



# ***AGENDA***

**City of Salmon Arm  
Regular Council Meeting**

**Monday, June 13, 2022  
1:00 p.m.**

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

Page #	Item #	Description
	1.	<b>CALL TO ORDER</b>
1 - 2	2.	<b>IN-CAMERA SESSION</b>
	3.	<b>ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY</b> <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.	<b>ADOPTION OF AGENDA</b>
	5.	<b>DISCLOSURE OF INTEREST</b>
	6.	<b>CONFIRMATION OF MINUTES</b>
3-12	1.	Regular Council Meeting Minutes of May 24, 2022
	7.	<b>COMMITTEE REPORTS</b>
13-18	1.	Development and Planning Services Committee Meeting Minutes of June 6, 2022
19-22	2.	Community Heritage Commission Meeting Minutes of May 2, 2022
23-28	3.	Traffic Safety Committee Meeting Minutes of May 19, 2022
29-32	4.	Active Transportation Task Force Meeting Minutes of June 6, 2022
	8.	<b>COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE</b>
33-40		Board in Brief – May 2022

**9. STAFF REPORTS**

- 41-44 1. Chief Financial Officer - 2022/2023 Revised RCMP Funding (2022 Budget) - 2023/2024 RCMP Funding (2023 Budget)
- 45-48 2. Director of Engineering & Public Works - Airport Instrument Approach Maintenance - Cyclic Review
- 49-52 3. Director of Engineering & Public Works - Annual Transit Operating Agreements
- 53-56 4. Director of Engineering & Public Works - Parks & Washroom Security Contract Award
- 57-58 5. Director of Corporate Services - Municipal Regional District Tax (MRDT) Agreement Renewal June 2022 - May 2027
- 59-62 6. Chief Administrative Officer - Living Wage

**10. INTRODUCTION OF BYLAWS**

- 63-68 1. City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 - First, Second and Third Readings
- 69-76 2. City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543 - First, Second and Third Readings
- 77-96 3. City of Salmon Arm Zoning Amendment Bylaw No. 4528 [ZON-1241; McCann, D. & K. / Orchard Valley Homes; 961 17 Street SE; R-1 to R-8] - First and Second readings.
- 97-112 4. City of Salmon Arm Zoning Amendment Bylaw No. 4535 [ZON-1243; Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8] - First and Second readings.
- 113-124 5. City of Salmon Arm Zoning Amendment Bylaw No. 4537 [ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8] - First and Second readings.
- 125-140 6. City of Salmon Arm Zoning Amendment Bylaw No. 4538 [ZON-1245; Barrett, D.; 1071 12 Avenue SE; R1 to R8] - First and Second readings.
- 141-144 7. a. City of Salmon Arm Zoning Amendment Bylaw No. 4533 - Council Waive the Public Hearing for Zoning Amendment Bylaw No. 4533
- 145-158 b. City of Salmon Arm Zoning Amendment Bylaw No. 4533 - [Canoe Creek Estates] - First and Second readings.
- 159-164 8. City of Salmon Arm Amendment Bylaw No. 4532 to Land Use Contract Termination No. LUC P1971 [Canoe Creek Estates] - First and Second readings.

**11. RECONSIDERATION OF BYLAWS**

- 165-170 1. City of Salmon Arm Cemetery Management Amendment Bylaw No. 4536 - Final Reading
- 171-196 2. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 [OCP4000-49; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR] - Second Reading
- 197-200 3. City of Salmon Arm Zoning Amendment Bylaw No. 4511 [ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] - Second Reading (*See item 11.2 for Staff Report*)
- 201-204 4. City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502 - Final Reading (*See Item 10.2 for Staff Report*)

- 12. CORRESPONDENCE**
- 205-206 1. Informational Correspondence
- 13. NEW BUSINESS**
- 14. PRESENTATIONS**
- 207-240 1. Presentation 4:00 – 4:15 p.m. (approximately)  
J. Bellhouse, Executive Director, Shuswap Trail Alliance – Shuswap Trails 17<sup>th</sup> Annual 2021 Progress Report
- 15. COUNCIL STATEMENTS**
- 16. SALMON ARM SECONDARY YOUTH COUNCIL**
- 17. NOTICE OF MOTION**
- 18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
- 19. OTHER BUSINESS**
- 241-242 1. Released from In-Camera – 2022 Community Resiliency Investment Application
- 243-246 2. Office of the Premier and Ministry of Municipal Affairs - 2022 Union of British Columbia Municipalities (UBCM) – Meeting Requests
- 20. QUESTION AND ANSWER PERIOD**

**7:00 p.m.**

Page #	Item #	Description
	<b>21.</b>	<b>DISCLOSURE OF INTEREST</b>
	<b>22.</b>	<b>HEARINGS</b>
247-276	1.	Development Permit Application No. DP-442 [AR Broadview Holdings Ltd./Lake Monster Studio: Architecture + Design; 1231-1 Street SE; 10 unit – Medium Density Residential]
277-320	2.	Development Variance Permit Application No. VP-552 [Nakazawa, B; 2371 Auto Road SE; Servicing]
321-332	3.	Development Variance Permit Application No. VP-555 [Piggott, J. & C.; 4440 20 Street NE; Swimming Pool Setback]
333-352	4.	Development Variance Permit Application No. VP-549 [Sandhu, A., J. & P. / Franklin Engineering Ltd; 1281 20 Avenue SW; Setbacks]

**23. STATUTORY PUBLIC HEARINGS**

- 353-362 1. Zoning Amendment Application No. ZON-1239 [Struk, K. & C.; 6841 46 Street NE; R-1 to R-8]
- 363-364 2. Zoning Amendment Application No. ZON-1234 [Sandhu, A., J. & P. / Franklin Engineering Ltd.; 1281 20 Avenue SW; R-1 to R-4]  
*(See item 22.4 for Staff Report)*

**24. RECONSIDERATION OF BYLAWS**

- 365-368 1. City of Salmon Arm Zoning Amendment Bylaw No. 4526 [ZON-1239; Struk, K. & C.; 6841 46 Street NE; R-1 to R-8] - Third reading. *(See item 23.1 for Staff Report)*
- 369-372 2. City of Salmon Arm Zoning Amendment Bylaw No. 4505 [ZON-1234; Sandhu, A., J. & P. / Franklin Engineering Ltd; 1281 20 Avenue SW; R-1 to R-4] - Third and Final reading. *(See item 22.4 for Staff Report)*

**25. QUESTION AND ANSWER PERIOD**

- 373-374 **26. ADJOURNMENT**

Item 2.

## CITY OF SALMON ARM

Date: June 13, 2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

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

### Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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Item 6.1

## CITY OF SALMON ARM

Date: June 13, 2022

Moved: Councillor Lindgren

Seconded: Councillor Cannon

THAT: the Regular Council Meeting Minutes of May 24, 2022, be adopted as circulated.

### Vote Record

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

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

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chambers of City Hall 500 – 2 Avenue NE and by electronic means, at 1:00 p.m. and reconvened at 2:30 p.m. on Tuesday, May 24, 2022.

PRESENT:

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

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

ABSENT:

Councillor C. Eliason

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0226-2022 Moved: Councillor Lindgren  
Seconded: Councillor Flynn  
THAT: pursuant to Section 90(1) (g) litigation or potential litigation affecting the municipality, of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:00 p.m.  
Council returned to Regular Session at 2:20 p.m.  
Council recessed until 2:30 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."

Mayor Harrison made a statement regarding the Quaaout Lodge fire devastation and thanked the community for their support.



4. REVIEW OF AGENDA

Addition under 12.1 - C. S. Kershaw – letter dated May 5, 2022 – Canoe Wharf  
Addition under 23.1 – V. & C. Toy – letter dated May 24, 2022 – DP-440  
Addition under 23.1 – A. & M. Worton – email dated May 24, 2022 – DP-440

5. DISCLOSURE OF INTEREST

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of May 9, 2022

0227-2022 Moved: Councillor Flynn  
Seconded: Councillor Lindgren  
THAT: the Regular Council Meeting Minutes of May 9, 2022, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of May 16, 2022

0228-2022 Moved: Councillor Cannon  
Seconded: Councillor Wallace Richmond  
THAT: the Development and Planning Services Committee Meeting Minutes of May 16, 2022 be received as information.

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

Board in Brief – April 2022 – Received as information.

9. STAFF REPORTS

1. Manager of Permits and Licensing – Permanent Patio Application - [Northyards Cider Co.; van der Ree, K.; 3181 11 Avenue NE]

0229-2022 Moved: Councillor Wallace Richmond  
Seconded: Councillor Cannon  
THAT Council of the City of Salmon Arm has no objection to the increase of the liquor license area to include a lounge and patio at 3181 11 Avenue NE for Northyards Cider Co.;

AND THAT: Council is opting out of the comment and public consultation process.

CARRIED UNANIMOUSLY

9. STAFF REPORTS - continued

2. Director of Engineering and Public Works – Airport Management and Maintenance Services Contract Award for Shuswap Regional Airport

0230-2022 Moved: Councillor Cannon  
Seconded: Councillor Flynn  
THAT: the Mayor and Corporate Officer be authorized to execute a contract with KS2 Management Ltd for Airport Management and Maintenance Services for a three (3) year term commencing July 1, 2022 for an annual amount of \$128,000.00 (2022), \$130,000.00 (2023), \$130,000.00 (2024) plus applicable taxes, and \$0.05/Litre for hot fuel dispensing;

AND THAT: an option for a two year extension in years 2025 and 2026 at the quoted annual amount \$132,000.00 plus applicable taxes per year, provided that both parties are in agreement.

CARRIED UNANIMOUSLY

3. Director of Engineering and Public Works – Rural Sewer Connection - 3390 30 Street NE

0231-2022 Moved: Councillor Cannon  
Seconded: Councillor Wallace Richmond  
THAT: Council approve the extension of sanitary main and service connection in the Rural area for the property located at 3390 30 Street NE.

DEFEATED

Mayor Harrison, Councillors Lavery, Lindgren, Cannon, Wallace Richmond and Flynn Opposed

0232-2022 Moved: Councillor Flynn  
Seconded: Councillor Cannon  
THAT: Council grant permission to the owners of 3390 30 St NE to connect a private service to the sanitary main located within a private easement on the adjacent property to the north. This new private service would be subject to payment of a DCC equivalent.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4526 ZON-1239 [Struk, K. & C.; 6841 46 Street NE; R-1 to R-8] – First and Second readings

0233-2022 Moved: Councillor Wallace Richmond  
Seconded: Councillor Lavery  
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4526 be read a first and second time.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS – continued

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

0234-2022 Moved: Councillor Lindgren  
Seconded: Councillor Lavery  
THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 be read a first time.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Zoning Amendment Bylaw No. 4511 [ZON-1237 Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] - First reading

0235-2022 Moved: Councillor Flynn  
Seconded: Councillor Cannon  
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4511 be read a first time.

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4505 [ZON-1234; P. & A. Sandhu and J. Sandhu / Franklin Engineering Ltd; 1281 20 Avenue SW; R-1 to R-4] - First and Second reading

0236-2022 Moved: Councillor Lavery  
Seconded: Councillor Wallace Richmond  
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4505 be read a first and second time.

CARRIED UNANIMOUSLY

5. City of Salmon Arm Cemetery Management Amendment Bylaw No. 4536 – First, Second and Third readings

0237-2022 Moved: Councillor Cannon  
Seconded: Councillor Flynn  
THAT: the bylaw entitled "City of Salmon Arm Cemetery Management Amendment Bylaw No. 4536" be read a first, second and third time.

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS

12. CORRESPONDENCE

1. Informational Correspondence

- 1. D. Izik-Dzurko, Band Teacher, SAS Jackson - email dated May 12, 2022 - Booking of Gazebo at the Wharf

0238-2022

Moved: Councillor Cannon  
 Seconded: Councillor Flynn  
 THAT: Council approve the Jackson Band to perform a concert at the gazebo at Marine Peace Park on either June 6, 8 or 13, 2022 from 5:30 pm to 9:00 pm, subject to the provision of adequate liability insurance, the applicant confirming the booking availability with the Shuswap Recreational Society;  
 AND THAT: gazebo rental costs of up to \$300.00 be funded through Council initiatives.

CARRIED UNANIMOUSLY

- 4. J. Evans, Early Years Family Navigator and Outdoor Play Facilitator, Shuswap Children’s Association - letter dated May 17, 2022 - Outdoor Recreational Program

0239-2022

Moved: Councillor Lindgren  
 Seconded: Councillor Wallace Richmond  
 THAT: Council approve the Outdoor Recreational Program for the Shuswap Children’s Association for the following dates, locations and times, subject to the provision of adequate liability insurance;

- June 14th, 2022 Blackburn Park (10am-1pm)
- June 28th, 2022 at Blackburn Park (10am-1pm)
- July 5th, 2022 at Canoe Beach playground (10am-1pm)
- July 12th, 2022 at Blackburn Park (10am-1pm)
- July 19th, 2022 at Little Mountain playground and field (10am-1pm)

AND THAT: the Shuswap Children’s Association confirm the booking of Little Mountain Field with the Shuswap Recreational Society.

CARRIED UNANIMOUSLY

- 6. D. Gonella, Executive Director, Salmon Arm Folk Music Festival - letter dated May 12, 2022 - Alexander Street Closure Request

0240-2022

Moved: Councillor Cannon  
 Seconded: Councillor Flynn  
 THAT: Council approve the Salmon Arm Folk Music Society Roots and Blues Festival to park a stage in the parking lane on Lakeshore Avenue;  
 AND THAT: Alexander Street and Hudson Avenue be closed from 4:00 pm to 9:30 pm for the opening festivities free concert on Thursday, August 18, 2022,

12. CORRESPONDENCE

- 6. D. Gonella, Executive Director, Salmon Arm Folk Music Festival – letter dated May 12, 2022 – Alexander Street Closure Request

subject to the provision of adequate liability insurance, EMT on location, and adequate event supervision.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

- 1. Informational Correspondence - continued

- 7. V. De Groot – email dated May 17, 2022 – Electronic Speed Signs

0241-2022

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: Council refer the V. De Groot’s email regarding the installation of electronic speed signs on Lakeshore Road NE near 24 Ave to 26 Ave NE to the Traffic & Safety Committee.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond declared a conflict as Salmon Arm Economic Development Society is a client of her firm and left the meeting at 3:46 p.m.

12. CORRESPONDENCE

- 2. L. Fitt, Salmon Arm Economic Development Society 2021 Municipal Regional District Tax (MRDT) Annual Performance Report

0242-2022

Moved: Mayor Harrison

Seconded: Councillor Flynn

THAT: Council authorize the submission of the 2021 Municipal Regional District Tax Annual Performance Report to the Province.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond returned to the meeting at 3:59 p.m.

13. NEW BUSINESS

14. PRESENTATIONS

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

20. QUESTION AND ANSWER PERIOD

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

2. IN-CAMERA SESSION - continued

0243-2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: pursuant to Section 90(1) (g) litigation or potential litigation affecting the municipality of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 4:03 p.m.

Council returned to Regular Session at 4:55 p.m.

The Meeting recessed to 7:08 pm.

PRESENT:

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

- Chief Administrative Officer Erin Jackson
- Director of Engineering and Public Works R. Niewenhuizen
- Director of Development Services K. Pearson
- Director of Corporate Services S. Wood

ABSENT:

- Councillor C. Eliason

21. PRESENTATION

1. Natalie Wilkie - Paralympian

Council presented Paralympian Natalie Wilkie with a certificate recognizing her success in cross-country skiing, including the 2022 Beijing Paralympics.

22. DISCLOSURE OF INTEREST

23. HEARINGS

1. Development Permit Application No. DP-440 [Muto Holdings Ltd.; 130 Shuswap Street SE; 8 unit – High Density Residential]

0244-2022 Moved: Councillor Wallace Richmond  
Seconded: Councillor Cannon

THAT: Development Permit No. DP-440 be authorized for issuance for Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506 in accordance with the drawings attached as Appendix 3 of the Staff Report dated May 4, 2022;

AND THAT: Issuance of Development Permit No. DP-440 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

Director of Development Services explained the proposed Development Permit Application.

R. Muto, Muto Holdings Ltd., the applicant, spoke regarding the Development Permit request and was available to answer questions.

Submissions were called for at this time.

D. Revel – letter dated May 19, 2022 – DP-440

M. & A. Worton – email dated May 24, 2022 – DP-440

V. & C. Toy – letter dated May 24, 2022 – DP-440

B. Godby - 131 1<sup>st</sup> Street SE expressed concerns about the future increase in vehicle traffic in laneway and commented on the current traffic on Sundays near the Anglican Church and near the Barley Station.

M. Morton – 90 Shuswap Street addressed how he supports the development but has concerns about the maple tree on his property.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:32 p.m.

CARRIED UNANIMOUSLY

24. STATUTORY PUBLIC HEARINGS

25. RECONSIDERATION OF BYLAWS

26. QUESTION AND ANSWER PERIOD

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

27. ADJOURNMENT

0245-2022 Moved: Councillor Lavery  
Seconded: Councillor Cannon  
THAT: the Regular Council Meeting of May 24, 2022, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:48 p.m.

CERTIFIED CORRECT:

Adopted by Council the      day of                      , 2022.

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

\_\_\_\_\_  
MAYOR



Item 7.1

## CITY OF SALMON ARM

Date: June 13, 2022

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee Meeting Minutes of June 6, 2022 be received as information.

### Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

## DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held in Council Chambers, City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, and by electronic means on Monday, June 6, 2022.

### PRESENT:

Mayor A. Harrison  
Councillor D. Cannon (participated remotely)  
Councillor K. Flynn  
Councillor S. Lindgren (participated remotely)  
Councillor C. Eliason (participated remotely)

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

### ABSENT:

Councillor T. Lavery  
Councillor L. Wallace Richmond

#### 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-442 [AR Broadview Holdings Ltd./Lake Monster Studio: Architecture + Design; 1231 1 Street SE; 10 unit – Medium Density Residential]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-442 be authorized for issuance for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 in accordance with the drawings attached as Appendix 3 of the Staff Report dated May 18, 2022;

5. REPORTS - continued

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

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

- 1. Registration of a Section 219 Land Title Act Covenant on title restricting development to a total of 10 rental units and prohibits stratification of the development on the subject parcel, and;
- 2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

CARRIED UNANIMOUSLY

2. Development Variance Permit Application VP-552 [Nakazawa, B.; 2371 Auto Road SE; Servicing requirements]

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-552 be authorized for issuance for Subdivision Plan EPP112221 of Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 3075 Except Plans 32461, KAP62839, EPP63695, EPP75660, EPP83031 and EPP105897 which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

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

J. Nakazawa, on behalf of the applicant, outlined the application and was available to answer questions from the Committee.

DEFEATED UNANIMOUSLY

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

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-555 be authorized for issuance for Lot 1, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP53097 which will vary Zoning Bylaw No. 2303 as follows:

- 1. Section 4.15.1 - Front parcel line setback reduction from 6.0m to 4.0m for the construction of a swimming pool; and

5. REPORTS - continued

3. Development Variance Permit Application No. VP-555 [Piggot, J. & C.; 4440 20 Street NE; Setback requirements] - continued

2. Section 4.12.1(b) – Fence height increase for a fence located in the front yard of a Residential property from 1.2m (3.9 ft) to 1.5m (5.0 ft).

CARRIED UNANIMOUSLY

4. Zoning Amendment Application No. ZON-1241 [McCann, D. & K.; 961 17 Street SE; R-1 to R-8]

Moved: Councillor Eliason

Seconded: Councillor Flynn

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 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

5. Zoning Amendment Application No. ZON-1243 [Bagley, P. & S./Franklin Engineering Ltd.; 800 Foothill Road SW; A-2 and R-1 to R-8]

Moved: Councillor Lindgren

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467 from A-2 (Rural Holding Zone) and R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

S. Mitchell, Franklin Engineering, agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. Zoning Amendment Application No. ZON-1244 [Caswell, C./Tremblay, I.; 2080 Okanagan Avenue SE; R-1 to R-8]

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

C. Caswell, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. REPORTS - continued

7. Zoning Amendment Application No. ZON-1245 [Barrett, D.; 1071 12 Avenue SE; R-1 to R-8]

Moved: Councillor Flynn

Seconded: Councillor Eliason

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 A, Section 12, Township 20, Range 10, W6M, KDYD, Plan 17556 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. IN-CAMERA

8. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee meeting of June 6, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:58 a.m.

\_\_\_\_\_  
Mayor Alan Harrison  
Chair

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

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Item 7.2

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Community Heritage Commission Meeting Minutes of May 2, 2022 be received as information.

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

CITY OF SALMON ARM

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

**PRESENT:**

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

**ABSENT:**

The meeting was called to order at 2:06 p.m.

**1. Introductions and Welcome**

**2. Acknowledgement of Traditional Territory**

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

**3. Approval / changes / additions to Agenda**

Moved: Mary Landers

Seconded: Maureen Shaffer

THAT: the Agenda for the May 2, 2022 Community Heritage Commission Meeting be approved as circulated.

**CARRIED UNANIMOUSLY**

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

Moved: Pat Kassa

Seconded: Cindy Malinowski

THAT: the minutes of the Community Heritage Commission Meeting of April 4, 2022 be approved.

**CARRIED UNANIMOUSLY**



**5. Old Business from minutes**

**a) Merton house - update**

Deborah Chapman spoke with John Wood regarding potentially adding the Merton House to the Heritage Register. At this time, the owner does not wish to have his house on the Register, but did say that the Commission could come and take photos of the home. Deborah Chapman and Cindy Malinowski will arrange a date and time with John Wood to come and take photos.

**b) Review of Implementation Table document for changes**

The Commission briefly reviewed the Implementation Table document for changes. Pat Kassa will make a minor amendment to Section 2.1 of the document to add completing first version of Heritage Inventory. The Commission will discuss priorities for 2022/2023 at next month's meeting.

**6. New Business**

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

The Commission tabled this item for discussion at the June meeting.

**b) Dalton Road**

Deborah Chapman spoke with the Dalton family regarding the installation of a heritage street sign. Debbie Cannon will check to see if Agricultural Land Commission application No. ALC-413 has any correlation to Dalton Road (1 Avenue SW). Deborah Chapman will send Evan Chorlton the Dalton family's contact information so that he can send them a letter saying thank you on the Commission's behalf.

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

**a) Heritage Projects Budget**

Evan Chorlton will check with Kevin Pearson and Financial Services on how much of the Heritage Project budget remains before the June meeting and also how much remains in the Tea and Tour money the Commission raised.

**b) Ebl House**

Deborah Chapman will send Evan Chorlton the final version of the Statement of Significance (SOS) for the Ebl House.

**c) Community Heritage Webpage**

Debbie Cannon spoke with various city staff regarding the addition of a community heritage page on the City website and has since received the go-ahead. Pat Kassa and Evan Chorlton will arrange to meet with Gregg Patterson to discuss the next steps.

**8. Next Meeting**

Monday, June 6, 2022 at 2:00 p.m.

**P22** Minutes of the Community Heritage Commission of Monday, May 2, 2022

9. **Adjournment**

The Community Heritage Commission Meeting of May 2, 2022 adjourned at 2:35 p.m.

\_\_\_\_\_  
Debbie Cannon, Chair

Received for information by Council on the      day of June, 2022

Item 7.3

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Traffic Safety Committee Meeting Minutes of May 19, 2022 be received as information.

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

CITY OF SALMON ARM

Minutes of the Traffic Safety Committee Meeting held in Room 100, City Hall - May 19, 2022 at 9:00 a.m.

PRESENT:

Scott West	RCMP
Mike Scott	MOTI
Jenn Wilson	City staff, City Engineer
Rob Niewenhuizen	City staff, Director of Engineering & Public Works
Mustafa Zakreet	City staff, Engineering Assistant
Chris Moore	City staff, Engineering Assistant

ABSENT:

Sam Darlington	City Staff, Bylaw Officer
Lisa Bennett	Direct Drive Driver Training
Norma Leslie	ICBC Driver Examiner
Andrea Kathrein	SD83, Transportation Manager
David Dean	ICBC
Darin Gerow	City Staff, Manager Roads & Parks

The meeting was called to order at 9:00 a.m.

1. Introductions and Welcome
2. Acknowledgement of Traditional Territory
3. Approval / changes / additions to Agenda

Moved: Rob Niewenhuizen  
 Seconded: Scott West  
 THAT: the Traffic Safety Committee Meeting Agenda of November 18, 2020, be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of November 18, 2021 Traffic Safety Committee Meeting

Moved: Rob Niewenhuizen  
 Seconded: Scott West  
 THAT: the minutes of the Traffic Safety Committee Meeting of November 18, 2021 be approved with revision to reflect Mike Scott as present at the meeting.

CARRIED UNANIMOUSLY

5. Old Business/Arising from minutes

**6. New Business****a) 4-way stop at 50 St & 70 Avenue NE (Canoe)**

Committee: No action recommended at this time. Follow up with SD#83 regarding bus stop location. Action CM.

**b) Greenways Liaison Committee - Park Hill crosswalks**

Committee: Do not recommend the installation of crosswalks in this location, likely to create more safety concerns than this would overcome.

**c) Intersection Okanagan Ave and 30 St**

Chris Moore - Recommended replacing the existing older style lights with new style which have better all-round visibility and re-use the existing lights elsewhere on a straight road location.

Committee: Action as above - DG

**d) What's yellow, created in Calgary, cheap like borscht & makes people better drivers**

Committee: Carry forward to November Agenda

**e) 13 St NE and 47 Ave NE - Request for 4-way stop**

Committee: No action, traffic volumes do not warrant a 4-way stop.

**f) Municipal speed limits**

Committee: Received for information

**g) Four Way stops**

Committee: defer to next meeting / discussions with ICBC

**h) Intersection at 50 St NE and CBD**

Committee: Increase size of 2-way tab and / or install starburst around 2-way tab.  
Action CM/DG

**i) 73 Avenue NE - Crosswalk request**

Committee: No action, traffic volumes so not warrant crosswalk.

j) **Auto Road and 25 St Crosswalk concerns**

Citizens on Patrol report that high speeds are not the main issue and that the larger problem is with students vs drivers, not paying attention and being distracted when crossing. Could potentially remove vegetation and install bollard and/or gates and signage

Committee: Engineering to review with Public Works onsite to agree removal of vegetation / installation of gate. Action CM/JW/DG

k) **Canoe Mill - Crosswalk proposal**

Mike Scott - a crosswalk at this location would encourage crossing on a non-legal CP crossing and could cause issues with CP.

Committee: Canoe Mill to obtain approval from CP for crossing, prior to COSA reviewing the request.

l) **Traffic lights - TCH and 4 Street NE**

Committee: recommend adding a "stop line here" sign where the stop sign was previously located. Action MS / MOTI.

m) **3 Street SE - Speed concerns**

Scott West - noted only 1 vehicle at 5 Street SE going 10 km over limit in recent traffic count.

Committee: No action

7. **Updates**

- Ross Street Underpass is 45% complete. Lakeshore Road will be reopened in July/ August, one way between Alexander Street and Shuswap Street will remain
- Mobile Speed Reader Boards

8. **Traffic Order Updates**

- Plan to close Alexander St adjacent to the Cenotaph to through traffic is now planned for 2023.

9. **Next Meeting - suggested date: Thursday November 17, 2022**

**10. Adjournment**

The meeting adjourned at 10.15 a.m.



Chris Moore, Chair

Received for information by Council on the            day of            , 2022.

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Item 7.4

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Mayor Harrison

Seconded: Councillor Lavery

THAT: the Active Transportation Task Force Meeting Minutes of June 6, 2022 be received as information.

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

## CITY OF SALMON ARM

Minutes of the Meeting of the **Active Transportation Task Force** held by electronic means on Monday, June 6, 2022 at 10:00 a.m.

### PRESENT:

Mayor Alan Harrison	City of Salmon Arm, Chair
Camilla Papadimitropoulos	Citizen at Large
Kathy Atkins	Citizen at Large
Steve Fabro	Citizen at Large
Blake Lawson	Citizen at Large
Phil McIntyre-Paul	Shuswap Trail Alliance
David Major	Shuswap Cycling Club
Anita Ely	Interior Health
Marianne VanBuskirk	School District No. 83
Craig Newnes	Downtown Salmon Ar,
Paige Hilland	Social Impact Advisory Committee
Jenn Wilson	City of Salmon Arm, City Engineer
Chris Larson	City of Salmon Arm, Senior Planner
Barb Puddifant	City of Salmon Arm, Recorder

### ABSENT:

Tim Lavery	Councillor, City of Salmon Arm, Co-Chair
Louis Thomas	Councillor, Neskonlith Indian Band
Gary Gagnon	Citizen at Large
Joe Johnson	Greenways Liaison Committee
Lana Fitt	Salmon Arm Economic Development Society
Cory Sampson	Councillor, Adams Lake Indian Band

### GUESTS:

Jen Bellhouse	Shuswap Trail Alliance
Sarah Freigang	Urban Systems

The meeting was called to order at 10:03 a.m.

1. **Call to Order, Introductions and Welcome**
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. Approval of Agenda and Additional Items**

Moved: Camilla Papadimitropoulos

Seconded: Steve Fabro

THAT: the Agenda for the June 6, 2022 Active Transportation Task Force Meeting be approved as circulated.

CARRIED UNANIMOUSLY

**4. Approval of minutes from May 2, 2022**

Moved: Marianne VanBuskirk

Seconded: Phil McIntyre-Paul

THAT: The minutes of the Active Transportation Committee Meeting of May 2, 2022 be approved.

CARRIED UNANIMOUSLY

**5. Presentations**

2. **Sarah Freigang - Urban Systems - Update on Active Transportation project**  
Sarah Freigang, Urban Systems, provided an update on the community engagement sessions that have taken place and outlined the next phase timeline.

1. **Claire Askew - Safer walking and biking routes to Broadview area schools**  
Claire Askew was unable to attend the meeting and present to the Task Force.

**6. Old Business / Arising from Minutes****7. Sub-Group Updates**

- a) Interim Ideas Sub-Group - Blake Lawson, chair of Sub-group, outlined the recent meeting of this group and discussed its current role as well as quick win ideas and suggestions. Blake Lawson will work with City staff to coordinate a June meeting between the Task Force members and Urban Systems.

**8. New Business****9. Other Business &/or Roundtable Updates, Ideas and Questions**

**10. Next Meeting**

The next meeting of the Active Transportation Task Force will be July 4, 2022 at 10:00 a.m.

**11. Adjournment**

The meeting adjourned at 11:06 a.m.

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Mayor Alan Harrison, Co-Chair

Received for information by Council the      day of      , 2022.

Item 8.1

**CITY OF SALMON ARM**

Date: June 13, 2022

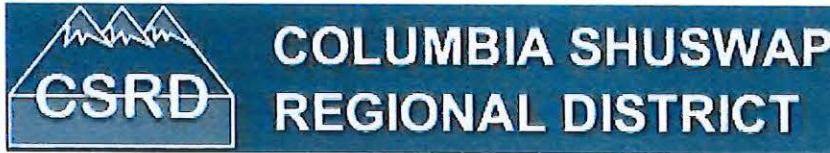
Board in Brief – May 2022

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



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## #YourCSRSD - May 2022

May 2022



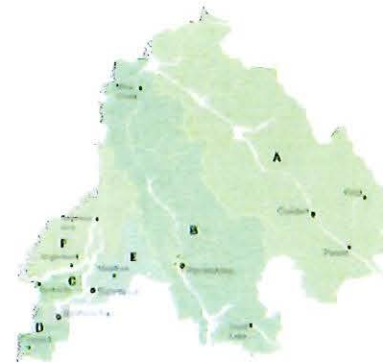
[Web version](#)

## Highlights from the Regular Board Meeting

### Business Arising from Minutes

#### Shuswap North Okanagan Rail Trail Governance Committee

The Board postponed any further discussion regarding Rail Trail maintenance agreement until the governance committee has had a chance to meet and develop a recommendation.



### Correspondence

#### The British Columbia Fruit Growers' Association

The Board supported the British Columbia Fruit Growers' Association nomination of Joe

Dhand to the Sterile Insect Release Board for Zone 3.

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

### **Federation of Canadian Municipalities Board of Directors**

The CSRSD Board endorsed Director Rhona Martin to stand for election on FCM's Board of Directors or committee for the period starting in June 2022 and ending June 2023. The Board agreed to assume all costs associated with Director Rhona Martin attending FCM's Board of Directors meetings. Travel costs are covered by the Union of BC Municipalities, however, the CSRSD is responsible for paying the per diem.

### **CSRSD Policy F-14 Travel and Expense Reimbursement**

The Board endorsed Policy No. F-14 "Travel and Expense Reimbursement" and approved its inclusion into the CSRSD Policy manual. This is an update of the previous policy from 2014. It requires all CAO expenses to be approved by the Board Chair, adds in an annual price adjustment based on the Consumer Price Index and makes a small increase to the dinner per diem rate. [View report.](#)

### **CSRSD COVID-19 Update**

The Board received information regarding the CSRSD's continued response to COVID-19. Masks are no longer required and restrictions on all in-person meeting attendance and capacity limits have been lifted. The CSRSD's Proof of Vaccination Policy will remain in place. The Board discussed the possibility of reviewing this policy, however, a majority of Board Directors voted to maintain it at this time. [View report.](#)

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

The Board approved allocations from the 2022 electoral grant-in-aid budget for projects in Electoral Areas C, D and F. [View report.](#)

### **Electoral Area D: Area D Community Works Funds – Falkland Seniors Hall Association #95**

The Board approved funding of up to \$6,200 plus applicable taxes from the Area D Community Works Fund for replacement of the flooring at the Falkland Seniors Hall #95. [View report.](#)

### **Electoral Area E: Area E Community Works Funds – Cambie Hall Community Association**

The Board approved funding of up to \$28,550 plus applicable taxes from the Area E Community Works Fund for Phase 3 of the water system upgrade at the Cambie

P36

Community Hall. [View report.](#)**Electoral Area C: Sorrento-Blind Bay Incorporation Assent Voting Results and Follow-up**

The assent vote result on incorporation of Sorrento and Blind Bay indicated that the area remain unincorporated. As such, the Board confirmed support to proceed with the establishment of a new Electoral Area G for Sorrento, Blind Bay, and Notch Hill. [View report.](#)

**Electoral Area B: Revelstoke Compost Education Program Coordinator Contract Award**

The Board approved entering into an agreement with the Revelstoke Local Food Initiative Society to hire a Compost Education Program Coordinator, for a seven-month term commencing June 1, 2022 and expiring on December 31, 2022 for a total cost of \$30,000 plus applicable taxes. [View report.](#)

**Electoral Area A: Strategic Priorities Fund and Infrastructure Canada Green and Inclusive Community Buildings Grant Applications**

The Board approved applications for two grants to support the capital costs of the construction of a new indoor aquatic centre for Golden and Electoral Area A.

These include:

- Infrastructure Canada Green and Inclusive Community Buildings Grant Program for \$2,538,098 representing 73.33% of the total eligible costs,
- Canada Community Building Fund Strategic Priorities Fund Capital Infrastructure Stream Grant Program for up to \$6,000,000

[View Report.](#)

**Electoral Area A: Whitetooth Legacy and Economic Opportunity Fund Request – Golden and Area Indoor Aquatic Centre**

Subject to concurrence from the Town of Golden Council, the Board supported the allocation of 50 per cent of the \$1.7 million Whitetooth Ski Hill Legacy Fund to go towards the proposed Indoor Aquatic Centre and the remaining 50 per cent to be used towards the construction of a multi outdoor sport space adjacent to the Mount 7 Rec Plex. The funding for the Indoor Aquatic Centre is contingent on a referendum in favour of the project.

The Board also supported a \$550,000 allocation of Economic Opportunity Funds (EOF) for 2022 and an annual allocation of \$325,000 from the Golden and Area A EOF for both 2023 and 2024, to be utilized towards the construction of a new indoor aquatic centre for Golden and Area A.

In addition, the Board supported the allocation of \$250,000 from the EOF for 2022 to be used for the construction of a multi outdoor sport space adjacent to the Mount 7 Rec Plex.



Both EOF recommendations are subject to concurrence from the Town of Golden Council. The funding for the Indoor Aquatic Centre is also contingent on a referendum in favour of the project. [View report.](#)

## Administration Bylaws

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

The Board approved three readings of a bylaw to allow the property owner of 2287, 2288 and 2304 Blind Bay Road to connect to the Cedar Heights Water System. All costs associated with the connection have been agreed to and the public assent process has been successfully completed. [View report.](#)

### Electoral Area F: North Shuswap Health Centre Financial Contribution Service Area Establishment Bylaw No. 5848, 2022

The Board voted unanimously to proceed with an Alternative Approval Process (AAP) to determine whether Electoral Area F taxpayers support a financial contribution to the operation of the North Shuswap Health Centre. The next step in the process requires the CSRSD to obtain approval for the AAP from the BC Inspector of Municipalities. [View report.](#)



## LAND USE MATTERS

### Agricultural Land Reserve Applications

#### Electoral Area A: ALR Exclusion Application No. 2582A

The subject property is located at 1127 Horse Creek Road North in Horse Creek and the property owner has applied to the CSRSD for the land to be excluded from the Agricultural Land Reserve (ALR). The Board agreed to forward the application to the Agricultural Land Commission recommending that the subject property be excluded from

the ALR. [View report.](#)

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

### Electoral Area C: Development Variance Permit No. 701-126

The subject property is located at 1343 Corriano Road, Sorrento. The property owner would like to build an accessory building which will exceed the maximum permitted height of 6.0 m. This Development Variance Permit proposes to increase the maximum permitted height for an accessory building from 6.0 m to 7.9 m. The Board approved issuance of the DP. [View report.](#)

### Electoral Area F: Temporary Use Permit No. 830-12

The subject property is located at 7551 Klondike Trail in Anglemont. The owners are proposing to temporarily use the property as a campsite for one recreational vehicle (RV) during construction of the single family dwelling. If approved, this TUP will allow the campsite use on the property from May 19, 2022, to October 31, 2022. A financial security of \$5,000 was recommended by staff as a condition of issuance of the TUP, to help ensure that the RV is removed from the property if construction of the single family dwelling is not completed by October 31, 2022. The Board reduced this amount to \$2,000 and approved issuance of the TUP. [View report.](#)

## Zoning, OCP and Land Use Amendments

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

The owners of Strata K163, located at 9032 Swanson Road, Swansea Point, applied in 2019 to bring their strata properties and the foreshore of Mara Lake adjacent to their properties into compliance with CSRD Bylaws, which included two bylaw amendments:

- to redesignate and rezone Strata K163 from Resort Commercial to a new Comprehensive Development Zone; and,
- to rezone the foreshore in front of Strata K163 from Foreshore Commercial 3 (FC3) to Foreshore Multi-Family 2 (FM2) to allow moorage for the owners of the strata.

Previous bylaw amendments were rescinded by the Board due to the adoption of the new Electoral Area E Official Community Plan and Zoning Bylaws. The Board gave the new bylaw amendment third reading and adopted the bylaw. [View report.](#)

### Electoral Area F: Lakes Zoning Amendment Bylaw No. 900-29F

The foreshore adjacent to the common waterfront property of Strata Plan EPS611 is proposed to be rezoned from FR1 Foreshore Residential 1 to FM1 Foreshore Multifamily 1 with a site specific regulation to permit up to nine private mooring buoys and two floating

docks. Staff are also proposing to rezone the adjacent foreshore to the east, next to Squilax-Anglemont Road, from FR1 Foreshore Residential to FP Foreshore Park. Now that Foreshore and Water Development Permit No. 830-381 has been approved for issuance, the Board agreed to adopt the bylaw. [View report.](#)

### **Electoral Area C: Lakes Zoning Amendment Bylaw No. 900-35C**

The subject property is located at 3700 Sunnybrae Canoe Point Road in Sunnybrae. The proposal is to rezone the foreshore adjacent to the subject property from FR1 – Foreshore Residential to FG1 – Foreshore General to allow for a fixed dock and permanent walkway rather than only a floating dock and removable walkway. The Board gave the bylaw second and third reading and adopted the bylaw. [View report.](#)

## **Release of In-Camera Resolutions**

The following resolutions were released from the In-Camera session of the May 19, 2022 meeting:

### **Community Wildfire Resiliency Plans for Electoral Area C and D**

THAT: the Board empower the authorized signatories to enter into an agreement with BA Blackwell and Associates Ltd. to complete Community Wildfire Resiliency Plans for Electoral Areas C and D for a total cost not to exceed \$74,284.20 plus applicable taxes.

## **NEXT BOARD MEETING**

The Regular CSRSD Board Meeting will be held Thursday, June 16, 2022 in the CSRSD Boardroom, 555 Harbourfront Drive NE, Salmon Arm. The Regular Board meeting public session generally starts at 9:30 AM.

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

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

The public is strongly encouraged to join the meeting via Zoom. Information on how to register for the Zoom meeting access is on the Events tab of the CSRSD website under the Board meeting date.



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Item 9.1

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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To: Mayor Harrison and Members of Council  
Date: June 6, 2022  
From: Chelsea Van de Cappelle, Chief Financial Officer  
Subject: 2022/2023 Revised RCMP Funding (2022 Budget)  
2023/2024 RCMP Funding (2023 Budget)

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Recommendation:

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

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

Background:

In June of 2021, Council approved in principle the **2022/2023** forecast, required by the Ministry of Public Safety and Solicitor General to conform with Federal Treasury Board requirements, estimated at \$4,282,620. In March 2022, Council approved a revised contract estimate and spending cap for 2022/2023 estimated at \$4,620,152; representing an increase as a result of revised pay rates.

The City has now been asked to approve a second revision to the contract spending cap for 2022/2023 estimated at \$4,792,618, for the increase associated with the approval of one (1) additional RCMP member. As advised in March, the City had not received final confirmation of its resource request from the Federal Government and as a result the contract revision at the time continued to be based on twenty (20) members. The City's 2022 budget already reflects the revised pay rates and estimates associated with the additional member and therefore does not require an amendment at this time.

The City has also received the RCMP Multi Year Financial Plan (MYFP) for 2023/2024 to 2027/2028 and must provide a letter of 'approval in principle' regarding the **2023/2024** budget as required by the Ministry of Public Safety and Solicitor General.

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

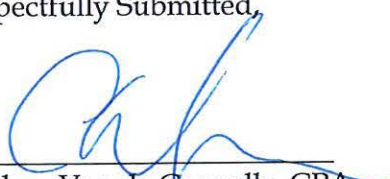
The MYFP outlines the annual Earned Retirement Benefit payment of \$23,073.00 as approved by Council in 2020 and the Green Timbers Accommodation payment of \$12,840.00 as per Provincial settlement agreements. These payments are not included in the 2023/2024 budget of \$5,010,790 as they are payments for which the City is 100% responsible. As previously discussed with Council, these payments have been included in the 2022 budget.

The revised five (5) year forecast represents an increase in costs in each year as compared to the last five (5) year forecast received by the City. The 2023/2024 budget contains an increase of \$178,895 which is largely attributed to increases associated with wages (i.e. estimated salary increases), pensions, administration, special leaves, recruitment and equipment (i.e. breaching tools, portable ballistic shields, tasers, extended range rifles and new pistols). In addition the RCMP vehicles replacement estimate has increased \$19,400. The City allocates funding to a Police Vehicle Replacement Reserve Fund annually and budgets for these replacements separately under capital expenditures.

It should also be noted that the RCMP retroactive wages have not been included in this forecast. At the end of February 2022, the City received a preliminary range estimate of RCMP retroactive pay from the Federal Government. While this estimate had been provided for planning purposes only, it was considered reasonable to use as a basis for expense accrual in 2021 (\$744,000). The City's 2022 budget has earmarked an additional \$756,000 in retroactive costs, funded from reserves, if necessary.

The E Division 2023/2024 forecast for the City's budget year 2023 equates to a 0.89% increase in taxes which is higher than the original forecast submitted and presented to Council in 2021 (0.53%). Future years, 2024 through 2027, reflect tax increases of 1.05%, 0.63%, 0.74% and 0.35% respectively.

Respectfully Submitted,



Chelsea Van de Cappelle, CPA

**Policing Costs  
Budget Projections - Next Five Years**

<i>Summary</i>	2022	2023	2024	2025	2026	2027
Total Costs	\$ 4,792,618	\$ 5,010,790	\$ 5,244,327	\$ 5,385,681	\$ 5,549,560	\$ 5,627,513
Less: Vehicles	(92,600)	(112,000)	(112,000)	(112,000)	(112,000)	(112,000)
	<u>\$ 4,700,018</u>	<u>\$ 4,898,790</u>	<u>\$ 5,132,327</u>	<u>\$ 5,273,681</u>	<u>\$ 5,437,560</u>	<u>\$ 5,515,513</u>
CSA Cost @ 90%	\$ 4,230,016	\$ 4,408,911	\$ 4,619,094	\$ 4,746,313	\$ 4,893,804	\$ 4,963,962
No. of Members	21	21	21	21	21	21
Cost Per Member	<u>\$ 201,429.34</u>	<u>\$ 209,948.14</u>	<u>\$ 219,956.87</u>	<u>\$ 226,014.90</u>	<u>\$ 233,038.29</u>	<u>\$ 236,379.13</u>

Status Quo

Per Member Increase	\$ 8,518.80	\$ 10,008.73	\$ 6,058.03	\$ 7,023.39	\$ 3,340.84
No. of Members	21	21	21	21	21
Total Cost Increase	<u>\$ 178,894.80</u>	<u>\$ 210,183.30</u>	<u>\$ 127,218.60</u>	<u>\$ 147,491.10</u>	<u>\$ 70,157.70</u>

Equivalent Tax Increase	<u>0.89</u>	<u>1.05</u>	<u>0.63</u>	<u>0.74</u>	<u>0.35</u>
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Increase to Members (if any)

Per Member Increase	\$ 8,518.80	\$ 10,008.73	\$ 6,058.03	\$ 7,023.39	\$ 3,340.84
No. of Members	21	21	21	21	21
Total Cost Increase	178,894.80	210,183.30	127,218.60	147,491.10	70,157.70
Cost of Additional Members	-	-	-	-	-
	<u>\$ 178,894.80</u>	<u>\$ 210,183.30</u>	<u>\$ 127,218.60</u>	<u>\$ 147,491.10</u>	<u>\$ 70,157.70</u>

Equivalent Tax Increase	<u>0.89</u>	<u>1.05</u>	<u>0.63</u>	<u>0.74</u>	<u>0.35</u>
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Total Cost Per Member	\$ 209,948.14	\$ 219,956.87	\$ 226,014.90	\$ 233,038.29	\$ 236,379.13
No. of Members	21	21	21	21	21
Total Annual Cost	<u>\$ 4,408,911.00</u>	<u>\$ 4,619,094.30</u>	<u>\$ 4,746,312.90</u>	<u>\$ 4,893,804.00</u>	<u>\$ 4,963,961.70</u>



Item 9.2

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

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

**Vote Record**

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

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

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**TO:** His Worship Mayor Harrison and Members of Council

**FROM:** Robert Niewenhuizen, Director of Engineering and Public Works

**DATE:** May 31, 2022

**SUBJECT:** AIRPORT INSTRUMENT APPROACH MAINTANCE – CYCLIC REVIEW

---

**RECOMMENDATION:**

- That:** The 2022 Budget contained in the 2022 – 2026 Financial Plan be amended to reflect funding for the GPS & WAAS Instrument Protocol - Cyclic Review in the amount of \$15,000.00 funded from the Airport – O&M Reserve;
- And That:** Council award the Cyclic Review of the Airport GPS & WAAS instrument approaches to Cormier Aviation Consultation for the quoted price of \$12,500.00 plus taxes as applicable;
- And That:** The City's Purchasing Policy No. 7.13 be waived in procurement of the Cyclic Review of the Airport instrument approaches to authorize the sole sourcing of same to Cormier Aviation Consultation.

**BACKGROUND:**

In 2016, the City was advised by Transport Canada that effective February 2018 the airport no longer qualified under the NAV CANADA level of service policy for the approaches to be reviewed and flight checked by Transport Canada. This resulted in the City being required to hire an aviation consultant to perform these types of reviews. This is highly specialized works, requiring an annual document review and inspection of the instrument approach procedures and departures (IAPs). There is also a requirement for a cyclic review, (every five years) which is more involved and requires a flight check for the landing and departure of the runways.

The airport has two approaches and departure instructions published for runway 14-32. The IAPs expire as of April 2023 but the City must submit full documentation before August 13, 2022. The new five-year validity period would start from the flight check date.

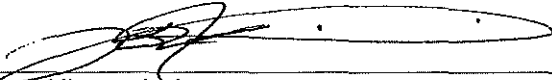
Cormier Aviation Consultation (CAC) is an aeronautical consulting firm who were involved with the original design process of the airports runway 14-32 IAPs. CAC was hired to prepare the initial IAP review in 2017 and have performed the annual inspections since that time. The pricing received for the cyclic review has remained consistent since 2017. The Airport – O&M Reserve has an approximate balance of \$80,000.

Charles Cormier the owner of CAC has extensive aviation experience, a highly respected aviation professional and he has provided support services to the airport for many years. CAC also provided consultation to City staff and the airport manager during the airport decertification process.

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For these reasons, staff are recommending that the City's Purchasing Policy No. 7.13 be waived in procurement of the Cyclic Review of the Airport instrument approaches and to authorize the sole sourcing of same to Cormier Aviation Consultation.

Respectfully submitted,



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Robert Niewenhuizen  
Director of Engineering and Public Works

cc Chelsea Van de Cappelle, CFO

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Item 9.3

## CITY OF SALMON ARM

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

### Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



File: 8500-Transit AOA

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TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

DATE: May 31, 2022

SUBJECT: **ANNUAL TRANSIT OPERATING AGREEMENTS**

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**RECOMMENDATION:**

**THAT: The Mayor and Corporate Officer be authorized to execute the Amended 2021/2022 Annual Operating Agreement for Transit Services between the City of Salmon Arm and BC Transit;**

**AND**

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

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**BACKGROUND:**

An amendment to the 2021/2022 Annual Operating Agreement (AOA) is necessary to reflect the increase to service hours which were implemented effective January 2022. This service change equates to an additional 1,200 annual hours of service and includes the following:

- Extension of service hours for Route 1 West Loop, Route 2 College/Hillcrest, Route 3 Canoe and Route 5 Shopper Shuttle until 8 PM from Monday to Thursday, and until 8:30 PM on Friday and Saturday; and
- Introduction of Sunday service on Route 1 West Loop and Route 2 College/Hillcrest.

This service expansion was anticipated and is reflected in the 2021 and 2022 annual financial plan.

BC Transit has also forwarded the 2022/2023 AOA for the Shuswap Regional Transit system for approval.

The agreement is based on the Transit Service Agreement (2014-2023) which is the principal overarching service agreement. Each year, the AOA confirms the budgeted service levels, revenue projections and cost structure for the transit system.

BC Transit continues to adjust to the fluid situation created by the COVID-19 pandemic and the information presented in this AOA reflects the most current information and trends. Under the terms of the "Safe Restart" funding contribution agreement and through receipt of funds, BC Transit and its local government partners are expected to maintain targeted essential transit service levels


through to the end of the 2024/25 fiscal year. Under this contribution agreement, the City received \$137,226 with approximately \$65,323 utilized in 2020/2021 and \$65,323 utilized in 2021/2022. The remaining balance \$7,129 (including interest) has been applied to the 2022/2023 AOA.

At the end of March 2022 the City was advised that it will receive an additional COVID Safe Restart and Recovery Contribution equal to \$41,448. The City has the benefit of utilizing this funding stream to offset any reduced revenues and municipal share of operating costs. Given the timing of the announcement, BC Transit was unable to incorporate the additional funding into the 2022/2023 AOA. However, the City does have the ability to request the use of these funds at any time.

As previously advised, effective last year, BC Transit has reverted back to billing based on actual expenditures instead of budget. As a result, the City is responsible for managing price volatility within its own reserve. Given the current economic environment, having available grant funding to lessen the impacts of any budget changes will be valuable.

Staff have reviewed the agreement as presented along with the projected revenues and expenses associated with the 2022/2023 AOA and the City's 2022 budget does not require an amendment at this time. Staff recommend, if available, that the additional Safe Restart Funding be incorporated into the 2023 budget.

Respectfully submitted,



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Robert Niewenhuizen, ASCT  
Director of Engineering and Public Works

cc Chelsea Van de Cappelle, CFO

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Item 9.4

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

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

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



TO: His Worship Mayor Harrison and Members of Council  
 FROM: Robert Niewenhuizen, Director of Engineering and Public Works  
 PREPARED BY: Darin Gerow, Manager of Roads & Parks  
 DATE: June 7, 2022  
 SUBJECT: **PARKS & WASHROOM SECURITY CONTRACT AWARD**

**STAFF RECOMMENDATION**

**THAT:** Council award a contract with Salmon Arm Security Inc. for the Parks Security Services & Washroom open/close for a one (1) year term commencing July 1, 2022 for the unit prices below.

**AND THAT:** An option for a two (2) year extension in years 2023/24 and 2024/25 at the quoted unit rates, provided that both parties are in agreement.

**BACKGROUND**

The City requested quotations for the parks security services & washroom open/close on the City of Salmon Arm Webpage. The scope of works makes the security company responsible for securing sites, ensuring all patrons have vacated the premise, report cleanliness or vandalism and closing & locking premises as set out in in the timeline provided.

The contract for these services is for a period of one (1) year and includes an extension clause for an option to extend an additional two (2) years upon mutual agreement by both parties. On June 2, 2022 we had only received one quotation from Salmon Arm Security Inc.

Salmon Arm Security pricing & required actions are as follows:


Location	Open/Close Daily cost	Actions
Canoe Beach	\$ 20.00	Washrooms - Open & Close April 15 – Oct. 31. Check all doors
Mosquito Park	\$ 20.00	Washrooms - Open & Close April 15 – Oct. 31.
Foreshore	\$ 22.00	Single Washroom – Open & Close, all year
Marine Park (Washroom, end of wharf & Parking Lot)	\$ 20.00	Washrooms (end of wharf) – Open & Close May 1 - Oct 31 Washrooms (parking lot) – Open & Close April 15 – Oct 31 Check all doors ensuring they are locked
Marine Park Gate	\$ 22.00	Main Gate – Open & Close daily outside of May 1 – October 1

Jackson Field House	\$ 15.00	Washroom/Fieldhouse - Open & Close April 15 – Oct. 31. Check all doors
McGuire Lake	\$ 15.00	Washrooms - Open & Close April 15 – Oct. 31.
Ross Street Plaza	\$ 25.00	Washrooms - Open & Close April 15 – Oct. 31. Check all doors
Fletcher Park	\$ 15.00	Washrooms - Open & Close April 15 – Oct. 31. Check all doors
Blackburn	\$ 15.00	Washrooms - Open & Close April 15 – Oct. 31. Check all doors
Little Mountain Field House	\$ 20.00	Washrooms - Open & Close April 15 – Oct. 31. Check all doors Change rooms – Open & Close April 15 – Oct 31. Check all doors
Klahani Park	\$ 22.00	Washrooms - Open & Close April 15 – Oct. 31. Check all doors
South Canoe	\$ 22.00	Washrooms – Yearly Check gravel pit gate (6641 – 10 Avenue SE), if opened close.

The pricing received is a significant increase from previous years. These Increases could be the result of various factors including increased vandalism of city washrooms and gates, increased minimum wage and other benefit costs, rising inflationary costs, etc. Costs of providing these services are allocated to various maintenance accounts and the city will endeavor to operate within the pre-approved budget limits. Total contract values in 2021 were \$44,955, inclusive of all after hour alarm call-ins. Based on city estimates for 2022, we are anticipating the cost for opening & closing of the identified facilities to be \$64,500..

Salmon Arm Security has completed these services for many of years and is excellent at completing the services in a timely matter and communicating any concerns, damage, mess or vandalism found. We recommend awarding a contract with Salmon Arm Security Inc. for the Parks Security Services & Washroom open/close for a one (1) year term commencing July 1, 2022 for the unit prices above. And that an option for a two (2) year extension in years 2023/24 and 2024/25 at the quoted unit rates, provided that both parties are in agreement

Respectfully submitted,



Robert Niewenhuizen, ASCT  
 Director of Engineering and Public Works

cc Chelsea Van de Cappelle, CFO

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Item 9.5

## CITY OF SALMON ARM

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

### Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

To: His Worship Mayor Harrison & Members of Council  
Date: June 3, 2022  
Subject: Municipal Regional District Tax (MRDT) Agreement Renewal June 2022 – May 2027

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**Recommendation:**

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

**Background:**

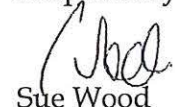
During the July 11, 2016 meeting, Council authorized the Mayor and Corporate Officer to execute a 5 year agreement between the City of Salmon Arm and the Salmon Arm Economic Development Society (SAEDS) for administration of the MRDT and Bylaw No. 4159 was approved.

The MRDT is authorized through the Province and the City's Bylaw No. 4159, "a bylaw to request the imposition of an additional accommodation tax under the provisions of the Provincial Sales Tax Act", which allows for a 2% tax to be imposed on accommodation purchased in the municipality to be applied to funding tourism marketing, programs and projects.

Council authorized the renewal application with the Province to continue the program during the October 25, 2021 meeting for the 5 year period of June 1, 2022 to May 31, 2027, which coincides with the dates on this agreement.

SAEDS has been providing the administration of the MRDT program for the past 5 years. They have proven to be accountable while providing a positive, collaborative and professional service. There are no changes to the agreement and staff recommend the motion for consideration be adopted.

Respectfully Submitted,



Sue Wood  
Director of Corporate Services

Item 9.6

**CITY OF SALMON ARM**

Date: June 13, 2022

Living Wage

**Vote Record**

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

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

**CITY OF**  
**SALMON ARM**

---

TO: His Worship Mayor Harrison and Members of Council  
DATE: June 7, 2022  
SUBJECT: Living Wage

---

*Background:*

A Notice of Motion regarding the implications of the City becoming a Living Wage Employer was brought forward by Councillors Lavery and Lindgren and included on the January 10, 2022 Regular Council Meeting Agenda. The motion, which was unanimously adopted at the January 24, 2022 Regular Council Meeting reads as follows:

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

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

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

THEREFORE BE IT RESOLVED THAT: the City of Salmon Arm consider becoming a Living Wage Employer; committing to a living wage for direct employees and requiring the same for specified contracted workers;

AND THAT: staff report back by June 15, 2022 on the implementation options and implications of a Living Wage policy for both direct employees and specified contracted services occurring on city premises and properties; to take effect on January 1, 2023.

At the April 25, 2022 Regular Council Meeting, A. French, Living Wage for Families BC/First Call Child and Youth Advocacy Society and M. Alto, City of Victoria Councillor presented an overview of Living Wage Policy and Implementation.



Utilizing information gleaned from both Living Wage for Families BC and the City of Victoria, staff have determined that the only direct staff members who are currently being compensated at less than the Living Wage for our area (\$16.71/hr, including non-mandatory benefits) are summer students. The City's eight summer students are currently being paid the BC minimum wage of \$15.65/hr, while the Living Wage rate per hour (excluding non-mandatory benefits) is calculated as \$15.95. The increase necessary to bring these employees up to a Living Wage is \$0.30/hr, which equates to a budget impact of approximately \$1,500 total for all eight students in 2023.

The living wage is calculated as the hourly rate at which a household can meet its basic needs, once government transfers have been added to the family's income (such as federal and provincial child benefits) and deductions have been subtracted (such as income taxes and Employment Insurance premiums). Implementing a Living Wage policy sends a strong message to the community about the City's commitment to help address poverty and encourages other employers to do the same. Recruiting staff is very challenging and offering a higher wage may increase the likelihood that the City is able to fill summer student positions.

The City also has contractual arrangements with a number of businesses and non-profits. As the Living Wage is quite close to the current minimum wage, it is likely that most, if not all contractors, are already paying at least \$16.71/hr, including non-mandatory benefits. The Shuswap Recreation Society (SRS) employs staff that work in City facilities and have advised that the Concession workers are presently compensated at less than the Living Wage. In order to bring these staff members up to the Living Wage, it is projected that the labour expense for 2023 would need to be increased by approximately \$5,000.00.

If Council chooses to adopt a Living Wage policy that extends to contractors, an attestation form would be developed and provided when the City enters into new contracts. City staff do not recommend requesting financial records to substantiate attestations.

The Living Wage movement is primarily a call to public and private sector employers (larger ones, in particular) to help sustain families. This can be achieved through wages, or a combination of wages and non-mandatory benefits, such as extended health benefits, subsidized parking and/or transit passes, etc. If an employee receives non-mandatory benefits, the hourly wage they need to be paid to reach the Living Wage rate will be reduced.

Aside from increasing wages, a key way in which employers can help families is to advocate for policy changes to increase federal and provincial government benefits to low-income earners and enhance public services that improve quality of life for all families.

