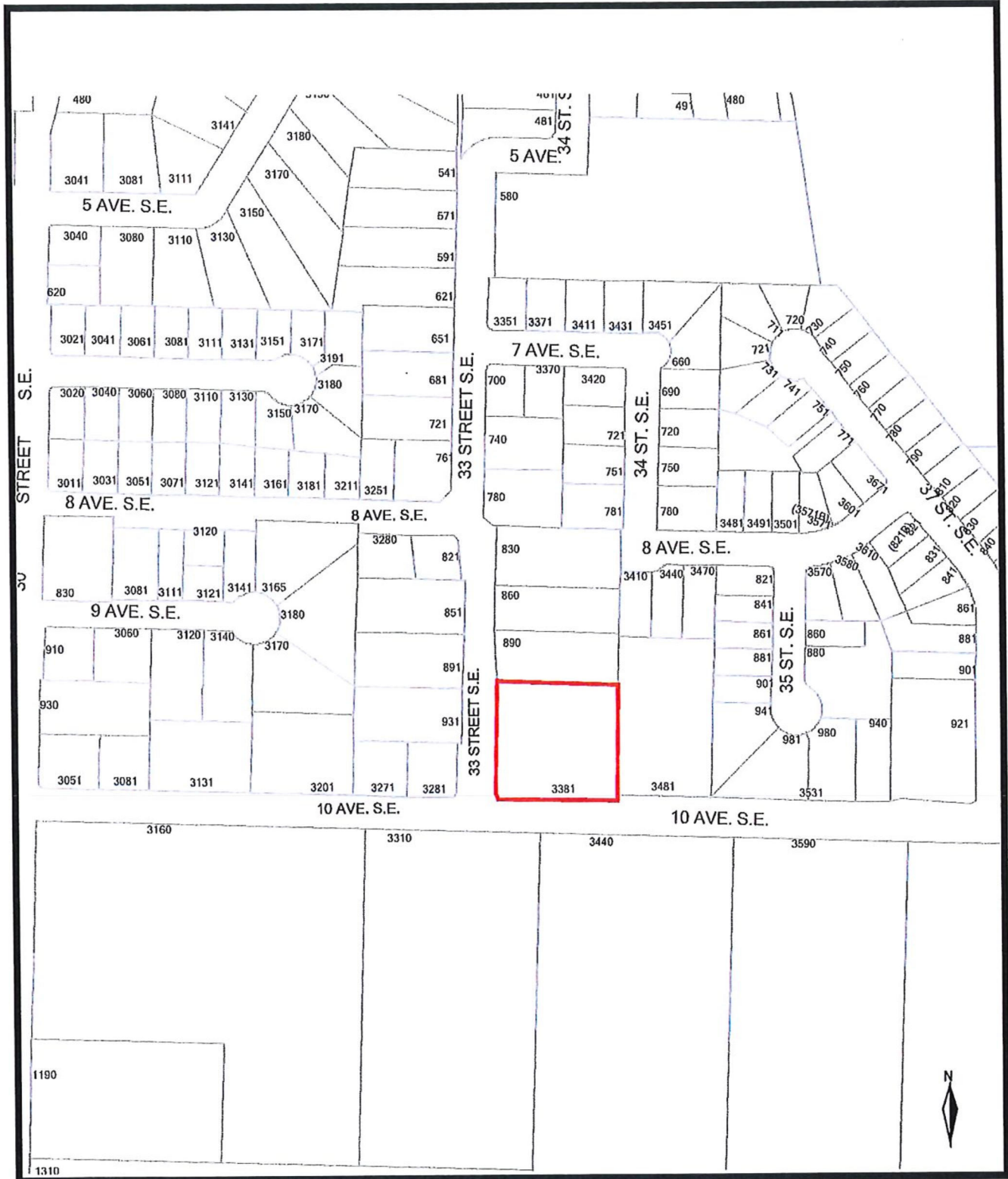
5. CITATION

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

READ A FIRST TIME THIS	28	DAY OF	June	2021
READ A SECOND TIME THIS	12	DAY OF	July	2021
READ A THIRD TIME THIS		DAY OF		2021
ADOPTED BY COUNCIL THIS		DAY OF		2021

MAYOR

CORPORATE OFFICER



Item 26.

CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of August 9, 2021, be adjourned.

Vote Record

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

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

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