Should Council wish to implement a Living Wage policy for the City, staff will draft a policy and bring it back for Council's approval in advance of Budget deliberations. It is

estimated that the total impact to the Budget in 2023 would be less than \$10,000.00, however staff cannot estimate how the policy would impact future bid submissions for contracts.

Respectfully Submitted,



Erin Jackson  
Chief Administrative Officer

Written in collaboration with Sue Wood, Director of Corporate Service and Chelsea Van de Cappelle, Chief Financial Officer.

Item 10.1

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: Fire Prevention and Fire Department Amendment Bylaw No. 4534 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



---

TO: His Worship Mayor Harrison and Members of Council  
DATE: May 4, 2022  
SUBJECT: Amendment to Fire Prevention and Fire Department Bylaw No. 3792

---

**MOTION FOR CONSIDERATION:**

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

**BACKGROUND:**

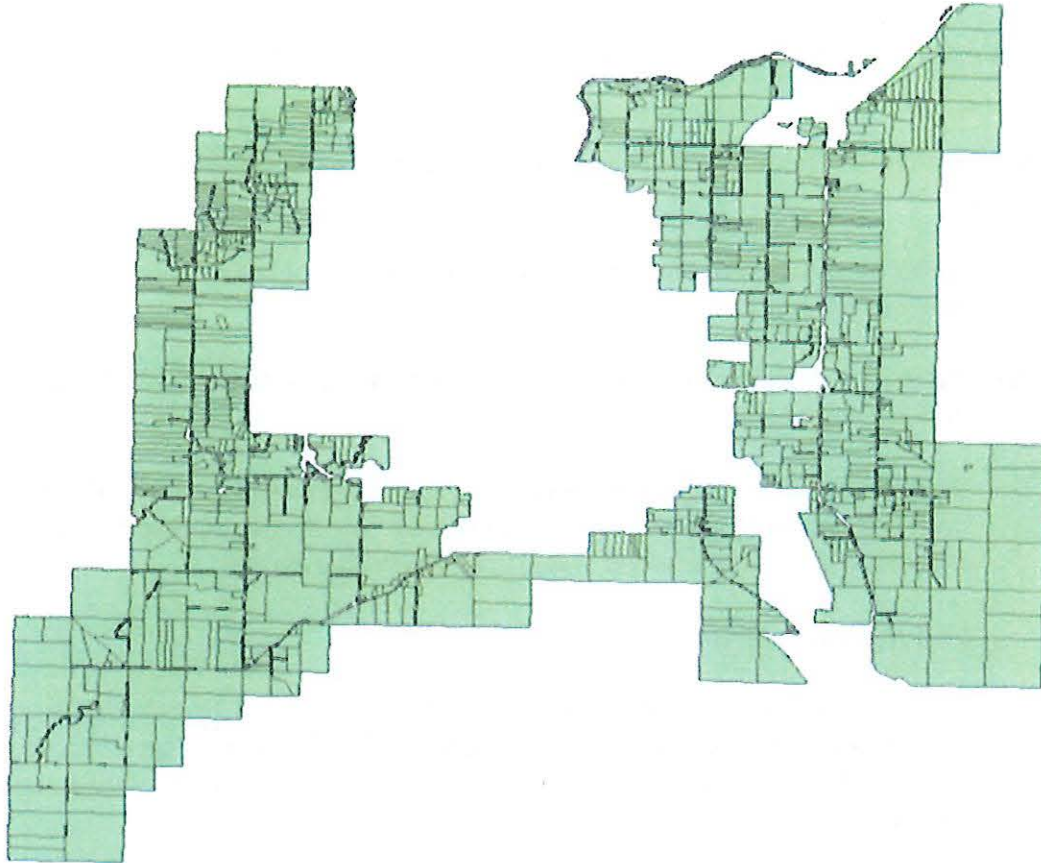
City of Salmon Arm Fire Prevention and Fire Department Bylaw No. 3792 currently does not include provisions for burning that may be required by the owners of properties with Wildfire Covenants to facilitate mitigation of the fuel loads on their rural properties.

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

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

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

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



Respectfully Submitted,

  
Erin Jackson  
Chief Administrative Officer

CITY OF SALMON ARM

BYLAW NO. 4534

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

---

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

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

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

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

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

And replacing it with:

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

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

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

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

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

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

\_\_\_\_\_  
MAYOR

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

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Item 10.2

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: Bylaw No. 4543 cited as the "City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543" be read a first, second and third time.

**Vote Record**

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

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

# CITY OF SALMON ARM

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

## Recommendation:

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

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

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

## Background:

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

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

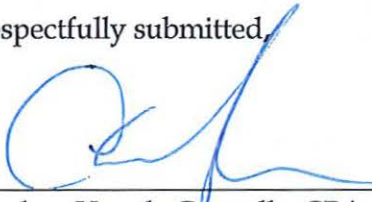
Elector Assent is required to undertake long-term borrowing. The City proceeded with obtaining assent through the Alternative Approval Process. Notice of the approval process was published in the newspaper on April 20 and 27, 2022.

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

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

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

Respectfully submitted,



---

Chelsea Van de Cappelle, CPA

CORPORATE OFFICER'S CERTIFICATE (Form CO1)The City of Salmon Arm (the "Local Government")

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

1. That Loan Authorization Bylaw No. 4503 (the "Loan Authorization Bylaw") was duly and properly enacted in accordance with the provisions of the local government legislation at a duly constituted meeting of the Local Government in accordance with the requirements of the Local Government's applicable procedure bylaw and at which a quorum was present and acting throughout. **(Attached is an adopted copy of the Loan Authorization Bylaw)**
2. That the Loan Authorization Bylaw has not been amended or repealed and is in full force and effect as at the date hereof.
3. That the Local Government has obtained the approval of the electors under section 180 of the *Charter* or section 407 of the *Local Government Act* for the adoption of the Loan Authorization Bylaw by one of the following methods:
  - Assent of the electors** was obtained by a vote held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and the chief election officer published notice of the voting in a newspaper on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Or, if publication in a newspaper was not practicable, the notice was given to the public by alternative means being \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. **(A copy of the notice is attached)** or;
  - An alternative approval process** and for that purpose notice was published in two separate issues of a newspaper and the date of the last publication of the notice was the 27th day of April, 2022. Or, if publication in a newspaper was not practicable, the notice was given by alternative means being \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ **(A copy of the notice is attached)** or;
  - A **petition** in relation to a municipal local area service or in relation to a regional district electoral area service that was requested by the area electors and the petition contemplated the borrowing or;



CITY OF SALMON ARM

BYLAW NO. 4502

**A bylaw to authorize the borrowing for the purpose of a capital nature**

---

WHEREAS under the provisions of Section 179 of the Community Charter, Council may, by a loan authorization bylaw adopted with the approval of the Inspector, incur a liability by borrowing for any purpose of a capital nature;

WHEREAS it is deemed desirable and expedient to design and construct the replacement of the Zone 5 Booster Station;

AND WHEREAS the amount to be borrowed to construct such improvements and to do all things necessary in connection herewith is the sum of \$2,298,000.00 which is the amount of debt intended to be created by this bylaw;

AND WHEREAS the maximum term for the debentures to be issued to secure the monies authorized to be borrowed hereunder is thirty (30) years;

AND WHEREAS the approval of the Inspector has been obtained prior to its adoption, pursuant to Section 179 of the Community Charter;

AND WHEREAS the electors within the boundaries of the City of Salmon Arm were notified, under the alternative approval process, pursuant to Section 86 of the Community Charter, that Council intends to borrow to undertake the construction of the replacement Zone 5 Booster Station and do all things necessary in connection herewith;

AND WHEREAS the Council has been advised through a report prepared by the Corporate Officer that elector responses submitted by the electors within the boundaries of the City of Salmon Arm, requesting Council not to proceed with the borrowing to construct the replacement Zone 5 Booster Station unless it is approved by assent of the electors are insufficient;

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

1. The Council of the City of Salmon Arm is hereby authorized and empowered to undertake and carry out or cause to be carried out the borrowing for the construction of the replacement Zone 5 Booster Station and do all things necessary in connection herewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$2,298,000.00 and the maximum term for the debentures to be borrowed hereunder is thirty (30) years.



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Item 10.3

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4528 be read a first and second time.

[McCann, D. & K. / Orchard Valley Homes; 961 17 Street SE; R-1 to R-8]

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



To: His Worship Mayor Harrison and Members of Council

Date: May 24, 2022

Subject: Zoning Bylaw Amendment Application No. 1241

Legal: Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114
Civic Address: 961 17 Street SE
Owner/Applicant: D. & K. McCann

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

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

BACKGROUND

The subject property is located on 17 Street SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

Table with 2 columns: Direction (North, South, East, West) and Description (single family dwelling and vacant lot, single family dwelling). A second column lists zoning designations: Zoned R8 and R1, Zoned R1, Zoned R1, Zoned R1.

The subject property is 680.0 m² in area. A two-storey single family dwelling with a secondary suite is being proposed. The proposed basement suite is approximately 63.7 m² (686 ft²). The plans show that the entrance to the proposed suite will be on the northern side of the building. Drawings provided in support of the rezoning application are attached in Appendix 5. Parking is to be provided onsite within the proposed double garage and on the driveway.

To date, there are currently seven (7) other properties on 17 Street SE that have also been rezoned from R1 to R8, including the adjacent property directly to the north (821 17 Street SE). Site photos are attached in Appendix 6.

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

COMMENTSBuilding Department

New construction. BCBC applies. No concerns.

Fire Department

No Fire Department concerns.

FortisBC

FortisBC has no issues with this proposal.

Engineering Department

No Engineering Concerns.

Public Consultation

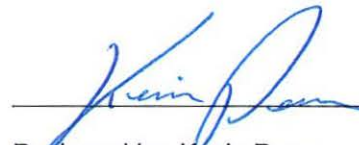
Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the statutory public Hearing. The notices outline the proposal and advise those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

Planning Department

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

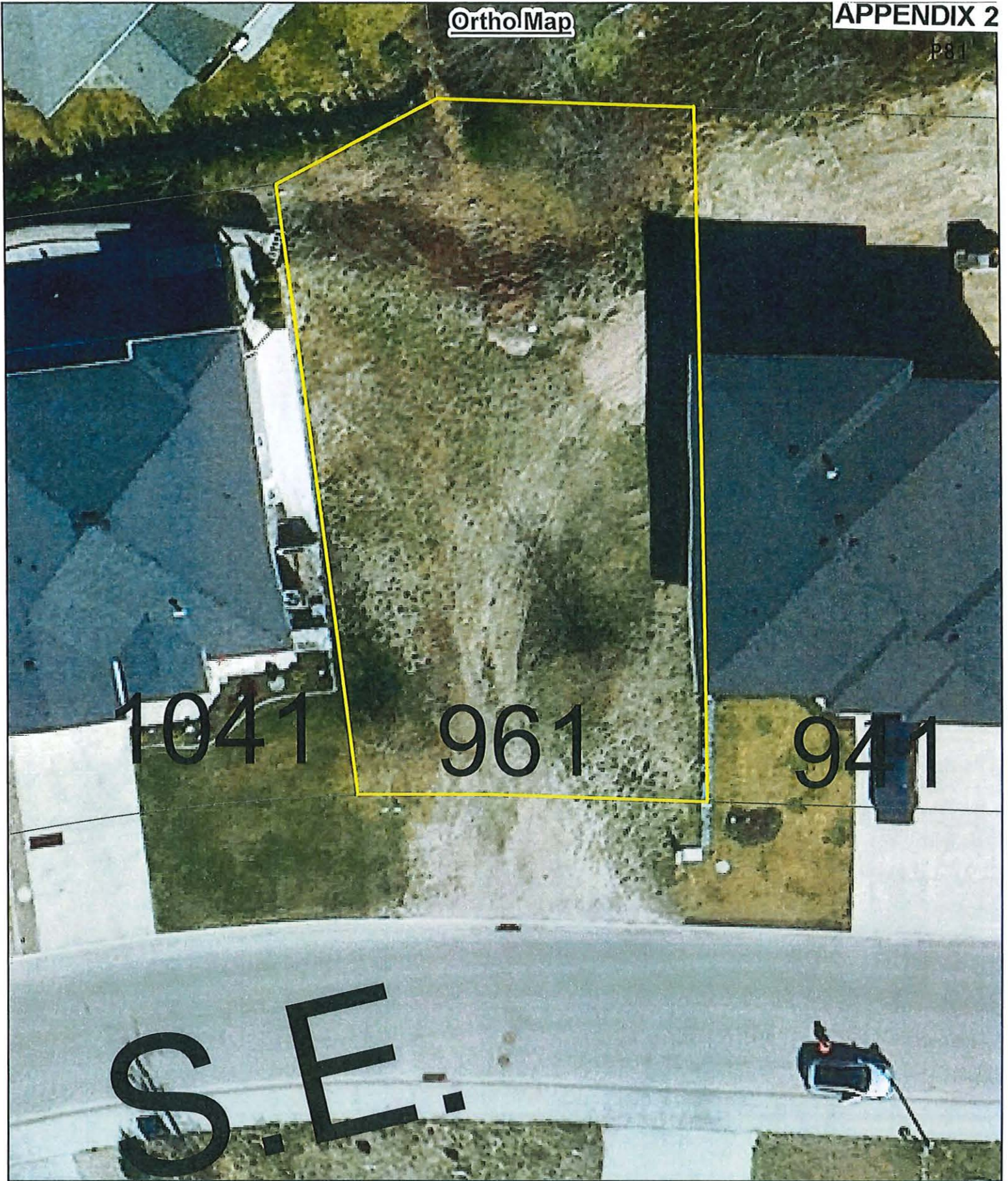


Prepared by: Evan Chorlton  
Planner I



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





1041

961

941

S.E.



0 1.25 2.5 5 7.5 10 Meters

 Subject Property

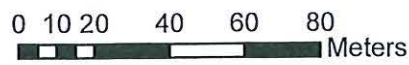
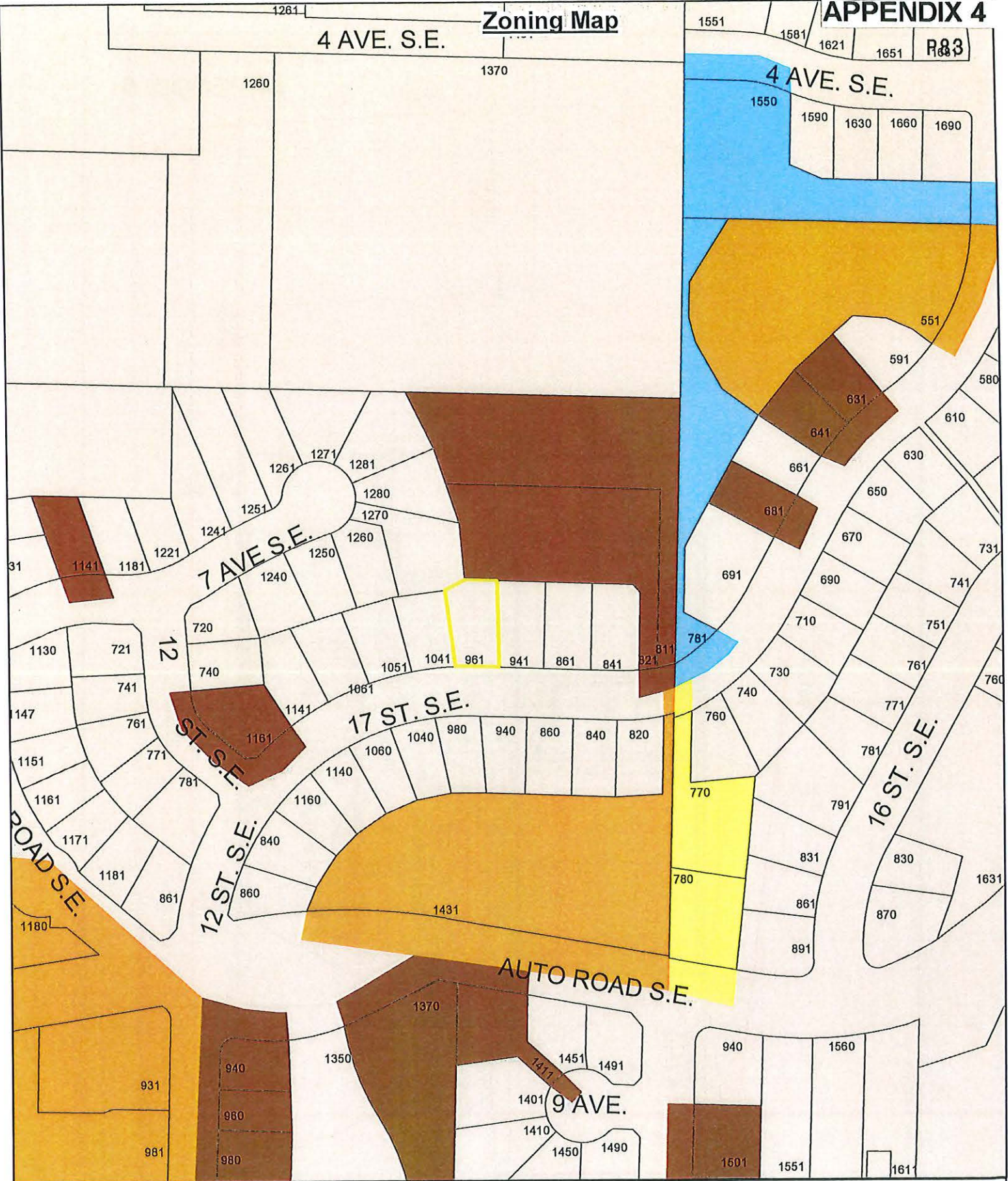
 Parcels



4 AVE. S.E.

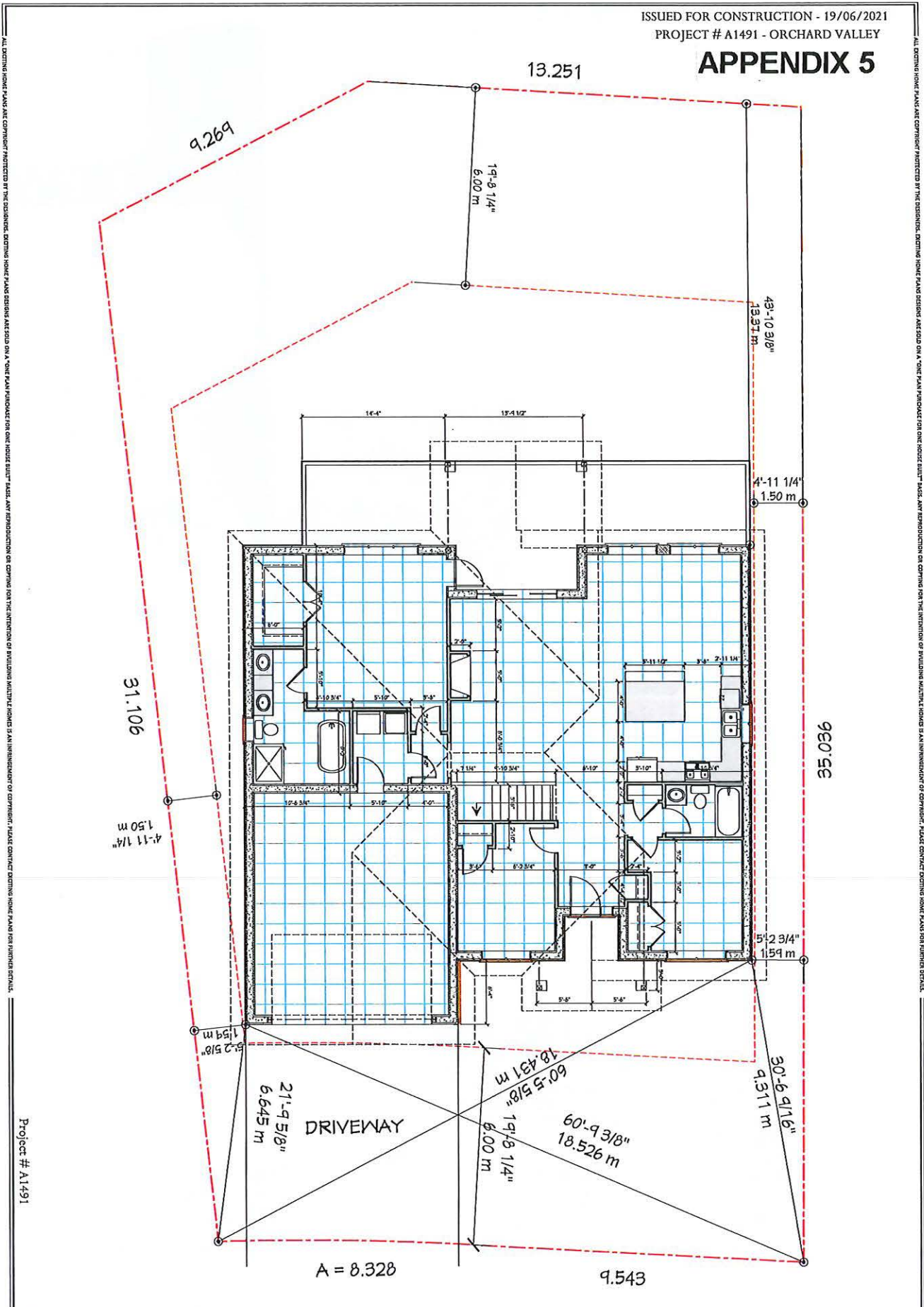
1551 1581 1621 1651 R83

4 AVE. S.E.



- Subject Property
- Parcels
- P-1
- R-1
- R-2
- R-4
- R-8

APPENDIX 5



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Project # A1491

DATE	19/06/2021
DESIGNER	Exciting Home Plans
PROJECT #	A1491
PROJECT NAME	Orchard Valley Homes
SCALE	As Shown
PROJECT TITLE	Lot 23 Plan Subdivision
CLIENT	Mr. & Mrs.

**EXCITING HOME PLANS**  
Project # A1491

**ORCHARD VALLEY HOMES**

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

ORCHARD VALLEY HOMES  
THIS PLAN AND ALL  
DIMENSIONS ARE  
COPYRIGHTED BY  
EXCITINGHOMEPLANS.COM  
AND MAY BE REPRODUCED  
OR COPIED WITHOUT THE  
DESIGNER'S CONSENT.  
AT THE SIGNATURE OF THE  
DESIGNER, I HEREBY CERTIFY  
THAT I AM THE DESIGNER OF  
THIS PLAN AND I AM A  
REGISTERED ARCHITECT  
IN THE PROVINCE OF  
SASKATCHEWAN.



ISSUED FOR CONSTRUCTION - 19/06/2021  
PROJECT # A1491 - ORCHARD VALLEY

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# The Northridge III

Stock Plan #: E1350-11 (Revised)

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IF THE BUYER ASSUMES RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING MAINT OF WORK, WRIT'N DIMENSIONS SHALL PREVAILE. USE METRIC SCALE DRAWING.

REV. #	DATE



Project # A1491

Lot 23 Plan  
Subdivision

Client:  
Mr. & Mrs.

DRAWING TITLE:

PAGE:

DATE: 14/06/2021  
JOB # -  
SCALE: 1/4" = 1'-0"  
DRAWN BY: PLS (PLS)  
CHECKED: GDS

Project # A1491

P85

**GENERAL NOTES**

- IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR THEIR BUILDER AGENT TO CHECK ALL LOCAL BYLAW AND CODE REQUIREMENTS, SITE AND SOIL CONDITIONS AND ENSURE THEY ARE MET.
- ALL LOCAL BYLAW AND CODE REQUIREMENTS MUST BE MET, AND ANY SPECIFICATIONS NOTED IN THESE DRAWINGS MUST BE ALTERED BY THE CLIENT AND/OR HIS AGENT BUILDER TO MEET THOSE CODES IF AND WHEN NECESSARY.
- IF SOIL CONDITIONS WARRANT, CONCRETE FOUNDATION AND FOOTING SIZING AND SPECIFICATIONS MUST BE CALCULATED BY A LOCAL ENGINEER OR ENGINEERS REGISTERED IN THAT DISCIPLINE.
- CONCRETE FOOTING DEPTHS AND SIZES MUST MEET LOCAL CLIMATE, CODE AND LOCAL BYLAW REQUIREMENTS.
- CONCRETE TYPE MUST MEET SOIL CONDITIONS AND ALL LOCAL BYLAW AND CODE REQUIREMENTS PERTAINING TO FOUNDATION MATERIALS MUST BE MET.

PROFESSIONALS AND ENGINEERS REQUIRED TO COMPLETE THESE TASKS MAY OR MAY NOT INCLUDE:

- STRUCTURAL ENGINEER FOR FOUNDATION DESIGN AND SPECIFICATIONS,
- GEOTECHNICAL ENGINEER FOR SOIL TESTING AND SPECIFICATIONS,
- LOCAL ARCHITECT REGISTERED TO DO RESIDENTIAL CALCULATIONS.

EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THESE CONSTRUCTION DRAWINGS ARE FREE OF ERRORS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE CONTRACTORS AGENTS TO CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS SIZES AND DEFINITIONS LISTED ON THESE DRAWINGS. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND APPLYING PROPER BUILDING PRACTICES.

THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN ANY FORM BY ANY PARTY WHATSOEVER.

THERE ARE NO PRODUCT ENDORSEMENTS IMPLIED FOR ANY OF THE MATERIALS LISTED ON THESE DRAWINGS.

PROPER INSTALLATION OF CONSTRUCTION ASSEMBLIES INCLUDING NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS ARE NOT NECESSARILY IDENTIFIED OR NOTED ON THE PLANS. THE DESIGNER HAS NO CONTROL OR RESPONSIBILITY OVER THESE ITEMS.

**GENERAL SITE NOTES:**

ALL PERSONS ON SITE MUST WEAR HARD HATS AND PROPER FOOTWEAR. BUILDER MUST TAKE CARE THAT ALL WALLS IN CONSTRUCTION ARE BRACED PROPERLY.

BUILDER MUST TAKE CARE TO PLACE TEMPORARY RAILINGS AROUND OPENINGS IN FLOORS AND CEILINGS.

BUILDER MUST TAKE CARE THAT SITE IS PROPERLY BLOCKED OFF AND MARKED "CONSTRUCTION SITE"

**CONCRETE NOTES:**

UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLOORWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATION WALLS & 15MPa FOR ALL OTHER APPLICATIONS.

**FOOTING NOTES:**

20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 3000 PSF LOAD.

BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE.

STEPPED FOOTINGS TO BE PROVIDED (WHERE REQUIRED BY GRADE) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED.

4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH; IN LINE WITH BTM IF FTGS. AT PERIMETER OF BLDG.

MIN. 1/4" PARGING (EXTERIOR) TO 12" BELOW GRADE.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:  
\*\*\* - MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED \*\* MAY OR MAY NOT BE REQUIRED BY LOCAL CODE, BUT ARE CONSIDERED GOOD BUILDING PRACTICE. BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER REGARDING PLACEMENT OF THESE MATERIALS OR ASSEMBLIES.

**GENERAL CONSTRUCTION NOTES**

**BEAM AND STRUCTURAL DESIGN NOTES:**

(F) NOTE ON BEAMS DESIGNATES FLUSH, MEANING EITHER THE TOP OR BOTTOM OF THE BEAM TO NOT PROTRUDE PAST FINISHED PLANE.

(D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.

(SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

**STRUCTURAL POST NOTES:**

(LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6).

**LUMBER NOTES:**

ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

**WINDOW & DOOR NOTES:**

ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (5040 INDICATES 5'-0" x 4'-0")

CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.

ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON MANUFACTURER.

ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.

TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.

ALL WINDOWS TO MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED WINDOWS PER CAN/CSA-A440-2.

EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:  
\*\*\* - MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED \*\* MAY OR MAY NOT BE REQUIRED BY LOCAL CODE, BUT ARE CONSIDERED GOOD BUILDING PRACTICE. BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER REGARDING PLACEMENT OF THESE MATERIALS OR ASSEMBLIES.

**ENGINEERED WOOD PRODUCTS NOTES:**

ENGINEERED WOOD SUPPLIER/TRUSS MFR. TO PROVIDE ENGINEERED DRAWINGS, SEALED BY A P.ENG. LICENSED TO PRACTICE IN THIS HOMEPLAN'S BUILDING LOCATION, FOR THE BUILDING INSPECTOR TO REVIEW ON SITE.

**FLOOR JOIST SYSTEM NOTES:**

ENGINEERED JOISTS (TJI) FLOOR SYSTEMS ARE ASSUMED ON THESE DRAWINGS. JOIST SPANS AND JOIST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER. IF DIMENSIONAL LUMBER JOISTS ARE USED, CALCULATIONS MUST MEET LOCAL CODES FOR LOAD BEARING, SIZE AND SPACING.

CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

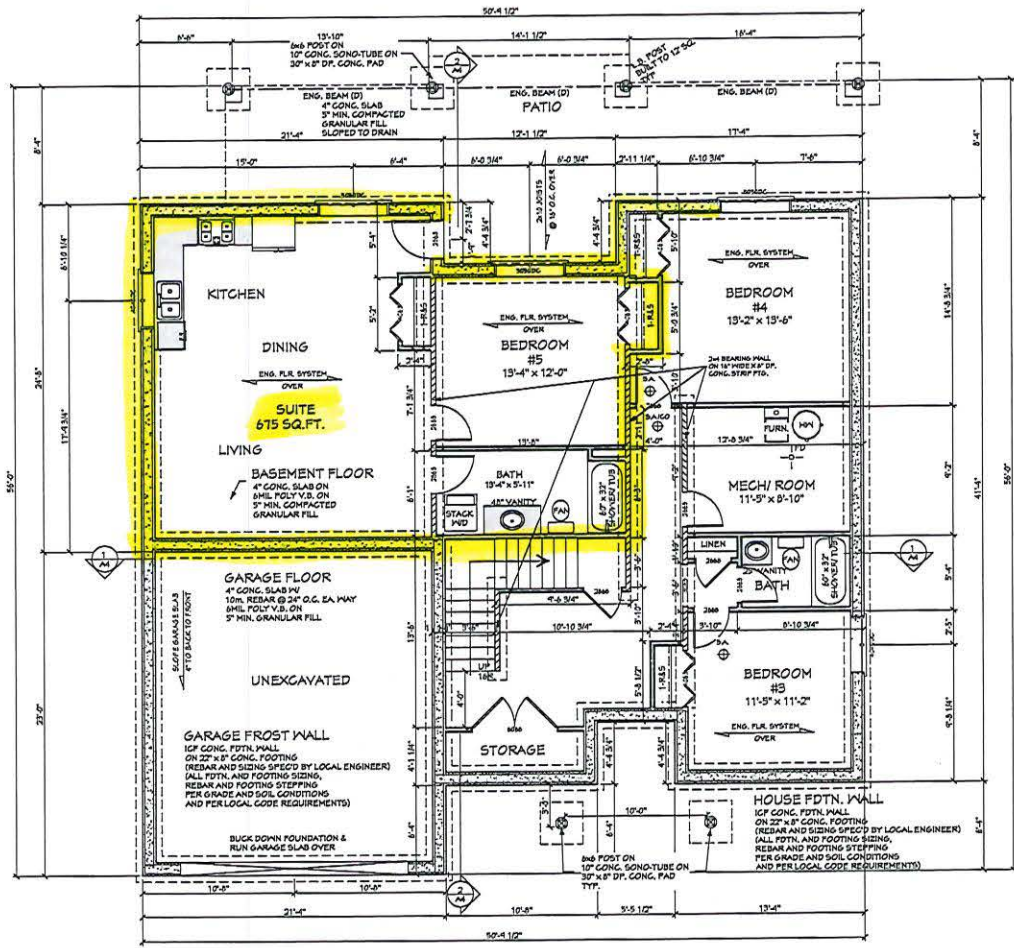
**ROOF DESIGN & CONSTRUCTION NOTES:**

NOTES TO ROOF MANUFACTURERS

- ROOF DESIGNER TO CONSIDER DIMENSIONAL LUMBER FOR BEAMS NOTED "ENG. BEAM" AND SUBSTITUTE WHERE STRUCTURALLY POSSIBLE BY CODE.
- TRUSS HEELS IN ALL APPLICATIONS MUST HAVE A MINIMUM 8" HEEL FOR INSULATION PURPOSES.
- CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR IS TO ENSURE G.I. FLASHINGS ARE PLACED IN ALL ROOF VALLEYS FOR PROPER RUNOFF.
- CONTRACTOR IS TO ENSURE THAT G.I. STEP FLASHINGS ARE PLACED WHEREVER WALLS AND CHIMNEYS MEET ROOF SURFACES, AND THAT STEP FLASHINGS ARE PLACED FOR PROPER RUNOFF.

ALL EXISTING HOME PLANS ARE COPYRIGHT PROTECTED BY THE DESIGNERS. EXISTING HOME PLANS DESIGNS ARE SOLD ON A "ONE PLAN PURCHASE FOR ONE HOUSE BUILT" BASIS. ANY REPRODUCTION OR COPYING FOR THE INTENTION OF BUILDING MULTIPLE HOMES IS AN INFRINGEMENT OF COPYRIGHT. PLEASE CONTACT EXCITING HOME PLANS FOR FURTHER DETAILS.

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**FOUNDATION/LOWER FLOOR PLAN**

9' CEILING HEIGHT UNLESS NOTED OTHERWISE  
FINISHED FLOOR AREA = 1682 SQ.FT.  
SUITE AREA = 686 SQ.FT.  
IN WALL FINISHED FLOOR AREA = 1498 SQ.FT.

NOTE:  
ALL TOP OF WINDOW ROUGH OPENINGS  
TO BE 96" ABOVE FLOOR SURFACE.

**FOUNDATION NOTES**

**CONCRETE NOTES:**  
UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLOORING, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATION WALLS & 15MPa FOR ALL OTHER APPLICATIONS.  
**FOOTING NOTES:**  
20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 2000 PSF LOAD.  
BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE.  
STEPPED FOOTINGS TO BE PROVIDED (WHERE REQUIRED BY GRADE) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED.  
4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH, IN LINE WITH STRIP FTGS. AT PERIMETER OF BLOC.  
MIN. 1/4" PAVING (EXTERIOR) TO 12" BELOW GRADE.

**STRUCTURAL POST NOTES:**  
(LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS, REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (PER ASD/ASD/ASD).  
**ENGINEERED WOOD PRODUCTS NOTES:**  
ENGINEERED WOOD SUPPLIER/BRUSS MFR. TO PROVIDE ENGINEERED DRAWINGS, SEALED BY A P. ENG. LICENSED TO PRACTICE IN THIS HOMEPLANS BUILDING LOCATION, FOR THE BUILDING INSPECTOR TO REVIEW ON SITE.  
**FLOOR JOIST SYSTEM NOTES:**  
ENGINEERED JOISTS (EJ) FLOOR SYSTEMS ARE ASSUMED ON THESE DRAWINGS. JOIST SPANS AND JOIST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER. IF DIMENSIONAL LUMBER JOISTS ARE USED, CALCULATIONS MUST MEET LOCAL CODES FOR LOAD BEARING, SIZE AND SPACING. CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

**GENERAL NOTES**

**BEAM AND STRUCTURAL DESIGN NOTES:**  
(F) NOTE ON BEAMS DESIGNATES FLISH, MEANING EITHER THE TOP OR BOTTOM OF THE BEAM TO NOT PROVIDE PAINT FINISHED PLANE.  
(D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.  
(D/SH-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER, SEE DETAIL.  
**INTERIOR BEARING WALLS:**  
2x4 STUD OR 2x6 STUD WALL CONSTRUCTION UNDER ENG. FLOOR SYSTEMS: ALL OPENINGS IN INTERIOR BEARING WALLS ARE TO BE CONSTRUCTED WITH STRUCTURAL LINTELS PER FLOOR SUPPLIER SPECIFICATIONS. UNDER DIMENSIONAL LUMBER FLOORS: SEE LOCAL CODE FOR RESIDENTIAL BEAM SPAN LOAD CALCULATIONS.  
**LUMBER NOTES:**  
ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE.

**WINDOW & DOOR NOTES:**  
ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (S406 INDICATES 2'-0" x 4'-0")  
CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.  
ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON MANUFACTURER.  
ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.  
TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, GLASS LOCATION, AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.  
ALL WINDOWS TO MEET ENERGY RATING OF 17B FOR OPERATING WINDOWS & 27B FOR FIXED WINDOWS PER CAN/CSA-A440-2.  
EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

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IF A BUILDING IS RESPONSIBLE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. VERIFY ALL DIMENSIONS (TAKING INCLUDING, DO NOT SCALE DRAWING.

REV. #	DATE
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Lot 23 Plan  
Subdivision

Client:  
Mr. & Mrs.

DRAWING TITLE:  
FOUNDATION & LOWER FLOOR PLANS

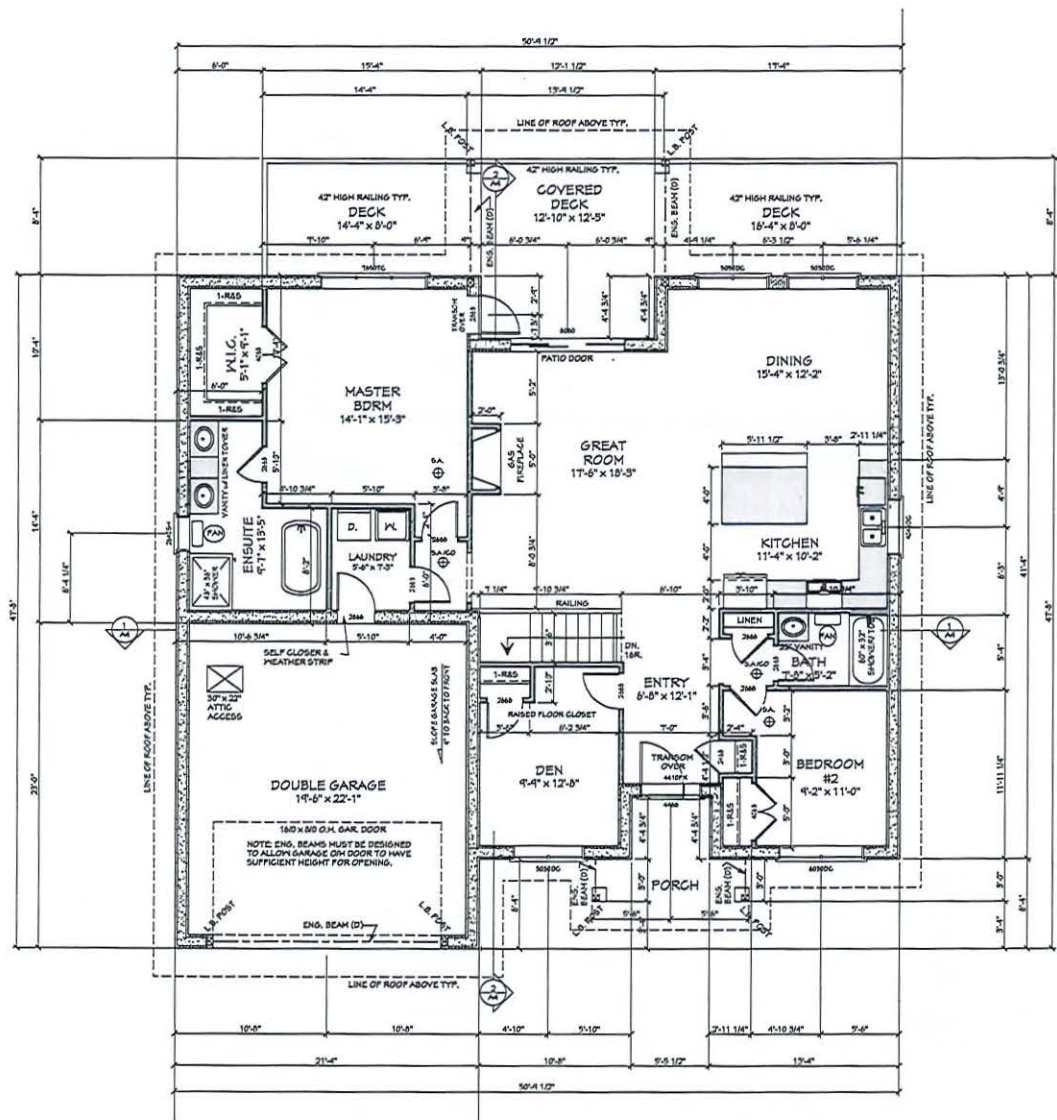
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Project # A1491

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**MAIN FLOOR PLAN**

9' CEILING HEIGHT UNLESS NOTED OTHERWISE  
FINISHED FLOOR AREA = 1682 SQ.FT.  
GARAGE AREA = 475 SQ.FT.  
IN WALL FINISHED FLOOR AREA = 1497 SQ.FT.

NOTE:  
ALL TOP OF WINDOW ROUGH OPENINGS  
TO BE 46" ABOVE FLOOR SURFACE.

**CONCRETE NOTES:**

UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLATWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATION WALLS & 15MPa FOR ALL OTHER APPLICATIONS.

**FOOTING NOTES:**

20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 3000 PSF LOAD. BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE. STEPPED FOOTINGS TO BE PROVIDED (WHERE REQUIRED BY GRADE) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED. 4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH, IN LINE WITH BTM IF FTGS. AT PERIMETER OF BLDG. MIN. 1/4" FARGING (EXTERIOR) TO 12" BELOW GRADE.

**GENERAL CONSTRUCTION NOTES**

**BEAM AND STRUCTURAL DESIGN NOTES:**

- (F) NOTE ON BEAMS DESIGNATES FLUSH, MEANING EITHER THE TOP OR BOTTOM OF THE BEAM TO NOT PROTRUDE PAST FINISHED PLANE.
- (D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.
- (SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

**STRUCTURAL POST NOTES:**

- (LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS, REQUIRES STUDS TO BE NAILLED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6).

**INTERIOR BEARING WALLS:**

2x4 STUD OR 2x6 STUD WALL CONSTRUCTION UNDER ENG. FLOOR SYSTEMS: ALL OPENINGS IN INTERIOR BEARING WALLS ARE TO BE CONSTRUCTED WITH STRUCTURAL LINTELS PER FLOOR SUPPLIER'S SPECIFICATIONS. UNDER DIMENSIONAL LUMBER FLOORS. SEE LOCAL CODE FOR RESIDENTIAL BEAM SPAN LOAD CALCULATIONS.

**LUMBER NOTES:**

ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

**WINDOW & DOOR NOTES:**

ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (S&O) INDICATES 5'-0" x 4'-0". CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING. ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON SUPPLIER. ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING. TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BLDGS. PRIOR TO ORDERING. ALL WINDOWS TO MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED WINDOWS PER CAN/CSA-A440-2. EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

**ENGINEERED WOOD PRODUCTS NOTES:**

**FLOOR JOIST SYSTEM NOTES:**

ENGINEERED JOISTS (JI) FLOOR SYSTEMS ARE ASSUMED ON THESE DRAWINGS. JOIST SPANS AND JOIST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER. IF DIMENSIONAL LUMBER JOISTS ARE USED, CALCULATIONS MUST MEET LOCAL CODES FOR LOAD BEARING, SIZE AND SPACING. CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

**ROOF DESIGN & CONSTRUCTION NOTES:**

- NOTES TO ROOF MANUFACTURERS
- ROOF DESIGNER TO CONSIDER DIMENSIONAL LUMBER FOR BEAMS NOTED "ENG. BEAM" AND SUBSTITUTE WHERE STRUCTURALLY POSSIBLE BY CODE.
- TRUSS HEELS IN ALL APPLICATIONS MUST HAVE A MINIMUM 8" HEEL FOR INSULATION PURPOSES.
- CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR IS TO ENSURE G.I. FLASHINGS ARE PLACED IN ALL ROOF VALLEYS FOR PROPER RUNOFF.
- CONTRACTOR IS TO ENSURE THAT G.I. STEP FLASHINGS ARE PLACED WHEREVER WALLS AND CHIMNEYS MEET ROOF SURFACES, AND THAT STEP FLASHINGS ARE PLACED FOR PROPER RUNOFF.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:  
\*\* = MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED \*\* MAY OR MAY NOT BE REQUIRED BY LOCAL CODE, BUT ARE CONSIDERED GOOD BUILDING PRACTICE. BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER REGARDING PLACEMENT OF THESE MATERIALS OR ASSEMBLIES.

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Lot 23 Plan  
Subdivision

Client:  
Mr. & Mrs.

DRAWING TITLE:  
MAIN FLOOR PLAN

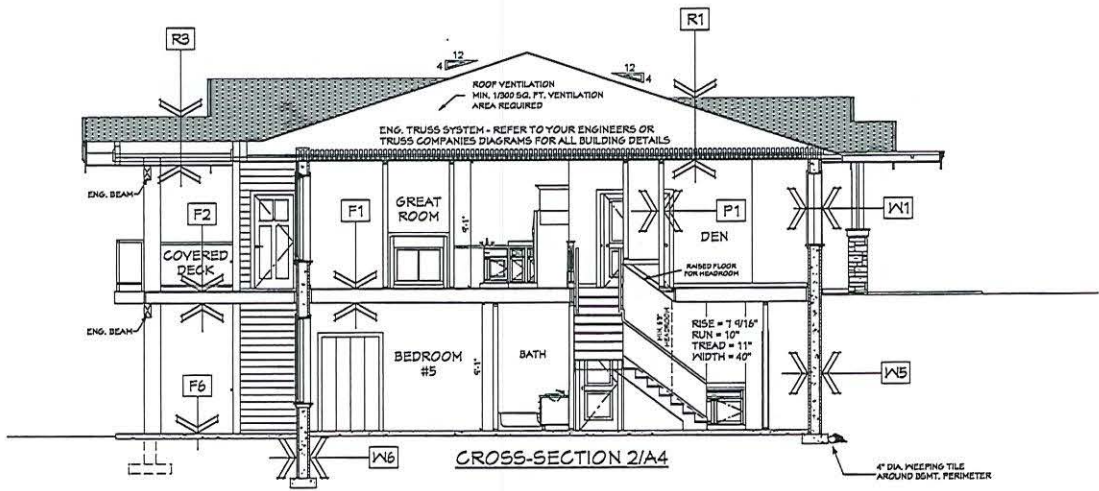
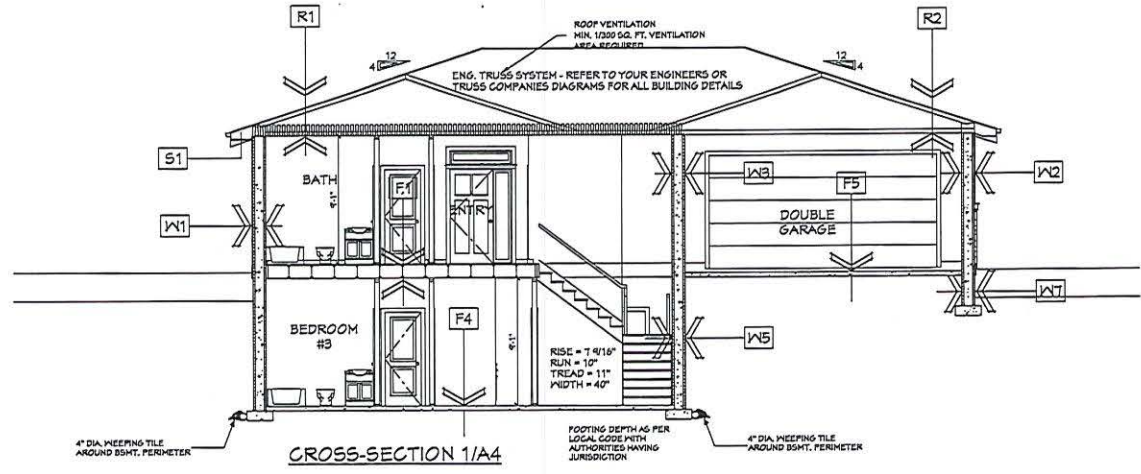
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DATE: 19/06/2021  
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**CONSTRUCTION ASSEMBLIES:**

**IMPORTANT BUILDING INSULATION AND AIRTIGHTNESS NOTES:**  
THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION ASSEMBLIES MEETING THE LOCAL CODE RELATING TO INSULATION STANDARDS.  
SEE SHEET D-1 FOR CANADIAN BLDG. CODE INSULATION SPECIFICATION OPTIONS FOR EXTERIOR WALL, FLOOR, ROOF AND FOUNDATION CONSTRUCTION ASSEMBLY DETAILS WHICH SUPERSEDE THE NOMINAL INSULATION VALUES AND ASSEMBLIES NOTED ON THIS PAGE.

- EXTERIOR WALL CONSTRUCTION**
- W1 EXTERIOR HOUSE WALLS**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - W2 EXTERIOR GARAGE WALLS**
    - HARDIE PLANK SIDING/BLDG. PAPER
    - 3/4" O.S.B. SHEATHING
    - 2x4 @ 24" STUDS @ 1" O.C.
    - 1 1/2" OPSYUM BOARD (PAINTED)
    - INSULATION OPTIONAL OR AS REQUIRED BY CODE
  - W3 HOUSE/GARAGE EXTERIOR WALLS**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - W4 FOUNDATION WALLS - UNFINISHED AREAS**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - W5 FOUNDATION WALLS - FINISHED AREAS**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - W6 FOUNDATION WALLS - FROST WALLS**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - W7 FOUNDATION WALLS - GARAGE FROST WALLS**
    - 4" CONCRETE FOUNDATION WALL
    - ON 16% FC CONC. STRIP FOOTING
    - FOOTING DEPTH PER LOCAL PERIST
    - PENETRATION AND CODE REQUIREMENTS
- INTERIOR PARTITION CONSTRUCTION**
- P1 INTERIOR WALLS - (TYP)**
    - 1 1/2" OPSYUM BOARD (PAINTED)
    - 2x4 @ 24" STUDS @ 1" O.C.
    - 1 1/2" OPSYUM BOARD (PAINTED)
  - P2 INTERIOR WALLS - INSULATED**
    - 1 1/2" OPSYUM BOARD (PAINTED)
    - 2x4 @ 24" STUDS @ 1" O.C.
    - 1 1/2" SOUND INSULATION
    - 1 1/2" OPSYUM BOARD (PAINTED)

- FLOOR CONSTRUCTION**
- F1 JOISTED HOUSE FLOOR**
    - FINISHED FLOOR
    - 3/4" T&G O.S.B. GLEED NAILLED & SCREWED
    - ENG. JOIST SYSTEM MATERIAL AND INSTALLATION PER MANUFACTURER
    - 1 1/2" CEILING BOARD
    - PAINTED FINISH
  - F2 JOISTED DECK AND PORCH FLOORS**
    - 60 MIL WATERPROOF VINYL DECK MEMBRANE
    - LAP @ 2" WHERE WALL APPLIES
    - 3/4" T&G O.S.B. GLEED NAILLED & SCREWED
    - ENG. JOIST SYSTEM (MATERIAL AND INSTALLATION PER MANUFACTURER)
    - 1/4" SOFFIT STRAPPING IF NECESSARY
    - VENTED ALUMINUM SOFFIT
  - F3 JOISTED HOUSE FLOOR TO EXTERIOR AREA**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - BUILDING ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - F4 CONCRETE FLOORS - BASEMENT**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - BUILDING ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - F5 CONCRETE FLOORS - GARAGE**
    - 4" CONCRETE SLAB (SLOPED TO DRAIN)
    - 10 mm REBAR @ 24" GRID
    - 6 MIL VAPOUR BARRIER
    - 5" COMPACTED GRANULAR FILL
  - F6 CONCRETE FLOORS - PATIOS**
    - 4" CONCRETE SLAB (SLOPED TO DRAIN)
    - 10 mm REBAR @ 24" GRID
    - 6 MIL VAPOUR BARRIER
    - 5" COMPACTED GRANULAR FILL
  - F7 JOISTED DECK FLOOR TO GARAGE BELOW**
    - FINISHED FLOOR
    - 3/4" T&G O.S.B. GLEED NAILLED & SCREWED
    - ENG. JOIST SYSTEM MATERIAL AND INSTALLATION PER MANUFACTURER
    - INSULATION OPTIONAL
    - 5/8" TYPE "X" FIREGUARD CEILING BOARD
    - PAINTED FINISH
  - F8 HOUSE FLOOR TO GARAGE BELOW**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - BUILDING ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - F9 JOISTED DECK FLOOR TO HEATED AREA BELOW**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - BUILDING ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES

- ROOF AND CEILING CONSTRUCTION**
- R1 HOUSE ROOF AND CEILING**
    - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
    - BUILDING ASSEMBLY DETAILS
    - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
  - R2 GARAGE ROOF & CEILING**
    - LAMINATED ASPHALT SHINGLES
    - ROOFING FELT
    - 7/16" ROOF SHEATHING (2x4" T&G CLIPS)
    - ENG. ROOF TRUSSES @ 24" O.C. - MATERIALS AND ASSEMBLY PER MANUFACTURER
    - 1 1/2" CEILING BOARD (TYPE "X" FIREGUARD WHERE REQUIRED BY CODE)
  - R3 DECK AND PORCH ROOF & CEILING**
    - LAMINATED ASPHALT SHINGLES
    - ROOFING FELT
    - 7/16" ROOF SHEATHING (2x4" T&G CLIPS)
    - ENG. ROOF TRUSSES @ 24" O.C. - MATERIALS AND ASSEMBLY PER MANUFACTURER
    - 1/4" SOFFIT STRAPPING IF NECESSARY
    - VENTED ALUMINUM SOFFIT
- SOFFIT SPECIFICATIONS**
- S1** - FINISHED VENTED ALUMINUM SOFFIT

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**EXCITING HOME PLANS**  
Project # A1491

Lot 23 Plan  
Subdivision

Client:  
Mr. & Mrs.

DRAWING TITLE:  
CROSS-SECTIONS & DETAILS

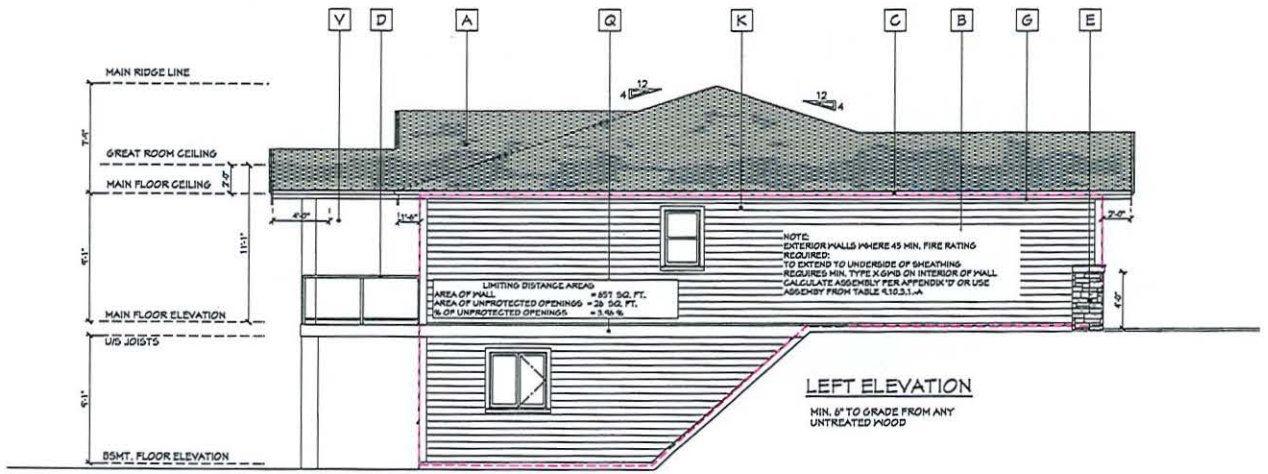
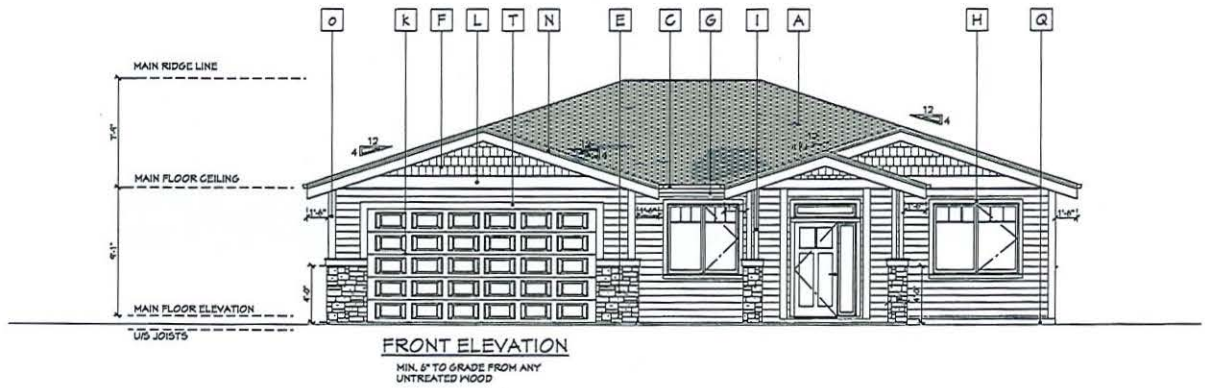
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- MATERIAL & EXTERIOR FINISH LEGEND:**
- A ROOF - LAMINATED ASPHALT SHINGLES
  - B EXT. WALLS - STUCCO OR ACRYLIC STUCCO
  - C PRE FIN. ALUM. GUTTER & DOWNSPOUTS
  - D 42" HIGH PREFIN. ALUM & GLASS DECK RAILING (AS PER LOCAL CODE REQUIREMENTS)
  - E STONE OR BRICK VENEER
  - F GABLE END DETAIL - ACRYLIC COVERED STYROFOAM
  - G PREFIN. ALUM. SOFFIT
  - H FRONT ELEV. WINDOW & DOOR TRIM 6" HORIZ. STYROFOAM TRIM 3" WRAP AT SIDES 4" VERT. STYROFOAM TRIM
  - I FRONT ELEVATION COLUMNS DECOR. ACRYLIC STUCCO BUILT OUT CAPITALS ON 18" SQ. FRAMED OUT COLUMN w/ ACRYLIC STUCCO SURROUND ON MASONRY VENEER OR ACRYLIC BASE
  - J DECORATIVE BRACKETS
  - K GARAGE DOOR
  - L 10" BUILT OUT HORIZ. GABLE BAND ACRYLIC STUCCO FINISH
  - M GABLE END DETAIL
  - N 4" on 10" STEPPED PREFIN. ALUM. WRAPPED GABLE FASCIA
  - O 6" BUILT OUT STUCCO CORNERS/QUINOS
  - P FRONT ELEVATION PICKET RAILING
  - Q 2" x 10" BUILT OUT STUCCO BELLY BAND
  - R WINDOW & DOOR TRIMS 4" ACRYLIC STUCCO COVERED STYROFOAM
  - S ARCHITECTURAL TOOTHING
  - T GARAGE DOOR TRIM 6" HORIZ. STYRO BUILDOUTS 4" VERT. STYRO BUILDOUTS
  - U PREFIN. ALUM. FACED EXTERIOR ITEMS
  - V REAR COLUMNS SPECIFICATION DECORATIVE ACRYLIC STUCCO BUILT OUT CAPITALS ON 18" SQ. FRAMED OUT COLUMNS w/ MASONRY OR ACRYLIC STUCCO BASE

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Lot 23 Plan  
Subdivision

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Project # A1491

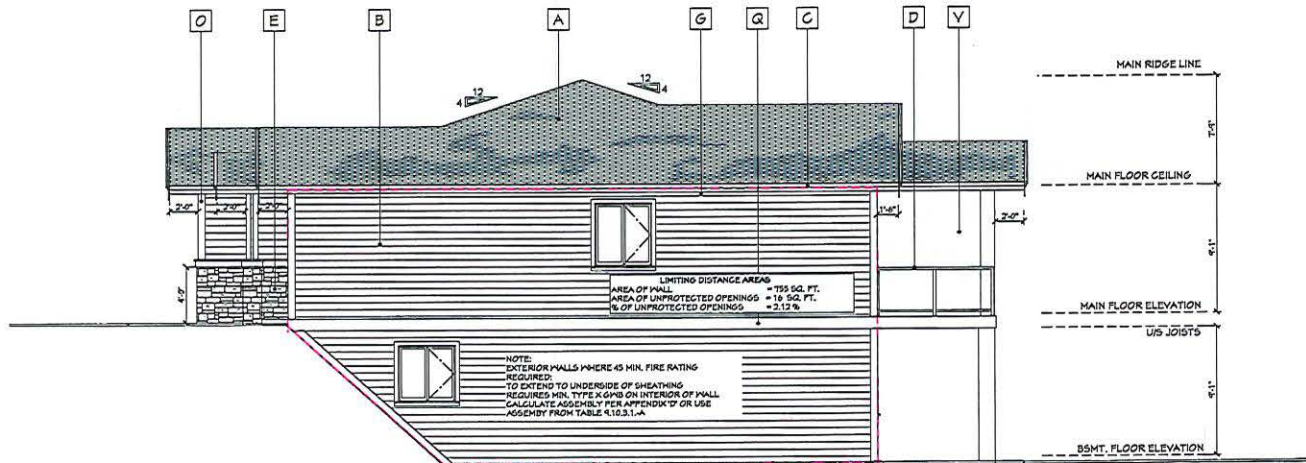
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REAR ELEVATION

MIN. 6" TO GRADE FROM ANY UNTREATED WOOD

ENTRANCE TO SITE



RIGHT ELEVATION

MIN. 6" TO GRADE FROM ANY UNTREATED WOOD

MATERIAL & EXTERIOR FINISH LEGEND:

- A ROOF - LAMINATED ASPHALT SHINGLES
- B EXT. WALLS - STUCCO OR ACRYLIC STUCCO
- C PRE FIN. ALUM. GUTTER & DOWNSPOUTS
- D 42" HIGH PREFIN. ALUM & GLASS DECK RAILING (AS PER LOCAL CODE REQUIREMENTS)
- E STONE OR BRICK VENEER
- F GABLE END DETAILS - ACRYLIC COVERED STYROFOAM
- G PREFIN. ALUM. SOFFIT
- H FRONT ELEV. WINDOW & DOOR TRIM  
6" HORIZ. STYROFOAM TRIM  
3" WRAP AT SIDES  
4" VERT. STYROFOAM TRIM
- I FRONT ELEVATION COLUMNS DECOR. ACRYLIC STUCCO BUILT OUT CAPITALS ON 18" SQ. FRAMED OUT COLUMN w/ ACRYLIC STUCCO SURROUND ON MASONRY VENEER OR ACRYLIC BASE
- J DECORATIVE BRACKETS
- K GARAGE DOOR
- L 10" BUILTOUT HORIZ. GABLE BAND ACRYLIC STUCCO FINISH
- M GABLE END DETAIL
- N 4" on 10" STEPPED PREFIN. ALUM. WRAPPED GABLE FASCIA
- O 6" BUILT OUT STUCCO CORNERS/QUOINS
- P FRONT ELEVATION PICKET RAILING
- Q 2" x 10" BUILT OUT STUCCO BELLY BAND
- R WINDOW & DOOR TRIMS  
4" ACRYLIC STUCCO COVERED STYROFOAM
- S ARCHITECTURAL TOOTHING
- T GARAGE DOOR TRIM  
6" HORIZ. STYRO BUILDOUTS  
4" VERT. STYRO BUILDOUTS
- U PREFIN. ALUM. FACED EXTERIOR ITEMS
- V REAR COLUMNS SPECIFICATION DECORATIVE ACRYLIC STUCCO BUILTOUT CAPITALS ON 18" SQ. FRAMED OUT COLUMNS w/ MASONRY OR ACRYLIC STUCCO BASE

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**EXCITING HOME PLANS**  
Project # A1491

Lot 23 Plan  
Subdivision

Client:  
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EXTERIOR ELEVATIONS

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DATE: 18/06/2021  
JOB #:  
SCALE: 1/8" = 1'-0"  
DRAWN BY: PEGGY JENSEN  
CHECKED: G.S.

Project # A1491

**APPENDIX 6**



**17 STREET SE**







**CITY OF SALMON ARM**

**BYLAW NO. 4528**

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

---

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

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

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

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

Rezone Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4528"

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

ADOPTED BY COUNCIL THIS DAY OF 2022

---

MAYOR

---

CORPORATE OFFICER



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Item 10.4

## CITY OF SALMON ARM

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4535 be read a first and second time.

[Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8]

### Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

# CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: May 25, 2022

Subject: Zoning Bylaw Amendment Application No. 1243

Legal: Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467  
 Civic Address: 800 Foothill Road SW  
 Owner: P. & S. Bagley  
 Applicant: Franklin Engineering Ltd.

## MOTION FOR CONSIDERATION

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467 from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

## STAFF RECOMMENDATION

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

## PROPOSAL

To rezone the entire subject property from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

## BACKGROUND

The subject property is located on Foothill Road, east of 'The Ridge' Subdivision (Appendix 1 & 2). The parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and is split zoned A2 (Rural Holding) and R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwellings and accessory buildings	Zoned R1
South:	vacant lot	Zoned A2
East:	single family dwellings and accessory buildings	Zoned A2 and R1
West:	future subdivision, single family dwelling, and accessory building(s)	Zoned A2 and R1

The subject property is approximately 3.75 ac in area. A site plan provided in support of the rezoning application is attached as Appendix 5. Parking is to be provided onsite. Maps showing a stream and steep slopes on the property are also attached as Appendix 2.

To date, there have been no other properties on Foothill Road that have been rezoned to R8. However, there was one other split-zoned property directly to the west that was rezoned to R8 with the intent to subdivide further (ZON-1228; 2220 10 Street SW). Site photos are attached in Appendix 6.

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

COMMENTSBuilding Department

No concerns with rezoning.

Shaw

No concerns with rezoning. The owner/developer is to contact Shaw to ensure design and installation is to their standards at the time of Building Permit.

Engineering Department

No Engineering concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels > 0.4 ha require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of either a detached or a secondary suite, including sufficient space to meet parking requirements. Both detached and secondary suites are supported by OCP policy.

Since the subject property is designated Low Density Residential in the OCP, over 22 units/ha (including suites) is permitted. A realistic density would take into consideration factors such as riparian regulations, setbacks, and access routes.

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

Staff support the rezoning of the subject property from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



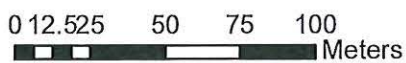
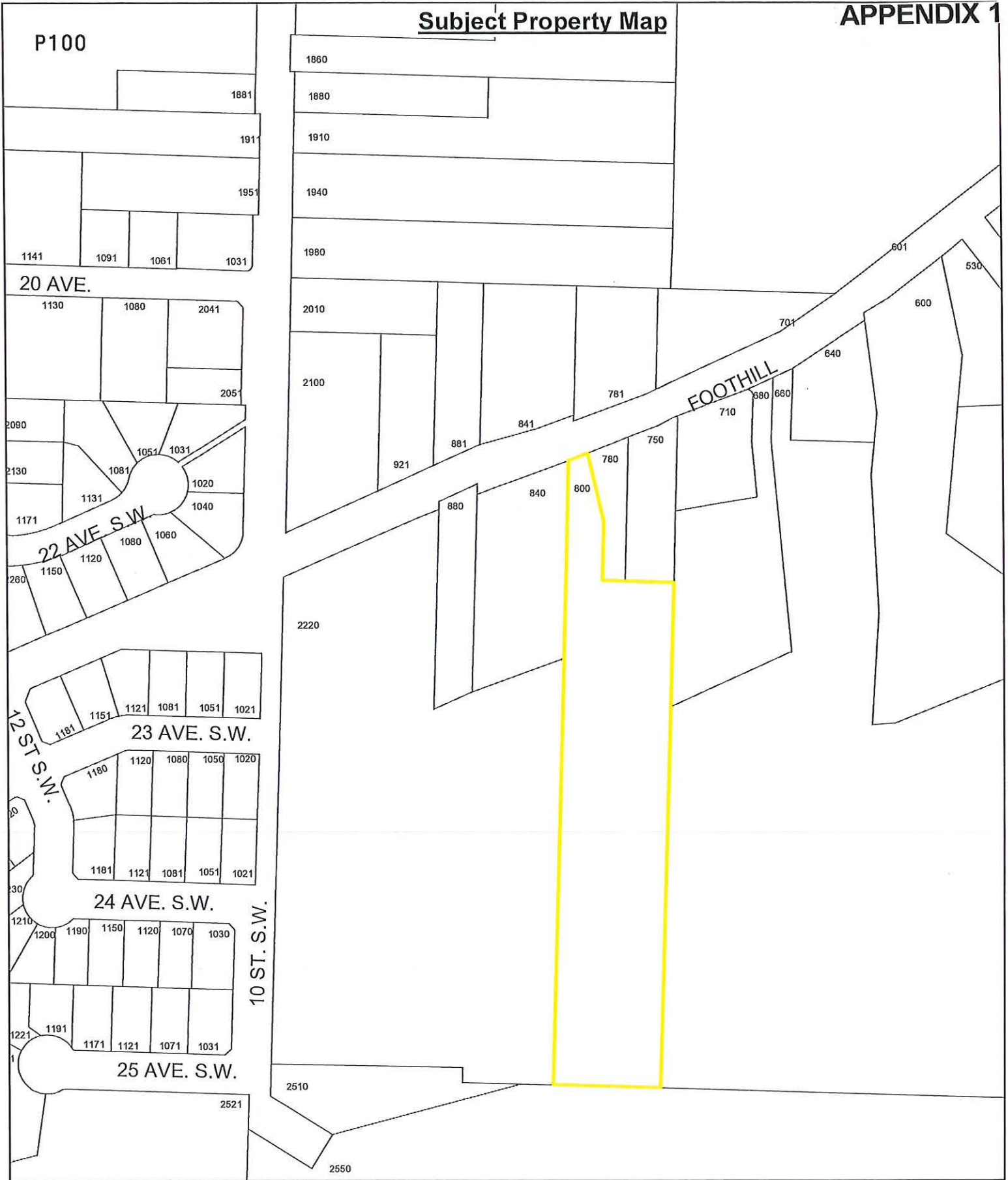
Prepared by: Evan Chorlton  
Planner I



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

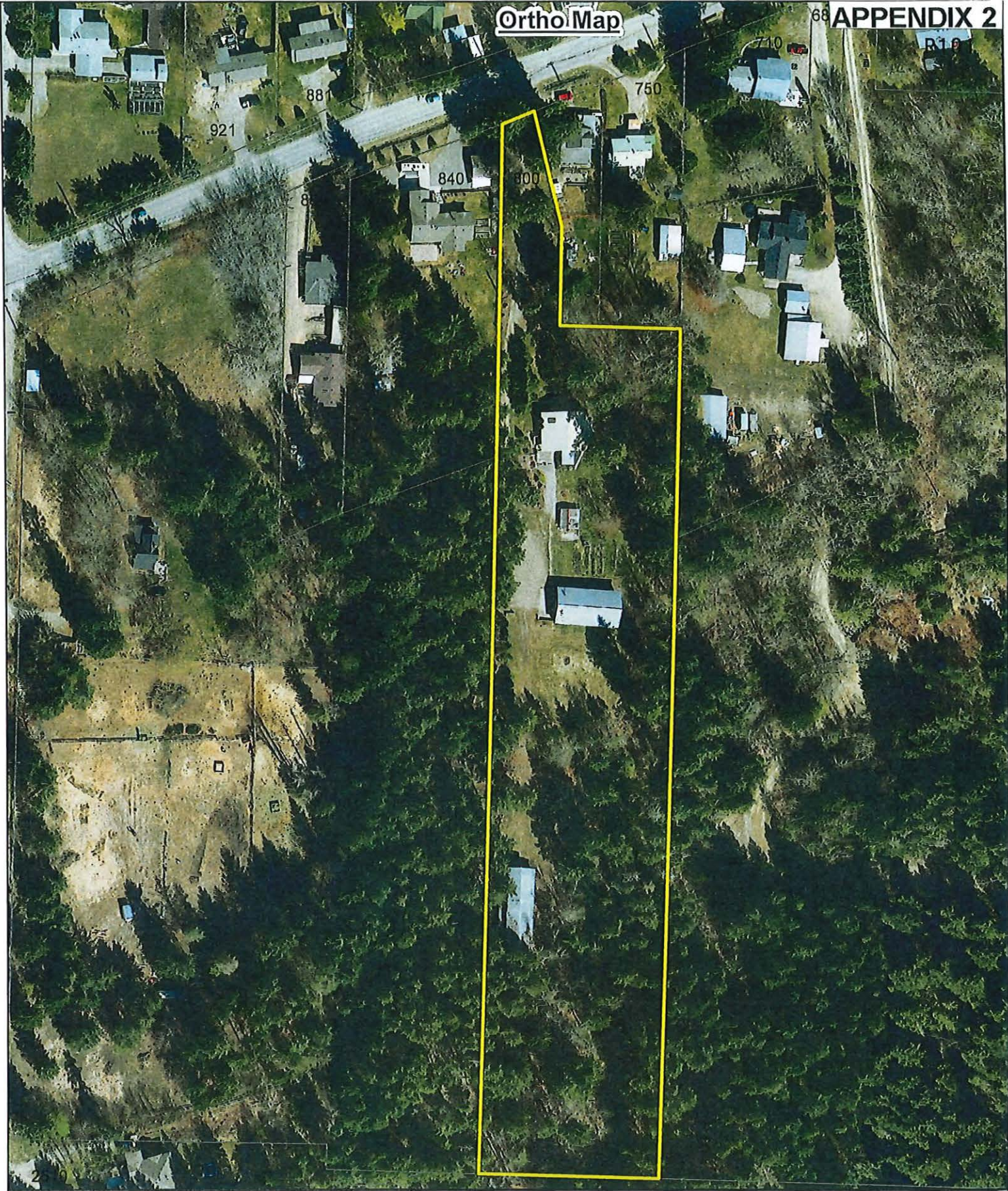
# Subject Property Map

# APPENDIX 1



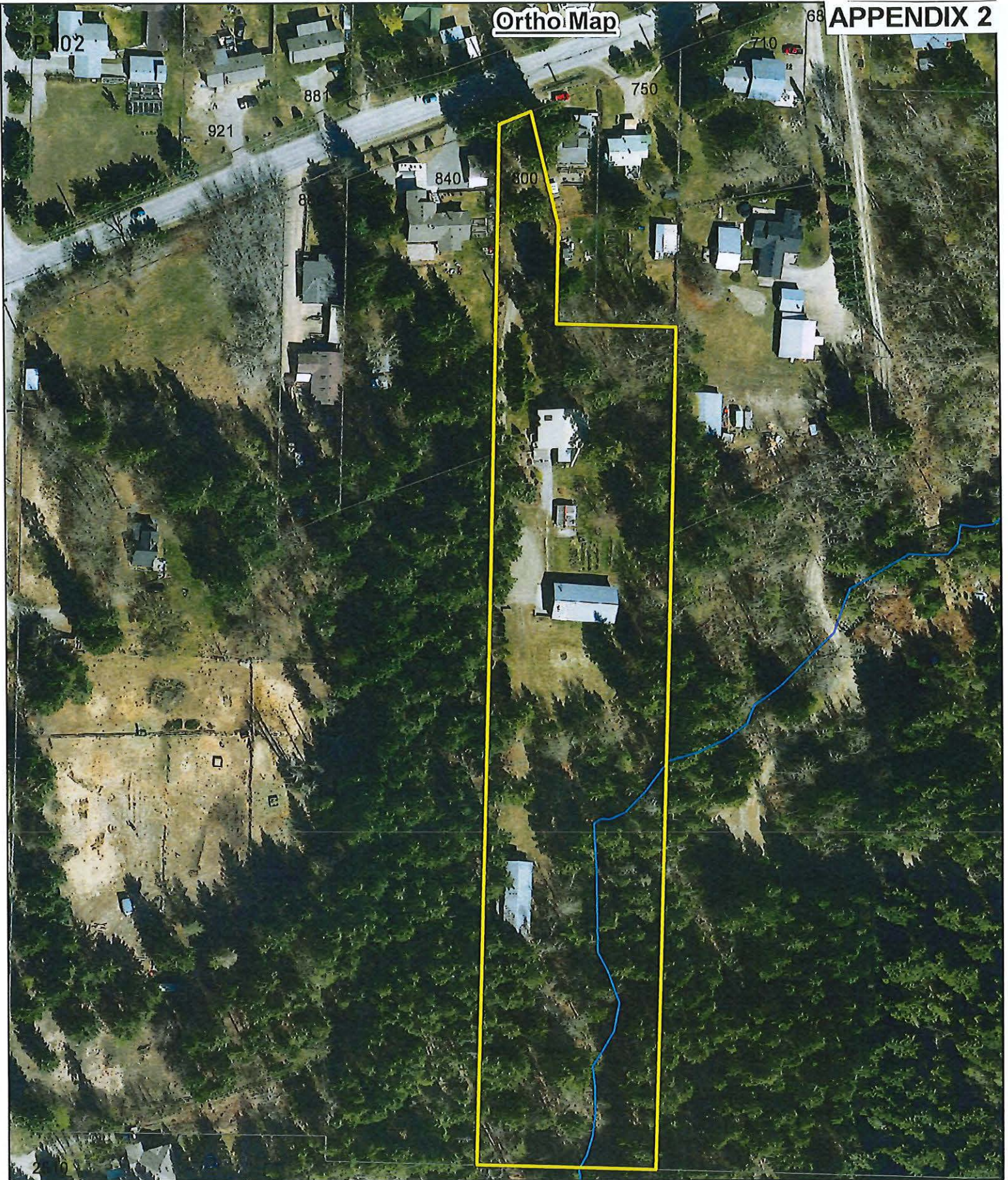
-  Subject Property
-  Parcels








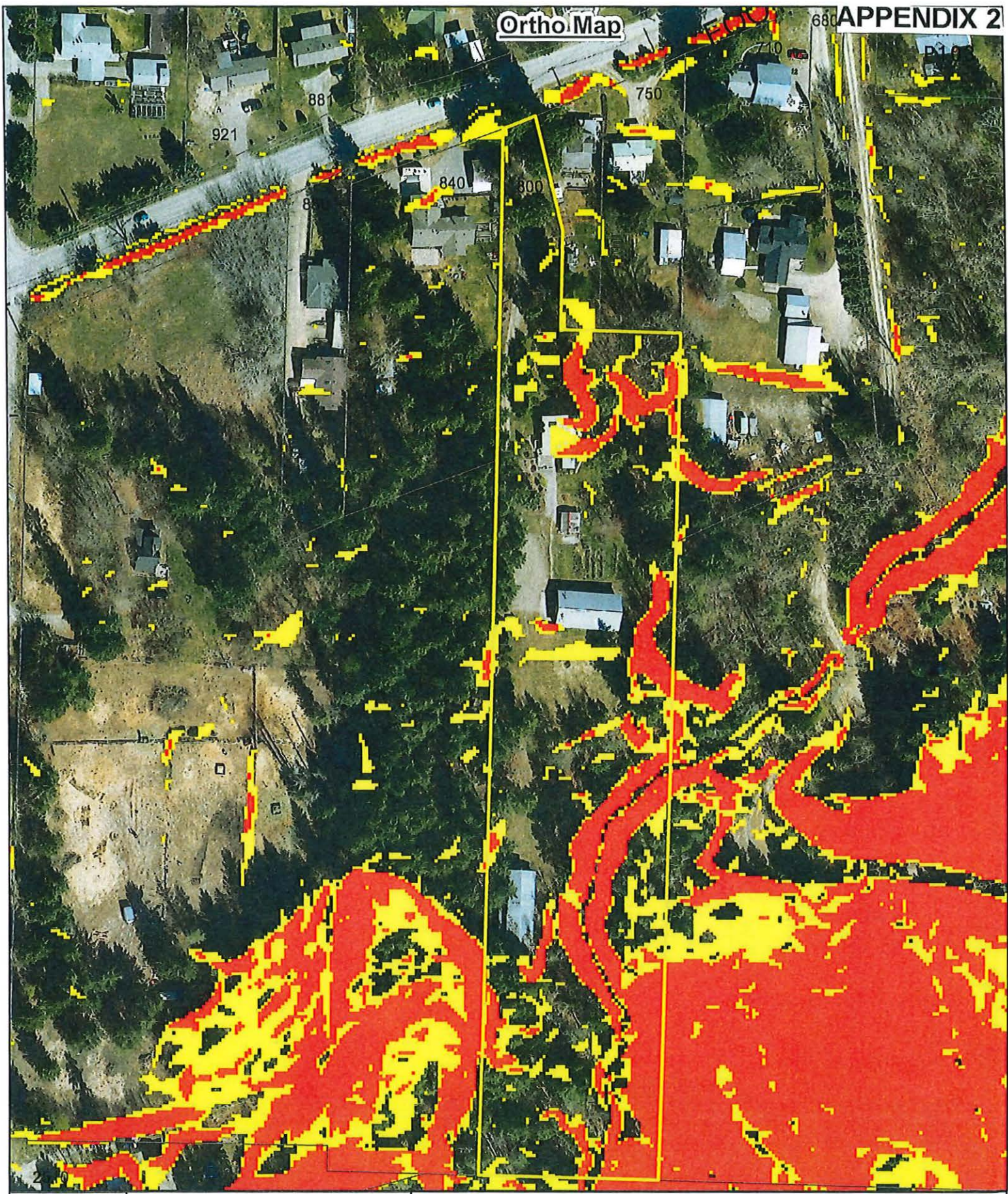
0 5 10 20 30 40  
Meters

-  Subject Property
-  Parcels







0 5 10 20 30 40  
Meters

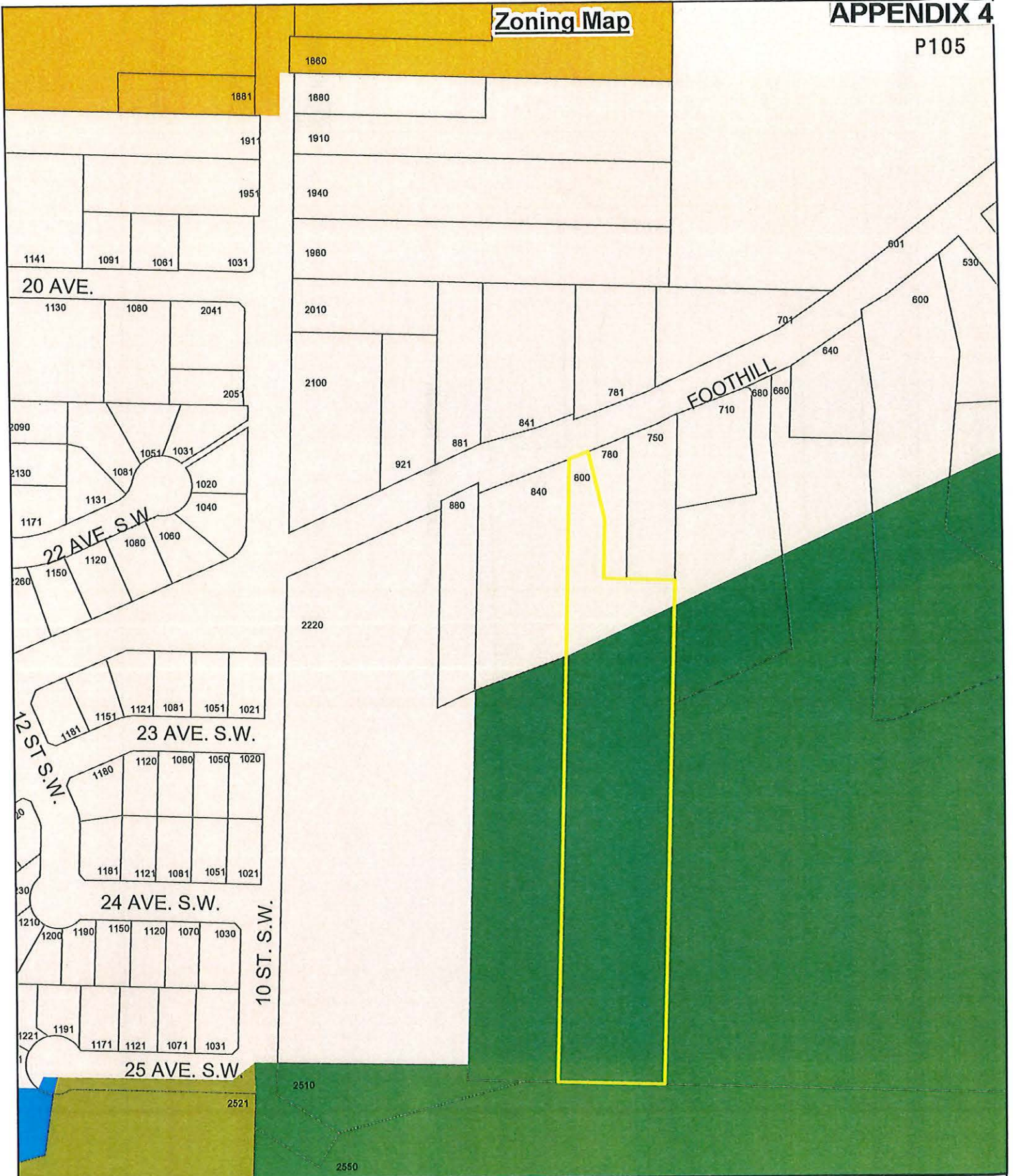
-  Subject Property
-  Stream
-  Parcels



0 5 10 20 30 40  
Meters

-  Subject Property
-  20-30% Slope
-  30%+ Slope
-  Parcels





0 12.525 50 75 100  
 Meters

- Subject Property
- Parcels
- A-2
- A-3
- R-4
- R-9
- R-1



APPENDIX 6









## CITY OF SALMON ARM

### BYLAW NO. 4535

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

---

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

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

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

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

Rezone Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467 from A-2 (Rural Holding Zone) and R-1 (Single Family Residential Zone) to R8 (Residential Suite Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4535"

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

---

MAYOR

---

CORPORATE OFFICER



Item 10.5

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

[Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8]

**Vote Record**

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

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



To: His Worship Mayor Harrison and Members of Council

Date: June 6, 2022

Subject: Zoning Bylaw Amendment Application No. 1244

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

**MOTION FOR CONSIDERATION**

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

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

**STAFF RECOMMENDATION**

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

**PROPOSAL**

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

**BACKGROUND**

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

Adjacent land uses include the following:

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

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

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

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

## COMMENTS

### Building Department

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

### Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

### Engineering Department

No Engineering concerns.


### Public Consultation

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

### Planning Department

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

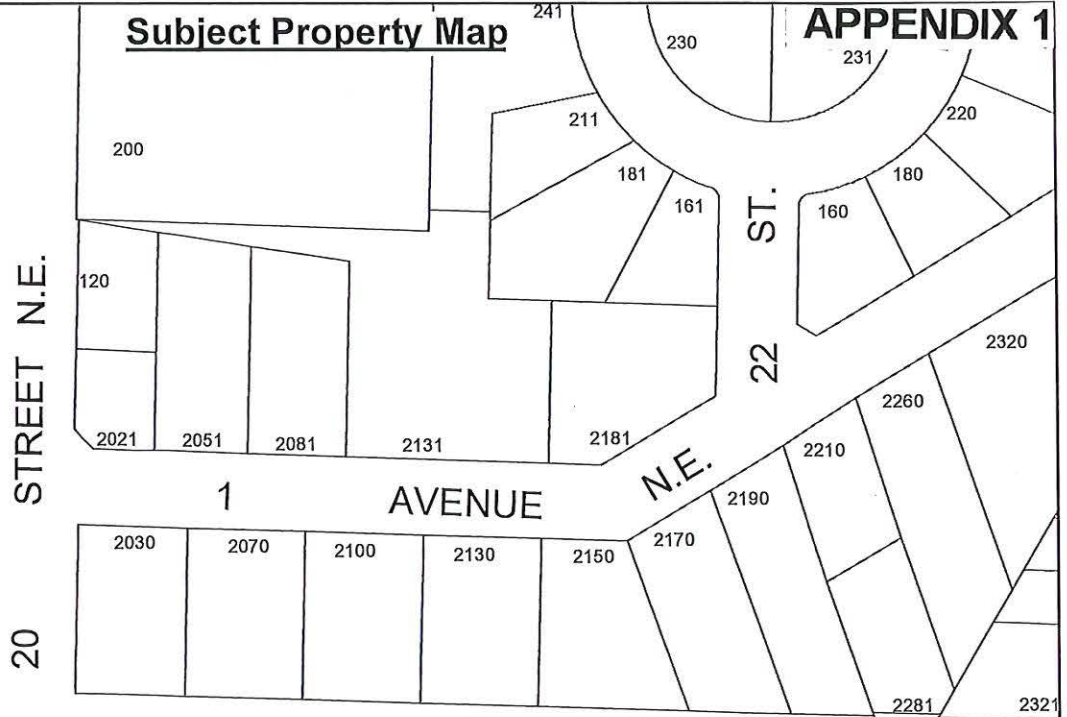
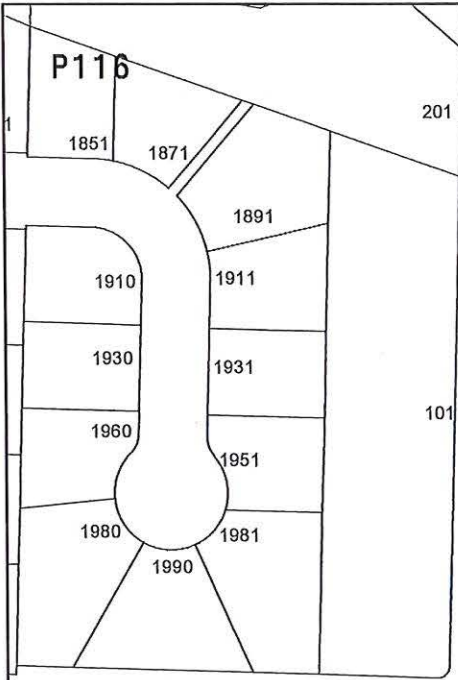
Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

  
\_\_\_\_\_  
Prepared by: Evan Chorlton  
Planner I

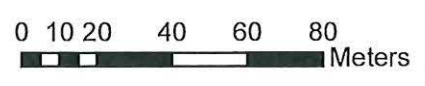
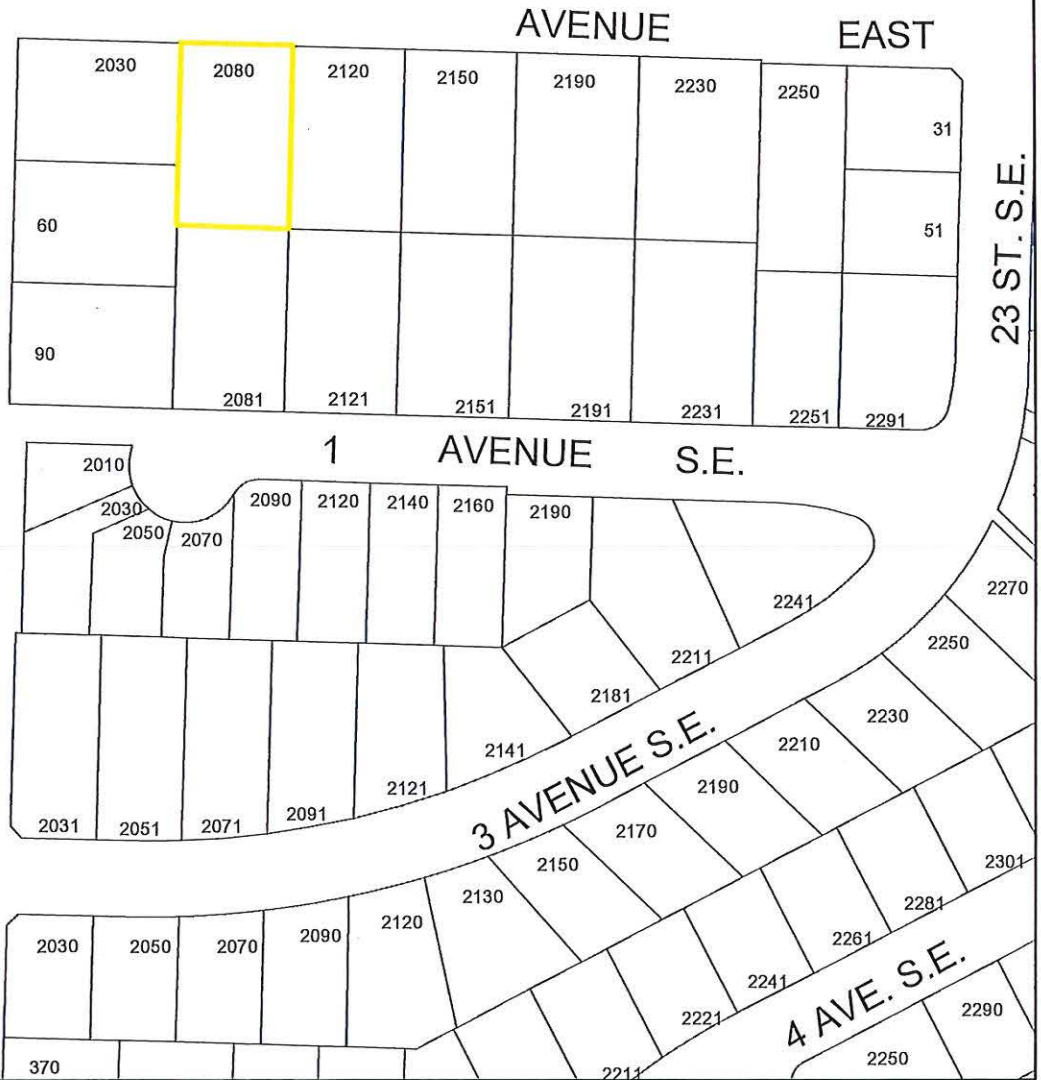
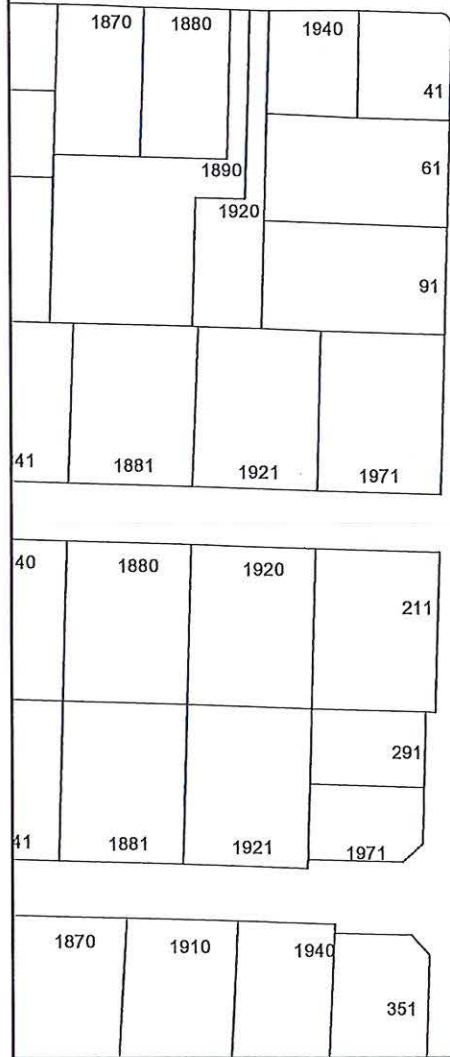
  
\_\_\_\_\_  
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services

# Subject Property Map

# APPENDIX 1



## OKANAGAN




 Subject Property  
 Parcels





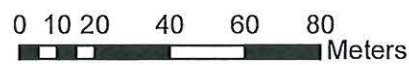
0 2.5 5 10 15 20 Meters

 Subject Property

 Parcels



OKANAGAN



- Subject Property
- Parcels
- Neighbourhood Park
- Park
- Residential - Low Density
- Residential - Medium Density



**BROWNE JOHNSON**  
Land Surveyors

BRITISH COLUMBIA AND CANADA LANDS

Box 382, Salmon Arm, B.C. V1E 4N5  
250-832-9701 | office@brownejohnson.com

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

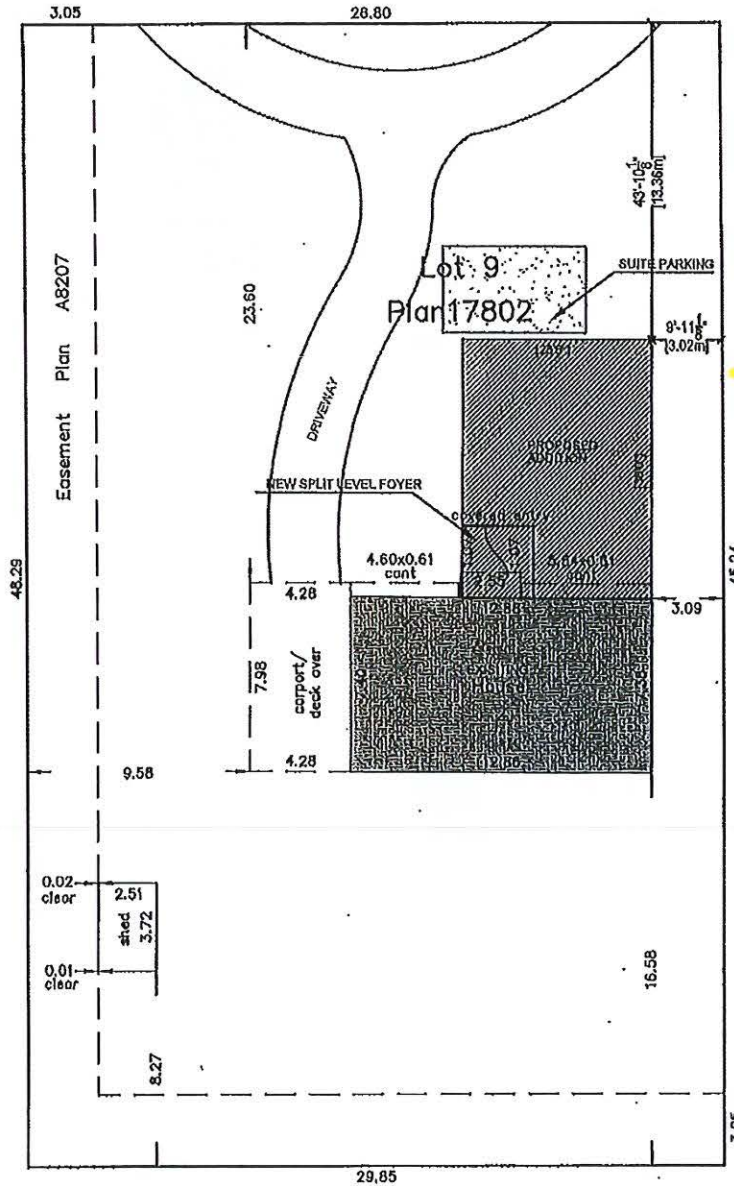
To: Woodcreek Construction  
Victor Zimmerman  
4950 46 Ave SE  
Salmon Arm, BC V1E 2W1

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

Parcel Identifier (PID): 008-348-961  
Civic Address: 2080 Okanagan Ave, Salmon Arm

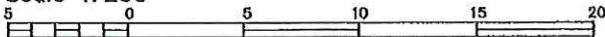
List of documents registered on title which may affect  
the location of improvements:  
Statutory Right of Way: C4314

Okanagan Avenue NE



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

Scale 1:200



All distances are in metres.  
Dimensions derived from Plan 17802

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

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

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

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

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

COPYRIGHT © BROWNE JOHNSON 2022  
LAND SURVEYORS

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED.

BCLS

Our File: 185-22

Fb: 185-22.raw

APPENDIX 6



APPROXIMATE  
LOCATION  
OF PROPOSED  
ADDITION WITH  
SUITE BELOW

## CITY OF SALMON ARM

### BYLAW NO. 4537

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

---

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

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

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

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

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

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

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

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

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

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

ADOPTED BY COUNCIL THIS DAY OF 2022

\_\_\_\_\_  
MAYOR

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





Item 10.6

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4538 be read a first and second time.

[Barrett, D.; 1071 12 Avenue SE; R1 to R8]

**Vote Record**

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

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



To: His Worship Mayor Harrison and Members of Council

Date: May 25, 2022

Subject: Zoning Bylaw Amendment Application No. 1245

Legal: Lot A, Section 12, Township 20, Range 10, W6M, KDYD, Plan 17556  
Civic Address: 1071 12 Avenue SE  
Owner/Applicant: D. Barrett

**MOTION FOR CONSIDERATION**

**THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 12, Township 20, Range 10, W6M, KDYD, Plan 17556 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).**

**STAFF RECOMMENDATION**

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

**PROPOSAL**

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

**BACKGROUND**

The subject property is located on 12 Avenue SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City’s Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	vacant lot (under development, see DP-429)	Zoned R4
South:	single family dwelling and accessory building	Zoned R1
East:	single family dwelling	Zoned R1
West:	single family dwelling and accessory building	Zoned R1

The subject property is 0.49 ac (1983m<sup>2</sup>) in area. A 24’x40’ (960ft<sup>2</sup>) modular detached suite is being proposed. Documentation provided in support of the rezoning application is attached as Appendix 5. Parking is to be provided onsite on the existing driveway.

Although the proposed detached suite is a (A277) Manufactured Home as defined by the Zoning Bylaw, the suite appears to comply with both the British Columbia Building Code and size restrictions (maximum floor area, minimum width, etc.). As such, staff have no concerns with having this manufactured home act as a detached suite.

To date, there are currently five (5) other properties on 12 Avenue SE that have also been rezoned to R8. Site photos are attached in Appendix 6.

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

COMMENTS

Shaw

Shaw supports this application with the condition that the owner/developer will provide Shaw with a conduit system that will allow Shaw to service the new home. Details will be addressed at the Building Permit stage. The owner/developer is to contact Shaw for more details.

Building Department

No concern at this time.

Fire Department

No Fire Department concerns.

Engineering Department

No Engineering referral.

Public Consultation

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

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of a detached suite, including sufficient space to meet the parking requirement. The detached suite is supported by OCP policy, and the proposed layout of the unit is compliant with zoning requirements.

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

  
\_\_\_\_\_

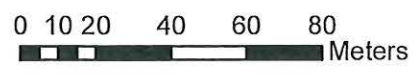
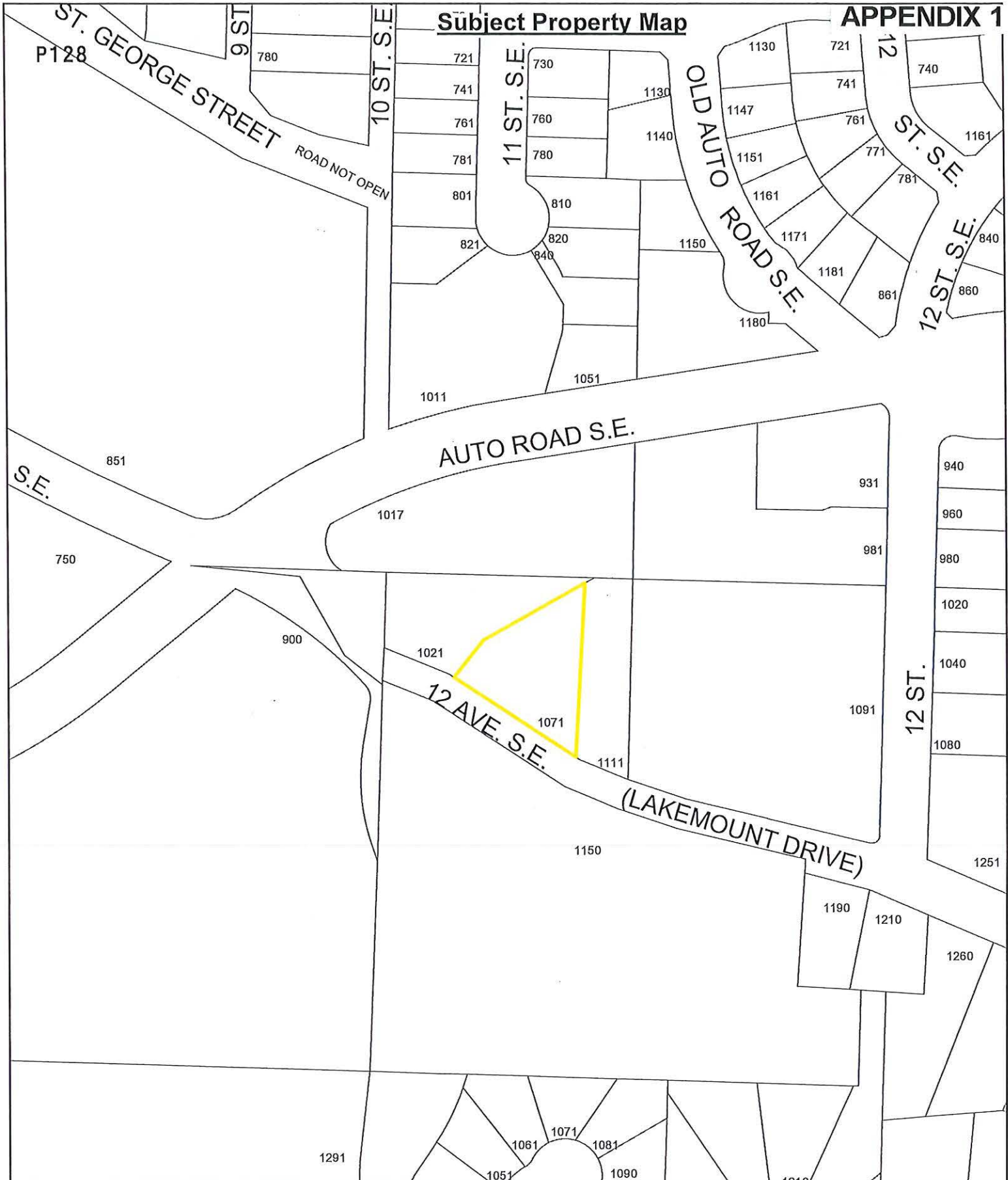
Prepared by: Evan Chorlton  
Planner I



  
\_\_\_\_\_

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

# Subject Property Map

# APPENDIX 1



-  Subject Property
-  Parcels



12 AVE. S.E.

1071


1111

(LA



0 2.5 5 10 15 20 Meters

 Subject Property

 Parcels





AT 1071 12 Ave SE I would like to Rezone from R1 to R8 in order to put a detached home from the existing home.

This home is for my Elderly Parents to live in. The home I would like to put on this .49 Acre property would be under 90 sq m.

I would like to put a double wide modular, if possible on a crawl space foundation approx 24' x 40'. This modular is Built to CSA A-277 BC Building Code.

Doug Barrett

250 308 9281

Email dg-brtt@yahoo.ca









ON A FOUNDATION

Quality homes built with care.

## Standout Features

Self Contained Residential Package

### GENERAL CONSTRUCTION

- Built to CSA A-277 BC Building Code
- Maintenance Free Vinyl Lap Siding
- White wooden Fascia
- Architectural Shingles
- Residential 5/12 Roof Pitch
- 18" Fixed Perimeter Vented Eaves
- Primed and Painted Drywall (White Walls)
- Residential 2x4 Interior Walls
- 8' 2x6 Exterior Walls
- Engineered 14" Floor Truss @ 19.2" O.C
- 5/8" T&G Plywood Floor Decking
- Decorative Insulated Entry Doors with Dead Bolt (26" Front & 32" Rear)
- Decorative Exterior Light at all Entrances (except porches)
- Residential Maintenance Free Double-Glazed Low E with Argon
- PVC Windows w/ Vinyl Sills, Screens & security Locks:
- Exterior GFI Electrical Outlet
- Exterior Frost Free Tap
- 94 psf Ground Snow Load
- Insulation Meets or Exceeds Regional Code
- Drain Line Stubbed Off

### TASTEFUL INTERIORS

- Carpet in Living Room, Master Bedroom & Hall
- Quality Cushioned Linoleum Flooring in all other areas
- Residential- Style Closet Doors
- 2" Horizontal Blinds on all windows (excluding Bath)
- 8' Flat Span Textured Ceilings Throughout
- Designer Glass Light Fixtures
- Double Rod in Master Bedroom Closet
- White Windsor Moulding Package
- Decora Switches and Receptacles
- Clermont Interior Passage Doors
- Lever Door Handles Throughout

### BRIGHT, BEAUTIFUL KITCHENS

- European Deluxe Cabinetry w/ Crown Moulding
- Kitchen Island (Plan Specific)
- Extended Over Head Fridge Cabinet
- Stepped Kitchen Cabinets (Plan Specific)
- Ceramic Tile Backsplash
- Window over Kitchen Sink (Plan Specific)
- Chrome one handle pull out Kitchen Faucet
- Deluxe 30" Electric Range
- Exterior Vented Range Hood with light
- 18 cu ft; 2 door, Frost Free Refrigerator
- Double Stainless Steel Kitchen Sink Bump-Out At Kitchen Sink

### SPACIOUS BATHS

- Ceramic Tile Backsplash
- One- piece Fibreglass Tub/ Shower with Curved Shower Rod & Single Lever Faucet
- Power Bath Fan on Separate Switch
- Expansive Vanity Mirror with Bar Light
- GFI Receptacle
- Shower Curtain
- Wall Mounted Over John Cabinet

### UTILITY SERVICES

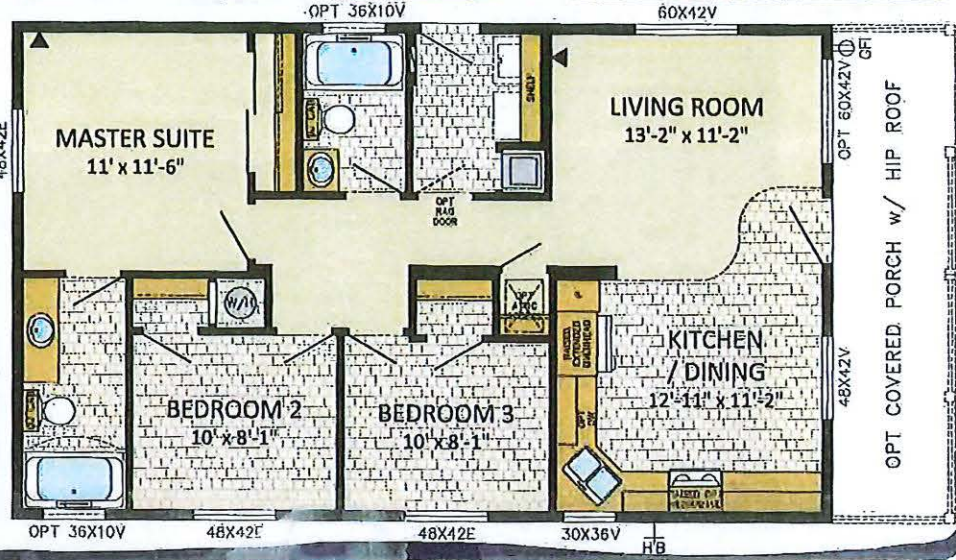
- 100 Amp Electrical Service
- 95% High Efficiency Gas Furnace w/ Electronic Ignition, A/C Ready.
- 40 Gallon Electric Water Heater
- Wired, Plumbed and vented for Washer and Dryer
- Utility Room Shelf
- Exhaust Fan with Dehumidistat
- Continuous Whole House Fan
- Smoke Detector(s)
- 3 Communication Outlets (kitchen, living room and MBR)
- Radon Pipe Capped (zone specific)

**\*10 YEAR WARRANTY**



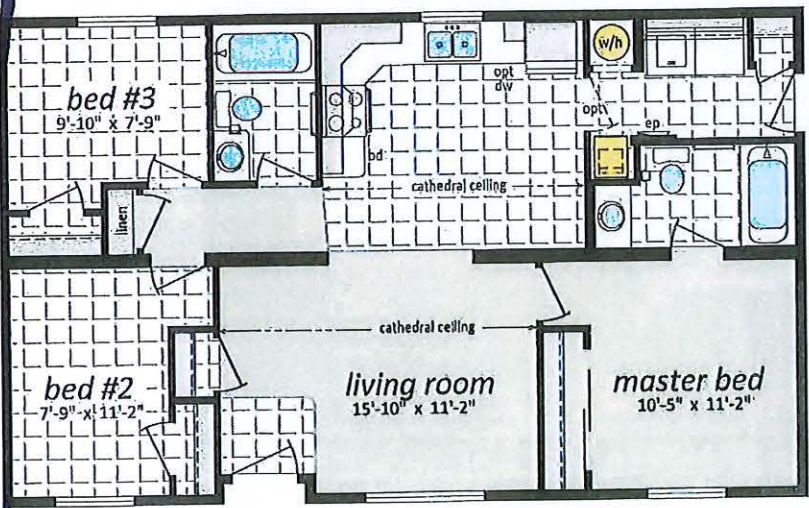
**CEDARBERG**  
 3 BDRMS, 2 BATHS  
**24CO4002**  
 24' x 40' | 960 sqft

IMAGE SHOWN WITH OPTIONS:  
 - LOUISBOURG FRONT DOOR  
 - OPTIONAL COVERED PORCH W/ HIP ROOF  
 - FIBER CEMENT SIDING  
 - 8' BOX BAY W/ FAUX STONE



 **The Genesis II Series**

**the oregon**  
 GDII-4400  
 24' x 40' • 960 sq. ft.



the nova

APPENDIX 6



## CITY OF SALMON ARM

### BYLAW NO. 4538

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

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

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

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

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

Rezone Lot A, Section 12, Township 20, Range 10, W6M, KDYD, Plan 17556 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4538"

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

ADOPTED BY COUNCIL THIS DAY OF 2022

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MAYOR

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CORPORATE OFFICER



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Item 10.7a

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: Council waive the Public Hearing for Zoning Bylaw No. 4533, Pursuant to *Local Government Act* Section 464 (2).

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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To: His Worship Mayor Harrison and Members of Council

Date: June 9, 2022

Subject: Zoning Amendment Bylaw No. 4533 – Waive Public Hearing (*Local Government Act*, Section 467)

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### **MOTION FOR CONSIDERATION**

**THAT: Council waive the Public Hearing for Zoning Amendment Bylaw No. 4533, Pursuant to *Local Government Act* Section 464 (2).**

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### **STAFF RECOMMENDATION**

THAT: The motion for consideration be adopted.

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### **PURPOSE**

To consider waiving the Public Hearing for the Zoning Amendment Bylaw No. 4533, a bylaw to amend the zoning for Canoe Creek Estates from R1 (Single Family Residential) to R6 (Mobile Home Park Zone). Bylaw No. 4533 is proposed to correct minor typographical errors found in original bylaw (Bylaw No. 4486).

### **BACKGROUND**

In circumstances where a zoning bylaw amendment is consistent with the Official Community Plan designation, the *Local Government Act* includes provisions for Council to waive the Public Hearing. Mail and newspaper notification procedures remain the same. Therefore, in situations where notices are to be mailed to all owners and occupants within a 30 radius and a newspaper ad in two consecutive editions of the newspaper, staff would continue to do so. The notice would direct those to inspect the bylaw and the date that Council would consider third reading of the bylaw.

Bylaw No. 4533, rezoning Canoe Creek Estates from R1 (Single Family Residential) to R6 (Mobile Home Park Residential) was adopted in April 2022. The Public Hearing was held on January 24, 2022. The amending bylaw being considered (Bylaw No. 4533) is proposed to correct typographical errors in Bylaw No. 4486.

Should Council choose to proceed with a Public Hearing notices would be placed in two editions of the newspaper advising that those with an interest to attend the Public Hearing on June 27, 2022.

The proposed Bylaw No. 4533 is consistent with the Official Community Plan, the bylaw proposed is to correct minor typographical errors and given that a Public Hearing was held on January 24, 2022 for a bylaw that has the same effect, staff support the waiving of the Public Hearing.

Should Council waive the Public Hearing, Bylaw No. 4533 could be read for a first and second time then newspaper ads placed. The notice would advise that Bylaw No. 4533 is available for inspection and that Council would consider third reading of the Bylaw at the June 27, 2022 Council meeting. Should input be received during the notice period staff would present that input to Council prior to third reading. Should the bylaw be read for a third time, staff would forward the bylaw to the Ministry of Transportation for approval. The bylaw would then return to Council for adoption at a subsequent meeting.

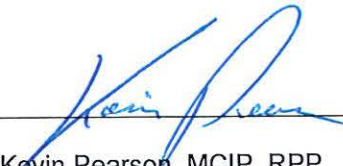
### **CONSULTATION**

A newspaper ad would be placed in two editions of the newspaper advising of the time and place that Bylaw No. 4533 may be inspected. The ad will include the date that Council granted first reading of the bylaw. A draft of the ad is attached.



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Melinda Smyrl, MCIP, RPP  
Planner



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Kevin Pearson, MCIP, RPP  
Director of Development Services

Attachment – Draft Newspaper Ad

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

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

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

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

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

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



**Location:** Canoe Creek Estates  
**Present Use:** 101 Unit Mobile Home Park

**Proposed Use:** No Change

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

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

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

Sue Wood, Director of Corporate Services

June XX 2022 & June XX 2022

Item 10.7b

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4533 be read a first and second time;

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

**Vote Record**

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

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

To: His Worship Mayor Harrison and Members of Council

Date: June 9, 2022

Subject: Zoning Amendment Bylaw No. 4533

**MOTION FOR CONSIDERATION**

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

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

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

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



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

and replacing it with:

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

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

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

P150

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

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**PURPOSE**

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

**BACKGROUND**

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

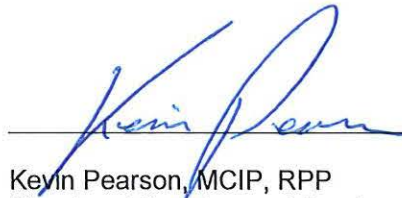
**CONSULTATION**

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

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



Melinda Smyrl, MCIP, RPP  
Planner



Keyin Pearson, MCIP, RPP  
Director of Development Services

**CITY OF SALMON ARM**

**BYLAW NO. 4533**

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

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

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

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

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

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

**P152** City of Salmon Arm  
 Zoning Amendment Bylaw No. 4533

002-496-674	Strata Lot 12, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5391 69 Avenue NE
002-465-124	Strata Lot 13, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5381 69 Avenue NE
002-496-691	Strata Lot 14, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5371 69 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-496-739	Strata Lot 16, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5331 69 Avenue NE
002-496-755	Strata Lot 17, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5311 69 Avenue NE
002-496-763	Strata Lot 18, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5299 69 Avenue NE
002-496-771	Strata Lot 19, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6950 54 Street NE
002-496-801	Strata Lot 20, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6920 54 Street NE
002-496-828	Strata Lot 21, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5380 69 Avenue NE
002-496-852	Strata Lot 22, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 69 Avenue NE
002-496-879	Strata Lot 23, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 69 Avenue NE
002-496-887	Strata Lot 24, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5340 69 Avenue NE
002-496-909	Strata Lot 25, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5320 69 Avenue NE
002-496-917	Strata Lot 26, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6850 53 Street NE
002-496-925	Strata Lot 27, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 53 Street NE
002-496-941	Strata Lot 28, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5291 68 Avenue NE
002-496-950	Strata Lot 29, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 68 Avenue NE
002-496-968	Strata Lot 30, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 68 Avenue NE
002-496-976	Strata Lot 31, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 68 Avenue NE
002-496-984	Strata Lot 32, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 52 Street NE
002-497-034	Strata Lot 33, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6840 52 Street NE
002-497-042	Strata Lot 34, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6860 52 Street NE
002-497-051	Strata Lot 35, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6880 52 Street NE

002-497-077	Strata Lot 36, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 69 Avenue NE
002-497-085	Strata Lot 37, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-497-115	Strata Lot 39, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5290 69 Avenue NE
002-497-123	Strata Lot 40, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 69 Avenue NE
002-497-131	Strata Lot 41, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 69 Avenue NE
002-497-140	Strata Lot 42, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 69 Avenue NE
002-497-174	Strata Lot 43, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 69 Avenue NE
002-497-182	Strata Lot 44, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 69 Avenue NE
002-497-191	Strata Lot 45, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 69 Avenue NE
002-497-212	Strata Lot 46, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6881 52 Street NE
002-497-239	Strata Lot 47, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6861 52 Street NE
002-497-247	Strata Lot 48, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6841 52 Street NE
002-497-255	Strata Lot 49, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6821 52 Street NE
002-497-263	Strata Lot 50, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5150 69 Avenue NE
002-497-280	Strata Lot 51, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 69 Avenue NE
002-497-298	Strata Lot 52, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 69 Avenue NE
002-497-328	Strata Lot 53, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5130 69 Avenue NE
002-497-361	Strata Lot 54, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5141 69 Avenue NE
002-497-379	Strata Lot 55, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5151 69 Avenue NE
002-497-395	Strata Lot 56, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5161 69 Avenue NE
002-497-468	Strata Lot 59, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5180 70 Avenue NE
002-497-492	Strata Lot 60, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5160 70 Avenue NE
002-497-654	Strata Lot 61, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 70 Avenue NE

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 Zoning Amendment Bylaw No. 4533

002-497-662	Strata Lot 62, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 70 Avenue NE
005-045-070	Strata Lot 63, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5191 69 Avenue NE
017-513-502	Strata Lot 64, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5061 68 Avenue NE
017-513-511	Strata Lot 65, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5081 68 Avenue NE
017-513-529	Strata Lot 66, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5091 68 Avenue NE
017-513-537	Strata Lot 67, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6790 51 Street NE
017-513-545	Strata Lot 68, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6770 51 Street NE
017-513-553	Strata Lot 69, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6750 51 Street NE
017-513-561	Strata Lot 70, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5201 67 Avenue NE
017-513-570	Strata Lot 71, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 67 Avenue NE
017-513-588	Strata Lot 72, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 67 Avenue NE
017-513-596	Strata Lot 73, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5241 67 Avenue NE
017-513-600	Strata Lot 74, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 67 Avenue NE
017-513-618	Strata Lot 75, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 67 Avenue NE
017-513-626	Strata Lot 76, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 67 Avenue NE
017-513-634	Strata Lot 77, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 67 Avenue NE
017-513-642	Strata Lot 78, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 67 Avenue NE
017-513-651	Strata Lot 79, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 67 Avenue NE
017-513-669	Strata Lot 80, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 67 Avenue NE
017-513-677	Strata Lot 81, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5230 67 Avenue NE
017-513-685	Strata Lot 82, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6690 51 Street NE
017-513-693	Strata Lot 83, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6670 51 Street NE
017-513-707	Strata Lot 84, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6660 51 Street NE
017-513-715	Strata Lot 85, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6650 51 Street NE

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

And replacing it with the following:

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

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4533"

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

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

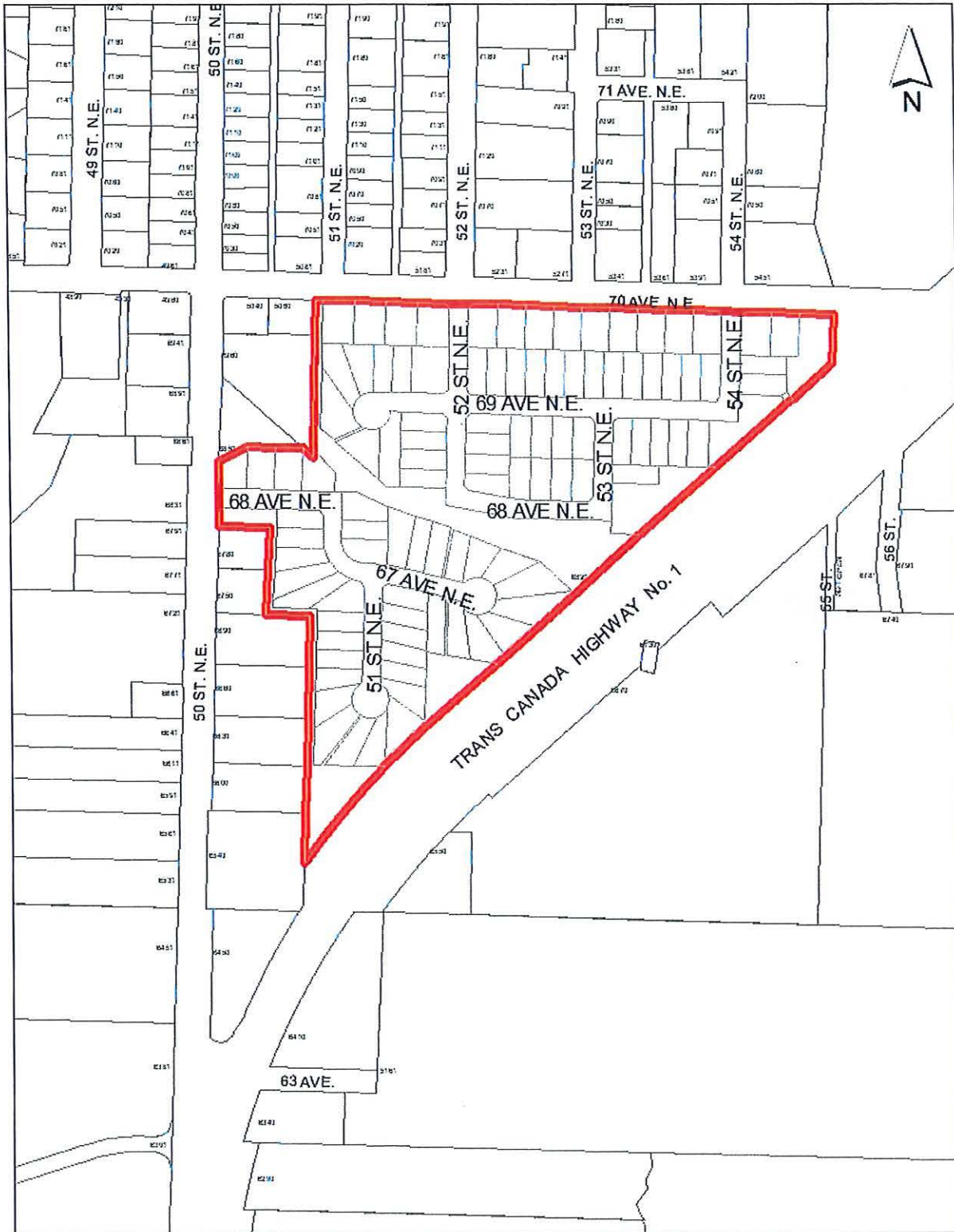
\_\_\_\_\_  
For Minister of Transportation & Infrastructure

\_\_\_\_\_  
MAYOR

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



SCHEDULE "A"



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Item 10.8

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

[LUC P1971; Canoe Creek Estates]

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

To: His Worship Mayor Harrison and Members of Council  
 Date: June 9, 2022  
 Subject: Land Use Contract Termination – P1971 (Canoe Creek Estates)

**MOTION FOR CONSIDERATION**

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

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

**and replacing it with:**

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

**STAFF RECOMMENDATION**

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

**PURPOSE**

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

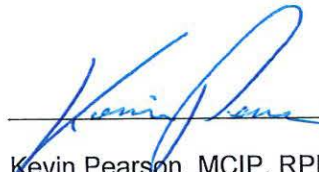
**CONSULTATION**

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

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



Melinda Smyrl, MCIP, RPP  
Planner



Kevin Pearson, MCIP, RPP  
Director of Development Services

CITY OF SALMON ARM

P162

BYLAW NO. 4532

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

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

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

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

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

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

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

And replacing it with:

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

**2. SEVERABILITY**

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

3. ENACTMENT

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

4. EFFECTIVE DATE

This bylaw shall come into full force effective upon adoption.

5. CITATION

This bylaw may be cited as "City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532".

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

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MAYOR

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CORPORATE OFFICER

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Item 11.1

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled "City of Salmon Arm Cemetery Management Amendment Bylaw No. 4536" be read final time.

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

**CITY OF**  
**SALMON ARM**

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TO: His Worship Mayor Harrison and Members of Council  
DATE: May 11, 2022  
SUBJECT: Cemetery Management Amendment Bylaw No. 4536

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MOTION FOR CONSIDERATION:

THAT: the bylaw entitled "City of Salmon Arm Cemetery Management Amendment Bylaw No. 4536" be read a first, second and third time.

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**Background:**

City of Salmon Arm Cemetery Management Bylaw No. 4280 was adopted by Council on September 24, 2018 in preparation of the opening of Shuswap Memorial Cemetery. The bylaw was drafted with the assistance of Lees and Associates and in consultation with local funeral service providers and the Cemetery caretaker.

After further consultation with a local funeral service provider, local memorial monument suppliers and upon review of other municipal Cemetery Management Bylaws, it was determined that the proportions of the upright memorial markers currently permitted by the Bylaw may not provide suitable stability for the monument tablets. Cemetery Management Amendment Bylaw No. 4536 will revise the base and monument tablet width, height and thickness to be stable and secure.

Respectfully Submitted,



---

Sue Wood  
Director of Corporate Services

CITY OF SALMON ARM  
BYLAW NO. 4536

A bylaw to amend "City of Salmon Arm Cemetery Management Bylaw No. 4280"

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WHEREAS it is deemed desirable and expedient to amend the memorial specifications imposed by "Cemetery Management Bylaw No. 4280" and "Cemetery Management Amendment Bylaw No. 4360";

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

1. Section 3.2 (c) of Schedule "C" of Bylaw No. 4280 reads:

**(c) Single Adult Lot with Upright Monument:** This form of lot may, as its primary form of memorial, have one (1) upright monument with a base that is twelve (12") inches (30.4 cm) deep by twenty-four (24") inches (60.9 cm) wide by four (4") inches (10.1 cm) high WITH a monument tablet that is six (6) inches (15.2 cm) thick by twenty (20) inches (50.8 cm) wide by not more than twenty-four (24") inches (60.9 cm) high and memorializing not more than one (1) individual except where the lot has or will be used for either the double-depth interment of human remains or the interment of human remains and/or cremated remains and then the upright monument may memorialize not more than two (2) individuals, AND:

(i) may also have not more than three (3) additional flat markers installed flush with the ground that are twelve (12") inches (30.4 cm) deep by twenty (20") inches (50.8 cm) wide by not less than three (3") inches (7.6 cm) thick and memorializing not more than one (1) individual each.

and is amended to read as follows:

**(c) Single Adult Lot with Upright Monument:** This form of lot may, as its primary form of memorial, have one (1) upright monument with a base that is twelve (12") inches (30.4 cm) deep by twenty-six (26") inches (66.04 cm) wide by six (6") inches (15.2 cm) high WITH a monument tablet that is six (6) inches (15.2 cm) thick by twenty (20) inches (50.8 cm) wide by not more than twenty-four (24") inches (60.9 cm) high and memorializing not more than one (1) individual except where the lot has or will be used for either the double-depth interment of human remains or the interment of human remains and/or cremated remains and then the upright monument may memorialize not more than two (2) individuals, AND:

(i) may also have not more than three (3) additional flat markers installed flush with the ground that are twelve (12") inches (30.4 cm) deep by twenty (20") inches (50.8 cm) wide by not less than three (3")

inches (7.6 cm) thick and memorializing not more than one (1) individual each.

2. Section 3.3 (e) of Bylaw No. 4280 reads:

(e) **Side-by-Side Adult Lots with Upright Monument:** This form of lot may, as its primary form of memorial, have one (1) large upright monument, installed over the center line of two (2) adjoining lots, that has a base that is sixteen (16") inches (40.6 cm) deep by thirty-two (32") inches (81.2 cm) wide by six (6") inches (15.2 cm) high WITH a monument tablet that is twelve (12") inches (30.4 cm) thick by twenty-eight (28") inches (71.1 cm) wide by not more than twenty-four (24") inches (60.9 cm) high and memorializing not more than two (2) individuals except where the lot has or will be used for the double-depth interment of human remains and/or cremated remains and then the large upright monument may memorialize not more than four (4) individuals; AND;

(i) may also have not more than six (6) flat markers installed flush with the ground with three (3) markers on each of the two (2) adjoining lots that are twelve (12") inches (30.4 cm) deep by twenty (20") inches (50.8 cm) wide by not less than three (3") inches (7.6 cm) thick and memorializing not more than one (1) individual each.

and is amended to read as follows:

(e) **Side-by-Side Adult Lots with Upright Monument:** This form of lot may, as its primary form of memorial, have one (1) large upright monument, installed over the center line of two (2) adjoining lots, that has a base that is twelve (12") inches (30.4 cm) deep by thirty-four (34") inches (86.3 cm) wide by six (6") inches (15.2 cm) high WITH a monument tablet that is six (6") inches (15.2 cm) thick by twenty-eight (28") inches (71.1 cm) wide by not more than twenty-four (24") inches (60.9 cm) high and memorializing not more than two (2) individuals except where the lot has or will be used for the double-depth interment of human remains and/or cremated remains and then the large upright monument may memorialize not more than four (4) individuals; AND;

(ii) may also have not more than six (6) flat markers installed flush with the ground with three (3) markers on each of the two (2) adjoining lots that are twelve (12") inches (30.4 cm) deep by twenty (20") inches (50.8 cm) wide by not less than three (3") inches (7.6 cm) thick and memorializing not more than one (1) individual each.

2. Section 3.4 (d) of Schedule "C" of Bylaw No. 4280 reads:

(d) **Family Estate Cremation Lot with Upright Monument:** This form of lot may, as its primary form of memorial, have one (1) upright monument with a base that is twelve (12") inches (30.4 cm) deep by twenty-four (24") inches (60.9 cm) wide by four (4") inches

(10.1 cm) high WITH a monument tablet that is six (6) inches (15.2 cm) thick by twenty (20) inches (50.8 cm) wide by not more than twenty-four (24") inches (60.9 cm) high and memorializing not more than two (2) individuals AND an additional two (2) flat markers installed flush with the ground that are twelve (12") inches (30.4 cm) deep by twenty-four (24") inches (60.9 cm) wide by not less than three (3") inches (7.6 cm) thick memorializing not more than two (2) individuals each;

and is amended to read as follows:

(d) **Family Estate Cremation Lot with Upright Monument:** This form of lot may, as its primary form of memorial, have one (1) upright monument with a base that is twelve (12") inches (30.4 cm) deep by twenty-six (26") inches (66.0 cm) wide by six (6") inches (15.2 cm) high WITH a monument tablet that is six (6) inches (15.2 cm) thick by twenty (20) inches (50.8 cm) wide by not more than twenty-four (24") inches (60.9 cm) high and memorializing not more than two (2) individuals AND an additional two (2) flat markers installed flush with the ground that are twelve (12") inches (30.4 cm) deep by twenty-four (24") inches (60.9 cm) wide by not less than three (3") inches (7.6 cm) thick memorializing not more than two (2) individuals each;

#### 4. 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.

#### 5. 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.

#### 6. EFFECTIVE DATE

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



Item 11.2

## CITY OF SALMON ARM

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

THAT: Pursuant to Section 475 of the Local Government Act, Council has considered this Official Community Plan Amendment after appropriate consultation with affected organizations and authorities;

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

AND THAT: Pursuant to Section 477 3 (a) of the Local Government Act, Council has considered the proposed Official Community Plan Amendment in conjunction with:

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

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

[Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]

### Vote Record

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

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

**CITY OF**  
**SALMON ARM**

---

TO: His Worship Mayor Harrison and Members of Council  
DATE: June 1, 2022  
SUBJECT: Official Community Plan Amendment Application No. OCP4000-49  
Zoning Amendment Application No. 1237

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

---

**MOTION FOR CONSIDERATION**

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

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

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

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

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

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

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

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

**STAFF RECOMMENDATION**

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

---



## BACKGROUND

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

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

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

Land uses adjacent to the subject parcel include the following:

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

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

## OCP POLICIES

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

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

## Section 475 & 476 – Local Government Act

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

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

### Section 477 – Local Government Act

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

### COMMENTS

#### Fire Department

No Fire Department concerns.

#### FortisBC

FortisBC has reviewed the subject proposal and has no objections.

#### Building Department

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

#### Engineering Department

Comments attached (Appendix 9).

#### Ministry of Transportation and Infrastructure

Preliminary Approval has been granted (Appendix 10).

#### Public Consultation

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

#### Planning Department

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

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

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

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

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

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

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

CONCLUSION

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

  
\_\_\_\_\_

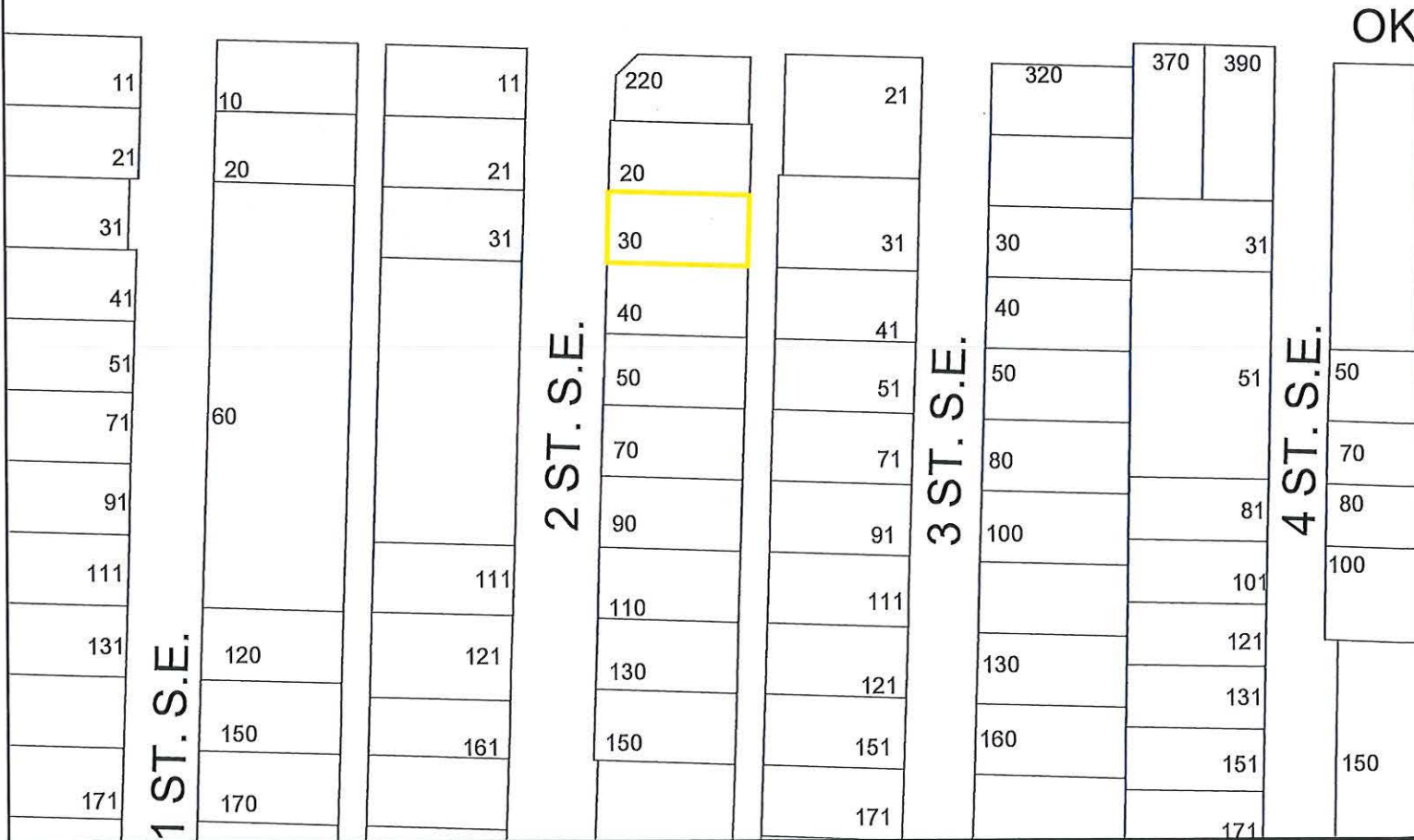
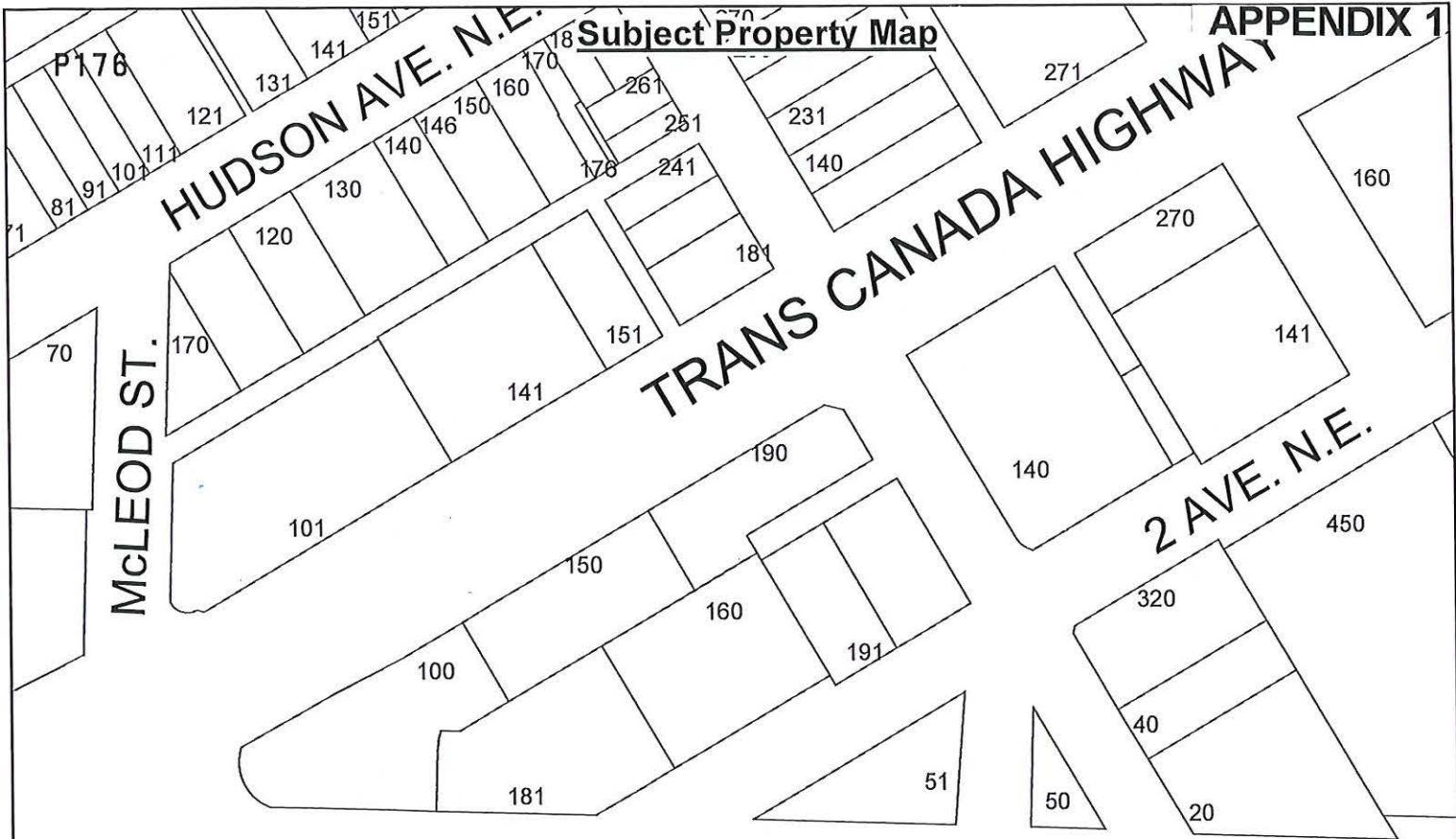
Prepared by: Evan Chorlton  
Planner I

  
\_\_\_\_\_

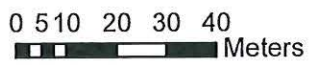
Reviewed by: Kevin Pearson MCIP RPP  
Director of Development Services

**Subject Property Map**

**APPENDIX 1**



OK



 Subject Property  
 Parcels

P17

220

20

30

40

50

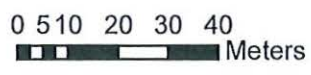
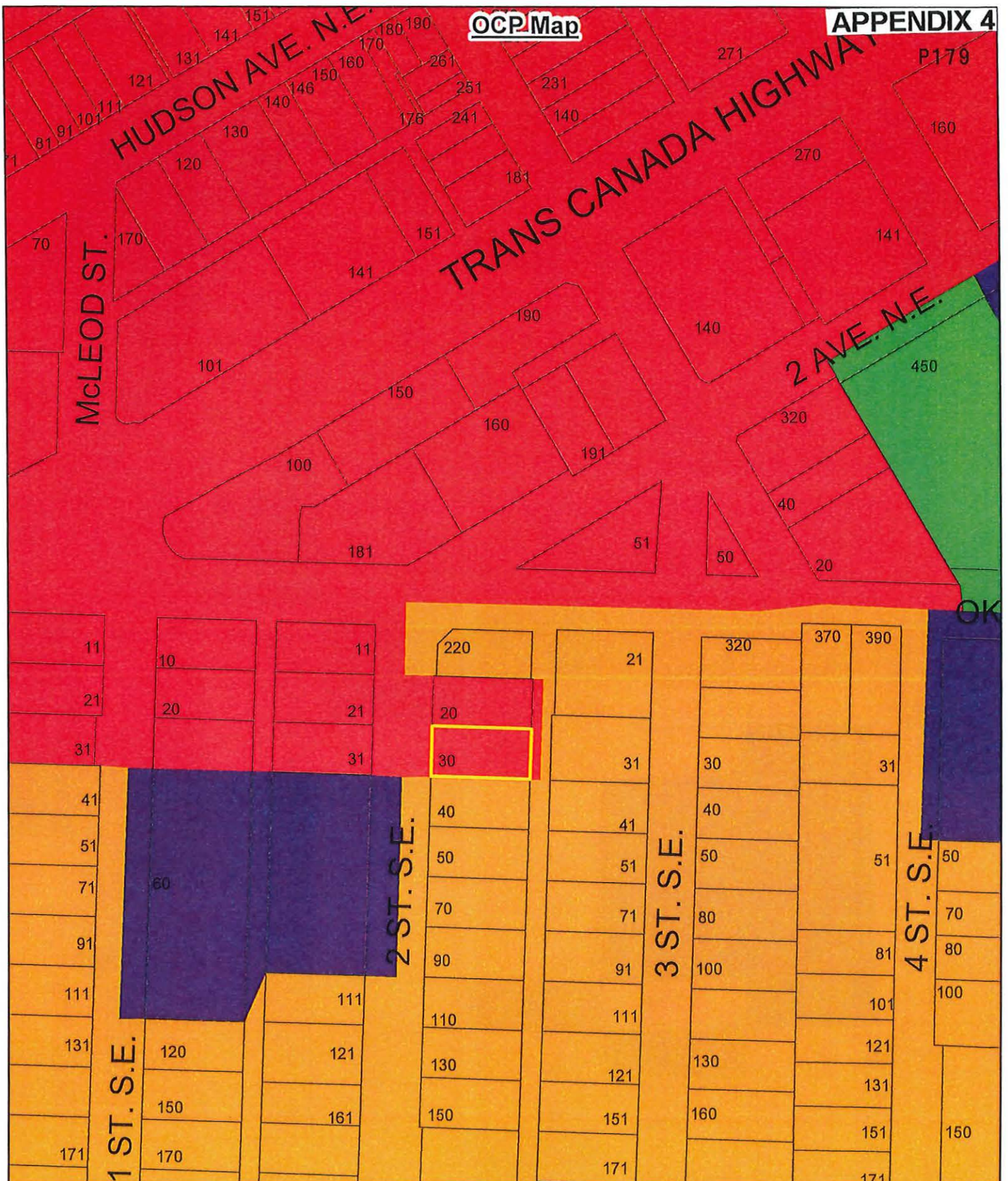
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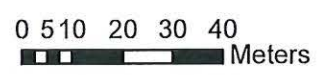
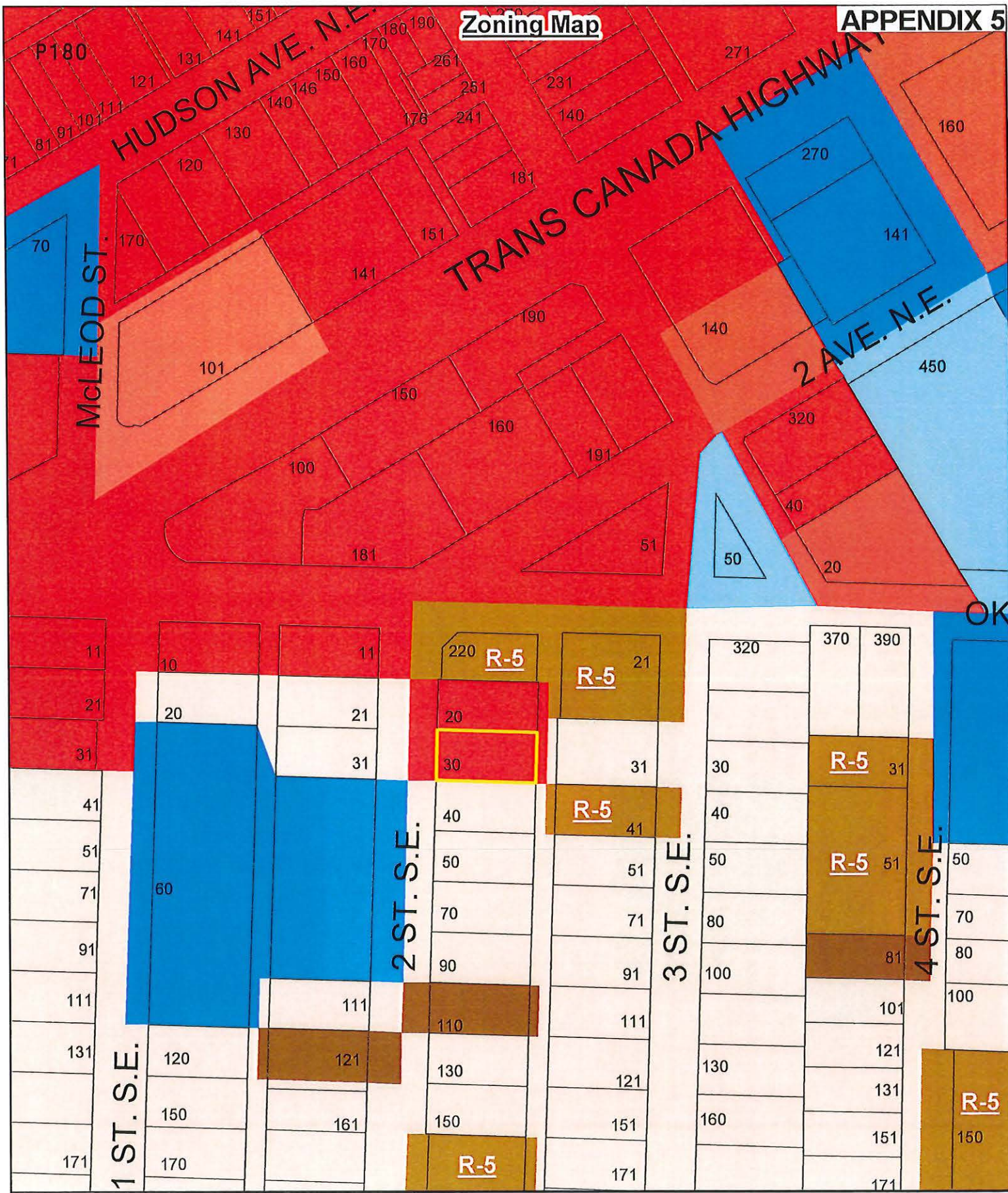
- Subject Property
- Parcels

APPENDIX 3





- Subject Property
- Parcels
- Neighbourhood Park
- Park
- Institutional
- Residential - High Density
- Commercial - City Centre



- Subject Property
- Parcels
- C-2
- C-3
- C-4
- P-1
- P-3
- R-1
- R-5
- R-8



**Purpose**

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

**Regulations**

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

**Permitted Uses**

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

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

P182 **SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE - CONTINUED**

**Maximum Height of Principal Buildings**

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

**Maximum Height of Accessory Buildings**

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

**Maximum Parcel or Site Coverage**

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

**Minimum Parcel Size or Site Area**

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

**Minimum Parcel or Site Width**

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

**Outside Storage**

16.9 Outside storage shall not be permitted.

**Parking and Loading**

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

## APPENDIX 7

Purpose

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

Regulations

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

Permitted Uses

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

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

Maximum Height of Principal Building

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

Maximum Height of Accessory Building

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

Maximum Parcel Coverage

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

Minimum Parcel Area

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

Minimum Parcel Width

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

Minimum Setback of Principal Buildings

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

P184 **SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED**

**Minimum Setback of Accessory Buildings**

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

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

**Maximum Density**

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

- 10.11
- .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre). #2789
  - .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 *Zone* may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.
  - .3 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 *Zone* may be increase to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*. #4336

**TABLE 3**

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	□ 4 units per hectare(1.2 units per acre) □ 6 units per hectare(1.6 units per acre) □ 8 units per hectare(2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	□ 5 units per hectare (2.0 units per acre)

**Parking**

10.12 Parking shall be required as per Appendix I.



# Adams Lake Indian Band

## APPENDIX 8

**Project Name:**

30 2 STREET SE

**FN Consultation ID:**

94549

**Consulting Org Contact:**

Kathy FRESE

**Consulting Organization:**

[City of Salmon Arm](#)

**Date Received:**

Monday, March 21, 2022

Weytk,

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

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

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

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

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

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

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

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

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

Kukstemc,

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

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

Hello Evan,

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

### Results of Provincial Archaeological Inventory Search

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

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

### Archaeology Branch Advice

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

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

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

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

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

### Rationale and Supplemental Information

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

- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed. P187
- If a permit is required, be advised that the permit application and issuance process takes approximately 15 to 35 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

### **How to Find an Eligible Consulting Archaeologist**

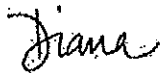
An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's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

### **Questions?**

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

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

Kind regards,



**APPENDIX 9**

---

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

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

**General:**

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



**Official Community Application: 4000-49**

March 24, 2022

Page 2

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

**Roads / Access:**

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

**Water:**

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

**Official Community Application: 4000-49**

March 24, 2022

Page 3

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

**Sanitary:**

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

**Drainage:**

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

**Official Community Application: 4000-49**

March 24, 2022

Page 4

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

**Geotechnical:**

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



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**Mustafa Zakreet**  
Engineering Assistant



---

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

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

**APPENDIX 10**

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

Attention:

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

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

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



Samantha Lewis  
Development Services Officer

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

April 13, 2022

**APPENDIX 11**

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

Dear Kevin,

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

---

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

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

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

Sincerely,



Lana Fitt  
Economic Development Manager

CITY OF SALMON ARM

BYLAW NO. 4510

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

---

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

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

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

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

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

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

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

READ A FIRST TIME THIS	24 <sup>th</sup>	DAY OF	MAY	2022
READ A SECOND TIME THIS		DAY OF		2022
READ A THIRD TIME THIS		DAY OF		2007
ADOPTED BY COUNCIL THIS		DAY OF		2022

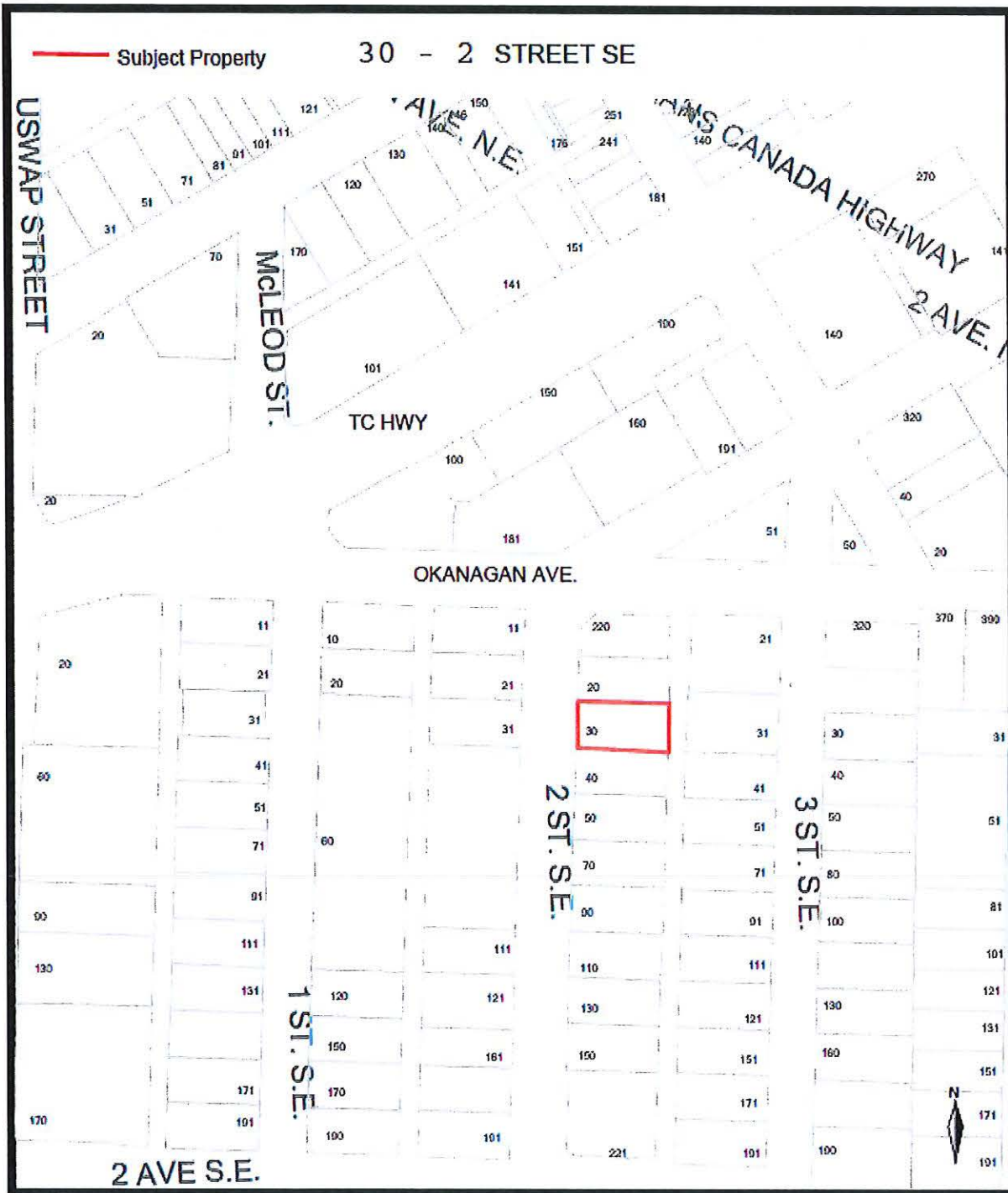
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MAYOR

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CORPORATE OFFICER

Schedule "A"





Item 11.3

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

[Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C2-R5]

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

## CITY OF SALMON ARM

### BYLAW NO. 4511

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

---

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

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

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

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

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

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

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

READ A FIRST TIME THIS 24<sup>th</sup> DAY OF May 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

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

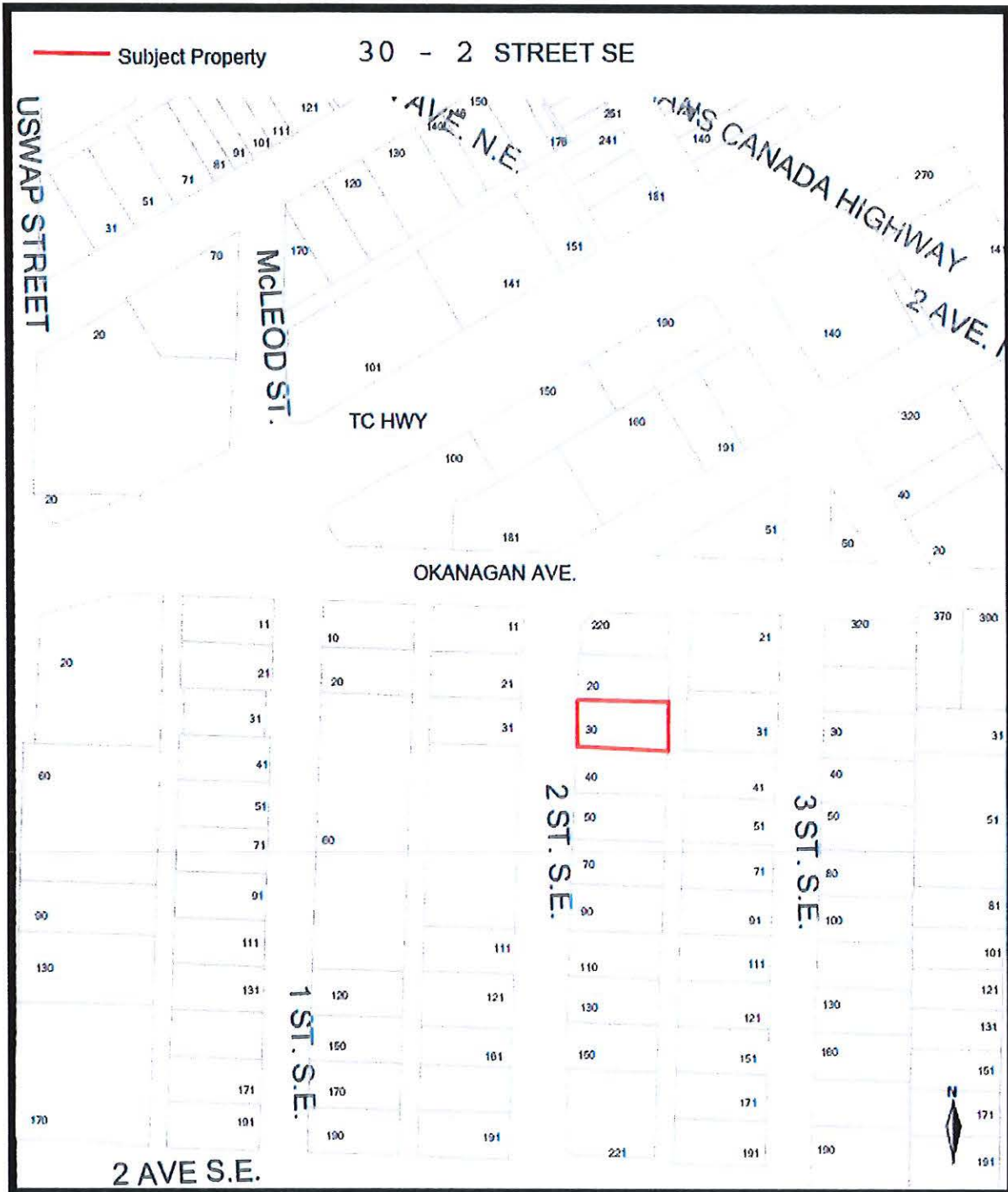
\_\_\_\_\_  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

\_\_\_\_\_  
MAYOR

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

Schedule "A"



Item 11.4

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4543

A bylaw to authorize temporary borrowings pending the sale of debentures

---

WHEREAS under the provisions of Section 181 of the Community Charter, Council may, where it has adopted a loan authorization bylaw, without further assent or approvals, borrow temporarily, by the issue of temporary securities or by pledging with the lender the issued and unsold debentures, money not exceeding the difference between the total amount authorized by the loan authorization bylaw and the amount already borrowed in relation to that bylaw;

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

AND WHEREAS the sale of the said debentures has been temporarily deferred;

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

1. The Council is hereby authorized and empowered to borrow from the Municipal Finance Authority an amount or amounts not exceeding the sum of \$2,298,000.00, as the same may be required.
2. The form of the obligation to be given as an acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Chief Financial Officer.
3. The money so borrowed shall be used solely for the purpose set out in said Bylaw No. 4502.
4. The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.
5. SEVERABILITY

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

6. ENACTMENT

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

7. EFFECTIVE DATE

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

8. CITATION

This bylaw may be cited as "City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543."

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

\_\_\_\_\_  
MAYOR

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

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## INFORMATIONAL CORRESPONDENCE – June 13, 2022

- |     |   |   |
|-----|---|---|
| 1.  | Building Department – Building Statistics – May 2022  | N |
| 2.  | Building Department – Building Permits – Yearly Statistics  | N |
| 3.  | A. Smith – email dated May 26, 2022 – single use storage lockers  | R |
| 4.  | D. Martinuk – email dated May 26, 2022 – Bear Aware   | R |
| 5.  | L. Jack – email dated June 3, 2022 – Affordable Housing   | R |
| 6.  | M. Mackenzie, Communications Assistant, Special Olympics British Columbia – email dated May 30, 2022 – Special Olympics BC Global Week of Inclusion July 18-22, 2022      | R |
| 7.  | J. Evans, Early Years Family Navigator and Outdoor Play Facilitator, Shuswap Children’s Association – letter dated May 25, 2022 – Story Time in the Park, August 10, 2022 | A |
| 8.  | A. Varnes, Program Manager, Wednesdays on the Wharf Salmon Arm Arts Centre – email dated June 3, 2022   | N |
| 9.  | E. Cleaver, Classroom Manager, Maple Tree Montessori – email dated June 6, 2022 – End of School Year Celebration Friday, June 24, 2022                                    | A |
| 10. | S. Caner, Executive Director, Shuswap Food Action Society – letter dated June 1, 2022 – Storage shed behind Ross Street Plaza   | A |
| 11. | D. Mills, Shuswap Cycling Society – letter dated June 7, 2022 – 7 <sup>th</sup> Annual Shuswap Cross, Cyclocross Race   | A |
| 12. | M. Matheson, Manager, Shuswap Tourism & Shuswap Film Commission – Documentary Filming in Salmon Arm   | A |
| 13. | R. Parenteau, SCF Manager, Shuswap Community Foundation – letter dated May 31, 2022 – City of Salmon Arm Grants-In-Aid Program  | N |
| 14. | Councillor L. Roodenburg, UBCM President, Union of BC Municipalities – letter dated May 16, 2022 – 2022 SILGA Resolution(s)   | N |
| 15. | H. Scribner, Administrator & board Secretary, Municipal Insurance Association of BC – 35 <sup>th</sup> Annual General Meeting September 13, 2022                          | N |

N = No Action Required  
A = Action Requested

S = Staff has Responded  
R = Response Required

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Item 14.1

**CITY OF SALMON ARM**

Date: June 13, 2022

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

**NAME:** Jen Bellhouse, Executive Director, Shuswap Trail Alliance

**TOPIC:** Shuswap Trails 17th Annual 2021 Progress Report

**Vote Record**

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

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

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# Shuswap Trails 17<sup>th</sup> Annual 2021 Progress Report

Updated June 8, 2022

Presented by The Shuswap Trail Alliance

Weytkp... (Hello)

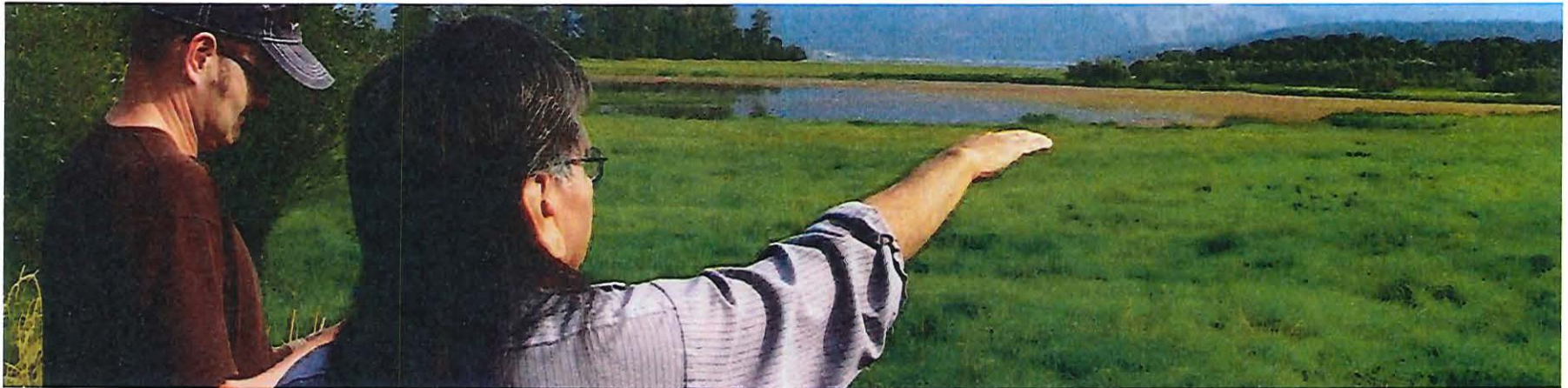
You are in Secwepemc  
Territory



Linda Franklin and Neskonlith Councillor Louis Thomas,  
Kela7scen (Mt Ida) Lookout (Photo: Jim Hoskin)

## The Shuswap Trail Vision. . .

Establish the entire Shuswap Watershed as a united destination trail centre known for its active lifestyle, vibrant culture, natural beauty, and commitment to sustainable ecology





### The Shuswap Trail Alliance . . .

- the organizational body (formed in 2005) through which local and regional leadership work together to develop and implement the Shuswap Trails Strategy. . .
- . . .as First Nations, stewardship, government, industry, business, and community stewardship organizations and individuals.



# Shared tools. . .





November 2019 Regional Trail Strategy and Roundtable

# Shuswap Trails Strategy and Roundtable

The purpose of the strategy is to protect, enhance and recognize trails as an integral part of the Shuswap lifestyle, culture and economy.

- ensure trails are appropriately authorized, mapped, developed, maintained, and promoted,
- protect and promote First Nations interests,
- reduce/repair ecological damage from all trail use,
- manage land access appropriately
- demonstrate collaborative management
- provide stability and security to all who invest in them.

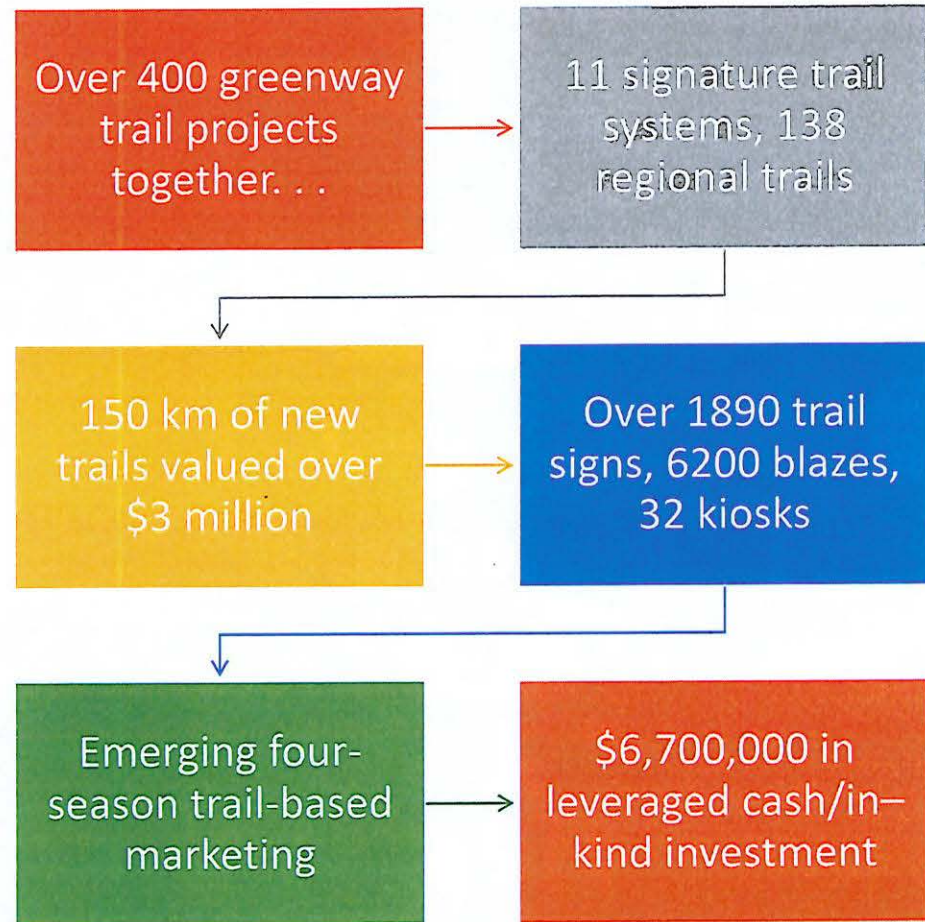
Working Together...

...Y'icwetsutce (taking care of the land)

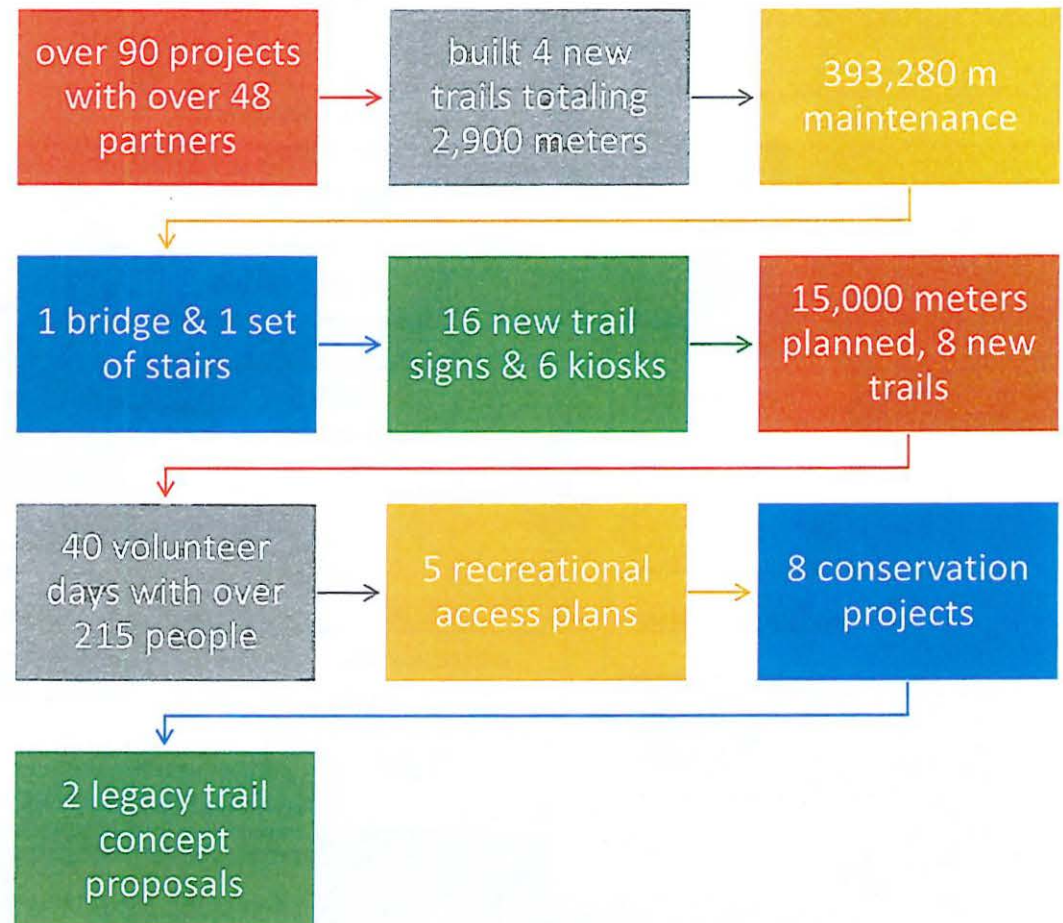
November 2021 Regional Trail Strategy and Roundtable



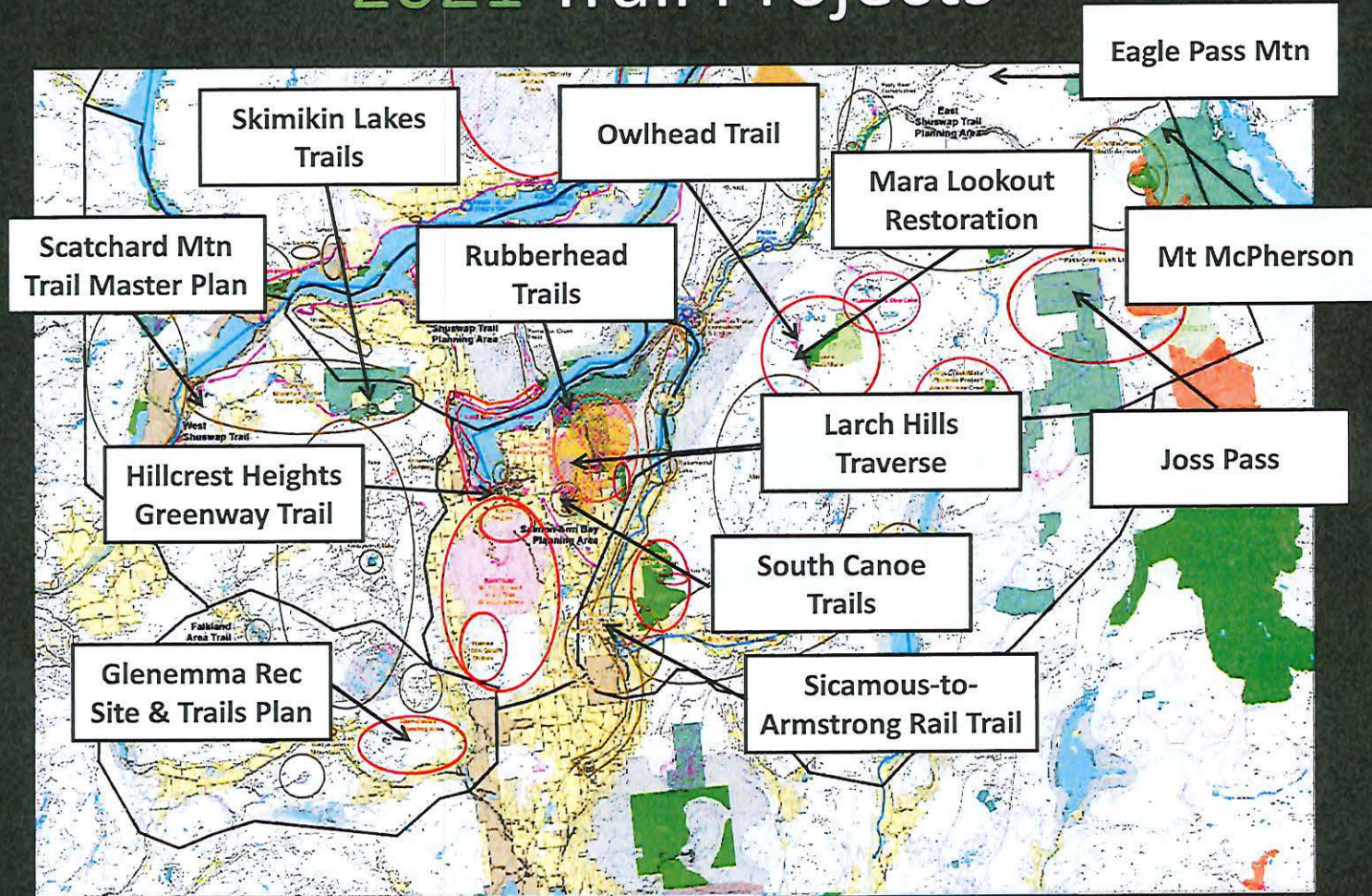
The  
outcome ~  
with  
partners ~  
since 2006..



And in 2021 we worked on...



# 2021 Trail Projects





2021 Highlights

Anonymous Donor





# Trail Building Workshop...

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Funded by RSTBC, hosted by STA, & presented by Mark Wood





# Yellow Flag Iris Removal

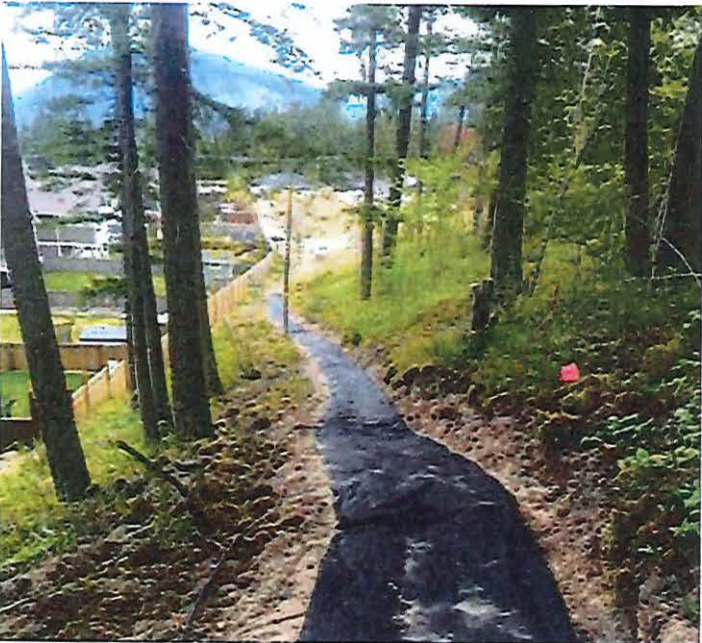
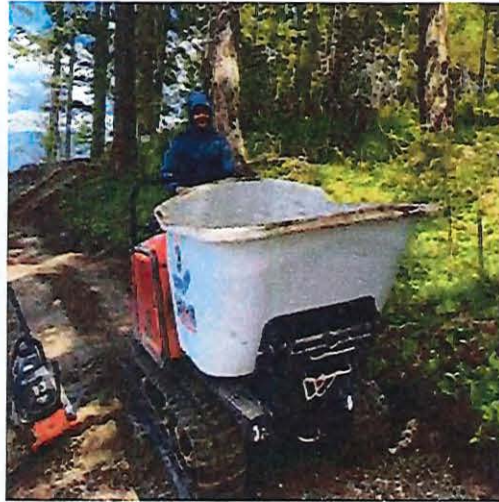
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In partnership with Columbia Shuswap Invasive Species Society



# Mara Lookout Historic Pack Trail Restoration...

Forest Employment Program grant... \$166,665!!!



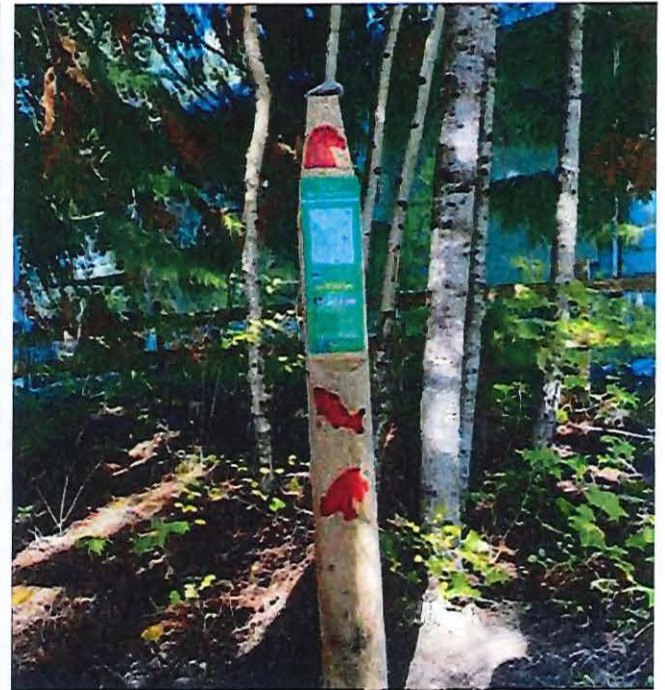
# Hillcrest Heights SA Greenway

In partnership with the City of Salmon Arm



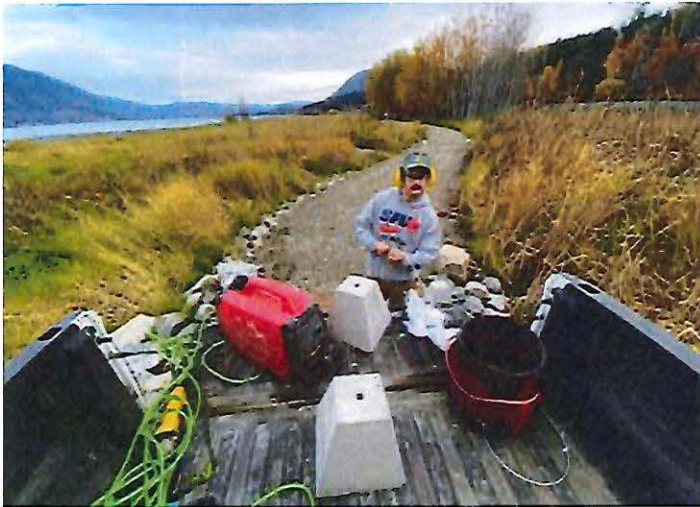
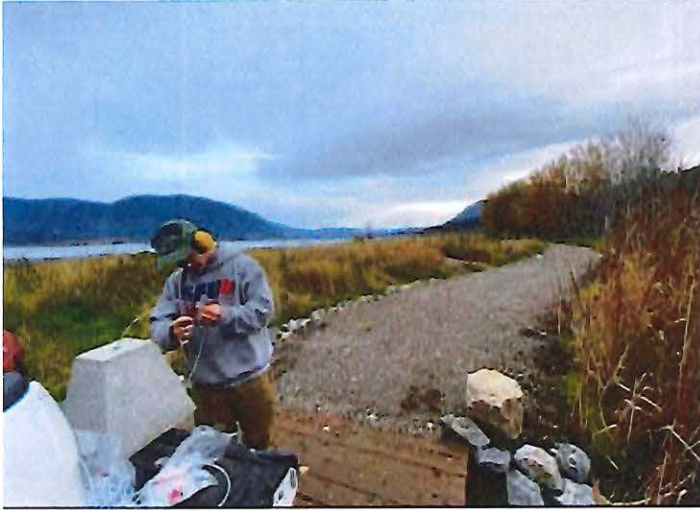
# Secwepemc Landmarks Project

Supporting Adams Lake, Little Shuswap, Neskonlith and Spiatzin



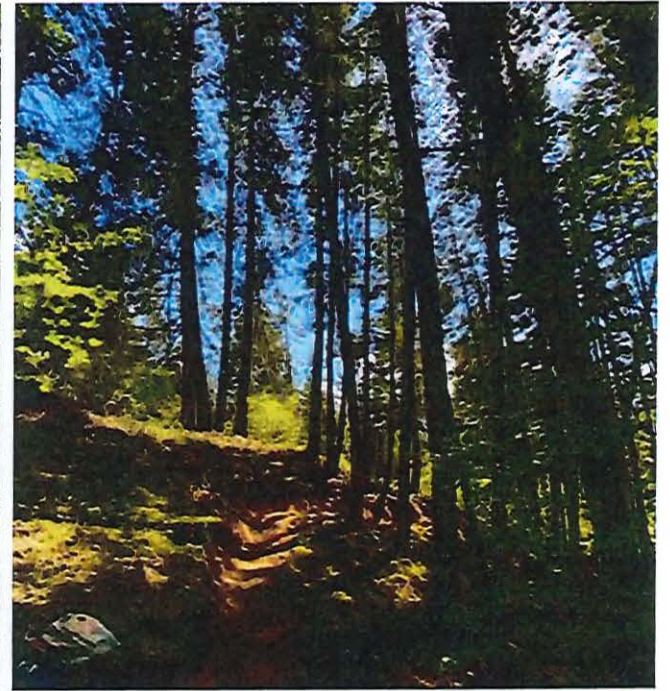
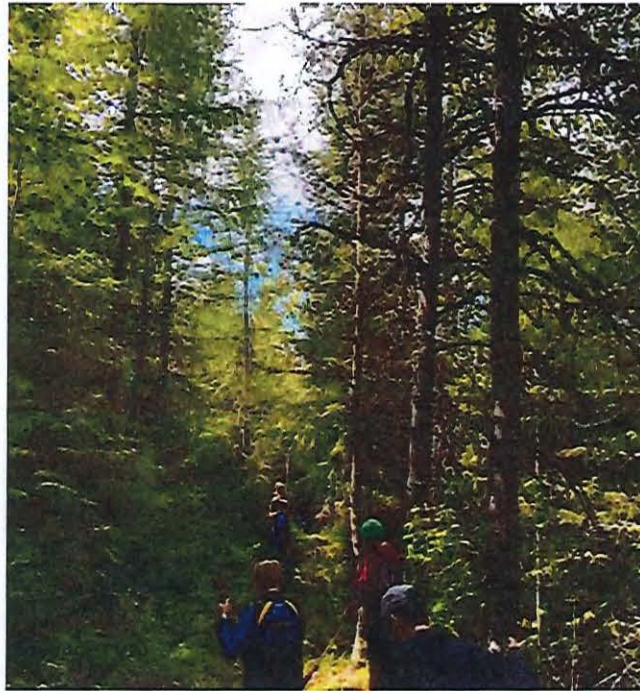
## Secwepemc Landmarks Trailhead Posts

More than 75 of the 100+ posts installed in 2021



# Salmon Arm Foreshore Improvements

In partnership with the City of Salmon Arm



## Larch Hills Traverse – Ida View/East Canoe Creek Bridge

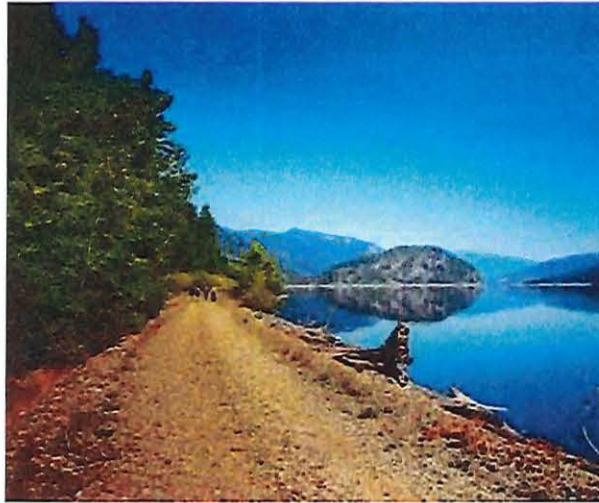
in partnership with SI Dressage Association, Jackson MT Bike Academy  
and many community donations/volunteers



# General Trail Maintenance

in partnership with the City of SA, CSRD Parks, BC Parks & more.





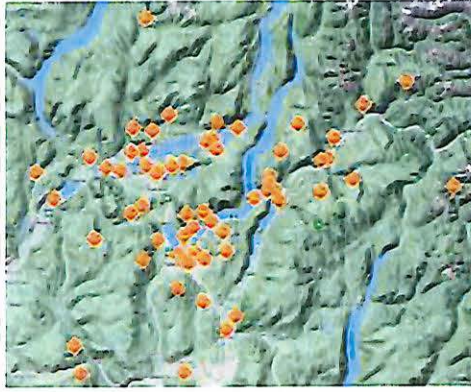
# Shuswap North Okanagan Rail Trail

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Spacers in the Secwépemc, the Columbia Shuswap Regional District, and the Regional District of North Okanagan  
visit [www.shuswapnorthokanaganrailtrail.ca](http://www.shuswapnorthokanaganrailtrail.ca)



*Welcome to Secwepemc Territory*



Filters: Last year, Last week, Last day

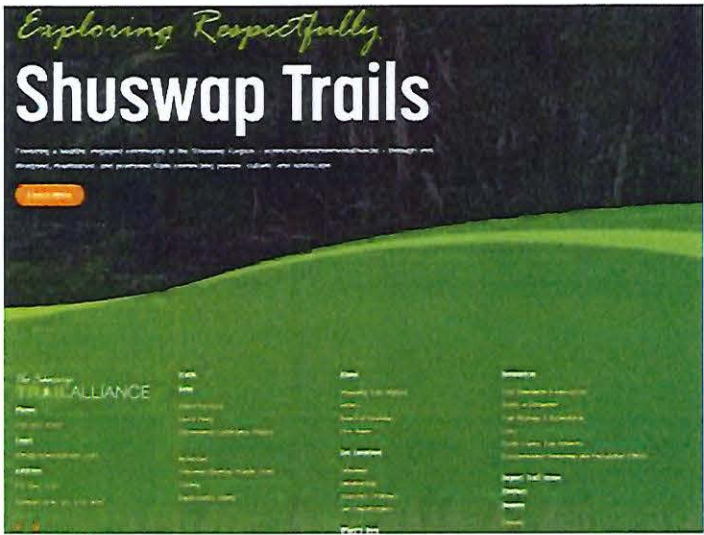
Activities: All Activities, Hiking, Canoeing  
 Regions: All Regions, Shuswap  
 Difficulty: All Difficulty, Easy, Moderate, Difficult  
 Distance: All Distance, 0-10km, 10-20km, 20-30km, 30-40km, 40-50km, 50-60km, 60-70km, 70-80km, 80-90km, 90-100km  
 Duration: All Duration, 1-2 hours, 2-3 hours, 3-4 hours, 4-5 hours, 5-6 hours, 6-7 hours, 7-8 hours, 8-9 hours, 9-10 hours, 10+ hours

### CHASE & AREA

Trail	Distance	Difficulty	Estimated Duration	Rating
Chase Mountain Trail	10.4 km (6.4 miles)	Easy	2hr	4.8
Chase Mountain Loop	16.0 km	Easy	3hr	4.8
Chase Mountain Loop	16.0 km	Easy	3hr	4.8
Chase Mountain Loop	16.0 km	Easy	3hr	4.8
Chase Mountain Loop	16.0 km	Easy	3hr	4.8

### ENDERBY & AREA

Trail	Distance	Difficulty	Estimated Duration	Rating
Endeavour Lake Trail	11.0 km (6.8 miles)	Easy	2hr	4.8



# Shuswap Trails Website Upgrade

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Funded by the City of Salmon Arm, Shuswap Community Foundation, MRDT (Hotel Tax), and the CSRD GIS Department

# Active Transportation Planning

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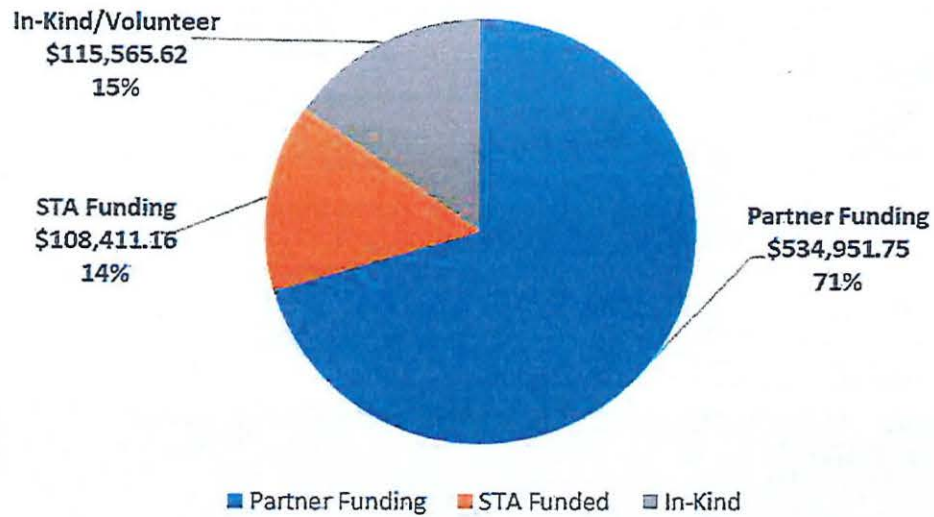


Salmon River Road Parallel Path (Silver Creek) – CSRD Area D

# 2021 Leveraged Resources...

BC Rural Dividend Program (MFLNRO)	Backcountry Horsemen of BC – Shuswap & North Ok.	BC Parks	Canada Summer Jobs	Community Fundraising	CSRD Parks Area C, D, E, F	City of Salmon Arm
City of Enderby/RDNO Area F Parks	Columbia Shuswap Invasive Species Soc.	District of Sicamous	North Shuswap Lions Club	Recreation Sites and Trails BC	Salmon Arm MRDT Funding (Hotel Tax)	School District 83
Shuswap Cycling Society	Shuswap Community Foundation	Shuswap Naturalist Club	SI Dressage Association	Shuswap Tourism	Village of Chase	And Community, Volunteers, In-kind

### 2021 Project Funding



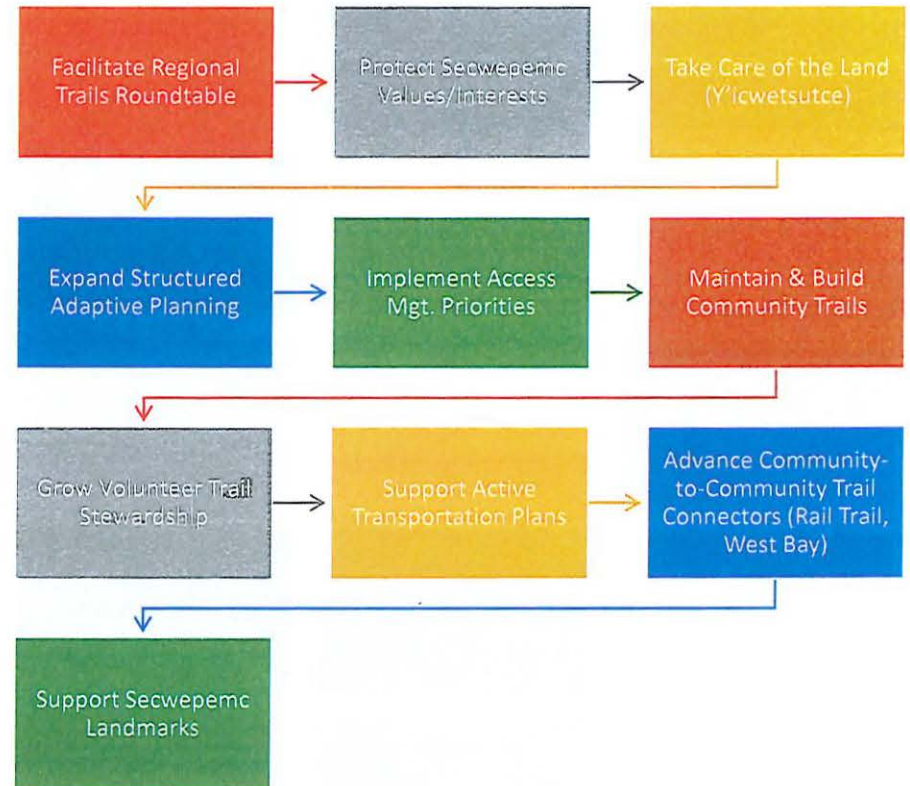
Total  
Leveraged  
Value in 2021  
**\$758,928.53**

# Total Salmon Arm 2021 Project Summary

- City of Salmon Arm Projects investment: ~\$71,950 + \$44,352
- Total Leveraged Funds: \$267,534

Projects (Completed): 2021	Partner Funding	STA Funded	In-Kind	Status		New m	Fix m	Maintain m
2100 Lamb Greenway Subdivision Assessment	\$537.51							
1858 Salmon Arm - Hillcrest Subdivision Greenways 2018 (Hillcrest Heights)	\$25,000.00		\$281.60	finished	City SA/PO#46439	500		
2147 Salmon Arm - Stuswap Trails Website	\$31,800.00	\$184.28	\$664.08	finished	City SA/MRDT/SCF			
2108 Salmon Arm - Spring Maintenance	\$9,668.54		\$765.00	finished	City SA			43,490
2156 Salmon Arm - Foreshore Trail Upgrades	\$8,742.61			finished	City SA		280	
2116 South Canoe - Summer Students Breaking (CSJ - confirmed)	\$5,385.94	\$235.77		finished	STA/CSJ			
2057 Peter Janink Burdock Removal (Stuswap Naturalist Club)	\$2,438.34			finished	Stuswap Naturalist Club			
2165 Yellow Flag Iris Removal	\$8,000.00		\$1,081.65	finished	CSISS/STA			
2137 Salmon Arm - Foreshore (Raven) Trail - Monitoring 2020	\$2,041.24			finished	City SA/Advisory/Nature Trust/M FLNRO/SABNES			
2116 South Canoe Upgrades/Planning/Vol - General 2020	\$2,156.00	\$9,987.78	\$8,213.14	finished	City SA/Rec Sites/SCA/Advisory partners			
2107 Salmon Arm - Planning (General) 2020		\$3,699.26	\$1,822.94	finished	City SA			
2185 Salmon Arm - Active Transportation Task Force		\$1,621.65	\$365.07	in progress	City SA			
2138 Salmon Arm - West Bay		\$877.66	\$234.51	need funding	ALIB/NB/LSLB/CSA/IHA/CP/CRD/MP/MLA/STA/SCS			
1948 Trail Guide Update - Paddle Mini-Guide (Blueways)	\$4,600.00	\$4,116.54	\$1,952.28	finished	MRDT			
2104 MRDT - Trail Guide & Website update 2021	\$3,700.00		\$1,035.22	finished	MRDT			
2118 MRDT - Trail Signage (en route trail signs) (Mg Guide Lk signage)	\$3,800.00		\$1,129.99	finished	MRDT			
2120 Stuswap Regional Trail Strategy Roundtable 2021	\$5,933.34	\$3,291.14	\$1,132.02	finished	Various/Rec Sites/CRD/ST/Lks Div/Proser Basin/HA, WD, 16-230-079			
1846 Seawepemc Landmarks Concept	\$94,103.50	\$8,436.52	\$21,323.15	in progress	STS Lakes Division/CSA/Arts/ST			
2058 Seawepemc Landmarks and Trailhead Signposts (Heritage BC)	\$5,000.00	\$3,200.00	\$3,668.97	in progress	Heritage BC/STA			
2148 Seawepemc Landmarks Phase 2 - Cerp	\$803.73			in progress	CERP			
2152 Seawepemc Landmarks Phase 2 - TOTA	\$3,238.72			in progress	TOTA			
2116a South Canoe Winter grooming/storage	\$8,163.11	\$323.29	\$3,166.85	in progress	SECSTA/Vol			
2184 Kela/soen (Mt Isa) Planning		\$5,511.78	\$1,931.96	need funding	ALIB/LSLB/NB/Spatsin/STS/SORE/M FLNRO/CRD/SA			
2154 LHT - East Canoe Creek Badge	\$5,888.42		\$66.00	in progress	Various/EQ Dressage/Donations			
2139 LHT - General		\$3,446.35	\$4,547.71	finished	STA/Rec Sites Trails/City SA/Canoe/PP			
2106 LHT - Non Winter Advisory & Plan		\$801.65	\$3,137.04	finished	STA/Rec Sites Trails/City SA/Canoe/PP			
<b>Total Projects Completed 2021</b>	<b>\$169,209.40</b>	<b>\$43,633.59</b>	<b>\$54,691.18</b>	Notes not include GST		<b>800</b>	<b>280</b>	<b>43490</b>
<b>Combined Value</b>		<b>\$267,534.17</b>						

# 2022 - 2023 Priorities...



Priorities in  
 2022...currently  
 76 active projects  
 with targets in all  
 sub-regions of the  
 Shuswap:

Advance Regional Trail Strategy, Roundtable, and Access Management Priorities	Support the Secwepemc Landmarks and Trailhead Sign project	Complete the 2020 Shuswap Trail Infrastructure Projects (3 new trails)
Complete the South Shuswap Destination Trail Concept Plan	Complete the Mara Lookout Trail Restoration Project	Complete Larch Hills Traverse Ida View Trail East Canoe Creek Bridge
Continue working on Scatchard Trail Plan	Complete Enderby greenway connector plan	Work with BC Parks for a new Herald's Park kiosk
Complete CSRD trail projects	Complete City trail projects	Maintain annual trail maintenance schedule & trail reporting system
Support inter-jurisdictional development of the Sicamous – Armstrong Rail Trail	Support volunteer trail stewardship, engagement, and training	Continue ongoing trail planning & capital project targets with regional partners



## What can you do to help the STA???

- Use the trails
- Tell others about the trails
- Join a local trail organization
- Speak with our elected officials
- Become an Alliance member
- Volunteer – become a steward
- Make a charitable contribution



# Shuswap Trail Legacy Fund

[www.shuswapfoundation.ca](http://www.shuswapfoundation.ca)



SHUSWAP  
**COMMUNITY**  
FOUNDATION



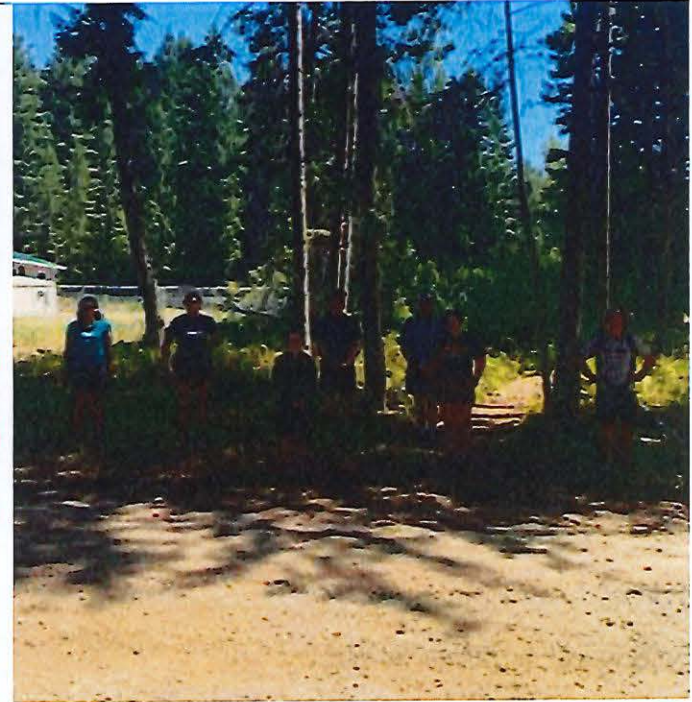


## Build a Metre of Trail

Help build trails in 2022

- \$5 posts a blaze
- \$10 digs the tread
- \$20\* buffs a whole metre
- \$50\* caps it in gravel
- \$100\* decks it with boardwalk
- Make your contribution at. . .

[www.shuswaptrails.com](http://www.shuswaptrails.com)



# Kukstemc – Thank You!



Please visit . . .  
[www.shuswaptrails.com](http://www.shuswaptrails.com)

Item 19.1

**CITY OF SALMON ARM**

Date: June 13, 2022

**OTHER BUSINESS**

The following Motion is released from the In-Camera Council Meeting of May 24, 2022:

0042-2022 (ic) Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: The City sever the 2022 Community Resiliency Investment joint grant application with Neskonlith Indian Band and pursue an application individually.

CARRIED UNANIMOUSLY

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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Item 19.2

## CITY OF SALMON ARM

Date: June 13, 2022

### OTHER BUSINESS

2022 Union of British Columbia Municipalities (UBCM) – Meeting Requests

#### **Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



May 24, 2022

Dear Mayors and Regional District Chairs:

My caucus colleagues and I are looking forward to seeing you all again in person at the 2022 Union of British Columbia Municipalities (UBCM) Convention in Whistler from September 12-16.

UBCM provides a wonderful opportunity to listen to one another, share ideas, and find new approaches to ensure our communities thrive, particularly as we continue recovering from the challenges of the past couple of years. With local, provincial, federal, and First Nations governments working together, we can continue to build a better BC.

If you would like to request a meeting with me or one of my Cabinet colleagues, please register online at <https://ubcmreg.gov.bc.ca/> (live, as of today). Please note that this year's invitation code is **MeetingRequest2022** and it is case sensitive. The deadline to submit your meeting requests is June 24, 2022. If you have any questions, please contact [UBCM.Meetings@gov.bc.ca](mailto:UBCM.Meetings@gov.bc.ca) or phone 250-213-3856.

I look forward to once again being part of your convention, meeting with many of you, and exploring ways that we can partner together to address common issues.

Sincerely,

A handwritten signature in blue ink that reads "John J. Horgan".

John Horgan  
Premier





May 24, 2022

Ref: 270291

Dear Mayors and Regional District Chairs:

It is my pleasure to write to you as the Minister of Municipal Affairs regarding the processes for requesting meetings with me or with provincial staff from ministries, agencies, commissions and corporations (MACC) during the upcoming Union of BC Municipalities (UBCM) Convention. As you are likely aware, the 2022 UBCM Convention is taking place September 12 to 16 in Whistler, B.C., and is early this year to accommodate the general local election process.

You will receive a separate letter from the Honourable John Horgan, Premier, containing information about the online process for requesting a meeting with the Premier or other Cabinet Ministers.

If you would like to meet with me, please complete the online request form at: [MUNI Minister's Meeting](#) and submit it to the Ministry of Municipal Affairs by **June 24, 2022**. Meeting times and dates will be confirmed by mid-August. I will do my best to accommodate as many meeting requests as possible. If I am unable to meet with you, arrangements may be made for a meeting post-Convention.

To get the most out of your delegation's meeting with me, it continues to be helpful for you to provide as much detail as possible in the online form on the topic you wish to discuss. Providing this information in advance gives me a better understanding of your delegation's interests and our discussion can be more productive.

Regarding provincial staff meetings, ministry staff will email you shortly with the Provincial Appointment Book. This document lists all MACC staff available to meet with delegates at Convention, as well as details on how to submit an online MACC staff meeting request.

This will be my first UBCM Convention as Minister responsible for local government. I have enjoyed our continued monthly regional calls and the opportunity to hear more about your communities' challenges and accomplishments.

.../2

Mayors and Regional District Chairs  
Page 2

I look forward to continuing our conversations in person at Convention, and working together to build clean, compact and resilient communities.

Sincerely,

A handwritten signature in black ink that reads "Nathan Cullen". The signature is written in a cursive style with a large initial "N" and "C".

Nathan Cullen  
Minister

pc: Honourable John Horgan, Premier  
Laurey-Anne Roodenburg, President, Union of BC Municipalities

Item 22.1

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

1. Registration of a Section 219 Land Title Act covenant on title restricting development to a total of 10 rental units and prohibits stratification of the development on the subject parcel, and;
2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

[AR Broadview Holdings Ltd./Lake Monster Studio: Architecture + Design; 1231-1 Street SE; 10 unit - Medium Density Residential]

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



TO: His Worship Mayor Harrison and Members of Council

DATE: May 18, 2022

SUBJECT: Development Permit Application No. 442 (10 Unit – Medium Density Residential)

Legal: Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916  
 Civic: 1231 – 1 Street SE  
 Owner/Applicant: AR Broadview Holdings Ltd.  
 Agent: Lake Monster Studio: Architecture + Design

**MOTION FOR CONSIDERATION**

**THAT:** Development Permit No. 442 be authorized for issuance for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1231 1 Street SE) in accordance with the attached drawings in Appendix 3;

**AND THAT:** Issuance of Development Permit No. 442 be withheld subject to the following:

1. Registration of a Section 219 Land Title Act covenant on title restricting development to a total of 10 rental units and prohibits stratification of the development on the subject parcel, and;
2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

**STAFF RECOMMENDATION**

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

**PROPOSAL**

The subject parcel is located at 1231 1 Street SE (Appendix 1 and 2) and currently contains a single family dwelling on the southernmost portion of the property. This application is to permit a new 10-unit (rental) residential development, as described throughout Appendix 3.

**BACKGROUND**

The subject property is 0.7 acres, designated Medium Density Residential (MR) in the City's Official Community Plan (OCP), and was recently rezoned to R-4 (Medium Density Residential).

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

North:	Single family dwelling	Zoned R-1
South:	Single family dwelling	Zoned R-1
East:	Single family dwelling and accessory building/structure	Zoned R-1
West:	Single family dwellings	Zoned R-1

Site photos are attached, in Appendix 6. The subject property has recently been under the consideration of Council, with a zoning amendment (R-1 Single Family Residential Zone to R-4 Medium Density

Residential Zone) application approved earlier this year. In addition, there is also an associated subdivision application currently underway (SUB 21.19) on the subject property. A Preliminary Layout Review (PLR) letter for said application was sent out on November 22, 2021. This proposed subdivision would create one new lot (2 lots total). The new proposed lot (the subject of this proposal) would be 2227.9 square metres, while the smaller remainder lot would contain the existing house.

The proposed buildings are a modern row housing form with pitched "saw tooth" rooflines, comprised of two 5-plexes, both of which are situated adjacent to a common parking area. With both buildings having a proposed height of approximately 12.98-12.99 metres, both buildings are below the increased permitted height of 13 m if a special amenity is provided (i.e. rental dwelling units). In addition, 15 parking spaces are required (1.5 spaces per dwelling unit) and have been provided.

## COMMENTS

### Shaw

Shaw supports this application with the condition that the owner/developer provide Shaw with a conduit system that will allow Shaw to service all new units and that the owner/developer contact Shaw at the design stage to make sure Shaw's structure is placed to Shaw standards and requirements.

### Building Department

No concerns. An Architect must be retained at/for the Building Permit stage. All applicable BCBC requirements must be adhered to.

### Engineering Department

Comments attached (Appendix 9).

### Design Review Panel

With the proposal for a medium density residential development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the application as presented, noting the high quality design of both the buildings and site. The April 27, 2022 DRP meeting minutes are attached, as Appendix 8.

### Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Permit Procedures Bylaw* notices are mailed to landowners within a 30m radius of the application. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

### Planning Department

The subject parcel is located in an area well-suited for higher-density residential development. This area features some developed sidewalks, proposed greenways and parks, transit routes, is within close walking distance of the City Centre commercial node, including the Salmon Arm Storefront School, Blackburn Park, and other facilities. The surrounding neighbourhood has experienced a similar recent development in the last number of years, with the final phase of 'Valley Vista' at 1070 1 Street SE to the northeast wrapping up in 2018.

The proposed development is subject to the Zoning Bylaw and the guidelines of the "Residential Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, landscape and screening, as well as access, circulation, and parking.

### *Siting and Building*

The applicant is proposing a 10-unit residential development in the form of two 5-plex buildings. The buildings will ultimately have a total combined footprint of 46.3% or 11,099.32 square feet (55% is permitted as per the zoning), situated adjacent to an access lane and common parking area, with the two separate buildings allowing for articulation and a reduced overall massing.

The building design is of a modern row housing form, clad in white board and batten, a feature color for each centre unit (evening blue), and saw tooth roofs. OCP Residential Development Permit Area policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, which staff feel is achieved by the proposed design. The articulation of the facades and the relatively small size of the proposed buildings (3 level buildings) from 1 Street SE limit related impacts. As such, staff feel the design aligns well with OCP guidelines.

### *Landscape and Screening*

The landscape plan (Appendix 3) prescribes a range of innovative features and vegetation throughout the site, of which staff feel aligns with many of the Landscape and Screening OCP guidelines. Some of these unique features include fire smart landscaping, tree retention, vegetative slopes and retaining walls, passive water detention check dams, as well as an on-site community garden.

### *Access and Parking Area*

The subject property is a single-fronting interior parcel with a singular vehicle access/parking area proposed via 1 Street SE. The 15 parking spaces as proposed meet the 15 required (1.5 parking spaces per dwelling unit) as specified in the Zoning Bylaw. In addition, a community collection site is proposed, meeting OCP guidelines.

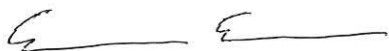
### *Height and Density Bonus*

In reference to the R-4 Zoning Bylaw regulations, the maximum height of principal buildings shall be 10.0 metres (32.8 feet), but may be also be increased to 13.0 metres (42.7 ft.) if a special amenity is provided. Since the owners/applicants have indicated that all units are to be strictly for rental purposes and the height of the proposed buildings are 12.98-12.99 m, the proposed building heights are compliant with zoning regulations, provided the owner/applicant register a Section 219 rental covenant on title.

The maximum residential density permitted under R-4 zoning is 16.2 dwelling units per acre of land. As the proposed second lot is approximately 0.551 acres in area (2227.9 square metres), the maximum permitted density under R-4 would be 8 dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel; and 3) no density bonus. However, as indicated throughout Appendix 3, the proposed housing developments will consist entirely of rental units. Since this is the case, the owner/applicant would then be eligible/qualify for the added density bonus of 5 units per hectare (2.0 units per acre) for the provision of affordable rental dwelling units, provided the owner/applicant registers a rental Covenant on Title. This would then increase the maximum permitted density under R-4 to 10 dwelling units. The R-4 Zoning regulations are attached, in Appendix 7.

### CONCLUSION

The applicant has been diligent and detailed in working with City staff and policies. The form and character of the proposed development are consistent with the OCP guidelines. Staff recommend issuance of Development Permit No. 442.



Prepared by: Evan Chorlton  
Planner I



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

**Subject Property Map**

**APPENDIX 1**

251

P251

10 AVENUE S.E.

NOT OPEN

261

10 AVE. S.E.

370

1040

1041

1080

1061

1081

1070

1121

1120

1121

1160

1161

1180

1 ST. S.E.

1211

1210

1231

1260

1230

1311

SHUSWAP ST. S.

1311

1380

181

ROAD NOT OPEN

1391

14 AVE. S.E.

1451

1470

15 AVE. S.E.

1500

1530

1550

2 ST. S.E.

101

51

60

30

40

50

60

70

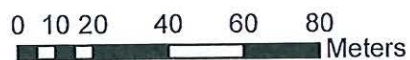
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90

61

81

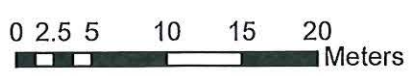
91



 Subject Property

 Parcels

1161



 Subject Property  
 Parcels



2774  
 This drawing is the property of Lake Monster Studio. It is to be used only for the project and site described herein. It is not to be reproduced, copied, or used for any other project without the written consent of Lake Monster Studio.

2774

2774

2023-04-31 11:00 AM GP

Drawn: Peter Sherry, Corinne de Lamoignon, Ben Lee

ISSUED FOR DEVELOPMENT PERMIT

CLIENT

OWNER

PROJECT

BACKGROUND

ADDRESS

121 11

PROJECT NO.

121 11

TITLE

SITE PLAN

**SALMON ARM 16-PLX**  
 121 11 STREET SE, SALMON ARM, BC  
 PLAN 3400  
 LOT 11  
 PU UNKNOWN  
 SITE AREA: 2363.6 m<sup>2</sup> (572,441 sq ft)

**CITY OF SALMON ARM ZONING BYLAW NO. 2582 ANALYSES:**  
 ZONE: R4 - MEDIUM DENSITY RESIDENTIAL ZONE

PERMITTED USES	REQUIRED	PROPOSED
.11 MULTIPLE FAMILY DWELLING (RENTAL PROPERTY)	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING

BUILDING A	BUILDING B	NO ACCESSORY BUILDING
TOP OF ROOF: 34.19m	TOP OF ROOF: 30.579m	
FINISH FLOOR: 12.29m	FINISH FLOOR: 12.29m	
ROOF HEIGHT: 12.29m	ROOF HEIGHT: 12.29m	
AVERAGE ELEVATION: 32.24m	AVERAGE ELEVATION: 32.24m	
ROOF HEIGHT: 12.29m	ROOF HEIGHT: 12.29m	

1.4 MAXIMUM HEIGHT OF ACCESSORY BUILDING	1.5 MAXIMUM PARCEL COVERAGE	1.6 MINIMUM PARCEL AREA	1.7 MAX. PARCEL WIDTH	1.8 MINIMUM SETBACK OF PRINCIPAL BUILDING	1.9 MINIMUM SETBACK OF ACCESSORY BUILDING	2.0 MAXIMUM DENSITY
6.0m (19' 7")	55%	900m <sup>2</sup>	30m	1. FRONT SETBACK: 3.0m (9.8' R)	1. FRONT SETBACK: 3.0m (9.8' R)	49 DWELLING UNITS PER PARCEL
				2. REAR SETBACK: 3.0m (9.8' R)	2. REAR SETBACK: 3.0m (9.8' R)	15 STALLS
				3. INTERIOR SIDE SETBACK: 3.0m (9.8' R)	3. INTERIOR SIDE SETBACK: 3.0m (9.8' R)	2.69
				4. EXTERIOR SIDE SETBACK: 3.0m (9.8' R)	4. EXTERIOR SIDE SETBACK: 3.0m (9.8' R)	2.6m x 2.6m (8'6" x 8'6")
						29% (5.0m x 2.4m)
						NOT APPLICABLE
						7.3m
						NOT REQUIRED

2.1 OFF-STREET PARKING	2.2 STALL DIMENSIONS	2.3 SMALL CAR ALLOCATION	2.4 MAXIMUM WIDTH OF DRIVEWAY	2.5 MAXIMUM WIDTH OF DRIVEWAY
1.5 DWELLING UNIT PER 150 SQ FT	2.29m x 5.5m (7'6" x 18'0")	20%	2.4m (7'8")	2.4m (7'8")

3.1.1 MAXIMUM DENSITY	3.1.2 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.3 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.4 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.5 MAXIMUM SETBACK OF ACCESSORY BUILDING
49 DWELLING UNITS PER PARCEL	1. FRONT SETBACK: 3.0m (9.8' R)	1. FRONT SETBACK: 3.0m (9.8' R)	2. REAR SETBACK: 3.0m (9.8' R)	3. INTERIOR SIDE SETBACK: 3.0m (9.8' R)
				4. EXTERIOR SIDE SETBACK: 3.0m (9.8' R)

3.1.6 OFF-STREET PARKING	3.1.7 STALL DIMENSIONS	3.1.8 SMALL CAR ALLOCATION	3.1.9 MAXIMUM WIDTH OF DRIVEWAY	3.1.10 MAXIMUM WIDTH OF DRIVEWAY
1.5 DWELLING UNIT PER 150 SQ FT	2.29m x 5.5m (7'6" x 18'0")	20%	2.4m (7'8")	2.4m (7'8")

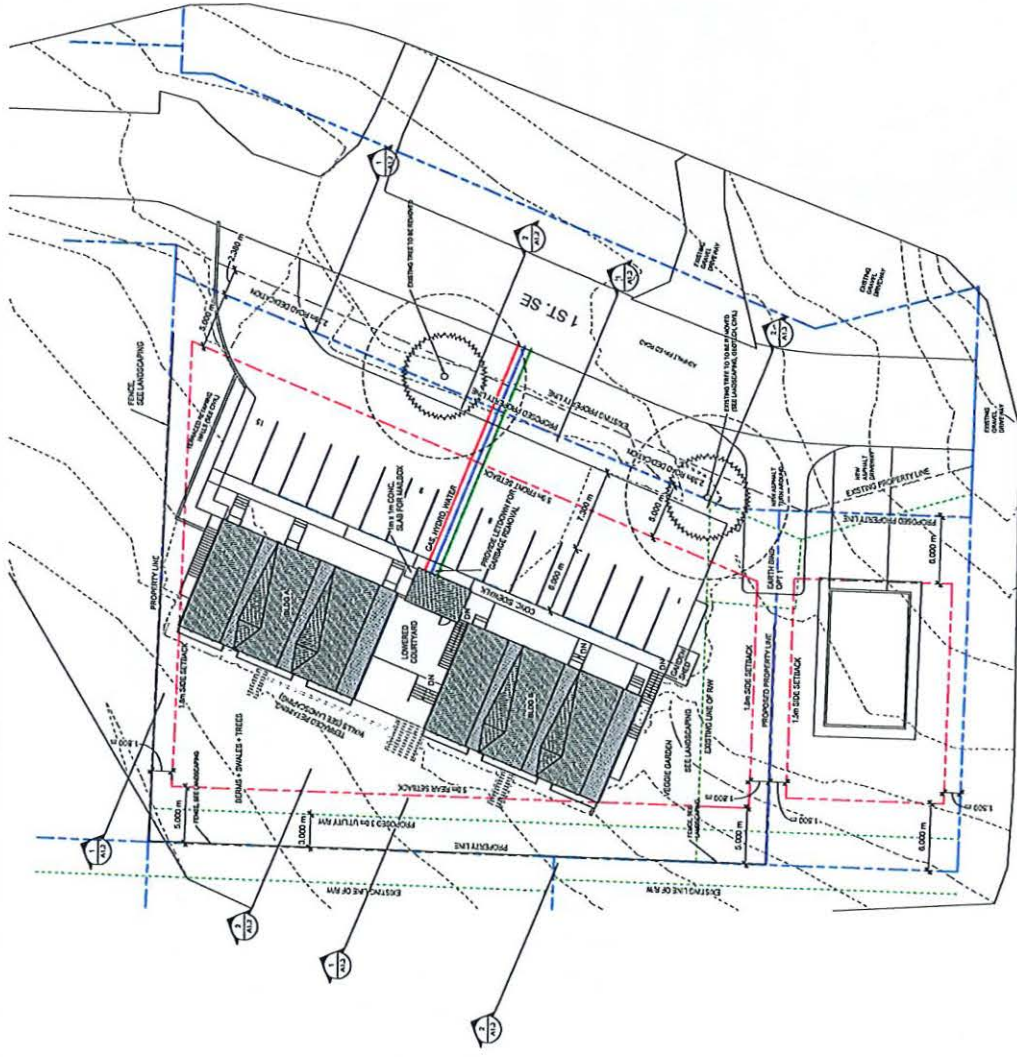
3.1.11 MAXIMUM DENSITY	3.1.12 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.13 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.14 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.15 MAXIMUM SETBACK OF ACCESSORY BUILDING
49 DWELLING UNITS PER PARCEL	1. FRONT SETBACK: 3.0m (9.8' R)	1. FRONT SETBACK: 3.0m (9.8' R)	2. REAR SETBACK: 3.0m (9.8' R)	3. INTERIOR SIDE SETBACK: 3.0m (9.8' R)
				4. EXTERIOR SIDE SETBACK: 3.0m (9.8' R)

3.1.16 OFF-STREET PARKING	3.1.17 STALL DIMENSIONS	3.1.18 SMALL CAR ALLOCATION	3.1.19 MAXIMUM WIDTH OF DRIVEWAY	3.1.20 MAXIMUM WIDTH OF DRIVEWAY
1.5 DWELLING UNIT PER 150 SQ FT	2.29m x 5.5m (7'6" x 18'0")	20%	2.4m (7'8")	2.4m (7'8")

3.1.21 MAXIMUM DENSITY	3.1.22 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.23 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.24 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.25 MAXIMUM SETBACK OF ACCESSORY BUILDING
49 DWELLING UNITS PER PARCEL	1. FRONT SETBACK: 3.0m (9.8' R)	1. FRONT SETBACK: 3.0m (9.8' R)	2. REAR SETBACK: 3.0m (9.8' R)	3. INTERIOR SIDE SETBACK: 3.0m (9.8' R)
				4. EXTERIOR SIDE SETBACK: 3.0m (9.8' R)

3.1.26 OFF-STREET PARKING	3.1.27 STALL DIMENSIONS	3.1.28 SMALL CAR ALLOCATION	3.1.29 MAXIMUM WIDTH OF DRIVEWAY	3.1.30 MAXIMUM WIDTH OF DRIVEWAY
1.5 DWELLING UNIT PER 150 SQ FT	2.29m x 5.5m (7'6" x 18'0")	20%	2.4m (7'8")	2.4m (7'8")

3.1.31 MAXIMUM DENSITY	3.1.32 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.33 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.34 MAXIMUM SETBACK OF ACCESSORY BUILDING	3.1.35 MAXIMUM SETBACK OF ACCESSORY BUILDING
49 DWELLING UNITS PER PARCEL	1. FRONT SETBACK: 3.0m (9.8' R)	1. FRONT SETBACK: 3.0m (9.8' R)	2. REAR SETBACK: 3.0m (9.8' R)	3. INTERIOR SIDE SETBACK: 3.0m (9.8' R)
				4. EXTERIOR SIDE SETBACK: 3.0m (9.8' R)



**1 SITE PLAN**  
 A1.1 1/200



**TABLE OF CONTENTS**

- L1 CONCEPTUAL LAYOUT PLAN (1:125)
- L2 CONCEPTUAL GRADING - BLACK & WHITE (1:125)
- L3 CONCEPTUAL PLANTING LAYOUT - BLACK & WHITE (1:125)
- L4 CONCEPTUAL IRRIGATION STRATEGY (1:125)

**DOCUMENT NOTES**

**1. PRINT AND SCALE**  
 A FULL SIZE SET IS TO BE PRINTED AT 22" X 34". THE GIVEN SCALE OF A HALF SIZE SET, PRINTED AT 11" X 17", WILL MULTIPLY BY TWICE THE SCALE GIVEN. (EX. 1:200 = 1:400)



**Project Title:**  
 Salmon Arm 10-Plex

**Project Location:**  
 1231 1st Street SE, Salmon Arm, BC, V1E 1J8

**Drawing Title:**  
 Conceptual layout Plan

**Scale:**  
 1:125

**Design by:**  
 CS

Project #:	Issue Date:	Issued For / Revision	
21-013	25/03/22	1 21/01/22 Sch. Design & Tree Protection	4
		2 03/14/22 Concept Design & Tree Protection	5
		3 03/25/22 Reissue: Concept Design Package	6

**ISSUED FOR REVIEW ONLY**  
 Copyright Reserved: This drawing is the property of Seed and Sparrow Design and shall not be reproduced, made, or altered without permission.

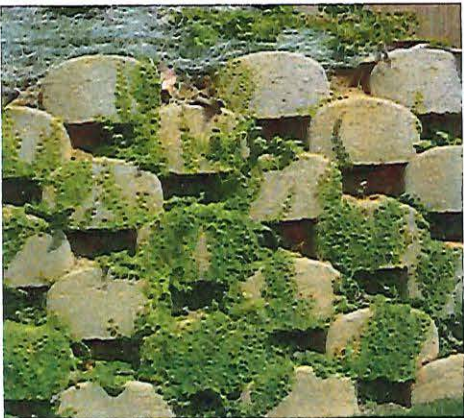
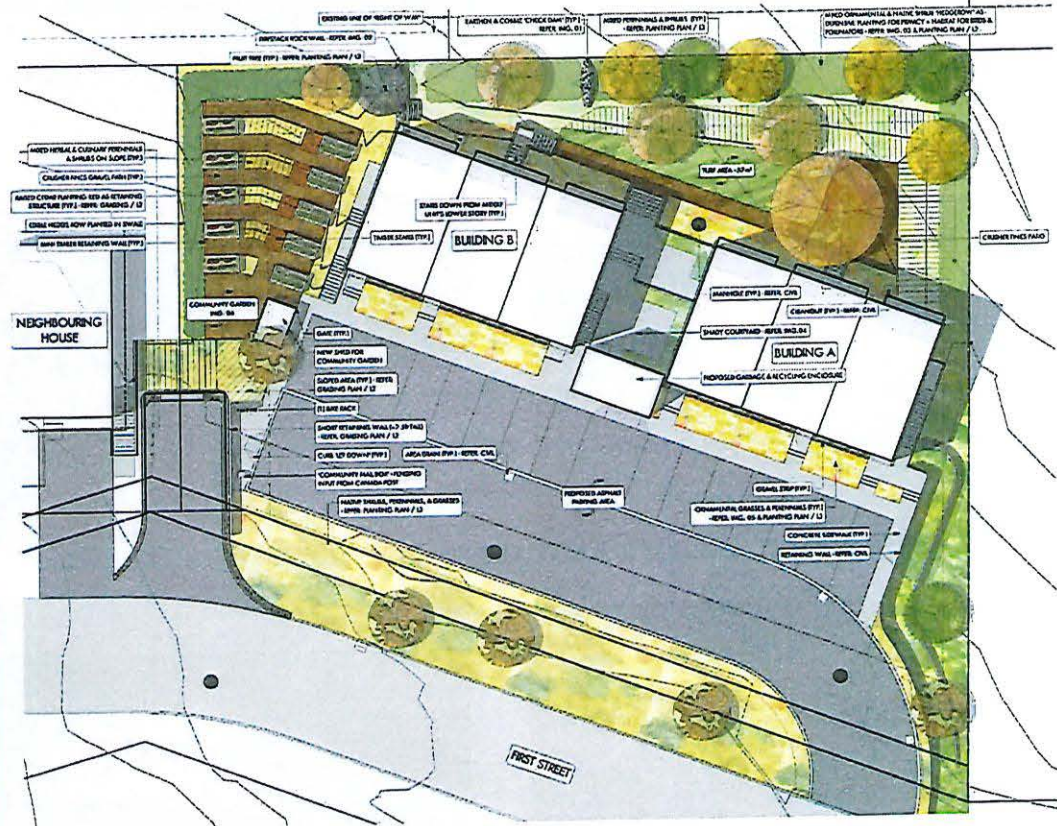
Sheet #:  
**L1 / 4**

## STEEP SLOPE DESIGN

### Drainage + Detention + Retention

We have designed the buildings and parking area to feed into the city storm management system. Additionally, as a steep slope development we are proposing landscaping techniques that will detain water and retaining walls that are vegetative with the aim to detain water on our site and have less impact on the properties below.

The landscape plan identifies the vegetative re-inforced sloped-earth and check dams.



(LEFT) VEGETATIVE RETAINING WALL  
(RIGHT) VEGETATIVE SLOPED EARTH

LM21-14 1231 1st Street  
April 7, 2022 - REVISED

**LANDSCAPE DESIGN**

**Fire smart landscaping:**

The landscape design aims to integrate Fire Smart best practices, while balancing the other needs and aspirations for the landscape (i.e. community vegetable garden (southern boundary of the property); shared herbaceous and shrub garden (northwestern boundary of the property); softening the presence of and framing the buildings from the view of 1st St and the proposed parking lot; incorporation of indigenous plants for habitat value, reduction in maintenance and resource needs, and integration with the adjacent forested areas; detention and settling of stormwater; etc. Implimenting “check dams” where we can, and providing plantable concrete blocks for retaining are other ways that we aim to assist in passive water retention and fire smart landscaping.

**Tree Retention:**

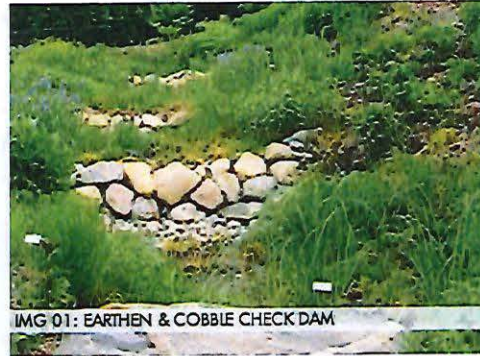
Although much of the site will inhabit the new residence, we surveyed all existing trees and had aimed to keep what we had where possible. A tree protection plan & construction strategy was developed to retain suitable trees on the site but the efforts and cost to save the 2 Fir trees along 1st Street is no longer feasible. You will see a note on the Civil Drawing (C301) to retain these 2 trees but we can no longer achieve this goal and the landsape drawings have removed them from the scope.

**Vegitative retaining walls**

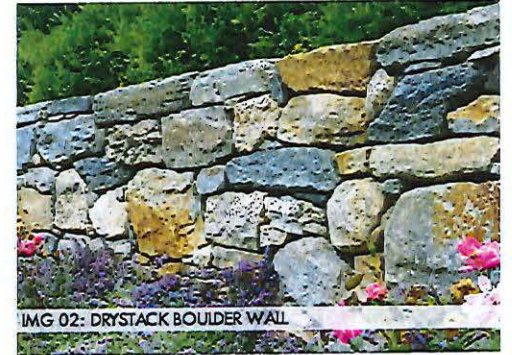
Vegitative retaining walls can assist with slope stabilization. Native plants have also been proposed to require less irrigation. Terracing these walls can also reduce their size and visual impact.

**Passive Water Detention: Check Dams**

The landscape design aims to plant and contour the land to create berms and basins that assist in detaining water. This is important to assist in a greater response to a steep slope neighbourhood. Detaining water on each site can assist in less impact on the community below.



IMG 01: EARTHEN & COBBLE CHECK DAM



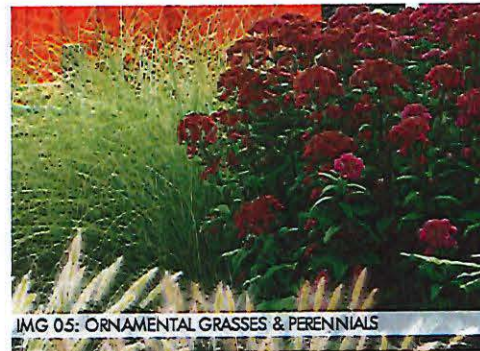
IMG 02: DRYSTACK BOULDER WALL



IMG 03: MIXED HEDGEROW



IMG 04: COURTYARD (PLANTING STYLE)



IMG 05: ORNAMENTAL GRASSES & PERENNIALS



IMG 06: COMMUNITY GARDEN

## MULTI-FAMILY RENTAL UNITS

### Form + Character

The proposed design features two structures that present as a row housing typology. In response to the site, each party wall steps the structure down, northward keeping the lower level aligned to the existing grade. This design intention is in response to the sloping site conditions to allow water run-off to occur naturally. These two buildings will be clad in white board and batton with a feature color in the centre unit. The saw-tooth roof will be asphalt singles. White down spouts tie into the storm system.

These two structures mirror each other with a waste management room between them accessed from the parking area. The lower level of the waste management room is the main electrical room for the development which will be accessed off a shared courtyard.

### Material / Colour Pallet

	"EVENING BLUE" - JAMES HARDIE
	CEDAR BOARDS
	EGG-SHELL BLUE PAINTED DOORS
	"ARCTIC WHITE" - JAMES HARDIE



PERSPECTIVE - LOOKING SOUTH WEST



PERSPECTIVE - LOOKING NORTH WEST

**MULTI-FAMILY RENTAL UNITS**

**Mixed Unit Types**

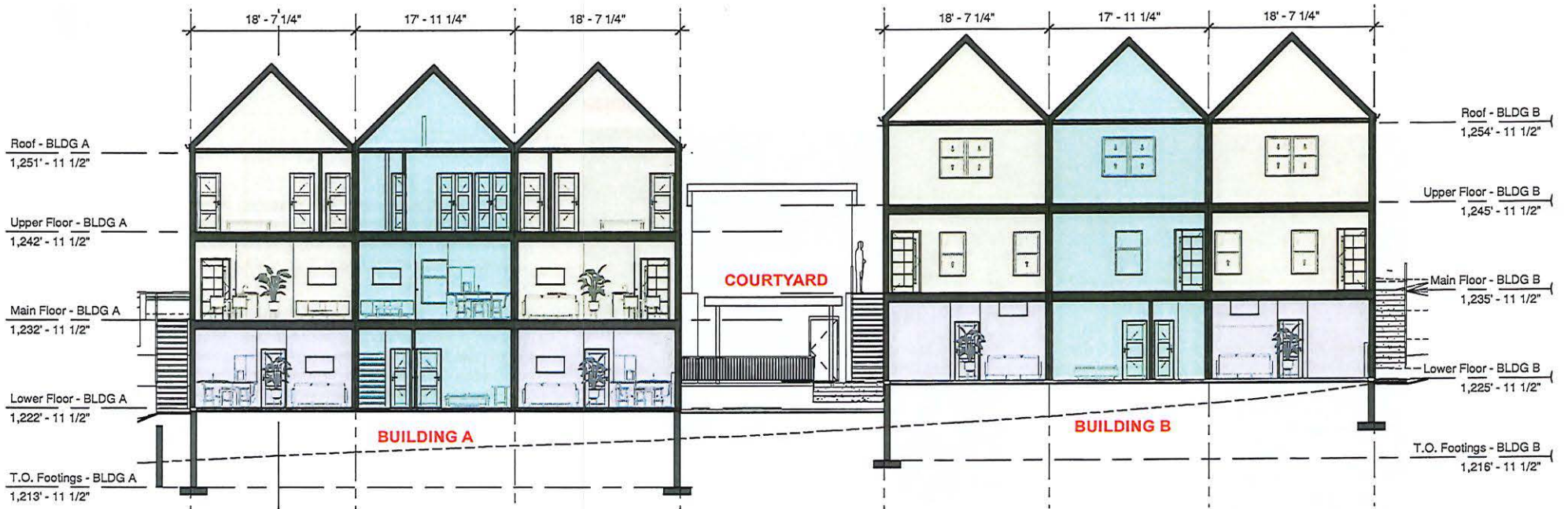
Each building consists of 5 units:

- 1 - 4 bedroom
- 2 - 3 bedrooms
- 2 - 1 bedrooms

This mixture of unit types will allow for different demographics to live in the same building and ensure that large families and smaller house-holds can find adequate housing.

The two mirrored structures share a small common courtyard, seen below for shared events.

	<b>4 BEDROOM</b>
	<b>3 BEDROOM</b>
	<b>1 BEDROOM</b>



## MULTI-FAMILY RENTAL UNITS

### Shared/Private Elements

In a multifamily development, providing moments where neighbours can cross paths but also collectively meet is just as important as ensuring privacy.

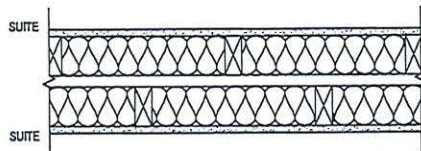
### Shared Space

The development will feature a small, shared courtyard between the structures as well as a garden shed within a community garden. Places where kids can run and play in the lower area will also be open as a shared space.

### Private Space

Sound transfer is an important aspect to multifamily development. Good sound transfer ratings and avoiding flanking sound is one way to ensure privacy and good neighbourly relations. No stairs separate any units and the 4 bedroom unit located in the centre with no units above/below will also assist in controlling sound transfer.

Private outdoor space is also important. Decks have been considered to ensure privacy in each unit.



### P5 - PARTY WALL

(1 HOUR FRR, 57 STC, CBCA A9.10.3.1-A W13a):

- 5/8" TYPE X GYPSUM WALL BOARD
- 2X4 WOOD STUD @ 16" O.C. c/w ACOUSTIC INSULATION
- 1" AIR SPACE
- 2X4 WOOD STUD @ 16" O.C. c/w ACOUSTIC INSULATION
- 5/8" TYPE X GYPSUM WALL BOARD

(NOTE: APPLY CONTINUOUS ACOUSTICAL SEALANT TO BASE PERIMETER OF WALLS, AROUND ELECTRICAL AND ANY OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING PARTITIONS. SHEATHING AND ANY OTHER MEMBRANE IS NOT TO BE LOCATED WITHIN THE AIR SPACE AS IT WILL ADVERSELY EFFECT THE ACOUSTIC PERFORMANCE OF THE PARTY WALL.)



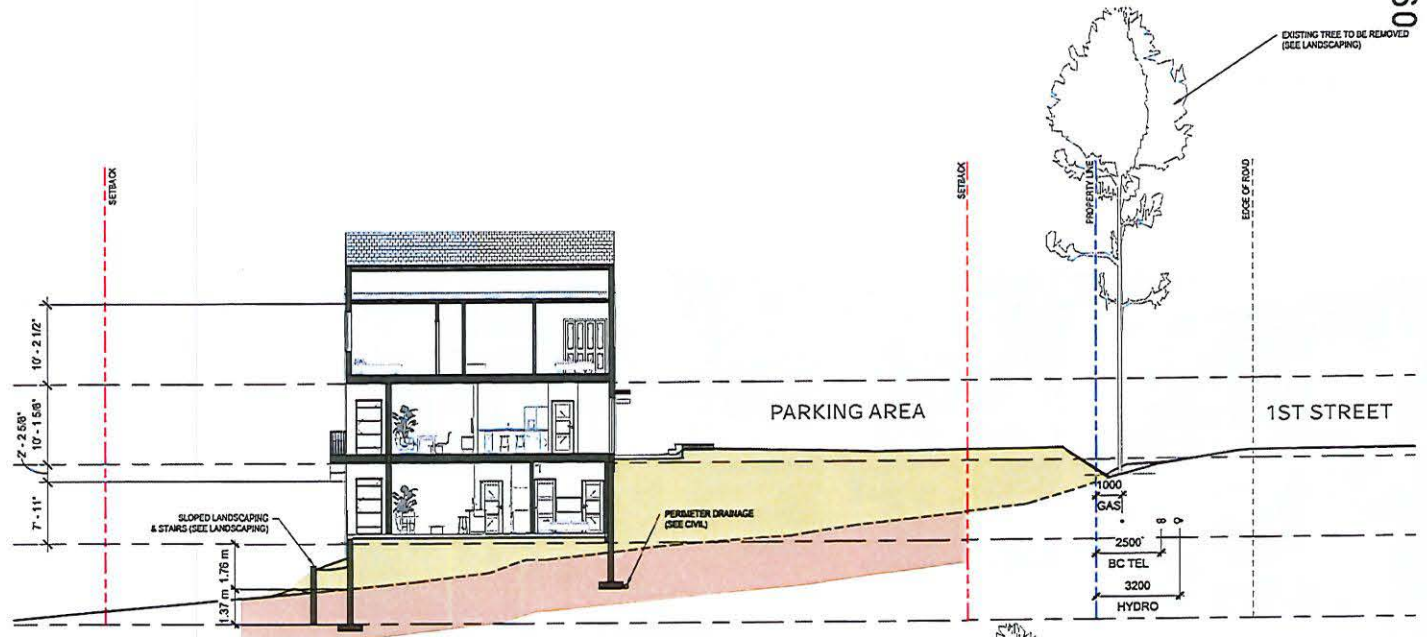
### REAR ELEVATION

Each unit has a private deck with views to the west

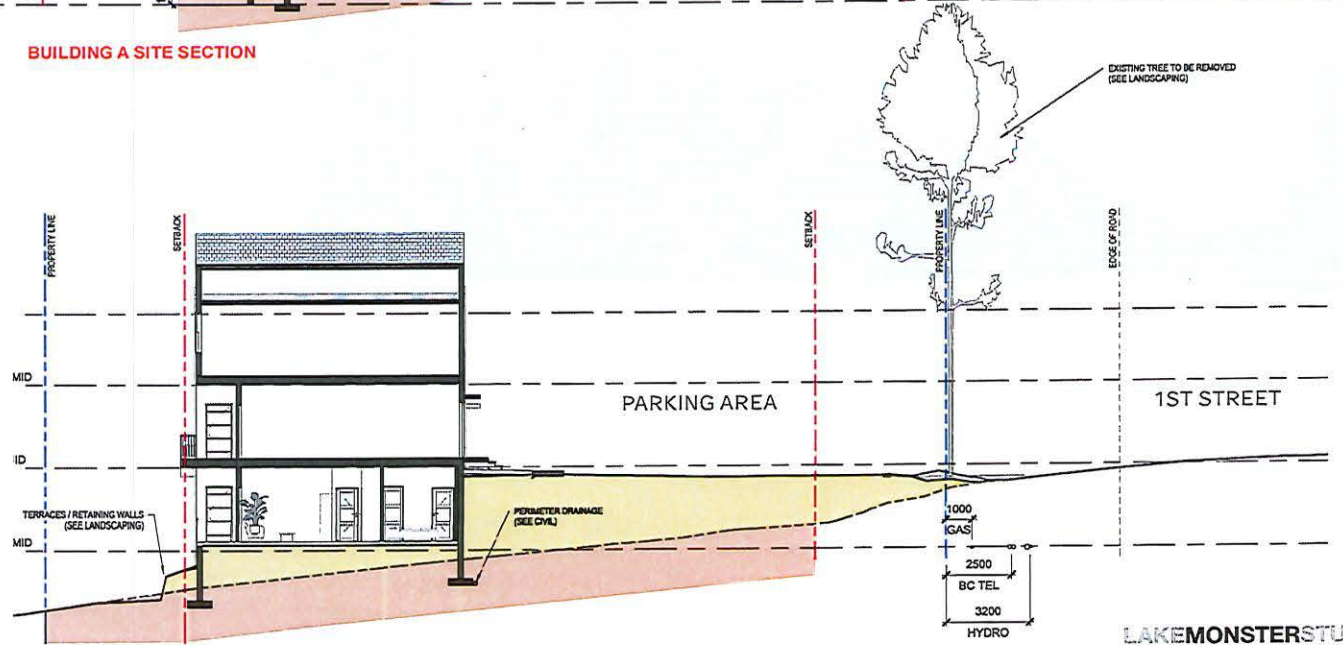
**STEEP SLOPE DESIGN**

**Retaining Walls and Fill**

Drainage is one of the major factors to steep slope design. Ensuring the parking area and roof drain into the storm drains requires us to locate the parking and structure much higher than desired. This water will drain into a storm water tank located under the parking lot. This strategy will require a great amount of fill. The design has located each structure at different heights to lessen the building height to reduce retaining walls and fill required. Exposed retaining walls will be terraced, to reduce the visual and structural impact.



**BUILDING A SITE SECTION**



**BUILDING B SITE SECTION**



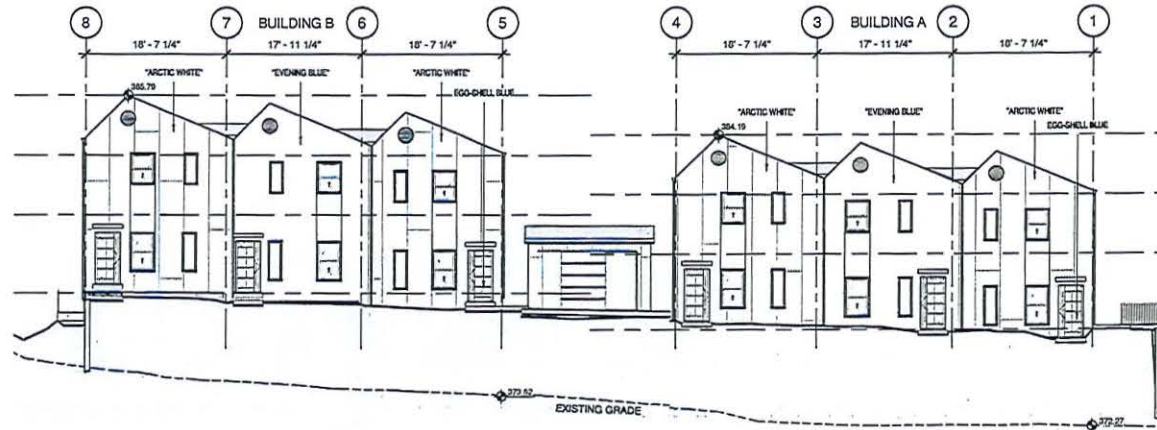
## STEEP SLOPE DESIGN

### Building Height

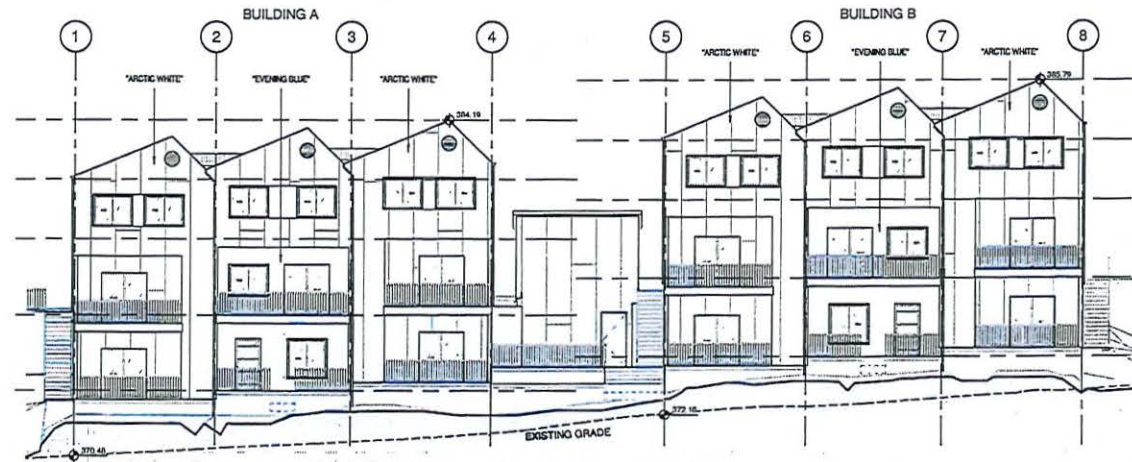
Due to the conditions of steep slope design, the definition of building height by the SoSA can become quite complicated. (See definitions in italics)

We are required to design the parking area and building to drain storm water into the city services. As such, we needed to raise our building to achieve this. In opposition to this requirement, we have stepped our structures to respond to the ground conditions of the site with the goal of reducing excessive building or retaining wall heights.

Our site slopes steeply westward but also northward - as shown in our building elevations. At each row house, the roof steps lower to match the grade moving northward.



EAST ELEVATION - "FRONT"



WEST ELEVATION - "REAR"

**STEEP SLOPE DESIGN**

**Building Height**

The average of the lowest grade of each elevation of Building A is as follows and building B is on the following page:

**BUILDING A:**

**TOP OF ROOF: 384.19m**

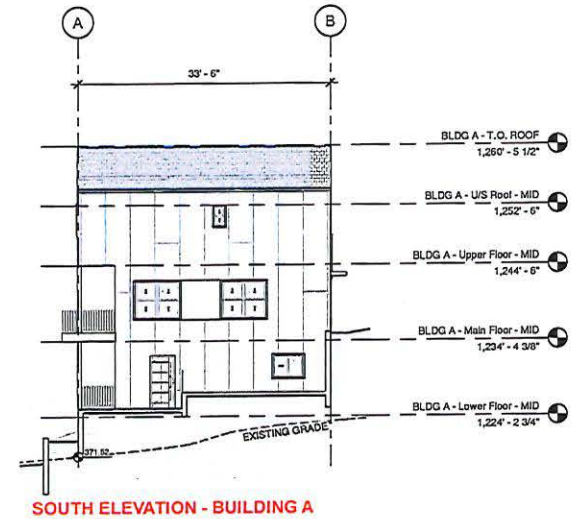
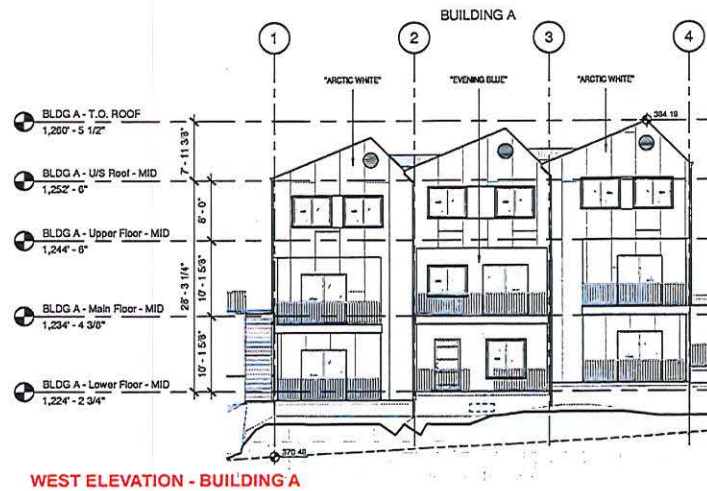
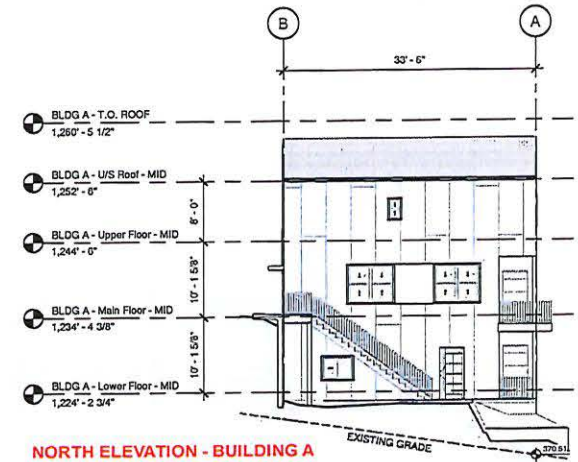
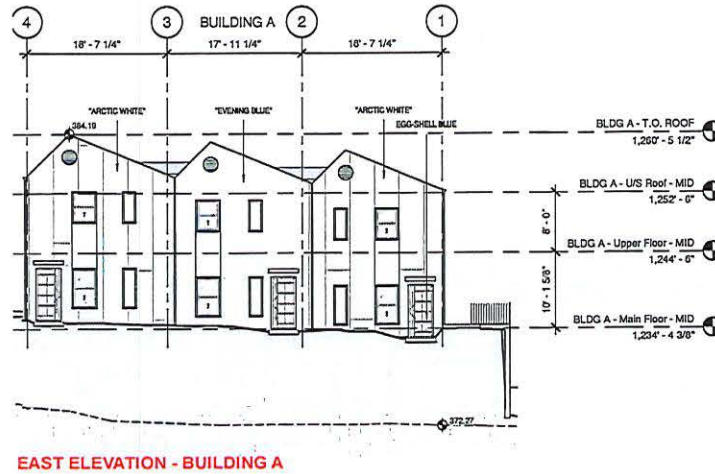
**AVERAGE ELEVATION: 371.20m**

**HEIGHT: 12.99m**

City of Salmon Arm: ZONING BYLAW NO. 2303

Definition:

*HEIGHT when determining the height of buildings, except for those structures listed in Section 4.4 (Height Exceptions), means the vertically measured distance between the lowest of the average levels of grade adjoining each exterior wall of a building prior to the start of construction of the building, to the roof line of the building when roof line means the highest point on any roof top or edge or parapet forming the top line of the (roof) building silhouette.*



**STEEP SLOPE DESIGN**

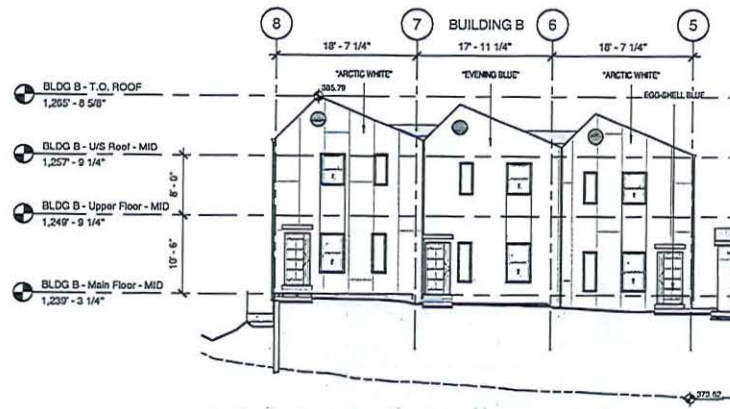
**Building Height**

The average of the lowest grade of each elevation of Building B is as follows:

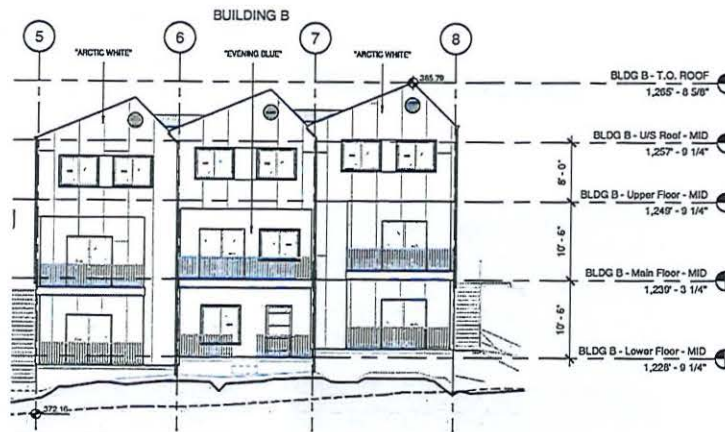
**BUILDING B:**  
**TOP OF ROOF: 385.79m**  
**AVERAGE ELEVATION: 372.81m**  
**ROWHOUSE HEIGHT: 12.98m**

City of Salmon Arm: ZONING BYLAW NO. 2303  
Definition:

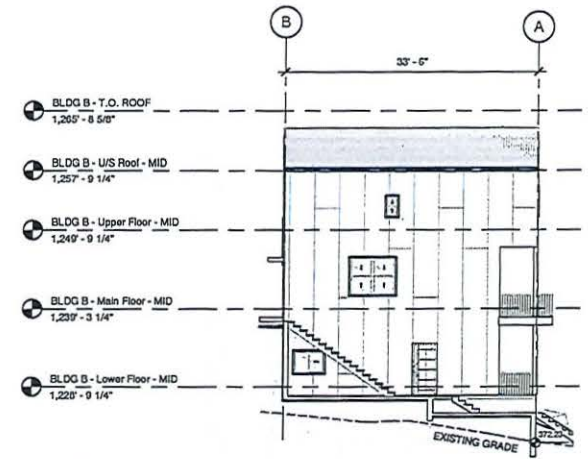
*HEIGHT when determining the height of buildings, except for those structures listed in Section 4.4 (Height Exceptions), means the vertically measured distance between the lowest of the average levels of grade adjoining each exterior wall of a building prior to the start of construction of the building, to the roof line of the building when roof line means the highest point on any roof top or edge or parapet forming the top line of the (roof) building silhouette.*



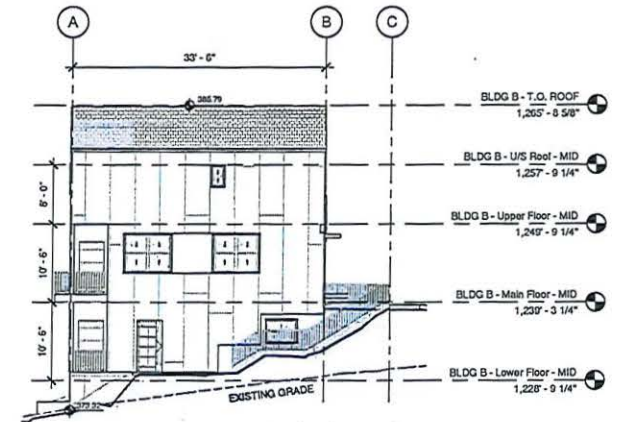
**EAST ELEVATION - BUILDING B**



**WEST ELEVATION - BUILDING B**



**NORTH ELEVATION - BUILDING B**



**SOUTH ELEVATION - BUILDING B**

**ENVIRONMENTAL CONSIDERATIONS**

**Solar Ready**

The two buildings will be fed by a mechnacia/electrical building that is located between them on the lower level. The building will be designed to be solar ready and the client will impliment the installation at a later date. The angle of the roofs are ideal for solar collection and will be designed to take on solar panels in the future.



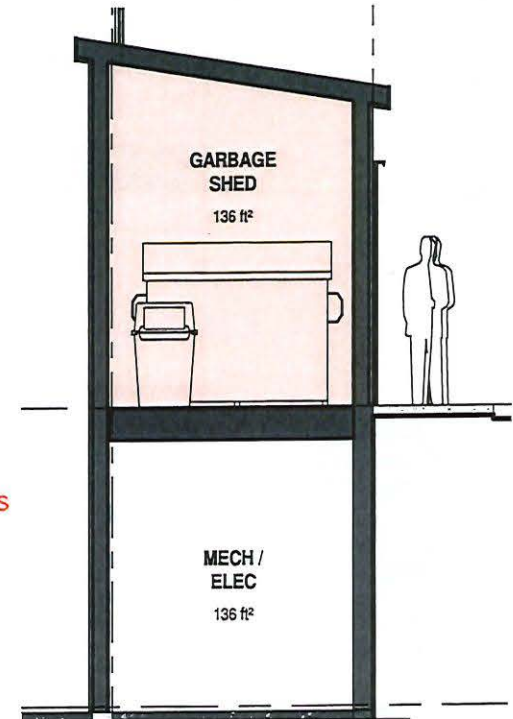
**On-site Community Garden + Waste Management**

Waste management of a multifamily building is an important part of the design process. Having a clear system for organizing and managing the waste as well as making it accessible to tentants is paramount.

A central, enclosed waste room is proposed that separates recycling, garbage + compost. After consulation with local private waste collection services, this design proposes the waste room have a barn door for easy access so that an operator can easily access the room. The truck can drive into the parking area and reverse out.



**GARBAGE SHED PLAN**



**GARBAGE SHED SECTION**

251

P265

10 AVENUE S.E.

NOT OPEN

261

370

10 AVE S.E.

1040

1041

1080

1061

1081

1070

1121

1120

1121

1160

1161

1180

1211

1210

1231

1260

1230

1311

SHUSWAP ST. S.

1311

1391

14 AVE. S.E.

181

ROAD NOT OPEN

1451

15 AVE. S.E.

1470

51

15 AVE. S.E.

2 ST. S.E.

1500

101

30

40

50

60

70

80

90

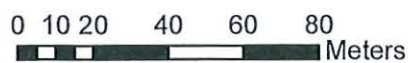
61

81

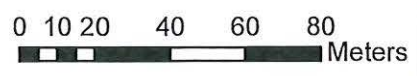
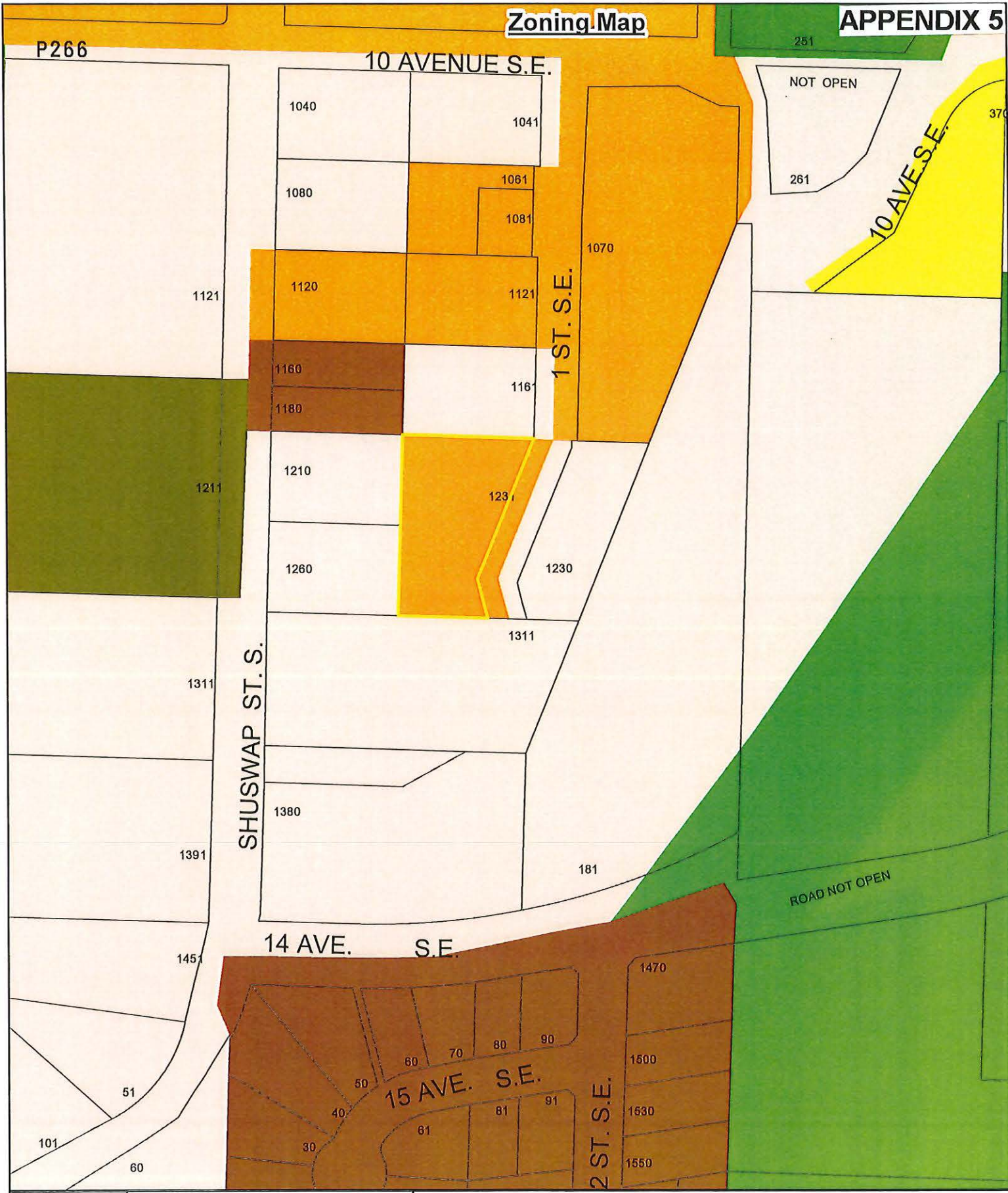
91

1530

1550

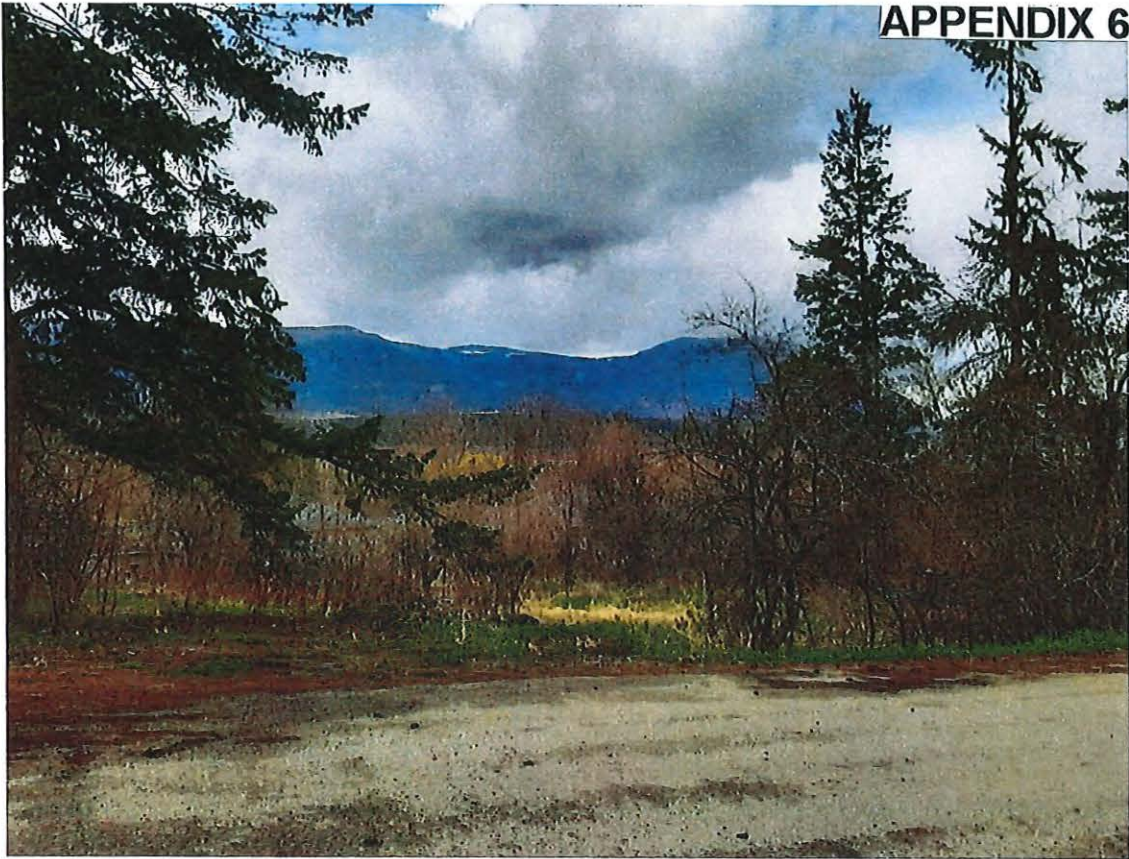


-  Subject Property
-  Parcels
-  Acreage Reserve
-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density



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

**APPENDIX 6**



**Purpose**

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

**Regulations**

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

**Permitted Uses**

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

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

**Maximum Height of Principal Buildings**

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

**Maximum Height of Accessory Buildings**

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

**Maximum Parcel Coverage**

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

**Minimum Parcel Area**

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



**Minimum Parcel Width**

9.8

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

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

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

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

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

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

P270 **SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**

**Maximum Density**

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

9.11

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

**TABLE 2**

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

**Maximum Floor Area Ratio**

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

**Parking**

9.13 Parking shall be required as per Appendix I.

**DESIGN REVIEW PANEL MINUTES**  
April 27, 2022, 3:05 to 4:20 pm - Online, City Hall

**Present:** Marc Lamerton (Panel Member)  
Dennis Lowe (Panel Member)  
Bill Laird (Panel Member - Chair)  
Chris Larson (Senior Planner)  
Evan Chorlton (Planner)  
Rose Muto - Muto Holdings Ltd. - DP-440  
Matt Glenger - MRG Design - DP-440  
Al Waters & Craig Shantz - 1334672 BC Ltd. - DP-441  
Matt - 925R Design - DP-441  
Cole Robillard - AR Broadview Holdings Ltd - DP-442  
Kim Fuller - Lake Monster Studio - DP-442

**Applications:** Development Permit Applications No. DP-440, DP-441, and DP-442

**Application No. DP-440**  
**130 Shuswap Street S – Muto Holdings Ltd. (MRG Design)**

Staff, the applicant, and agent provided an overview of the proposal under current application. Panel members discussed the proposal and the need for rental housing. The DRP discussed how the proposed design is fairly simple and relatively utilitarian in terms of the site layout, fitting the relatively small site. An opportunity to enhance the impact to the streetscape was suggested, with a discussion of potential revisions/additions to the west building elevation. The applicant/agent were generally amenable. With these considerations, the DRP is supportive of the proposal as such:

**Panel Recommendation**

THAT the DRP supports application DP-440 subject to the consideration of the following conditions:

the inclusion of design elements to enhance the west building elevation facing Shuswap Street such as:

- the inclusion of an additional roof gable, and/or
- the realignment of the entrances of the western units towards Shuswap Street.

**Application No. DP-441**  
**1180 Old Auto Road SE – 1334672 BC Ltd. (925R Design)**

Staff, the applicant, and agent provided an overview while the designer detailed the proposal under current application, noting site challenges. Panel members discussed the proposal and the need for a range of housing. The panel was favourable to the design presented, noting the importance of including landscaping for privacy along the north parcel line, also discussing the streetscape impact. The setback variance was not of concern. The DRP complimented the form of the buildings. The DRP is supportive of the proposal as presented.

**Panel Recommendation**

THAT the DRP supports application DP-441 as presented.

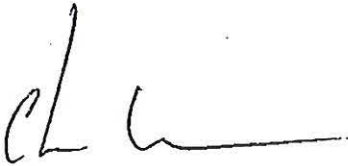
**Application No. DP-442**

**1231 1 Street SE – AR Broadview Holdings Ltd. (Lake Monster Studio)**

Staff, the applicant, and agent provided an overview of the proposal under current application. Panel members discussed the proposal. The DRP discussed the need for a range of housing types as proposed. The DRP had a positive discussion in support for the proposed building design and landscape plan noting the unique and thoughtful approach to a challenging site, commenting on the thought-out modern design.

**Panel Recommendation**

THAT the DRP supports application DP-442 as presented noting the high quality design of both the buildings and site.

A handwritten signature in black ink, appearing to be 'CL' followed by a long horizontal stroke.

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Endorsed on behalf of Design Review Panel

**APPENDIX 9**

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TO: Kevin Pearson, Director of Development Services  
DATE: May 4, 2022  
PREPARED BY: Mustafa Zakreer, Engineering Assistant  
APPLICANT: **AR Broadview Holdings Ltd**  
SUBJECT: **DEVELOPMENT PERMIT APPLICATION No. DP-442**  
LEGAL: Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916  
CIVIC: **1231 – 1 Street SE**

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Further to your referral dated April 11, 2022, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

**General:**

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

**SUBDIVISION APPLICATION FILE: DP-442**

May 4, 2022

Page 2

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

**Roads / Access:**

1. 1 Street SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.38m of additional road dedication is required (to be confirmed by a BCLS). Additional dedication will also be required from the subject property at the southern end of 1 Street SE to allow the road to terminate perpendicular to the southern property line.
2. 1 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 hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. The maximum allowable cul-de-sac or T-Turn around length in the urban area is 160 meters. This measurement shall be measured along centerline from the centre of the first intersection having access from two alternate routes to the center of the cul-de-sac or T-Turn around. This property 160 meters limit straddles the subject property with the proposed property entrance at the limit; since this is an existing roadway, subdivision will not increase the vehicle density to exceed allowable limits, and there is ability for future connection of 1 Street SE to Shuswap Street, an emergency access will not be required at this time.
5. A Temporary T-turn around with statutory right of way in accordance with Specification Drawing No. RD-13 will be required.

**Water:**

1. The subject property fronts a 100mm diameter Zone 1 watermain on 1 Street SE. Upgrading this watermain to 200mm diameter across the frontage of the property is required.

**SUBDIVISION APPLICATION FILE: DP-442**

May 4, 2022

Page 3

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2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a service of unknown size from the 200mm diameter watermain on 1 Street SE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. 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 located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). Owners/developers consulting engineer shall confirm that the upgraded dead-end main has sufficient capacity to achieve required fire flows. Otherwise, Owner/Developer responsible for any upgrades to the water system required to achieve fire flows.
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the medium density spacing requirements of 90 meters.

**Sanitary:**

1. The subject property fronts a 100mm diameter sanitary sewer on 1 Street SE. This sanitary sewer is to be upgraded to 200 mm diameter across the frontage of the subject property. The subject property also fronts a 200mm diameter sanitary sewer main along the western property boundary that terminates approximately 40 meters south of the north property line. An additional 3m of right of way is required adjacent to the western property line for this sewer, providing a total right of way width of 6m.
2. The remainder and proposed parcel(s) 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.

**SUBDIVISION APPLICATION FILE: DP-442**

May 4, 2022

Page 4

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3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on in the right of way on the western property line. This service will traverse the proposed lot must be protected by easement and if necessary relocated outside of the proposed building envelope. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016). However, these concerns will be addressed subjected to completion of item 1.

**Drainage:**

1. The subject property fronts a 250 mm diameter storm sewer stub on 1 Street SE at the northern property boundary. Owner / Developer will be required to extend the 250 mm diameter storm sewer main for the entire length of the 1 Street SE frontage.
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.
5. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)

**Geotechnical:**

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



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**Mustafa Zakreet**  
Engineering Assistant



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



Item 22.2

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

[Nakazawa, B; 2371 Auto Road SE; Servicing]

**Vote Record**

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

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



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TO: His Worship Mayor Harrison and Members of Council

DATE: May 16, 2022

SUBJECT: Development Variance Permit Application No. VP-552 (Servicing)  
Legal: Subdivision Plan EPP112221 of Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 3075 Except Plans 32461, KAP62839, EPP63695, EPP75660, EPP83031 and EPP105897  
Civic Address: 2371 Auto Road SE  
Owner/Applicant: Nakazawa, B.

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**MOTION FOR CONSIDERATION**

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

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

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**STAFF RECOMMENDATION**

**THAT: Council defeat the Motion for Consideration.**

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**PROPOSAL**

The proponents submitted a Subdivision application on November 4, 2016 (Letter of Conditions issued in response on January 4, 2017) to subdivide the parcel at 2371 Auto Road SE into twenty-eight (28) parcels (Appendix 1 & 2). This application triggers the installation of infrastructure and upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163, including the placement of hydro and telecommunications infrastructure underground to the property line. As outlined in their letter of rationale (Appendix 3), the applicant has requested that Council vary the SDS Bylaw requirement for underground hydro and telecommunications distribution along Auto Road SE.

**BACKGROUND**

The subject parcel is located just north of Auto Road SE, within the Hillcrest neighbourhood. The subject parcel is within an existing residential area designated "Residential Medium Density" in the City's Official Community Plan (OCP), and is within the Urban Containment Boundary (Appendix 4). The parcel is zoned R-1, R-8, and R-4, through a 2018 Zoning Application, with the application to subdivide proposing 27 parcels of approximately 320 to 800 square metres in area (Appendix 5).

The requirement for Underground Hydro, Telecommunications distribution is transparently detailed within the City's Subdivision and Development Servicing Bylaw No. 4163, summarized within Table 1: Service Levels for Subdivision and Development, described in the design criteria within Section 9.0, and further detailed within the cross-section standard drawings within the bylaw. The various standards for development are summarized and detailed so that any applicant or agent considering development may inform themselves in advance of the applicable standards that would apply.

The proponents submitted a Subdivision application on November 4, 2016 for the parcel at 2371 Auto Road SE. The City's Letter of Conditions issued in response on January 4, 2017 stated that the "site to be serviced with underground electrical and telecommunications wiring." The specification drawing RD-4 cross section applicable to Auto Road SE further indicates underground electrical and telecommunications wiring (Appendix 6). Site photos are attached as Appendix 7.

## COMMENTS

### Engineering Department

Recommend the motion be defeated. Submissions from applicant indicate underground utilities to be installed and existing hydro poles to be removed. Full detailed comments attached as Appendix 8.

### Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

### Planning Department

The applicant is requesting a variance to the Subdivision and Development Servicing Bylaw No. 4163. OCP policy 13.3.9 supports utilizing the Subdivision and Development Servicing Bylaw to identify works and services required at time of subdivision. The purpose behind servicing requirements is to ensure that properties under development are connected to infrastructure systems, these systems are applicably upgraded to reflect the development standards required, and to ensure that each system is consistently extended to the boundary of an adjacent property to mitigate any gaps.

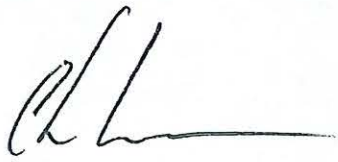
Auto Road is designated as an Arterial Road, an important corridor facilitating movement through the community. Staff note that several larger parcels along this corridor have development potential and highlight the need to consistently meet the standards required along this key roadway.

The subject parcels adjacent to Auto Road SE were rezoned to R-4, allowing for a higher level of development consisting of smaller parcels aligned with the OCP medium density land use designation. As detailed in the Engineering Comments, the City has attempted to further facilitate this development, supporting the laneway standard to be applied to access the R-4 parcels, as well as accommodating a Telus pedestal within the boulevard, rather than a costly relocation.

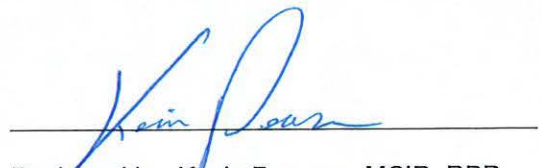
While the poles and overhead lines are unsightly, they also provide obstacles within the City's boulevard areas, particularly hampering the City's ability to provide active transportation infrastructure and also presenting a potential safety hazard in terms of vehicle traffic and potential collisions.

## CONCLUSION

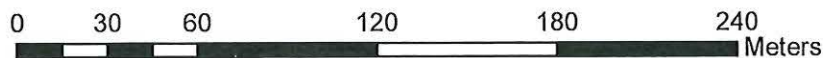
The City's requirement for underground electrical and telecommunications wiring has been clearly stated, and Auto Road is an important arterial corridor within the community. Noting the City's communication of the requirements, the need to provide expected levels of service aligned with the permitted density, while considering the development potential of the larger parcels in the area along the Auto Road corridor, staff recommend defeating the Motion.




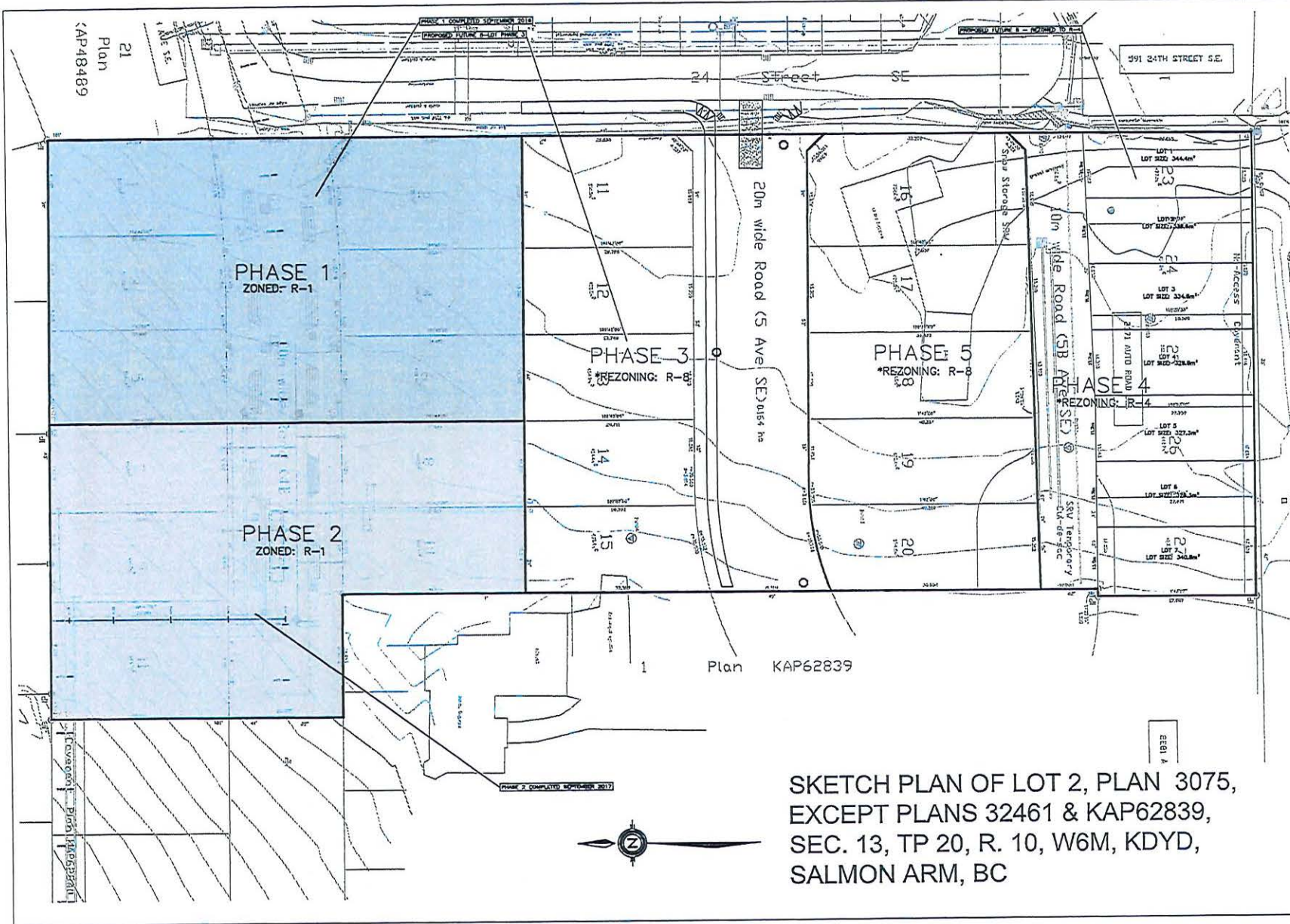
Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



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



 Subject Parcel



**LEGEND**

- EXISTING HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W DUCT
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE C/W MANHOLE
- POST TOP STREET LIGHT
- OUT
- SEWERY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SEWERY BENDER
- FENCE
- WATER MAIN
- GAS
- UNDERGROUND TELEPHONE
- FENCE
- SEWERY/CHOKENED
- HEDIC
- PROPOSED
- SEWERY MANHOLE
- STORM MANHOLE
- SEWERY
- GATE VALVE
- FIRE HYDRANT
- SEWERY BENDER
- WATER MAIN
- UTILITY
- REG/OUTLET HEADWALL
- DEE CH
- WHEEL CHAIR RAMP
- DRIVEWAY LEADON

**NOTES:**

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION
- CONTRACTOR TO CO-ORDINATE UTILITY PROTECTION WITH ALL UTILITY COMPANIES AS REQUIRED
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON AND SUBDIVISION AND DEVELOPMENT BYLAW 2006

NO.	DATE	BY	REVISIONS
1	09-FEB-18	ACW	DESIGN
2	09-FEB-18	ACW	DRAWN
3	09-FEB-18	TRP	CHECKED

**LAWSON**  
ENGINEERING & DEVELOPMENT  
REGISTERED LTD.

**NAKAZAWA**  
SUBDIVISION

2371 AUTO ROAD SE  
SALMON ARM, BC

SKETCH PLAN

PROJECT No. 31-2

SHEET 1 OF 1

DWG. No. S-1 REV. No. 0

SKETCH PLAN OF LOT 2, PLAN 3075, EXCEPT PLANS 32461 & KAP62839, SEC. 13, TP 20, R. 10, W6M, KDYD, SALMON ARM, BC

**Kathy Frese**

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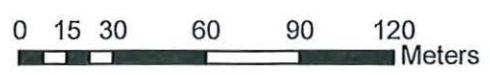
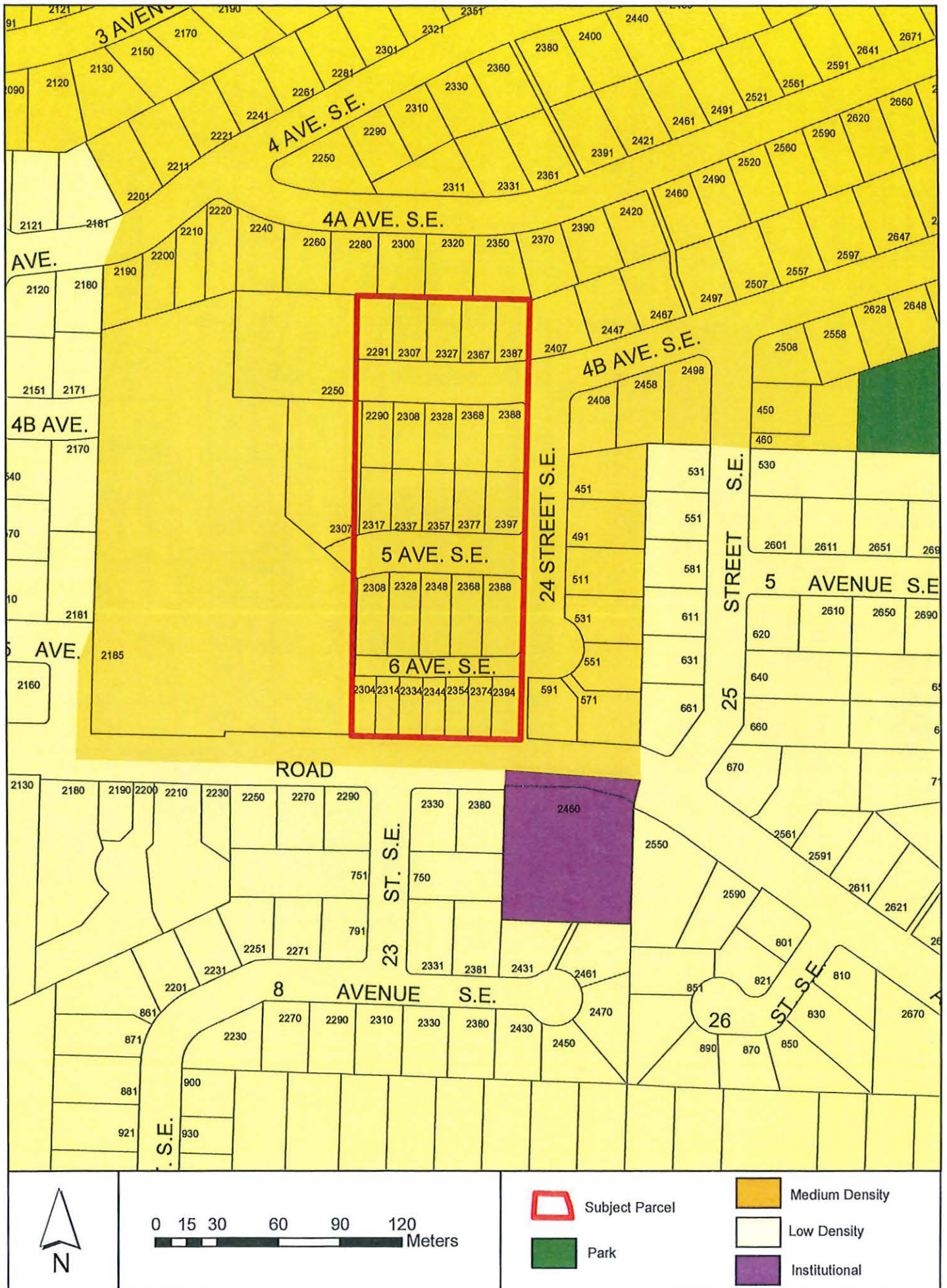
**From:** Bob Nakazawa [REDACTED]  
**Sent:** March 11, 2022 11:30 AM  
**To:** Kathy Frese  
**Subject:** [External] variance






Dear Kathy,

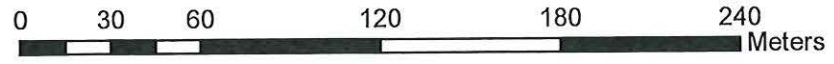
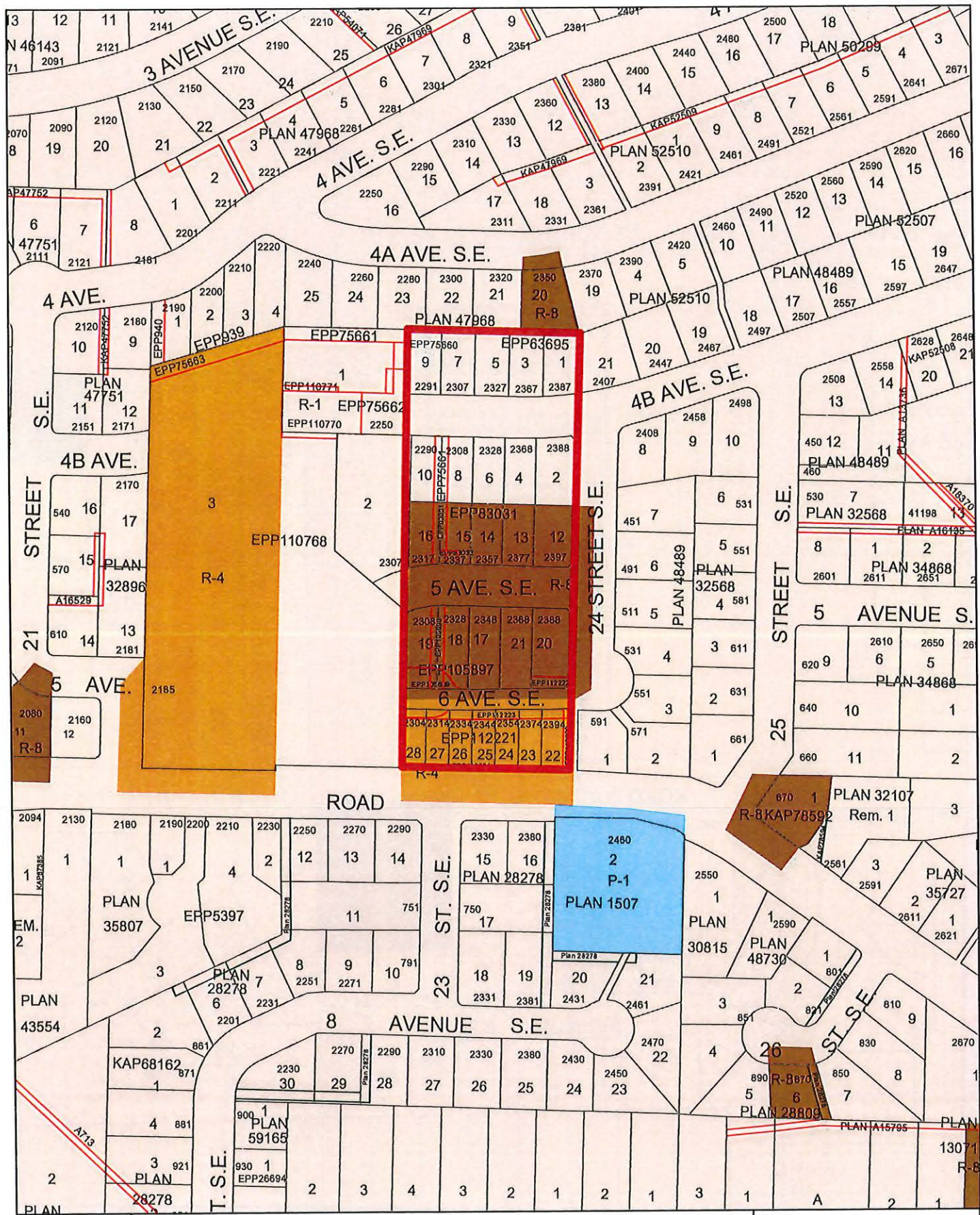
I would like to apply for a variance on Tamotsu's Cherrywoode Subdivision. The Salmon Arm City Engineers approved the subdivision's design. We completed the approved final phase. Then the city came back and stated they want us to put the Telus underground instead. This is going to be a significant financial loss for the subdivision and it has slowed my ability to complete the last homes we're building. This does not appear to be a Telus or subdivision engineers mistake. This seems to be an afterthought of the city. This is not an appropriate financial burden to put on a small developer.

Thank You Kindly

Bob Nakazawa

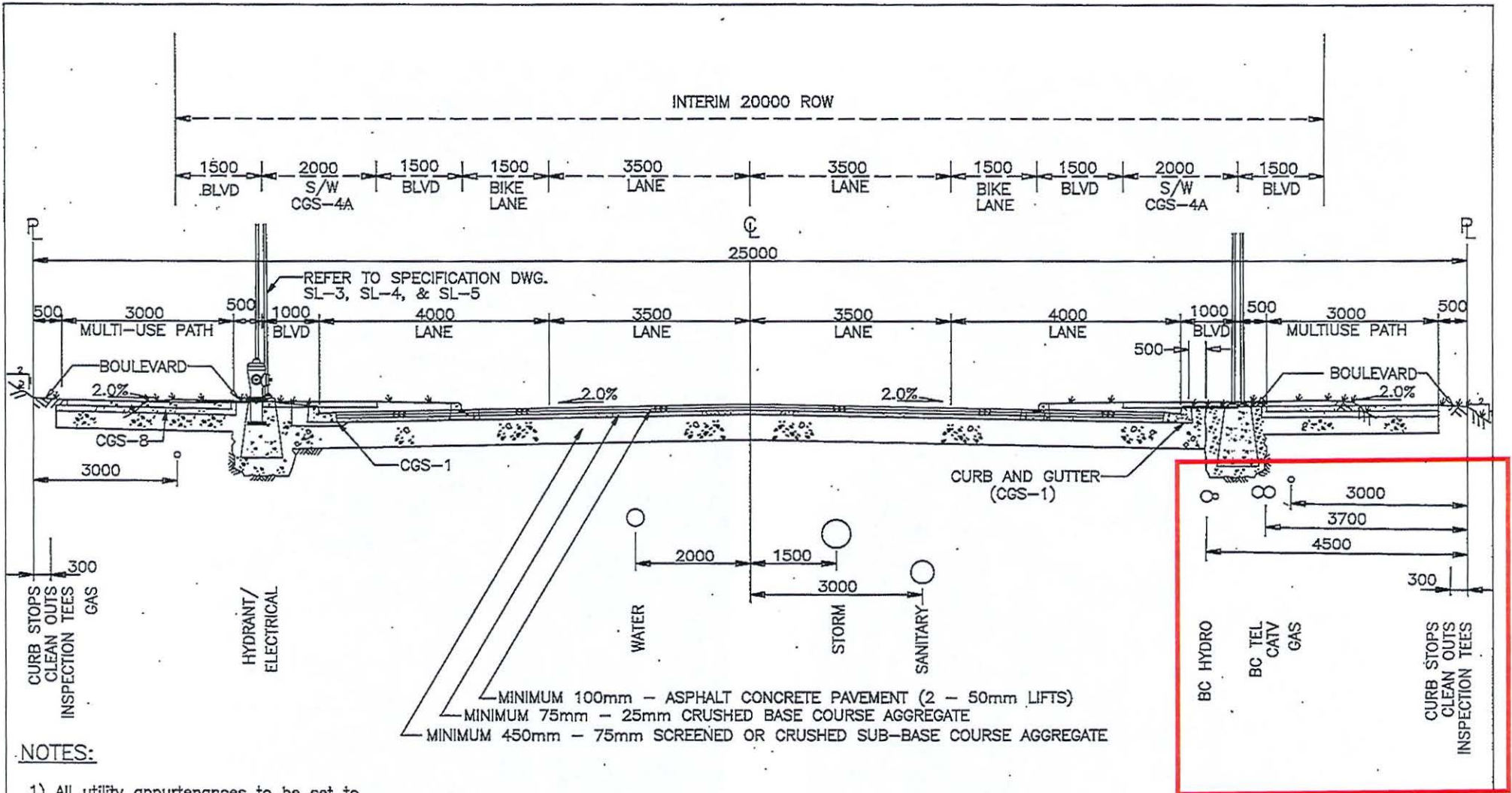


-  Subject Parcel
-  Park
-  Medium Density
-  Low Density
-  Institutional



 Subject Parcel





**NOTES:**

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%).
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

<b>CITY OF SALMON ARM</b>		<b>25m R/W Urban Arterial Road Cross-Section</b>			
No.	Revision	Date	Date	Approved	SPECIFICATION DRAWING No.
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016	City Engineer	RD-4

Adopted by Council October 11, 2016

Appendix 6 - RD-4 P285



View east along the Auto Road SE frontage.



View west along the Auto Road SE frontage, subject parcel at right beyond metal fencing.



*Memorandum from the  
Engineering and Public  
Works Department*

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TO: Kevin Pearson, Director of Development Services  
 DATE: April 27, 2022  
 PREPARED BY: Chris Moore, Engineering Assistant  
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 552**  
 APPLICANT: **B. Nakazawa**, 4680 Auto Road SE, Salmon Arm, BC, V1E 1X1  
 LEGAL: Subdivision Plan EPP112221: Subdivision Plan of Lot 2, Section 13  
 Township 20, Range 10, W6M, KDYD, Plan 3075 Except Plans 32461,  
 KAP62839, EPP63695, EPP75660, EPP83031 and EPP105897  
 CIVIC: **Auto Road SE** (Parent Property was 2371 Auto Road SE)

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Further to the request for variance dated March 24; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variance:

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4163 (SDSB):

**Waive the requirement to provide Underground Telecommunications Lines along the Auto Road SE frontage.**

It is a Service Level requirement of the SDSB to install / relocate overhead Hydro and Telus Distribution lines underground, as specified in Table 1: Service Levels for Subdivision and Development. This is also a requirement of the Approved Road Cross Section drawings provided in the SDSB. In this instance Auto Road is the subject property's southern boundary and is an Arterial Road, Hydro and Telus must therefore be installed in accordance with the RD-4 Cross Section (appendix 1).

**Background:**

This 27 lot subdivision was split over 5 phases, the last phase was rezoned to R4, allowing two additional lots to be serviced from a laneway on the north frontage of the lots. The south frontage is onto Auto Road, this being an Arterial Road, no direct access was allow to the south. The owner was required to upgrade the north side of Auto Road to the RD-4 standard as a requirement of the SDSB and the PLA.

Detailed Engineering drawings (appendix 2) were approved by the City Engineer on April 4, 2020. The Approved Drawings clearly state "Underground Utilities to be installed as per final utility design, located in 2.5m right of way for private utilities as per final design by utility companies". Existing utility poles are annotated "Existing Hydro Pole to be removed (by others)". Finally, the RD-4 Cross Section is shown on this drawing with the underground utilities shown in their approved locations. The approved drawings also form part of the Servicing Agreement, signed by the owner, dated 28 April, 2020.

On June 24, 2021 a final inspection was carried out with the contractor, the owners Engineer and the City present. It was not until this meeting that it was noted by Chris Moore, Engineering Assistant that the overhead utility lines were still mounted on the utility poles and when questioned, Al Waters from Lawson Engineering said that "this was approved by the City". Subsequently he referred to the Telus design for the final phase of the subdivision (appendix 3) stating that this was the approval. However, these Telus drawings only relate to the onsite works and no reference is made to the overhead lines on Auto Road. Furthermore, no request was ever made from Telus or Lawson Engineering to keep the overhead utilities until it was spotted at the final inspection.

The owner claims that undergrounding the utilities was "an afterthought of the City", this is strongly refuted as at every stage of this subdivision this was clearly laid out as a requirement.

**Consequences of keeping the overhead utilities:**

1. Unsightly overhead lines will remain for the short / medium term (appendix 4). Long term the City will bear the cost of putting these utilities underground when the road is widened to the full 25m – four lane Arterial Road standard.
2. Allowing the overhead lines to stay will set a precedence for the owner of the adjacent property to the west that their lines can stay overhead too. Together these lots extend for over 200m of frontage.

**Financial Considerations:**


Lawson Engineering indicated that the cost to underground the overhead lines was approximately \$75,000; however no confirmation from Telus of this sum has yet been received. Ultimately, this cost will be borne by taxpayers if the overhead lines have to be moved in the future.

The City approved rezoning to R4 which allowed two additional lots to be created. Additionally, the City allowed these last seven lots to be serviced by a laneway instead of a full road construction, representing considerable saving to the developer.

The City's Engineer Department have already been very accommodating with allowing changes to our cross section to accommodate an existing Telus pedestal that was located in the same location for the proposed sidewalk. The estimated cost for relocating this pedestal was \$50-\$120,000 and the developer was permitted to relocate the sidewalk to save this unexpected cost (appendix 5).

**Recommendation:**

**The Engineering Department recommends that request to Waive the requirement to provide Underground Telecommunications Lines along the Auto Road SE frontage be denied.** The developer was made aware of this requirement of subdivision from commencement and the City's position on this has always been consistent. Should this variance be approved, this will eventually require that the City uses tax payers' funds to relocate these overhead lines when Auto Road is widened in the future.



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**Chris Moore**  
Engineering Assistant

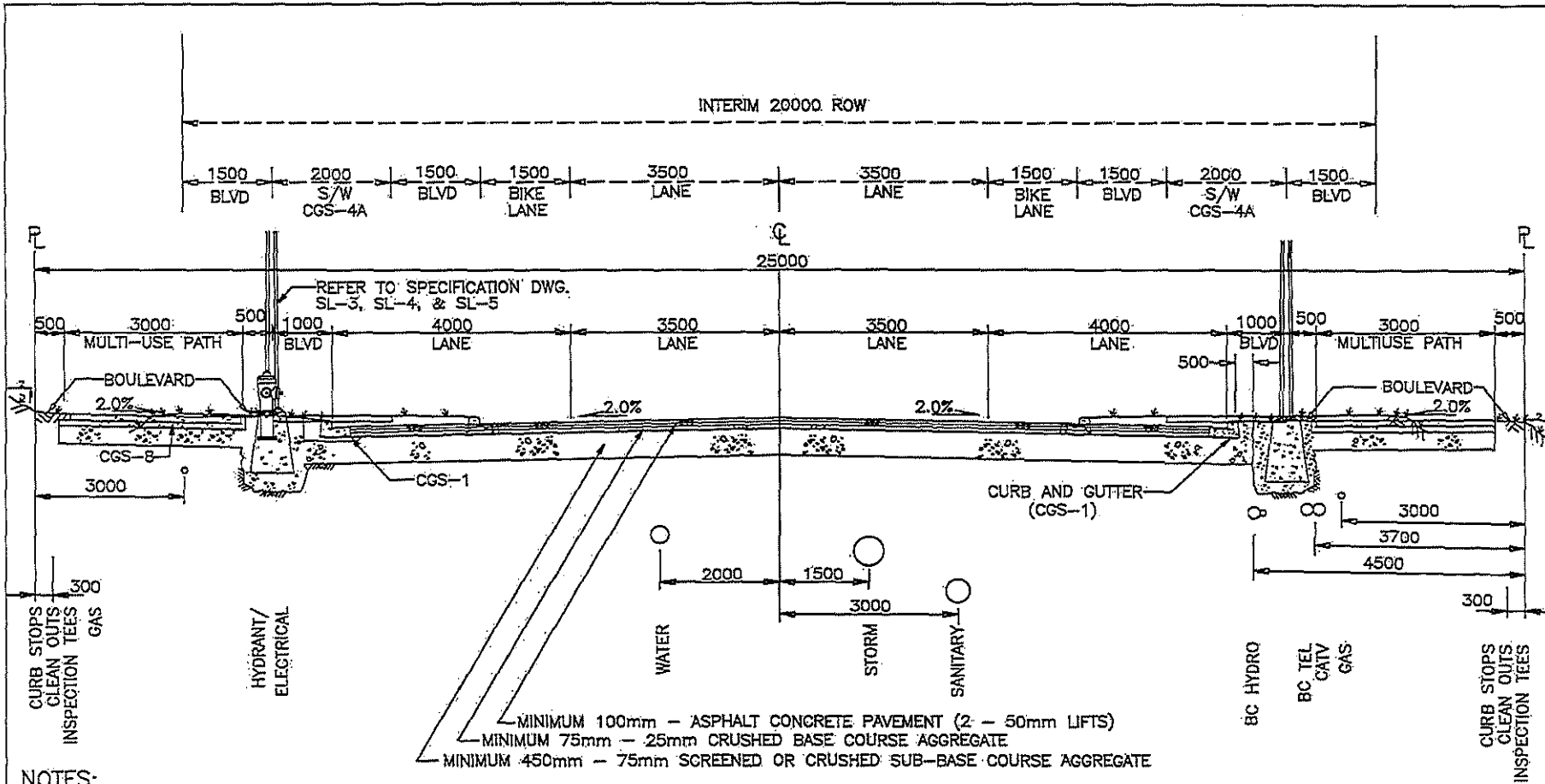


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**Jenn Wilson P.Eng., LEED © AP**  
City Engineer



## Appendix 1

Subdivision and Development Servicing Bylaw No. 4163 – Schedule B, Part 2



**NOTES:**

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

 <b>CITY OF SALMON ARM</b>		<b>25m R/W Urban Arterial Road Cross-Section</b>	
No.	Revision	Date	Date
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016
		Approved  City Engineer	
			SPECIFICATION DRAWING No. <b>RD-4</b>

Adopted by Council October 11, 2016.

## Appendix 2





## Appendix 3



## Appendix 4



## Appendix 5

---

**From:** Al Waters <[al@lawsondevelopments.com](mailto:al@lawsondevelopments.com)>  
**Sent:** October-05-20 1:26 PM  
**To:** Chris Moore <[cmoore@salmonarm.ca](mailto:cmoore@salmonarm.ca)>  
**Cc:** Blake Lawson <[blake@lawsondevelopments.com](mailto:blake@lawsondevelopments.com)>  
**Subject:** FW: Nakazawa Subdivision

Hi again Chris,

Thanks for getting back to me so quickly.

I have attached here a quick sketch of the proposed sidewalk alignment with dimensions off the new gutter-line on Auto Road.

We can tweak the actual transition from existing non-separated sidewalk to the proposed separated sidewalk and make it a little more subtle, as desired.

Just to reiterate what has come out of my conversations with Telus to date:

- Options: (1) to move the pedestal to another location along frontage = +/--\$120k  
(2) shift pedestal back 2.5m to allow for urban arterial road standard – interim – sidewalk alignment = +/- \$50k
- timeframe for any relocation would be > 6months out.
  - Telus would prefer to leave as is, where is
  - existing vault is sidewalk rated

Let me know if you need anything else from us on this one,

Talk soon,

**Alistair Waters, AScT, CCA**  
Project Manager  
O: (250) 832-3220  
C: (250) 253-1331  
E: [al@lawsondevelopments.com](mailto:al@lawsondevelopments.com)  
W: [www.lawsondevelopments.com](http://www.lawsondevelopments.com)

Good evening and thank you for the opportunity to speak.

Due to an incorrect email address on file with the City we were left with minimal time to compile a presentation at last week's hearing. We have come today much better prepared to concisely voice our rationale for our proposed variance request.

Telus submitted a design to the City for approval for our subdivision located at 2371 Auto Road SE. This design did not include underground infrastructure on the auto road frontage. This design was approved by the City of Salmon Arm in May 2020 then passed on to our consulting engineer. Included as evidence is the design engineer's explanation of events (refer to attached email & City of Salmon Arm signed and approved Telus Design Permit).

Once our consulting engineer received the City of Salmon Arm approved permit for Telus design for the subdivision they proceeded with the understanding that the City of Salmon Arm was in full acceptance of the design, as that's what the permit clearly outlined.

Telus is aware of the bylaw to convert overhead utilities underground, but Telus chose not to do so on their design for reasons outlined below. Why was this design approved by the city if it didn't satisfy bylaws? Why did the City of Salmon Arm, the telus permit approving body, not question Telus why there was no design along the Auto Road frontage?

If the City would have talked to Telus about why the underground utilities were not included on auto road, Telus would have given them their reasons. If the city was not happy with this, they could have had Telus revise the design then approve it with the addition of the underground infrastructure.

If this hadn't been missed, the cost to the developer is estimated to have been approximately \$15,000-35,000 for the installation of underground Telus ducting/conduit. The estimate to have the completed sidewalk and boulevard dug up and to convert overhead to underground Telus infrastructure retroactively is now \$199, 220.70. Please see evidence submitted. Estimate from Lawson Engineering/Telus.

We understand that City staff recognize the approval of the Telus design for our subdivision but argue its legitimacy only relates to onsite works. If you refer to the attached City approved Telus permit, you will note that there is indeed offsite work included in this design (on 24<sup>th</sup> Street SE). Also, we have been made aware that Telus does not, and has never, split designs between onsite and offsite works. When Telus is approached to complete a design for a subdivision they complete one single design for the entire project. City staff should never have expected another design from Telus on our subdivision for offsite works.

The Telus designer for this project was transparent as to why no overhead to underground conversion design was completed for the frontage of Auto Road. The reason for this intentional omission was Telus understood the financial and public implications to converting critical Telus infrastructure from overhead to underground. To date, the cost to convert overhead to underground Telus infrastructure along the Auto Road frontage is estimated to be \$130,000 which does not include rehab of existing roadways, curbing, sidewalk and landscaping. We are told this is ~3-4x the cost of what would be expected for a typical 90m wide frontage conversion. Further, due to the complex nature of converting the main distribution infrastructure of Telus outages and disruptions to Telus clients would be unavoidable which is something Telus wants to avoid at all costs if possible (estimated construction



2

schedule of 3+ weeks to complete works). Telus must take additional and extensive measures to ensure, even through disruptions, that connection is maintained for all emergency services.

We understand, more so now than ever, developing is not a straightforward and concise procedure. We also are sympathetic that mistakes and oversights happen. All we are looking for is some fairness and accountability. If a permit for our subdivision was approved by the City of Salmon Arm for a Telus design, we would hope that that approval in reality holds weight and legitimacy.

Thank you for your time and consideration.

The Nakazawa's



Attachments:

Appendix A – City of Salmon Arm Telus Design Approval Permit

Appendix B – Lawson Engineering Ltd. – Telus Design/Approval - Email

Appendix C – Cherrywoode (Nakazawa) Subdivision – Underground Telus Conversion Works

Appendix D – Telus Conversion Outage Maps – David Karman - Telus

# APPENDIX A

**City of Salmon Arm**

500 - 2 Avenue NE

Mailing Address: Box 40

Salmon Arm, BC V1E 4N2

Tel: 250.803.4000 Fax: 250.803.4041

www.salmonarm.ca



May 13, 2020

**Dave Karman**

Outside Plant Engineering Technician

**TELUS**

1090 Manhattan Drive

Kelowna, BC

V1Y 9X9

Dear Dave

**RE: Drawing 2775638U-A1 2371 Auto Rd SE Proposed Conduit Construction**

I refer to your letter dated May 8, 2020.

Enclosed for your records is a copy of the drawing, duly approved by the City subject to the following:

- Obtain locates for existing utilities as may be required.
- Infrastructure placed within 3 meters of a City water, sanitary or storm main shall be restrained without compensation should the City require access to the main at any time for repair or replacement.
- Please ensure that all City owned lands disturbed during construction are reinstated to original condition to the satisfaction of the municipality.

Yours truly,

A handwritten signature in black ink, appearing to read "Jon Mills".

Jon Mills, P.Eng.  
Engineering Assistant

Enclosure



# APPENDIX B

**From:** [Al Waters](#)  
**To:** [Bob Nakazawa](#)  
**Subject:** Nakazawa Subdivision - Telus Design/Approval  
**Date:** June 9, 2022 1:36:00 PM  
**Attachments:** [image001.jpg](#)

---

Hi Bob,

As requested, I can provide further detail regarding the timeframe and sequencing of the telus design and City approval of the telus design for your subdivision. As you are aware, Lawson Engineering Ltd. (LEL) was **never** provided the Telus design for the subdivision of 2371 Auto Road until it was released from the City of Salmon Arm in the form of an approved design/permit letter. LEL had **no** reasons to question as to whether the Telus design for the subdivision at 2371 Auto Road SE was to the acceptance of the City of Salmon Arm as the permit clearly outlined the City's acceptance of it.

I have provided below the following correspondence and coordination regarding telus design for your subdivision:

Initial design request to telus was made by Lawson Engineering Ltd. (LEL) for design of underground infrastructure for entirety of the subdivision location at 2371 Auto Road SE (inclusive of onsite and offsite works) – **April 2019**

Telus – Initiated detailed design for subdivision located at 2371 Auto Road SE (estimated design time 10-12 weeks) – **February 24, 2020**

Telus – reports to LEL that the design is expected to be completed the following week and will be submitted directly to City of Salmon Arm for approval/permitting – **April 8, 2020**

Telus – report to LEL that Telus design for subdivision at 2371 Auto Road SE has been submitted to the City of Salmon Arm for approval/permitting (LEL has **not** seen telus design to-date) – **May 4, 2020**

Telus – reports to LEL that the City of Salmon Arm has approved design for telus infrastructure for the subdivision located at 2371 Auto Road – City of Salmon Arm signed permit and acceptance letter provided to LEL (this is the **first** time LEL has seen the Telus design as it is included as an attachment to a signed City approved design/permit acceptance letter) – **May 20, 2020**

I have archived all emails that can corroborate the lineage of this timeframe, if required.

Based on our firms extensive experience working with Telus they do not break design jobs for subdivisions into 'onsite' and 'offsite' and never have. When Telus provides a design for a project, in your case your subdivision at 2371 Auto Road SE, they would complete a design to what they saw fit for the entire project – I would recommend confirming this with Dave Karman at Telus. It is worth noting that there **is** offsite works included on the City of Salmon Arm approved permit for the Telus design for your subdivision of 2371 Auto Road SE.

As per your request, I have also compiled a *Class D – Opinion of Probable Cost* for overhead to underground conversion costs for telus infrastructure. This cost estimate relies on an assumed telus alignment. This cost estimate also relies on a budgetary figure provided for the O/H to U/G

conversion of telus infrastructure provided in an email from David Karman at Telus on September 21, 2021.

Please let me know if I can provide any further details on the matter,

Regards,

**Alistair Waters, AScT, CCA**

Project Manager, Principal

O: (250) 832-3220

C: (250) 253-1331

E: [awaters@lawsonengineering.ca](mailto:awaters@lawsonengineering.ca)

W: [www.lawsonengineering.ca](http://www.lawsonengineering.ca)



 *Please consider the environment before printing this email*

# APPENDIX C



CHERRYWOODE (NAKAZAWA) SUBDIVISION  
 CLASS D - OPINION OF PROBABLE COST - UNDERGROUND TELUS CONVERSION WORKS

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
A	MOBILIZATION & DEMOBILIZATION	LS	LS	1,500.00	1,500.00
B	TRAFFIC CONTROL	LS	LS	3,000.00	3,000.00
<b>1.0 ROADS AND EARTHWORKS</b>					
1.1	Supply & Install Asphalt (100mm)	m2	80 *	72.00	5,760.00
1.2	Supply & Install Asphalt (50mm)	m2	10 *	56.00	560.00
1.3	Remove & Dispose Asphalt	m2	90 *	24.00	2,160.00
1.4	Supply & Place 25mm Crushed Base Course	m3	30 *	98.00	2,940.00
1.5	Supply & Place 75mm Crushed Granular Sub-Base Course	m3	120 *	64.00	7,680.00
1.6	Common Excavation & Disposal	m3	50 *	32.00	1,600.00
1.7	Asphalt Milling - Key-in Joints	m	32 *	42.00	1,344.00
1.8	Boulevard Grading, Top Soil & Sod Installation	LS	LS *	4,000.00	4,000.00
1.9	Remove & Dispose Existing Sod	LS	LS *	500.00	500.00
1.10	Street Line Painting	LS	LS *	650.00	650.00
<b>2.0 CONCRETE, CURB, GUTTERS, SIDEWALKS</b>					
2.1	Supply & Install High-back Curb and Gutter (CGS-3)	m	20 *	142.00	2,840.00
2.2	Remove & Dispose Concrete Curb	m	20 *	44.00	880.00
2.3	Supply & Install Concrete Sidewalk	m2	160 *	104.00	16,640.00
2.4	Remove & Dispose Concrete Sidewalk	m2	160 *	48.00	7,680.00
<b>3.0 HYDRO, TEL &amp; LIGHTING</b>					
3.1	Supply & Install Telus O/H to U/G Conversion (as per Telus email correspondence - Dave Karmen - September 21, 2021 - Re: Preliminary Cost Estimate)	LS	1 *	130,000.00	130,000.00
<b>SUMMARY</b>					

A	MOBILIZATION & DEMOBILIZATION	\$	1,500.00
B	TRAFFIC CONTROL	\$	3,000.00
1.0 ROADS AND EARTHWORKS		\$	27,194.00
2.0 CONCRETE, CURB, GUTTERS, SIDEWALKS		\$	28,040.00
3.0 HYDRO/TEL/STREET LIGHTING		\$	130,000.00
<b>SUB-TOTAL:</b>		\$	189,734.00
<b>GST (5%)</b>		\$	9,486.70
<b>TOTAL</b>		\$	199,220.70

1) Telus preliminary estimate to be confirmed by Telus. Figure provided form budgetary purposes only

2) LEL civil works for O/H to U/G conversion have been estimated and should be revisited once final Telus design has been completed

3) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost

4) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost

# APPENDIX D

2451

2451

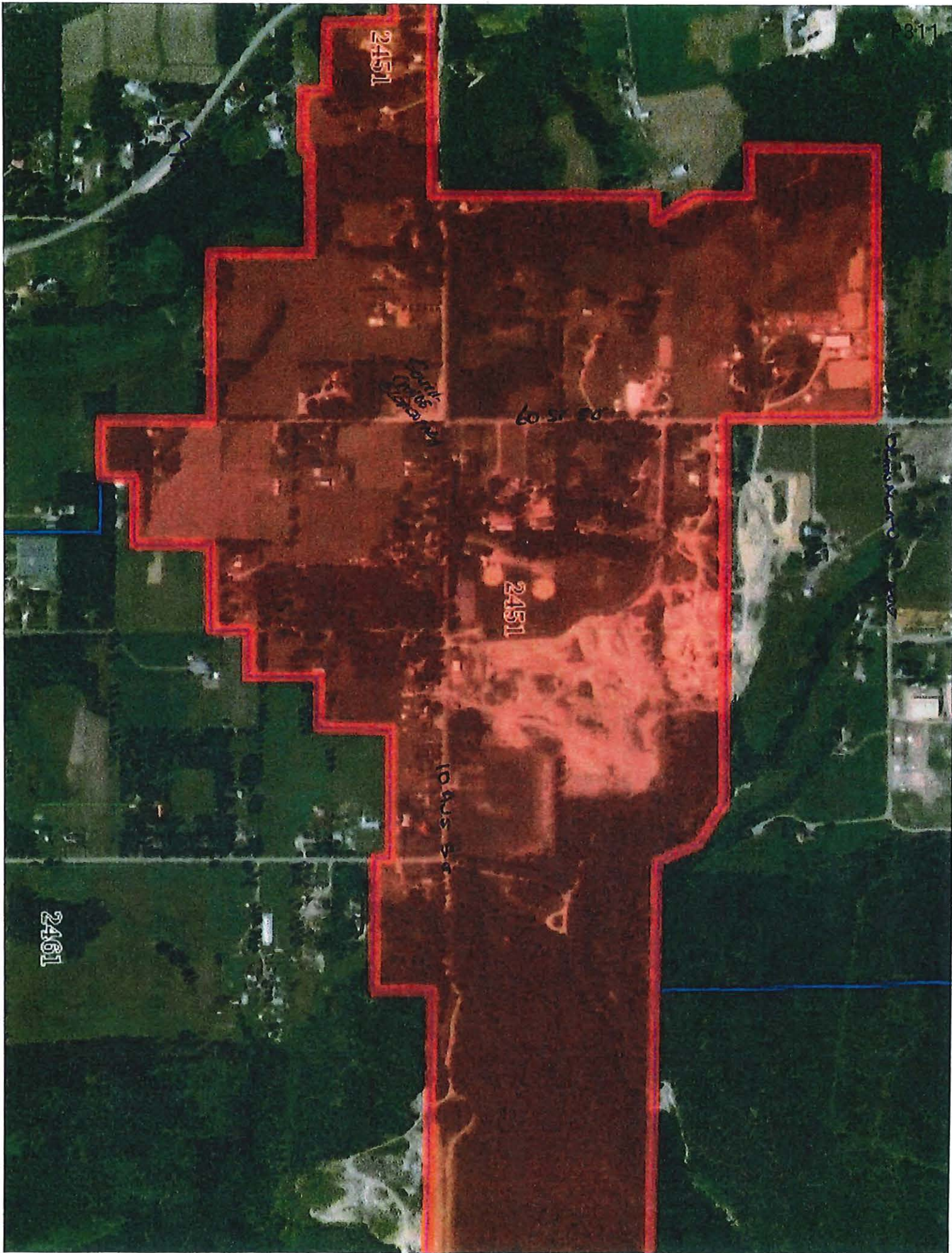
2461

South  
Gate  
2451

60.51.00

104.45.58

CLAYTON



P312

*Auto 100*

2221

2521

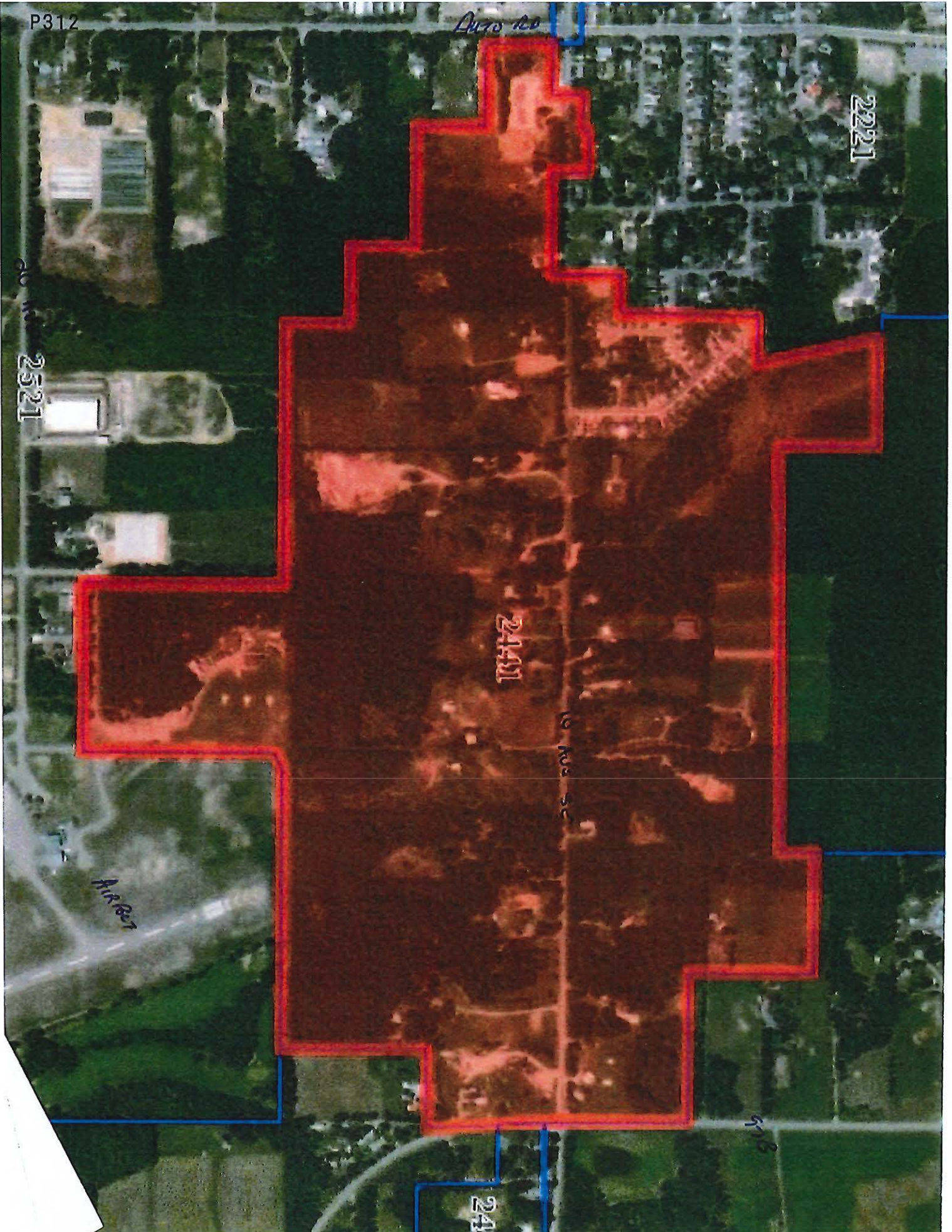
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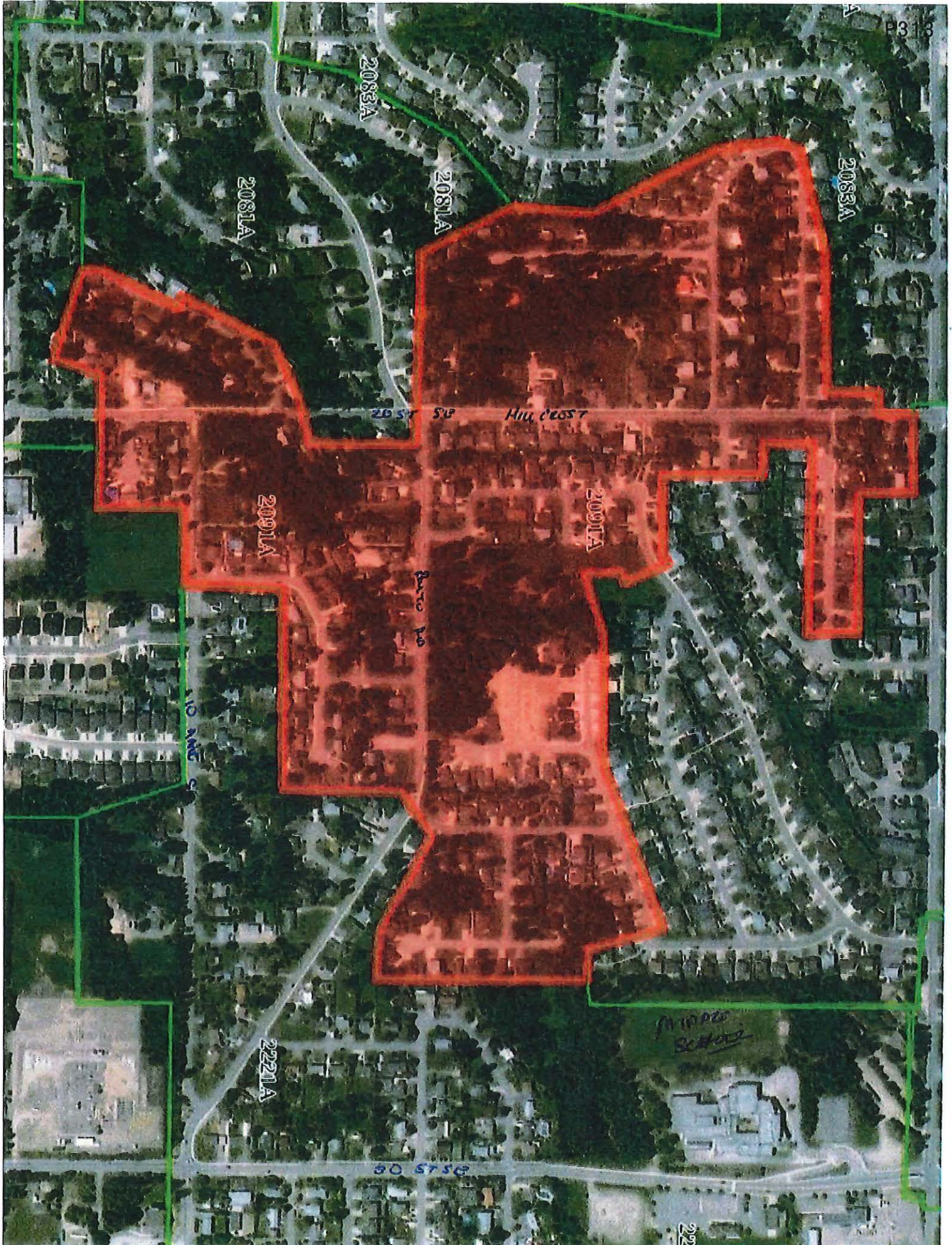
10 N.W. 50

*Air 807*

418

245





2081A

2083A

2081A

2083A

2057 SW Hwy. 2057

2091A

2091A

Auto po

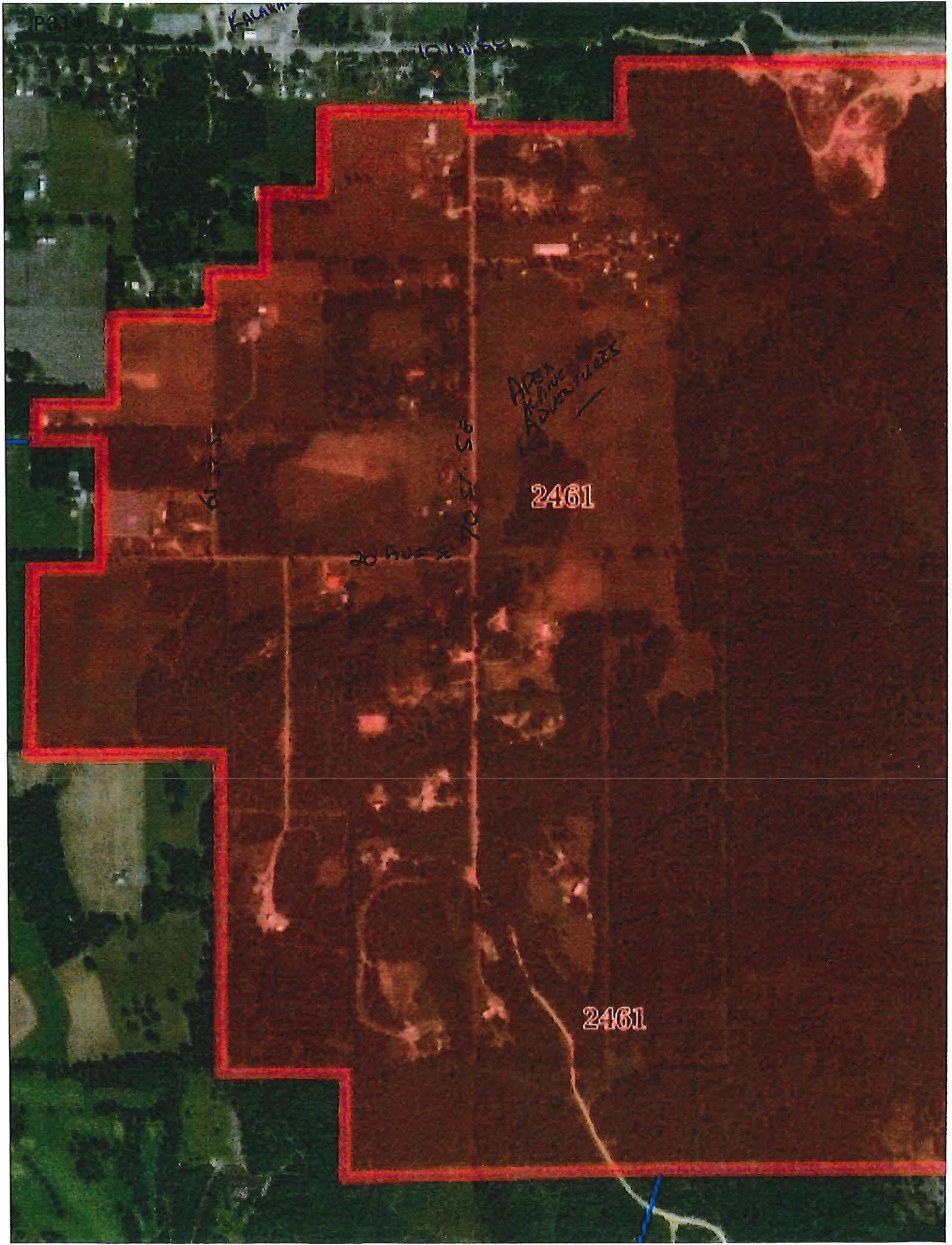
10 Ave S

2221A

5545 S

Middle School

222



P31

KALAM...

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61.5.58

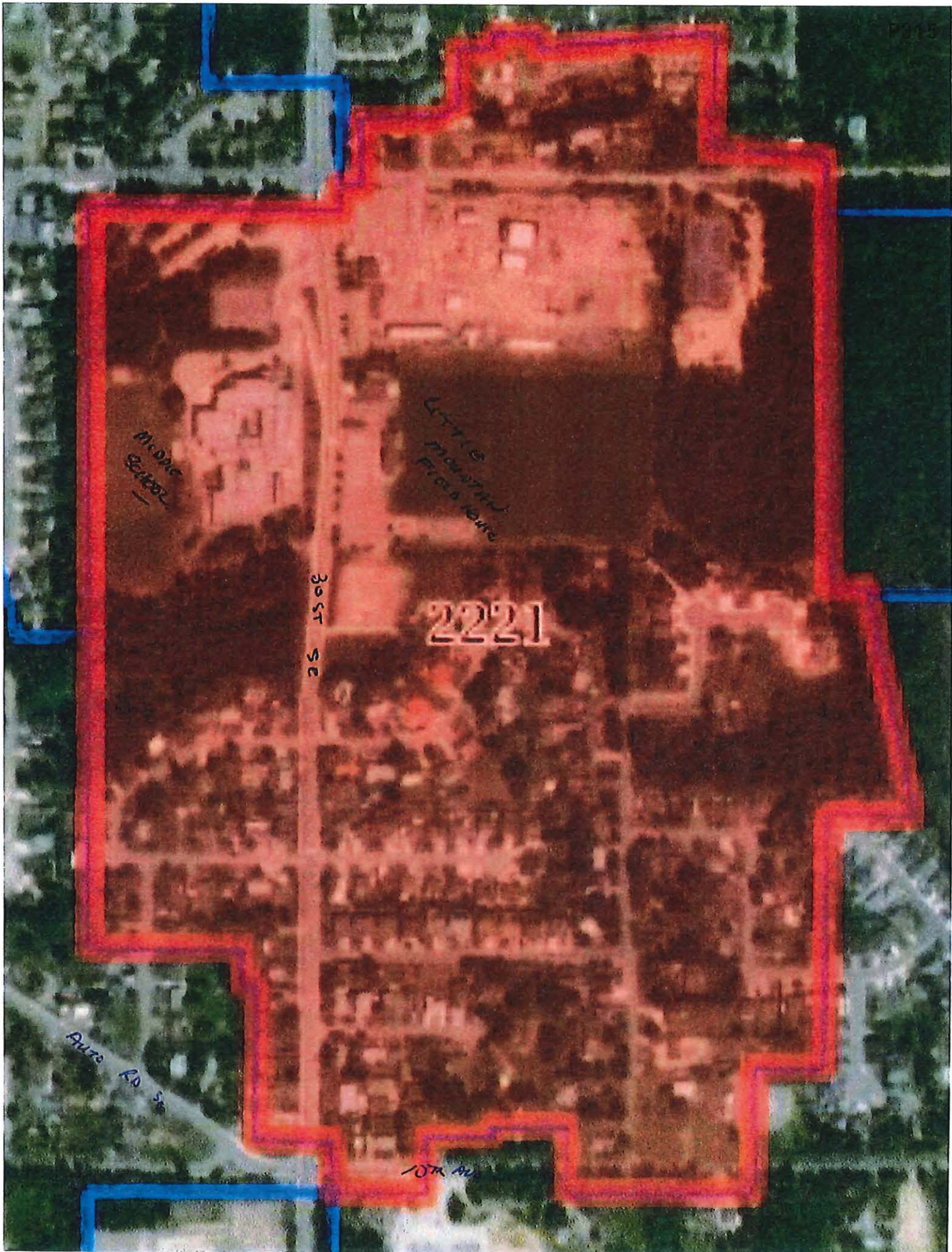
20 Aug 58

70.51.56

APR 1958  
KALAM...  
ASIAN...

2461

2461



2221

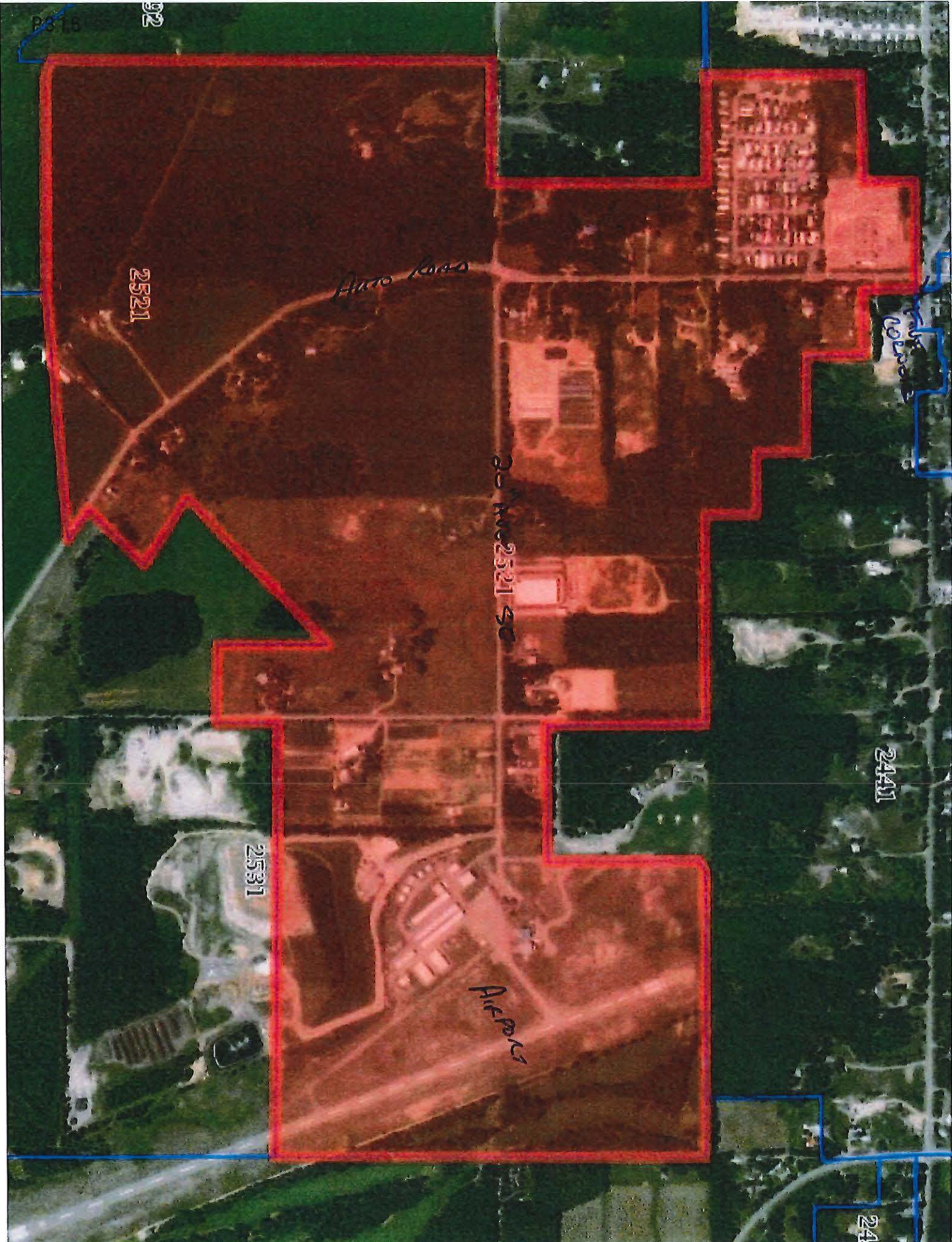
30 ST SE

M. ONE  
S. 2000

LITTLE MOUNTAIN  
P. 1000

10th Ave

Rice Rd. SE



P315

92

2521

*Auto Road*

*2521 50*

2441

2531

*Airport*

24



208

2081

2087 SE

Hill Crest School

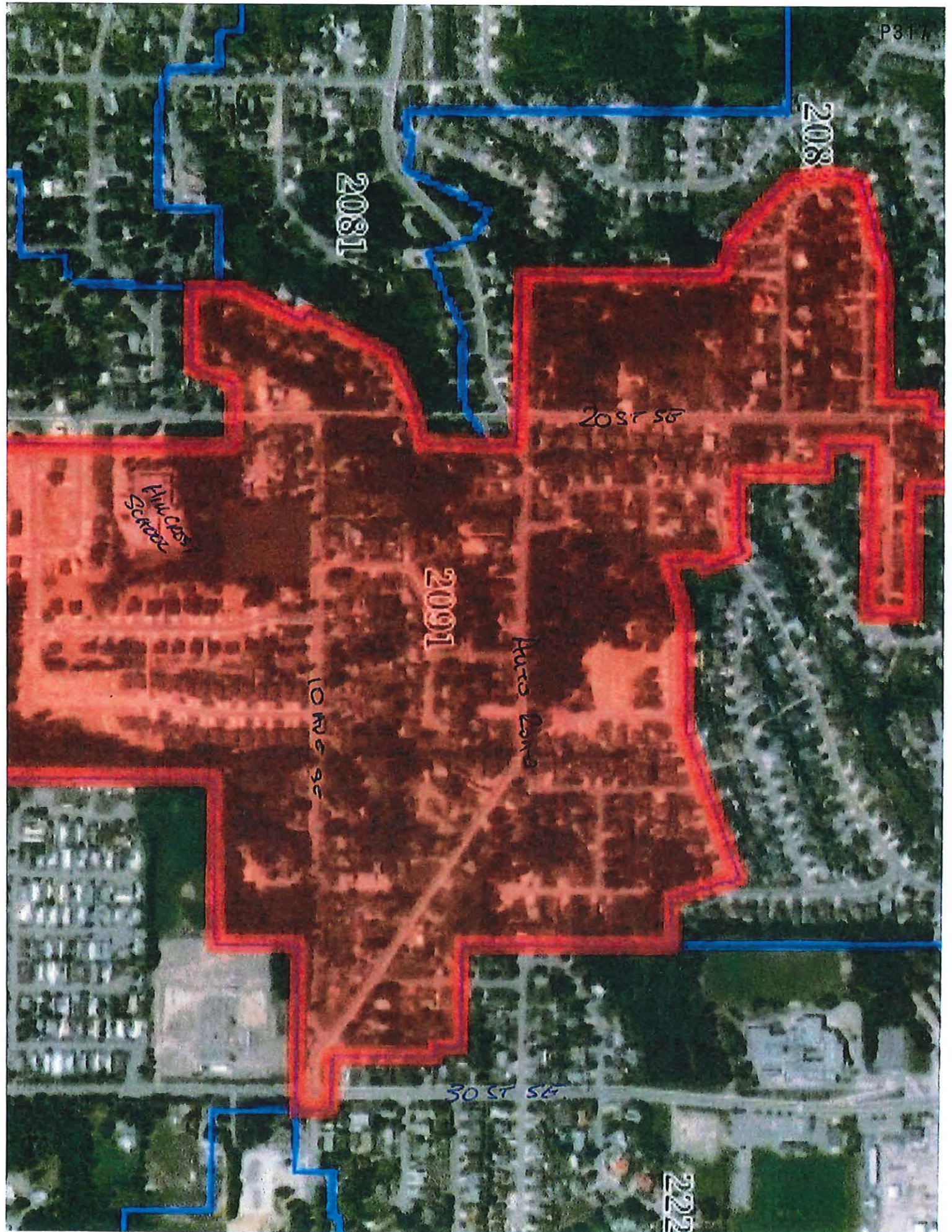
2091

Hill Crest

10 NW 95

30 ST SE

222



P 318

20 ST SE



2093A

0310 SE

24 ST SE

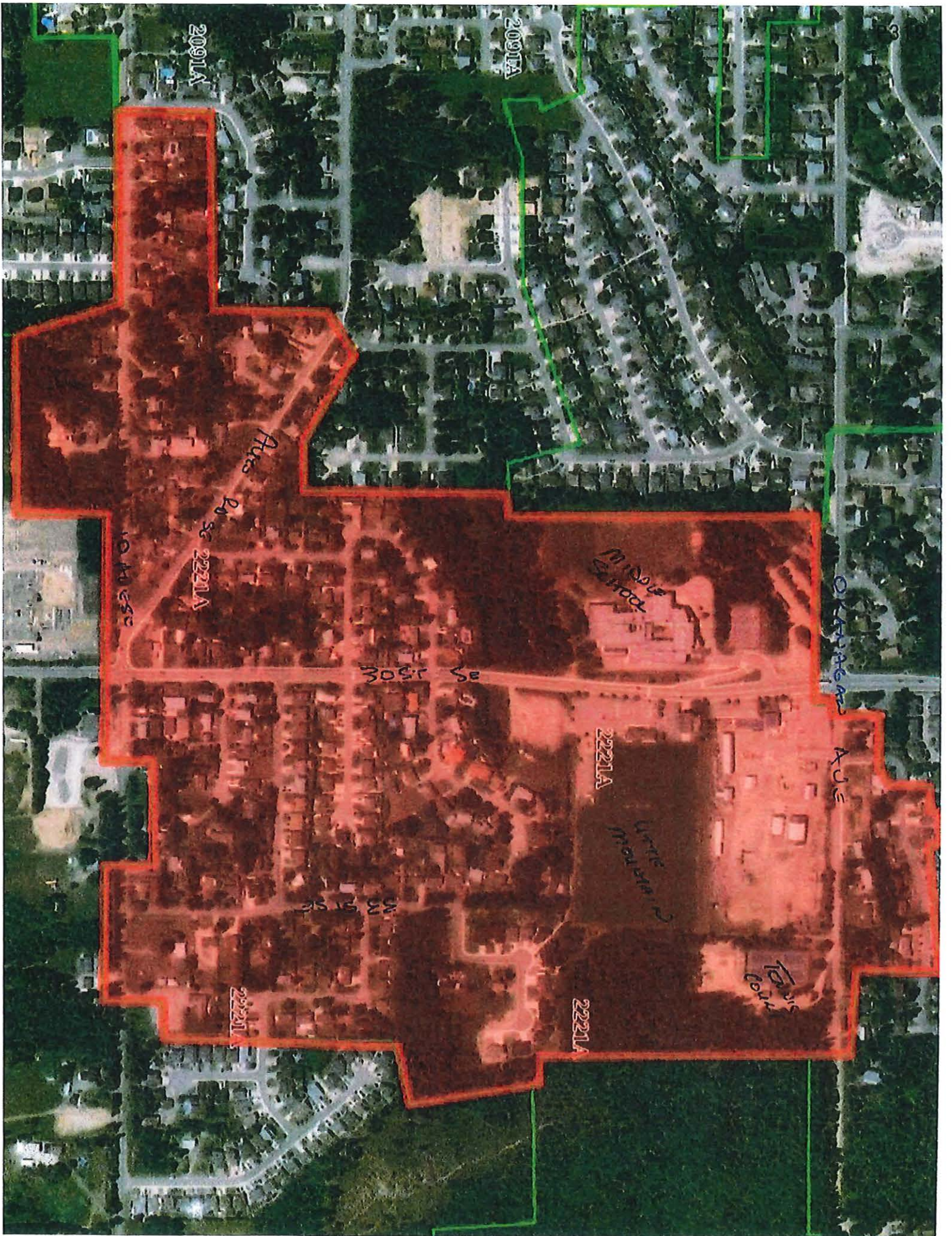
2091A

10 ST SE

Area for

2221A





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Item 22.3

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

[Piggott, J. & C.; 4440 20 Street NE; Swimming Pool Setback]

**Vote Record**

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

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



---

TO: His Worship Mayor Harrison and Members of Council

DATE: May 20, 2022

SUBJECT: Development Variance Permit Application No. VP-555 (Swimming Pool Setback)  
Legal: Lot 1, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP53097  
Civic Address: 4440 20 Street NE  
Owner/Applicant: James & Crystal Piggott

---

**MOTION FOR CONSIDERATION**

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

**(i)Section 4.15.1 Front parcel line setback reduction from 6.0m to 4.0m for the construction of a swimming pool and;**

**(ii)Section 4.12.1(b) Fence height increase for a fence located in the front yard of a Residential property from 1.2m (3.9ft) to 1.5m (5.0ft).**

---

**STAFF RECOMMENDATION**

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

---

**PROPOSAL**

The applicant is proposing to vary the front yard setback for a swimming pool, reducing the setback from 6.0m to 4.0m and increasing the height for a fence in the front yard from 1.2m to 1.5m.

**BACKGROUND**

Located in the Upper Lakeshore area the subject property is approximately .0175ha (0.43ac) in area. In 2021 a single-family dwelling was constructed on the subject property (Appendices 1 and 2). The single family dwelling is of similar form and character as the neighbouring units within the same development (Green Emerald Subdivision). The property is designated Residential Low Density in the Official Community Plan (OCP) and is zoned R7 – Large Lot Single-Family Residential Zone (Appendices 3 and 4) within Zoning Bylaw No. 2303.

Adjacent land uses include the following:

- North: R7 (Large Lot Single-Family Residential Zone)
- South: R8 (Residential Suite Zone)
- East: R7 (Large Lot Single-Family Residential Zone)
- West: R9 (Estate Residential Zone)

The applicant is proposing to construct a 26.7m<sup>2</sup> (288 ft<sup>2</sup>) swimming pool, surrounded by a 1.5m fence (Appendix 5). As noted in the letter of rationale provided by the applicant (Appendix 6) the lot slopes

toward the road. Site photos are included as Appendix 7 and show the general location of the proposed development.

## COMMENTS

### Engineering Department

The Engineering Department notes that there is an onsite storm drainage system that runs along the north parcel line. A 3m Statutory Right of Way protects the area from development and the applicant is aware that no construction (pool, decking, fences, etc.) can obstruct the area.

### Building Department

No concerns.

### Fire Department

No concerns.

### Planning Department

Development Variance Permits are considered on a case-by-case basis and in doing so a number of factors are taken into consideration when reviewing a request. These factors include site-specific conditions such as lot topography, lot configuration, negative impact to general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

Due to topography, amenity space in the rear and front yards are limited. The topography of the subject property could be characterized as a terraced slope with a steep decline from the rear parcel line to the back of the house, a plateau area used for the house site and a third terrace to 20 Avenue NE. The height of the front yard from the adjacent roadway (20 Street NE) situates the proposed pool and fence above the road and would be 'stepped back' from the street (see Site Photo 1, Appendix 7). Amenity space in the rear yard is encumbered by a steep embankment that results in most of the rear yard being unusable.

The lot configuration is a challenge to site development because access runs from south property line with the parking areas toward the rear of the property and a 3m onsite storm drainage corridor runs along north parcel line.

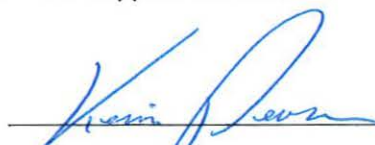
The size of the single family dwelling, driveway and the house location on the subject property are consistent with the design of other houses constructed in the same development. The construction of the pool and fence would not be a departure from the general form and character of the development.

The applicant could reorient the pool to be conforming to the bylaw; however, that would result in limited greenspace on the site. The applicant has stated that they would like to retain some usable green area in the front yard for amenity space. Should Council not support the variance requests the applicant would have to reorient the pool and reduce the fence height to those limits of the Zoning Bylaw or not proceed with the development.

Given no concerns with safety, City infrastructure or perceived negative impacts to neighbouring lots by staff, there are no concerns with the variance requests and support the issuance of the Development Variance Permit.

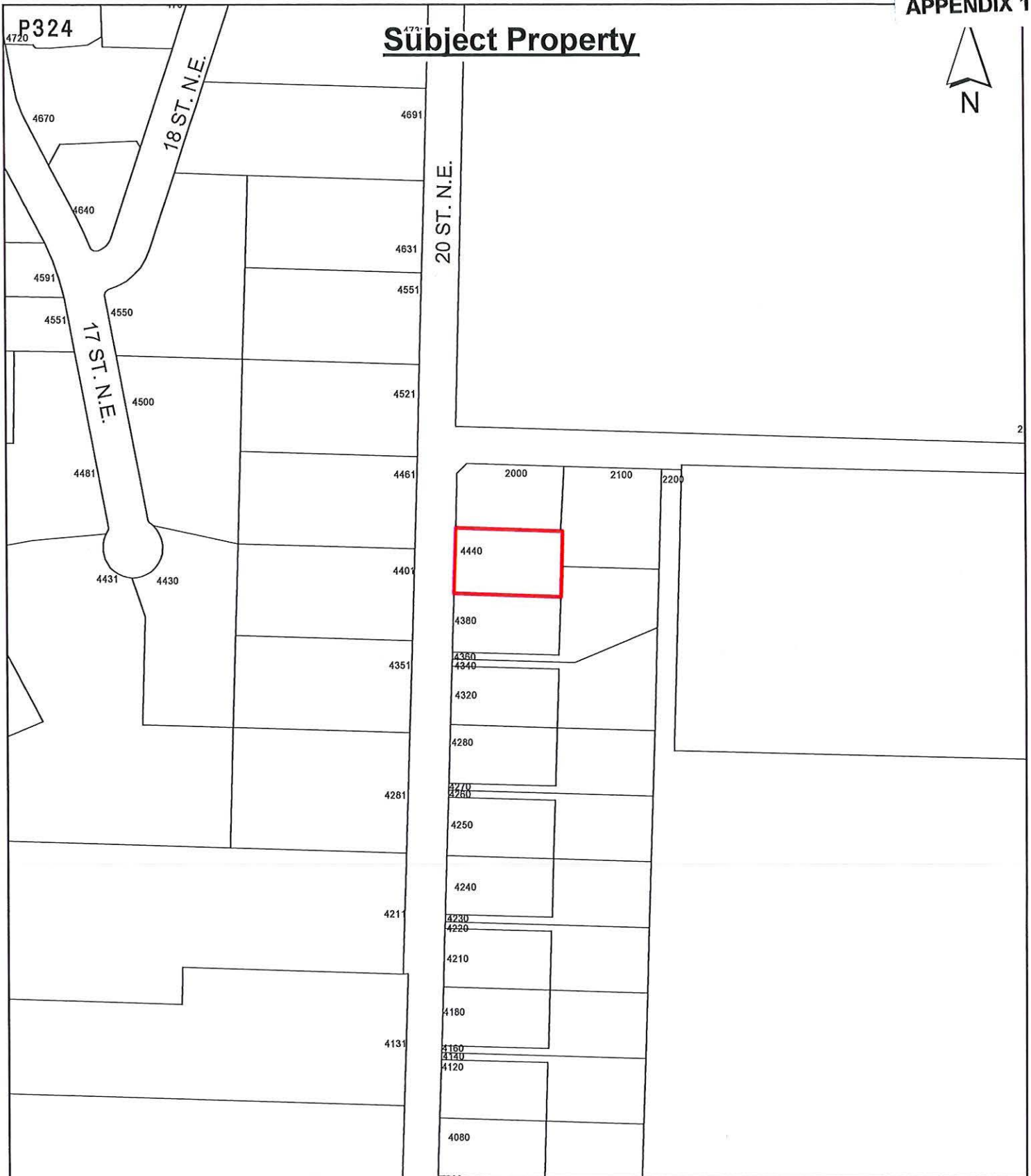


Prepared by Melinda Smyrl, MCIP, RPP  
Planner III



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

# Subject Property



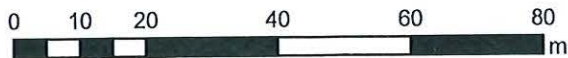
Subject Property



Parcels



Ortho Photo



Ortho Photo Date: 2021

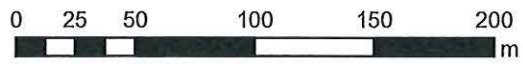
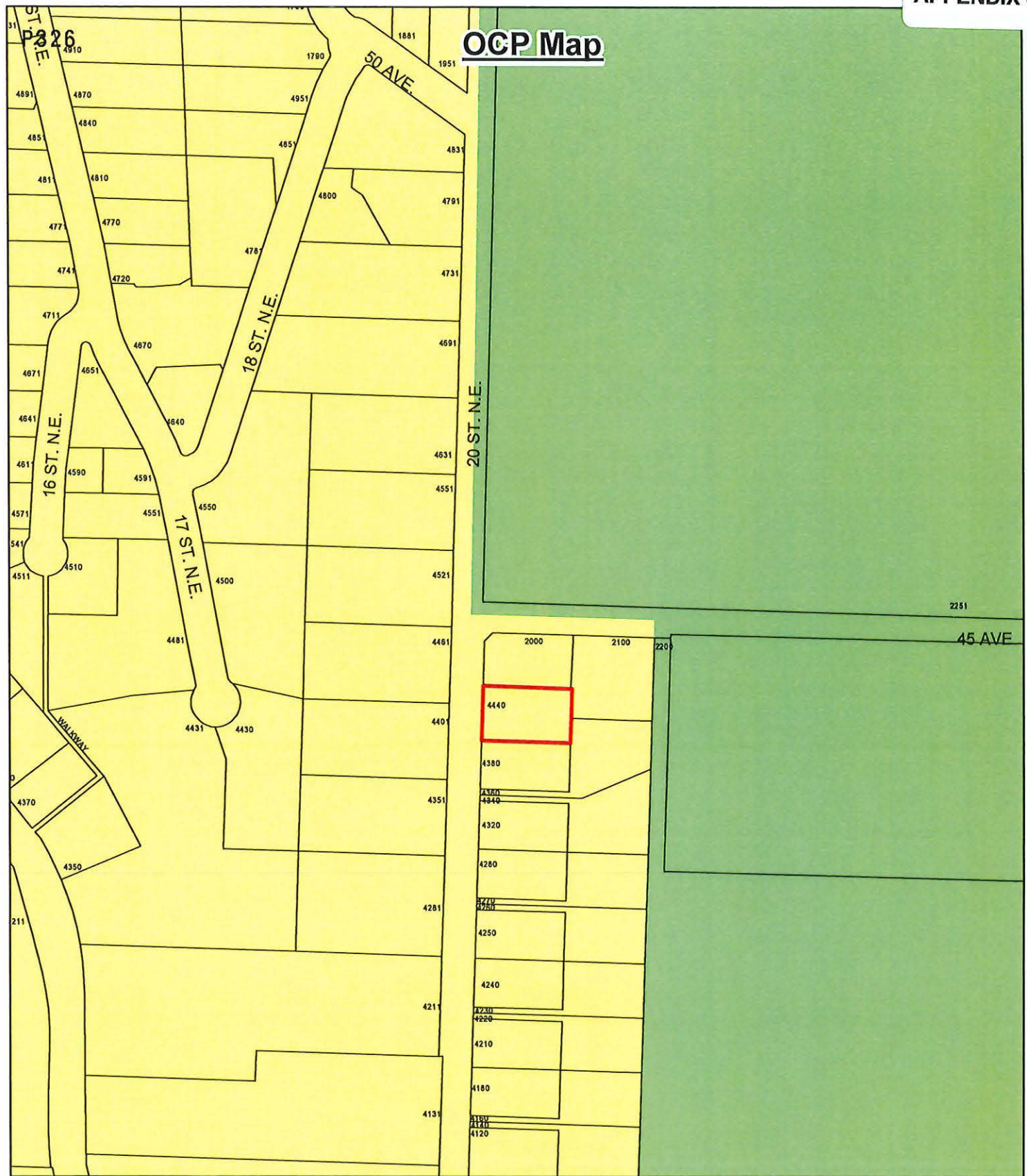


Subject Property



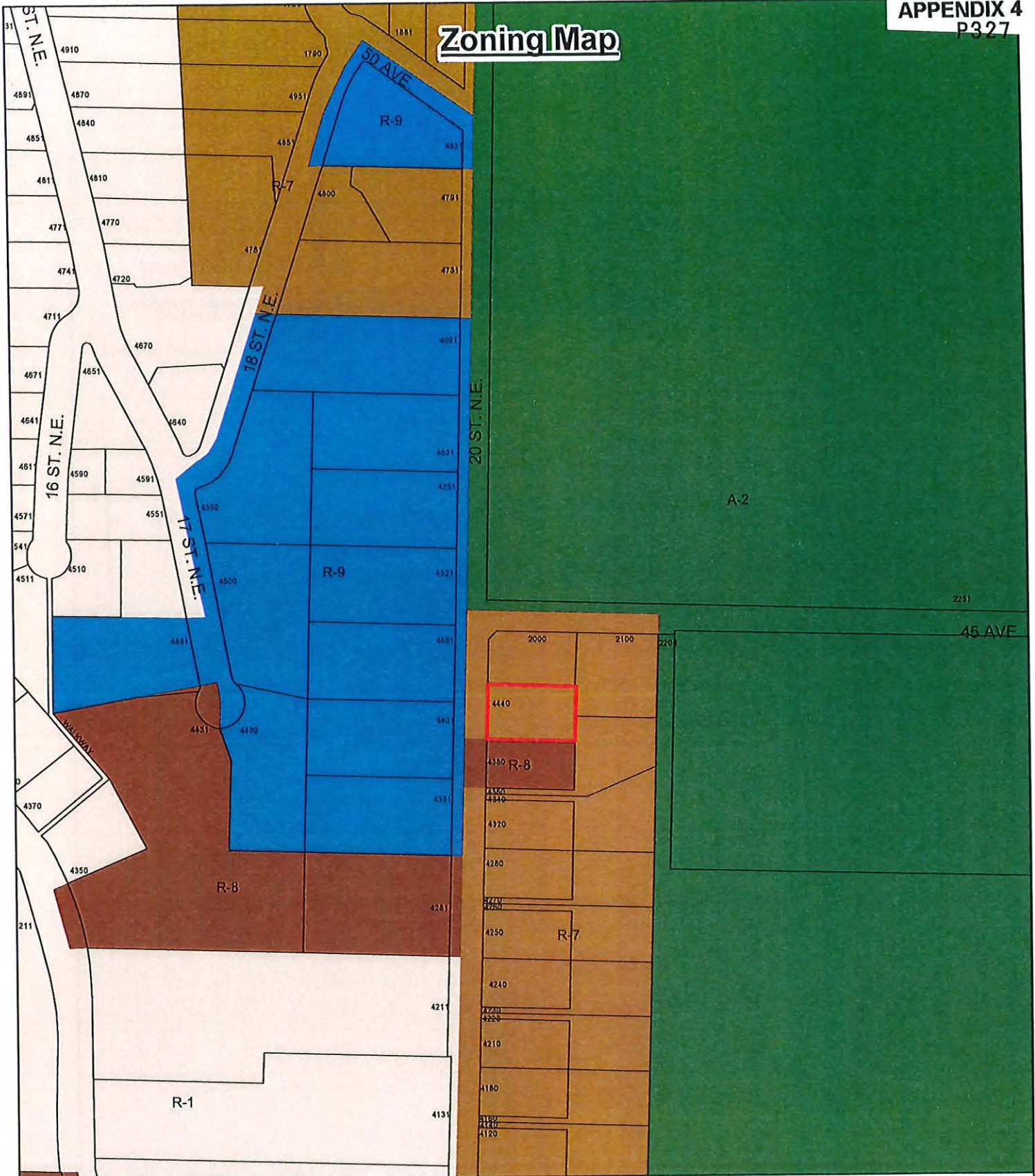
Parcels

# OCP Map



- Subject Property
- Strata Lots
- Parcels
- Acreage Reserve
- Residential - Low Density

# Zoning Map



- |  |                  |   |     |   |     |
|--|------------------|---|-----|---|-----|
|  | Subject Property |  | A-2 |  | R-8 |
|  | Strata Lots      |  | R-1 |  | R-9 |
|  | Parcels          |  | R-7 |   |     |

P328



BRITISH COLUMBIA AND CANADA LANDS

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

250-832-9701 | office@brownejohnson.com

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Piggatt, Jim & Crystal  
4440 20 Street NE  
Salmon Arm, BC V1E 2G9

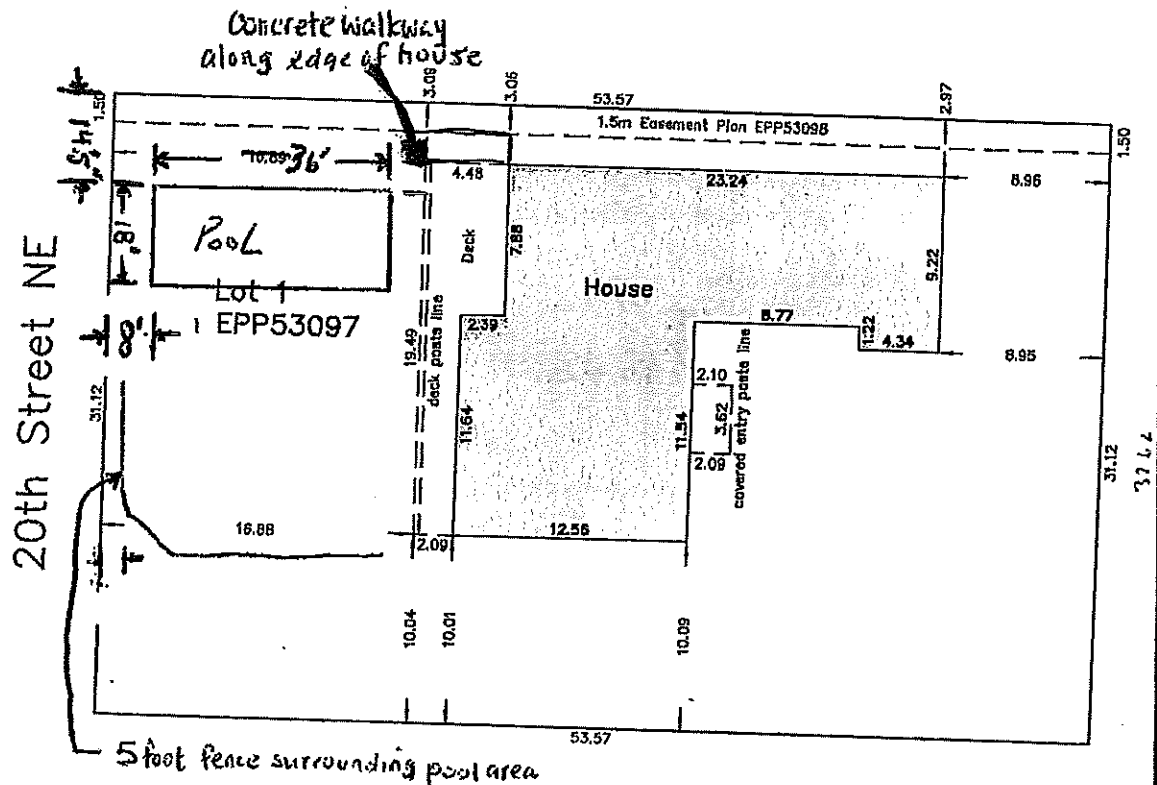
Re: Lot 1, Sec 25, Tp 20, Rge 10,  
W6M, KDYD, Plan EPP53097

Parcel Identifier (PID): 029-667-841  
Civic Address: 4440 20 Street NE, Salmon Arm

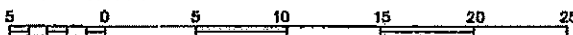
List of documents registered on title which may affect the location of improvements:

**Legal Relations**  
Local Government Act Permit: CA4527353

**Charges**  
Covenant: LB86894, LB86895, CA2918647, CA2918649, CA3268058, CA3268062, CA4681519, CA4681535  
Easement: CA4681495  
Statutory Right of Way: CA4827628, CA4977422, CA4977423



Scale 1:250



All distances are in metres.  
Dimensions derived from Plan EPP53097

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

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

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

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 8th day of October, 2021.

Joseph Johnson  
Digitally signed by Joseph Johnson  
G5W5CT  
Date: 2021.10.14 16:32:37 -07'00'

COPYRIGHT © BROWNE JOHNSON 2021 LAND SURVEYORS

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED.

BCLS

Our File: 617-21

Fb: 617-21.raw

To whom it may concern:

Letter of Rationale for Pool variance request for James at Crystal Piggott, 4440 20<sup>th</sup> St NE, Salmon Arm, BC.

We are requesting a variance for our in-ground pool location in order to maximize our greenspace beside the pool for a garden and grass area.

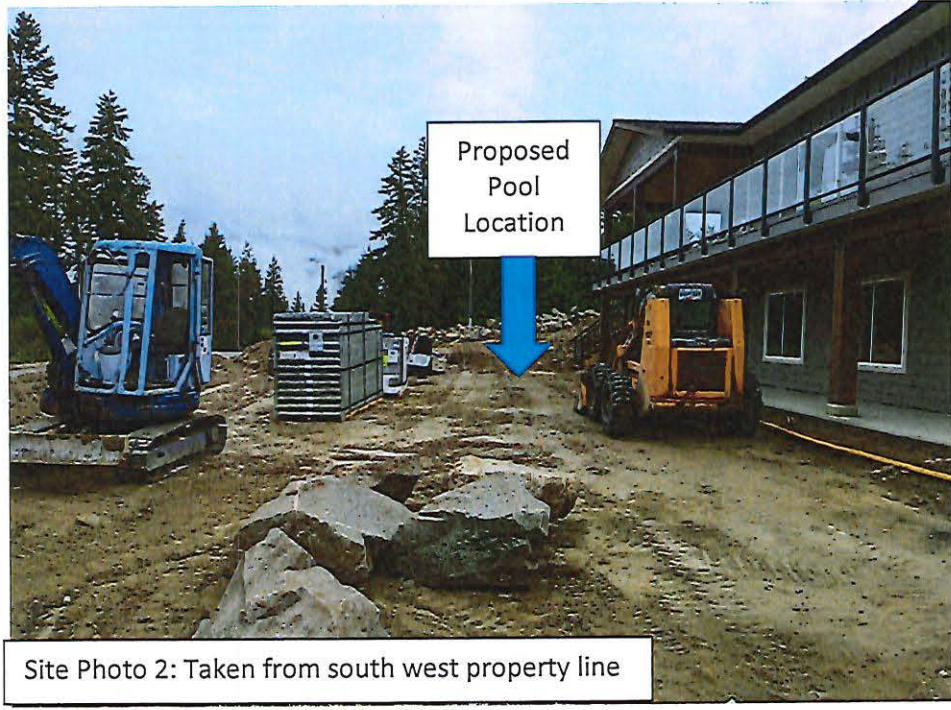
We have children that love to play in the grass and without the pool variance, we would have a very limited amount of yard for play and garden area. We do not have a usable backyard due to the sloped lot so the front yard (beside pool) would be the only usable space.

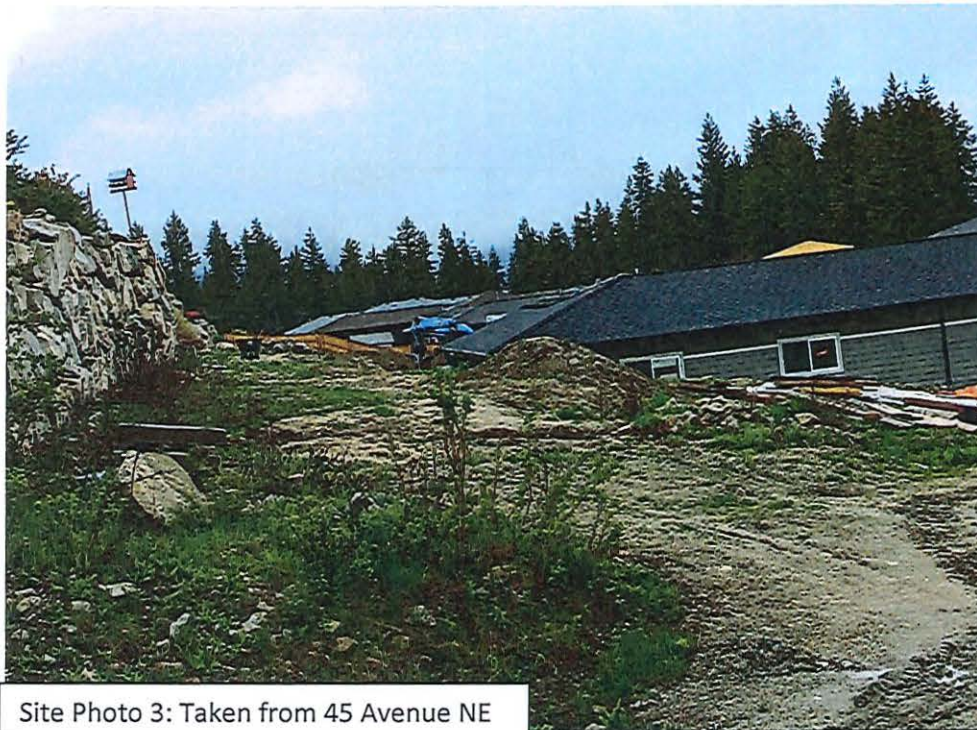
We are also requesting a variance for a 5 foot wood fence to be erected 2 meters from front property line as per the pool safety recommendations.

Thank you for your consideration.

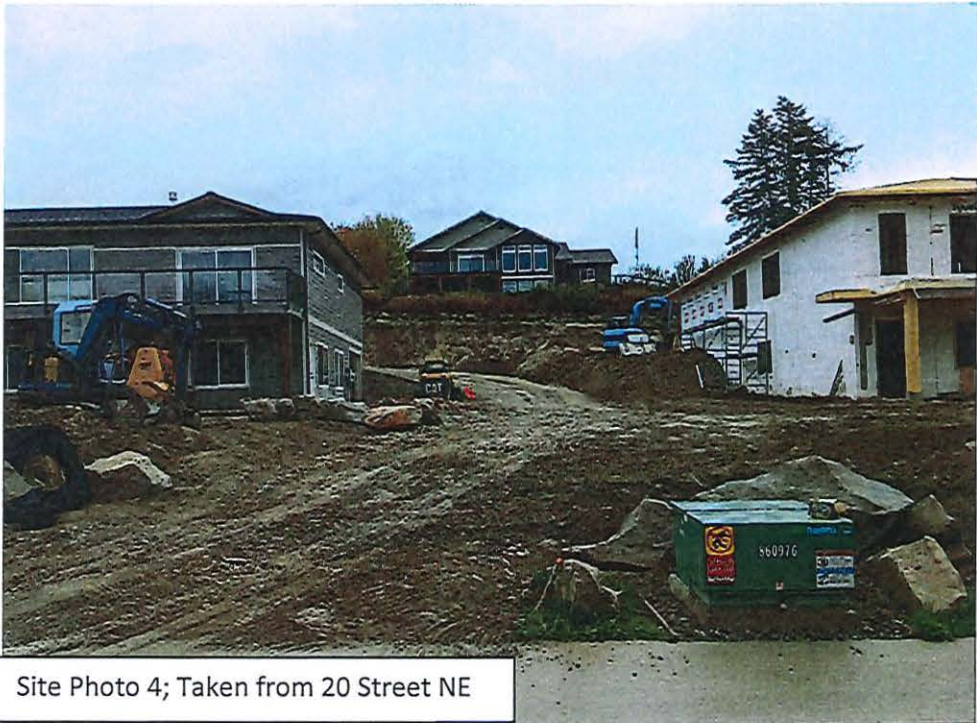


James & Crystal Piggott





Site Photo 3: Taken from 45 Avenue NE



Site Photo 4; Taken from 20 Street NE

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Item 22.4

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

[Sandhu, A., J. & P. / Franklin Engineering Ltd; 1281 20 Avenue SW; Setbacks]

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



To: His Worship Mayor Harrison and Members of Council

Date: May 3, 2022

Subject: Zoning Bylaw Amendment Application No. 1234  
Development Variance Permit Application No. VP-549 (Setbacks)

Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719  
Civic Address: 1281 20 Avenue SW  
Owner: Sandhu, A., J., & P.  
Agent: Franklin Engineering Ltd.

**MOTION FOR CONSIDERATION**

**THAT: A Bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719 from R1 (Single Family Residential Zone) to R4 (Medium Density Residential Zone).**

**AND THAT: Development Variance Permit No. VP-549 be authorized for issuance for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719 which will vary the provisions of the R-4 – Medium Density Residential Zoning regulations as follows:**

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

**STAFF RECOMMENDATION**

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

**PROPOSAL**

The subject parcel is located at 1281 20 Avenue SW (Appendix 1 & 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R4 (Medium Density Residential) in order to facilitate subdivision into a 14 bare land strata lot medium density residential development (Appendix 3).

**BACKGROUND**

The parcel is designated Medium Density Residential (MR) in the City's Official Community Plan (OCP), and zoned Single Family Residential (R1) in the Zoning Bylaw (Appendix 4 & 5). The subject property is located in a semi rural transitional area north of Foothill Road. The property is adjacent ALR land, and the Urban Containment Boundary (UCB) runs along the west and north property lines (Appendix 6).

The surrounding uses largely consist of single family residences and farmland, with more recent medium density development to the northeast, and Blackburn Park, Piccadilly Mall and other commercial uses located further north. There are five similar R4 developments in close proximity to the subject parcel.

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

North: Farmland	Zoned A1
South: Single Family Residential	Zoned R1
East: Single and Multi Family Residential	Zoned R1 and R4
West: Farmland and Single Family Residential	Zoned A1 and R4

1281 20 Avenue SW is approximately 2 acres in size. The subdivision proposal would create 14 single family residential strata lots ranging in size from roughly 350 to 700 square metres, with a single access route off of 20 Avenue SW. The parcel currently contains a single family dwelling and accessory buildings.

Site photos are attached as Appendix 7.

## COMMENTS

### BC Hydro

No concerns.

### Engineering Department

Appendix 8 attached details servicing requirements on the assumption that this rezoning is approved. The applicant has been provided a copy of the Engineering Servicing Report.

The report notes that road dedication is required for 20 Avenue SW, with frontage improvements required to bring this street up to Urban Local Road (RD-2) standard. Required improvements include road widening, curb and gutter, sidewalk, boulevard construction, street lighting, and utility upgrades.

### Building Department

No concerns.

### Fire Department

Would require T turnaround or cul-de-sac if more than 90 m in length. No other concerns.

### Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

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

### Planning Department

#### *OCP Policy:*

This property is designated Medium Density Residential (MR) in the OCP which supports R4 zoning.

Staff note that this parcel is located in Residential Development Area B, meaning this is in an area considered to be second priority for residential development. This area has only 10% medium density designation. The OCP states that when sufficient infilling has occurred within Area A, municipal cost sharing programs, including Development Cost Charge expenditures and capital works programs, may be allocated to Area B, as determined by Council and City Bylaws.

A Residential Development Permit is not required for single family dwellings. Some forms of multi-family development not contemplated at this time may trigger a DP application.

*Agricultural Land Reserve:*

The internal access road will not be permitted to terminate at the ALR boundaries as shown in proposed subdivision plan. Buffering (fencing) along the ALR boundary will be required as per ALC fencing guidelines.

*Zoning Regulations:*

The R4 zone permits a variety of housing types including small lot single family residential and different forms of multifamily development (see R4 zoning regulations attached as Appendix 9). This proposal aims to utilize the smaller lot sizes permitted for single family dwellings under the R4 zone (300 m<sup>2</sup> minimum).

*Access:*

One common access route is being proposed for the entire site. Since this is proposed to be a strata development, this will be a privately maintained road. A turnaround is required to provide sufficient access for emergency vehicles, with a T-turn around proposed. Layout will require revisions to eliminate access roads terminating at the ALR boundaries.

*Variance Request:*

Considering the requested rear parcel line variance request from 5 m to 4.5 m shown in Appendix 3, staff are not concerned, as this requested reduction is a relatively minor amount and it is only to support the position of the existing house. An interior side parcel line is subject to a 1.5 m setback in the R-1 Zone, or a 1.8 m setback in the R-4 Zone. Any new development is required to meet the applicable setbacks.

CONCLUSION

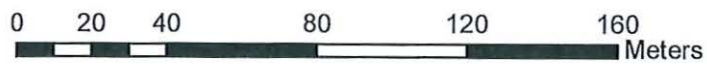
Although this proposal is for single family residential lots, the smaller parcel sizes will result in medium density development similar to other nearby developments. Given that the OCP land use designation for this property is Medium Density Residential, staff feel that the proposed R4 zone is well suited to the subject property and neighbourhood. Staff support the requested variance for the position of the existing single family dwelling.




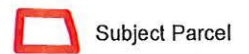
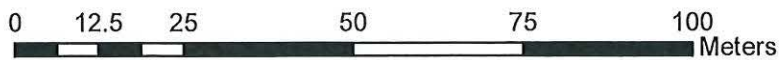
Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



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



 Subject Parcel





Rem DD 4342D

40.28

Rem Parcel B  
NE 1/4 Sec 10

Strata Plan EPS4235

Lot 1  
Plan 1719

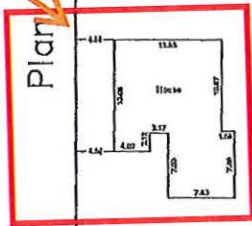
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Variance Requested  
reduce from 5 m to 4.5 m

Plan EPP21698

Rem 4  
Plan 2668



Rem A  
Plan 6011

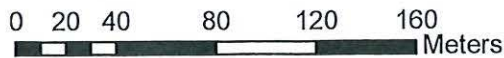
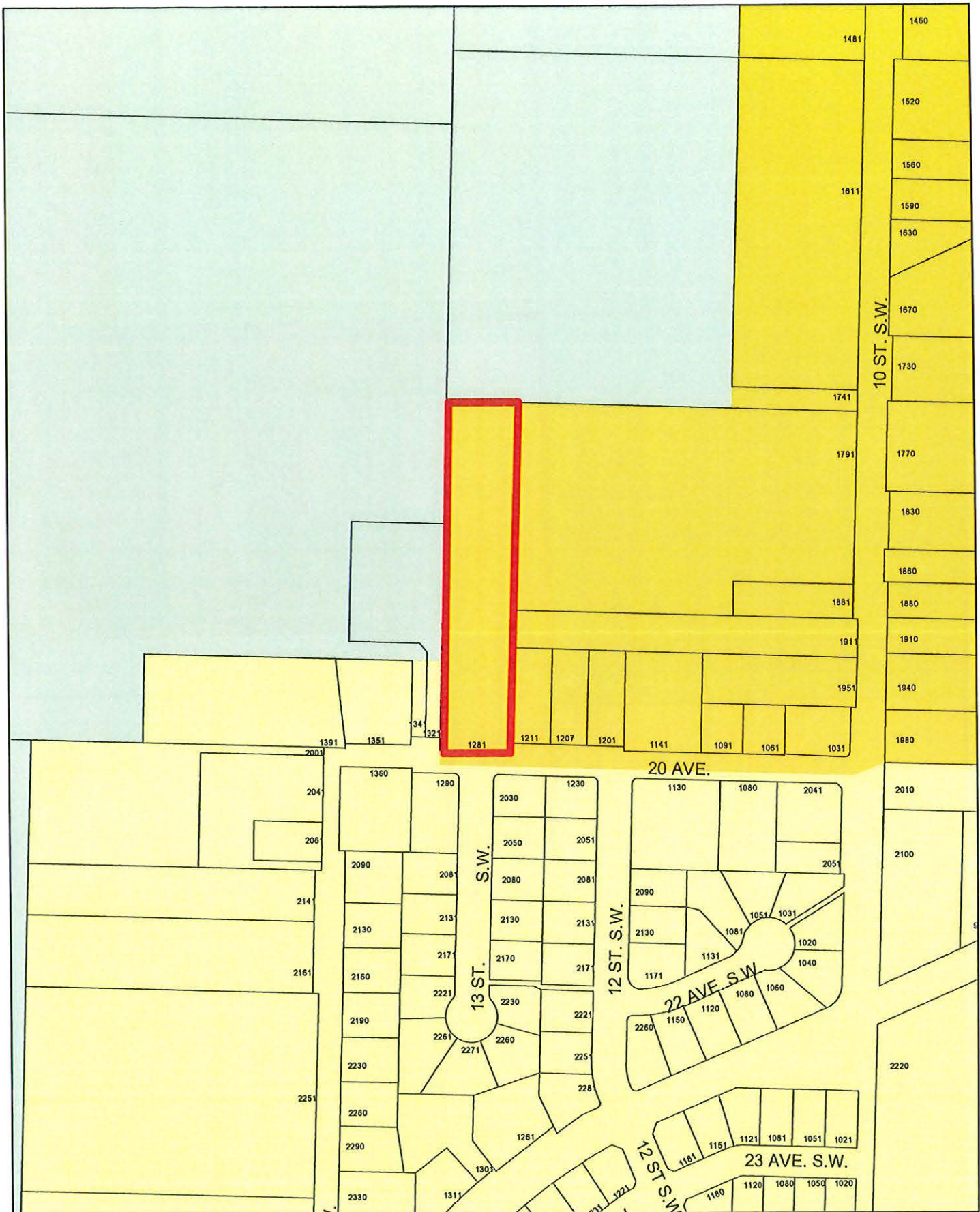
Road Plan EPP21698





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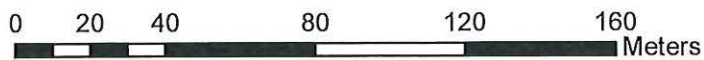
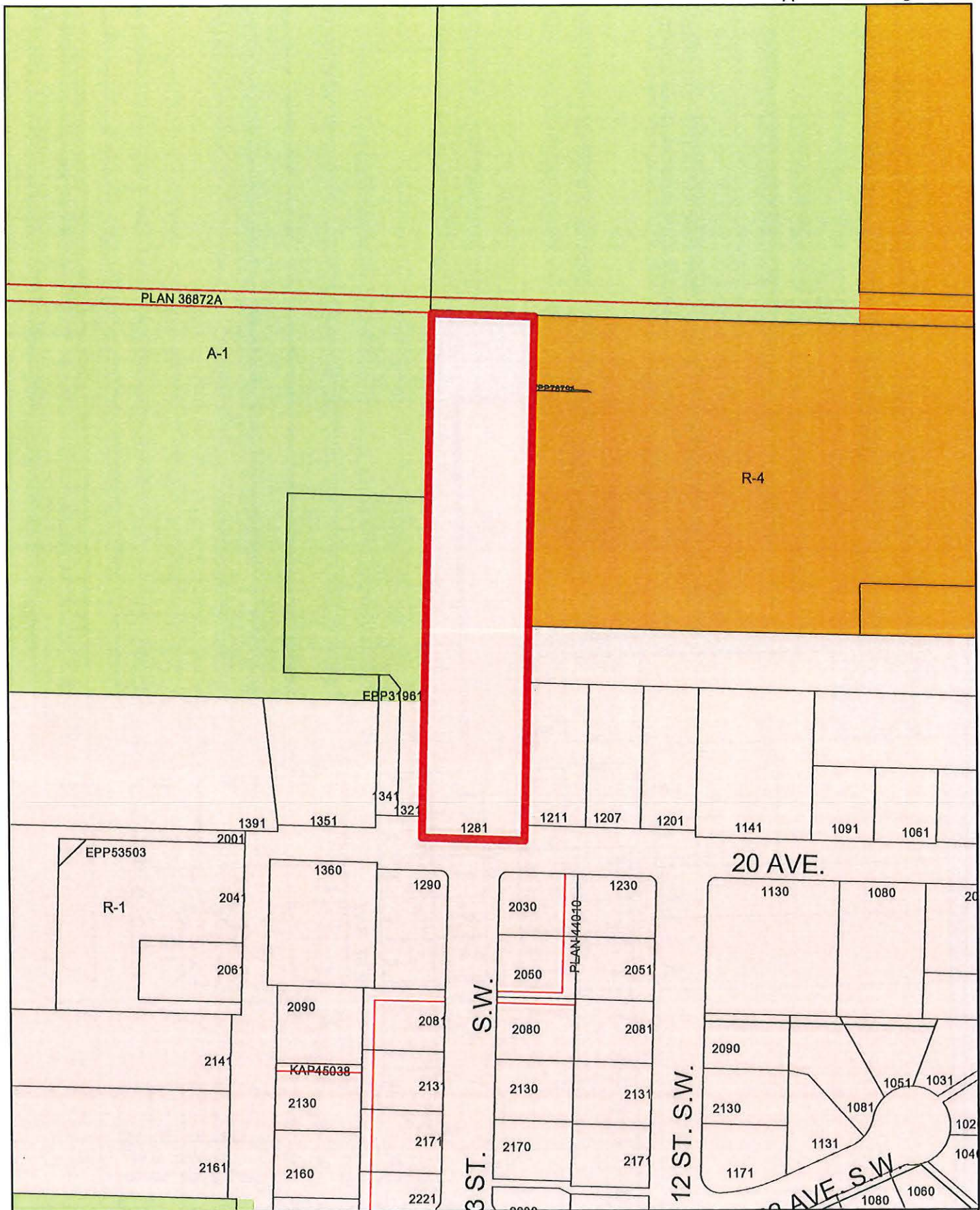
Road Plan EPP84060


20 Ave SW





-  Subject Parcel
-  SV Agriculture
-  Residential Medium Density
-  Residential Low Density



 Subject Parcel





View southeast of subject property from 20 Ave SW.



View southeast of subject property from 20 Ave SW.



*Memorandum from the  
Engineering and Public  
Works Department*

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TO: Kevin Pearson, Director of Development Services  
 DATE: March 11, 2022  
 PREPARED BY: Mustafa Zakreer, Engineering Assistant  
 APPLICANT: Franklin Engineering Ltd.  
 SUBJECT: SUBDIVISION APPLICATION NO. 22-05  
 LEGAL: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719  
 CIVIC: 1281 – 20 Avenue SW

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Further to your referral dated February 25, 2022, we provide the following servicing information.

**General:**

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

**SUBDIVISION APPLICATION FILE: 22-05**

March 11, 2022

Page 2

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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. 20 Ave SW, on the subject property's southern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m of additional road dedication is required (to be confirmed by a BCLS).
2. 20 Ave SW is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 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.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

**Water:**

1. The subject property fronts a 200mm diameter Zone 1 watermain on 20 Ave SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 20 Ave SW. Due to the age and the size of the water service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner/ Developer is responsible for all associated costs.
3. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more

**SUBDIVISION APPLICATION FILE: 22-05**

March 11, 2022

Page 3

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

4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant spacing along 20 Avenue NE is adequate; however, fire hydrants may be required internally, to be confirmed with the Building Department and Fire Department.

**Sanitary:**

1. The subject property does not front a sanitary main; however, a 200mm diameter sanitary sewer exists approximately 22m east on 20 Ave SW. Extension of the sanitary main would normally be required, however, due to the topography that creates difficulty connecting to the sanitary main, the City will allow a force service line on its right of way to permit connection. An encroachment agreement will be required.
2. The remainder and proposed parcel(s) 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. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

**Drainage:**

1. Records indicate that the existing property is not serviced by a storm service. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
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.

**SUBDIVISION APPLICATION FILE: 22-05**

March 11, 2022

Page 4

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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. Downstream area is a known with capacity concern; controlling to the 5 year pre-development storm flow 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), Category B (Pavement Structural Design), are required.



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**Mustafa Zakreet**  
Engineering Assistant



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



Salmon Arm, BC V1E 0E9

June 2, 2022

City Of Salmon Arm,

500 – 2 Avenue NE

Salmon Arm BC V1E 4N2

Dear Chris:

It was good to discuss the proposed development with you today. This letter is a follow up to our discussions just to put the points in writing. I have no problem with the reduction of setback for the existing house only but do have the following concerns.

- 1.) I have a concern with the eventual placement of the Sanitary lift station. I believe it should be placed on the west boundary of the property possibly at the west end of the T turn around. This placement would lessen the sound and smell affect on Country View Estates.
- 2.) Snow storage, in the winter, and Storm drainage will be a major concern and in no way should affect neighboring properties. I would suggest that at least the northern most lot or possibly 2 lots be dedicated to greenspace to provide for the silt , surge,& oil separation tank as well as rock pit or pump house sited in NW corner to deal with storm water. The space could also be used for snow storage in the winter and being grassed and perimeter landscaped make a pleasant greenspace in summer for the enjoyment of the residents.
- 3.) I notice that there is no 5-meter set back on the northern boundary which abuts ALR lands formerly the Hopkins property.
- 4.) The former Hopkins property has a Natural Gas easement running along its southern boundary and the northern boundary of the subject property. This easement is also a majority part of the access to the former Hopkins property. Fortis is being very protective of its easement, and this compromises the integrity of access to the former Hopkins property and has resulted in development delays to the former Hopkins property. I think it very prudent to consider a secondary access, or provision of such, to the former Hopkins property should the present access become unworkable. The present plan allows for that eventuality which is good.
- 5.) I would hope that the present grades and elevations of the property would remain as is so that the present aesthetics are preserved along the fence line with Country View estates.
- 6.) The street lighting of course should be directed downward and not become a light nuisance to neighbours.

Thanks for the opportunity to express my concerns in this way as we will be in the UK for the next 5 weeks and unable to attend the meeting.

James and Harriet Hanna

**From:** Dennis Roberts  
**Sent:** Tuesday, June 7, 2022 8:42 PM  
**To:** Barb Puddifant <[bpuddifant@salmonarm.ca](mailto:bpuddifant@salmonarm.ca)>  
**Subject:** [External] Rezone Lot 1 KDYD Plan 1719, from R1 to R4

Attention: Kevin Pearson, Director Development Services

My wife and I own and reside in a single family home at 2030 – 13St. SW, located directly across 20<sup>th</sup> Ave. SW from the proposed access road to the subject property, 1281 – 20<sup>th</sup> Ave. SW. We object to the rezoning of this property as it is now proposed.

1. Creating 13 additional lots with a single access road to 20<sup>th</sup> Ave. SW is too large a number for one driveway, or road, 660ft. from 20<sup>th</sup> Ave. to the north end of the property. This will drastically change the character of our neighbourhood. 12St., 13St., 14St., and 20 Ave. are all single family homes on regular city sized lots. We suggest deleting the two proposed lots south of the existing home and adding 8 more new lots north of the existing home, would be a better option. The new homes would then match the existing homes in the Country View Estates adjacent to the east boundary of the subject property.
2. Parking! If the subdivision is approved as proposed, where will the contractors park their vehicles during construction of the roads, utilities, and houses, and where will the new property owners and their visitors park. 20<sup>th</sup> Ave. is not wide enough to park even small cars without causing congestion. Deleting the 2 lots south of the existing house would provide parking options during construction.
3. From discussions with a Franklin Engineering representative this morning, it is my understanding that the sanitary sewage for the 14 lot subdivision will be collected by a main and directed to a large holding tank at the north end of the property to be pumped up hill to the existing sanitary sewer main on 20<sup>th</sup> Ave. What happens if there is a power failure for say 8 hours, which we have experienced, will there be a back up pump using propane, or gas etc.? If so, what responsibility will the City have to ensure the back up pump is tested on a regular basis? A single family home with a pump out system is one thing, 14 homes in a bare land strata is a much bigger problem.
4. Storm water drainage. I understand it is proposed to collect all the rainfall and snowmelt runoff from the subdivision, including runoff from 20<sup>th</sup> Ave., in a main to empty into a large tank or ground infiltration system located at the north end of the subject property. The existing 2 acre property easily handles the runoff now but when the bare land is replaced with nearly 2 acres of roads, driveways, and roofs the volume of runoff could be in the range of 80% of the total rainfall compared to 5% or less now with the existing driveways etc. Given the recent flood events in our area, and the province in general, what criteria will be used for rainfall duration and intensity to determine the size of the holding tank and rate of infiltration into the ground. Will the ground adjacent to the north boundary be able to absorb all the water? Again, an 8 lot subdivision would be a better option.

Thank you for your consideration of our objection to the proposal as it has been presented. We are not able to attend the public hearing on June 13.

Dennis and Doreen Roberts

**From:** Ken King  
**Sent:** Wednesday, June 8, 2022 9:31 AM  
**To:** Barb Puddifant <[bpuddifant@salmonarm.ca](mailto:bpuddifant@salmonarm.ca)>  
**Subject:** [External] Proposed Rezoning 1281 20 Ave. SW

Proposed Amendment to Zoning for 1281 20 Av. SW.

We certainly object to having this property rezoned from R1 to R4. But we gather that City Council has more or less given it the rubber stamp.

When buying our existing home we were attracted by the fact that there was a small acreage backing onto us, horses grazing, wildlife etc. We knew the property was for sale but assumed it would remain as some sort of hobby farm given the expense to develop it. We are less than happy with the proposal as presented to us in the zoning application.

Firstly the number of proposed lots and secondly the proximity of the access road to our property. Can we get a guarantee that if zoning is approved that it will be for level entry homes and not something else such as multi story construction.

We object to having a road to service these homes being approximately 20' from the back of my home, not my property line, my house. Snow plowing will certainly be an issue with pushing snow onto our property as well as guaranteed damage to the existing fencing at the rear of our lot. There needs to be some sort of buffer or have the service road moved further west.

Is the developer (owner) going to be cooperative in addressing issues such as dust, noise, garbage, general aggravation? We hope so, since his purchase of the property several years ago he has failed to control noxious weeds and left grass uncut to the point of being a fire risk.

I estimate that many of these lots are 10 feet or more lower than 20 Ave. itself. We assume that there will have to be storage and lift pumps for both sanitary and runoff. We would like a guarantee that there will be no noise or odor from any lift stations that could be required? Where will these pumps be located? Will the City have any regulations regarding noise or odor and will they enforce such?

Ken & Heather King

25 1791 10 St. SW, Salmon Arm

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23.1

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

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, June 13 at 7:00 p.m.**

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

**Proposed Rezoning** of Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

**Civic Address:** 6841 – 46 Street NE

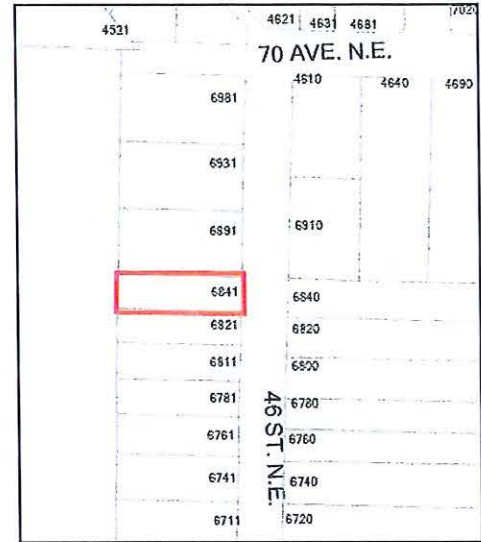
**Location:** South of 70 Avenue NE on the West side of 46 Street NE

**Present Use:** Single Family Dwelling

**Proposed Use:** To permit the development of a secondary suite

**Owner / Agent:** K. & C. Struk

**Reference:** ZON-1239/ Bylaw No. 4526



The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> from May 31 to June 13, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

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

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

Sue Wood, Director of Corporate Services

June 1 and June 8

To: His Worship Mayor Harrison and Members of Council

Date: May 2, 2022

Subject: Zoning Bylaw Amendment Application No. 1239

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

### MOTION FOR CONSIDERATION

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

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

### STAFF RECOMMENDATION

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

### PROPOSAL

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

### BACKGROUND

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

Adjacent land uses include the following:

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

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

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

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

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

## COMMENTS

### FortisBC

FortisBC has no issues with this proposal.

### Building Department

New construction, no concerns. BCBC applies.

### Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

### Engineering Department

No engineering concerns.

### Fire Department


No Fire Department concerns.

### Public Consultation

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

### Planning Department

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

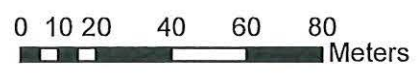
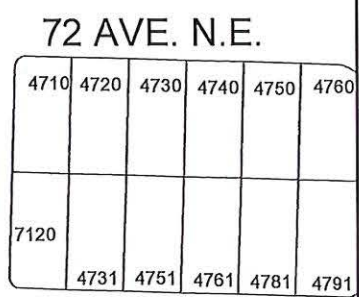
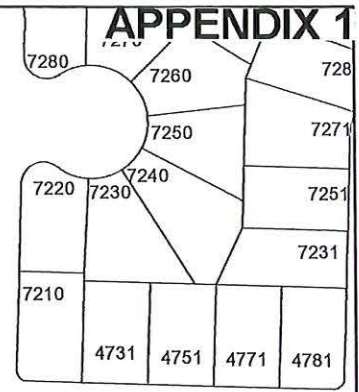
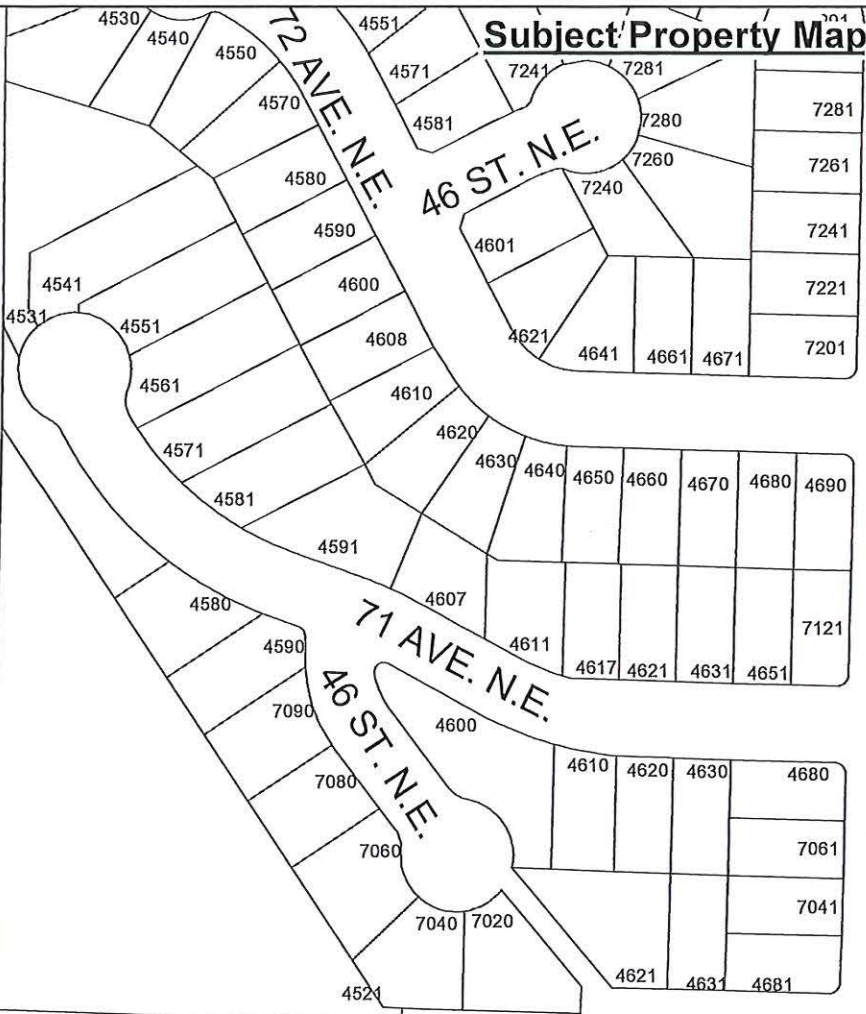
  
Prepared by: Evan Chorlton  
Planner I

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

P356

### Subject Property Map

### APPENDIX 1



- Subject Property
- Parcels





6931

6891

6821

6811

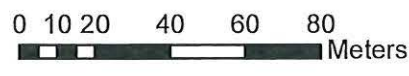
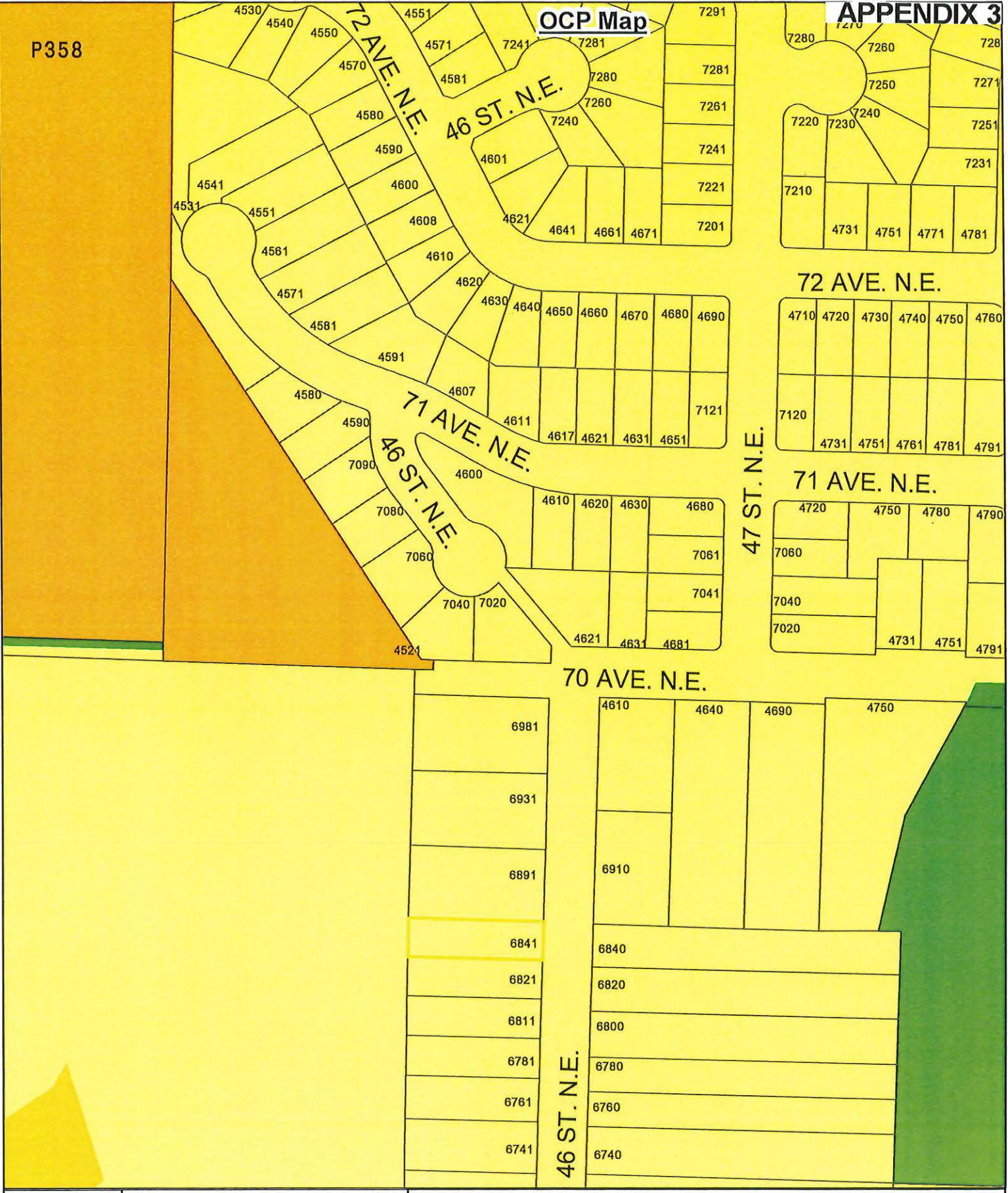


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 Subject Property

 Parcels

P358

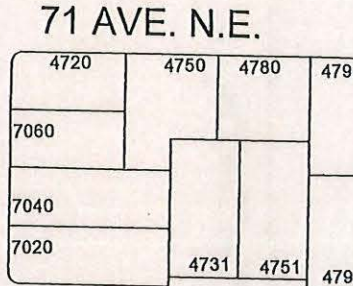
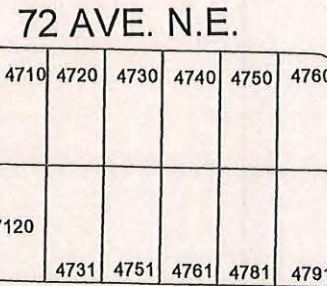
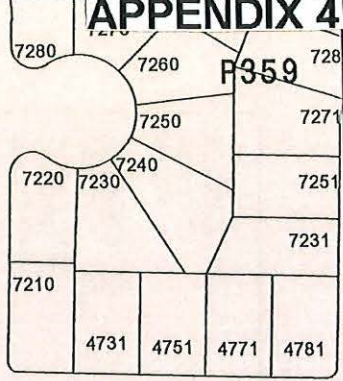
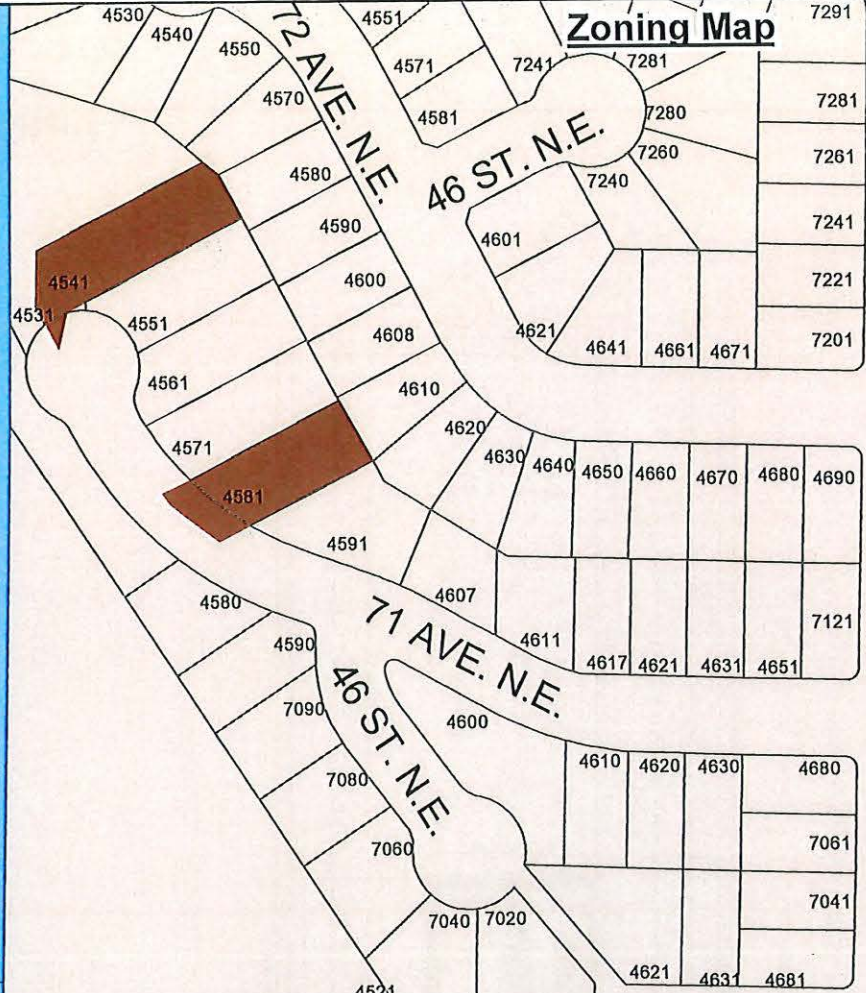


- Subject Property
- Parcels
- Community Park
- Residential - Low Density
- Residential - Medium Density
- Neighbourhood Park
- Park

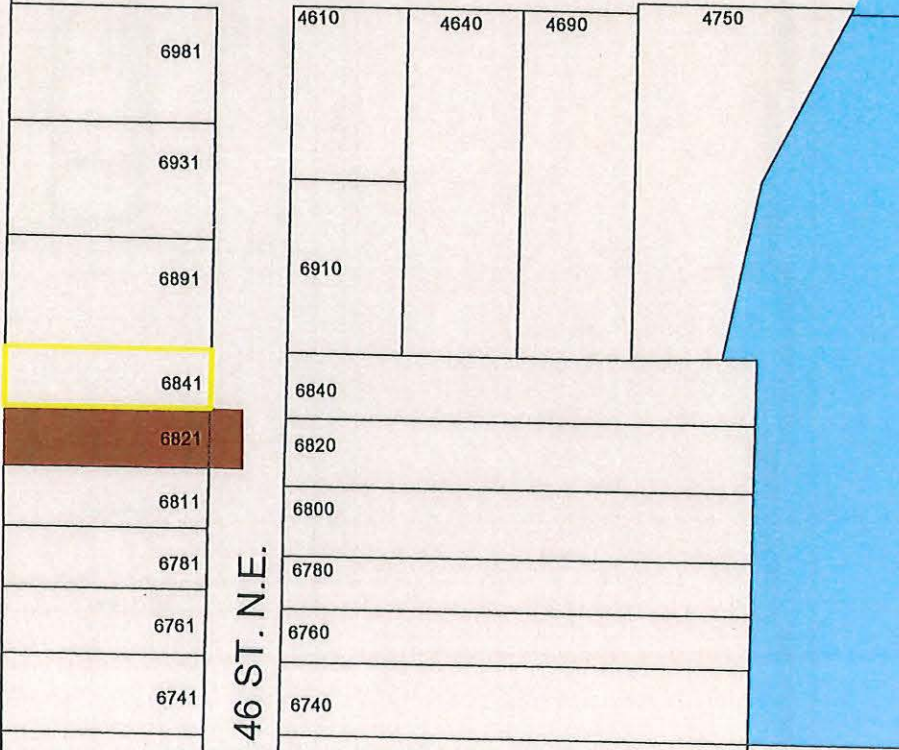
# Zoning Map

# APPENDIX 4

F359



## 70 AVE. N.E.



- Subject Property
- Parcels
- P-1
- R-8
- R-1

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

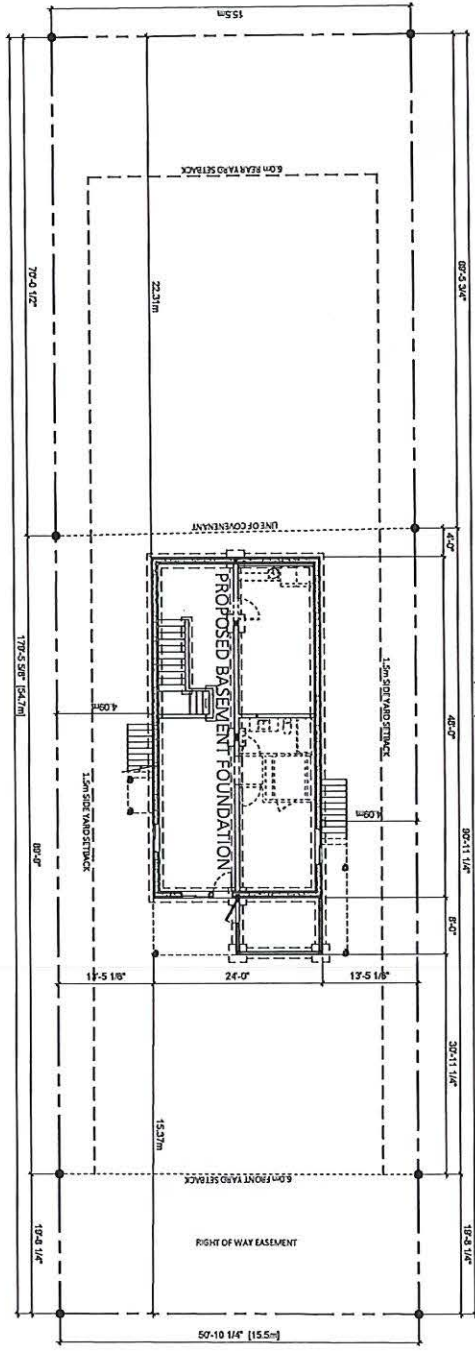
**LEGAL DESCRIPTION:**  
 6841 46 STREET NE, SALMON ARM, BC  
 LOT 1 PLAN EPP108597, KOYD

**PROPOSED:**  
 1.50' SETBACK  
 1.50' SETBACK  
 1.50' SETBACK  
 1.50' SETBACK

**EXISTING:**  
 1.50' SETBACK  
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**ADDITIONAL:**  
 1.50' SETBACK  
 1.50' SETBACK  
 1.50' SETBACK  
 1.50' SETBACK

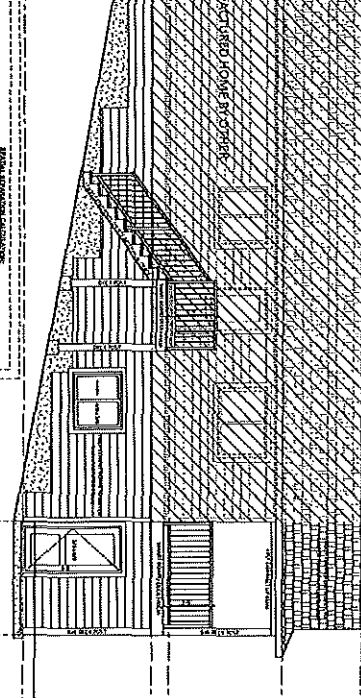
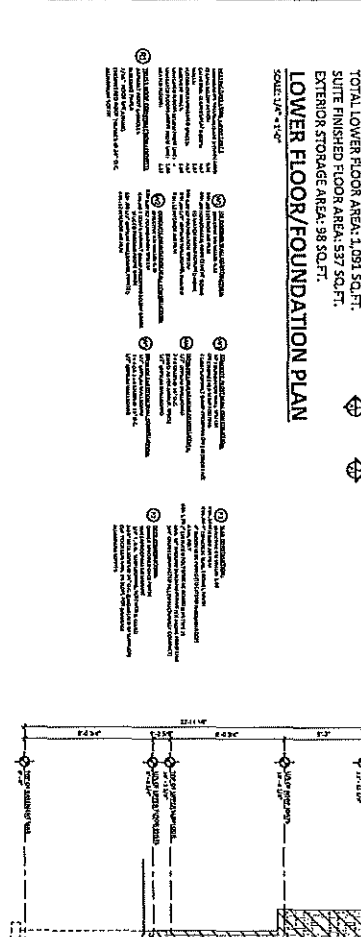
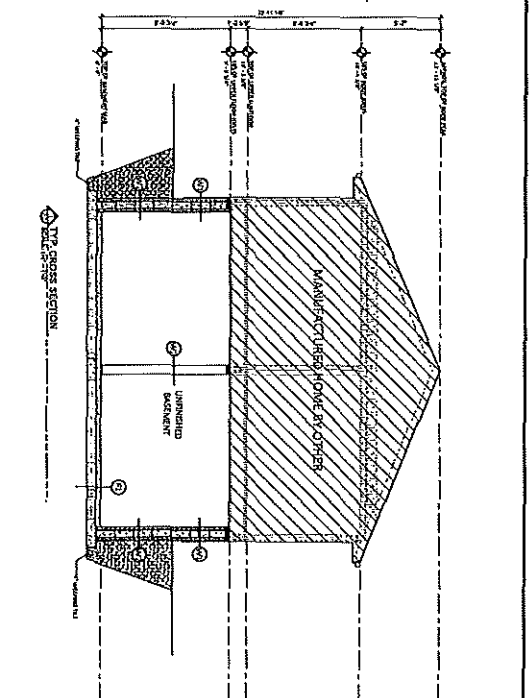
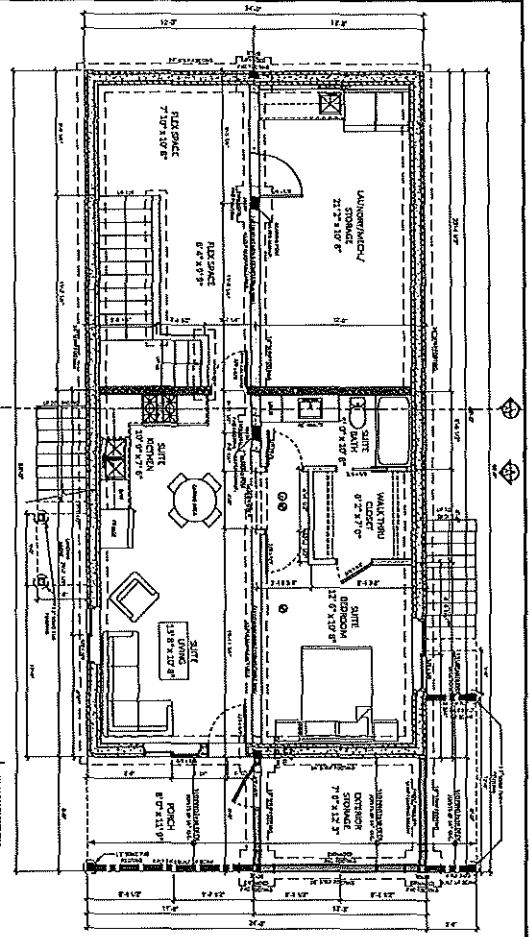
**NOTES:**  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
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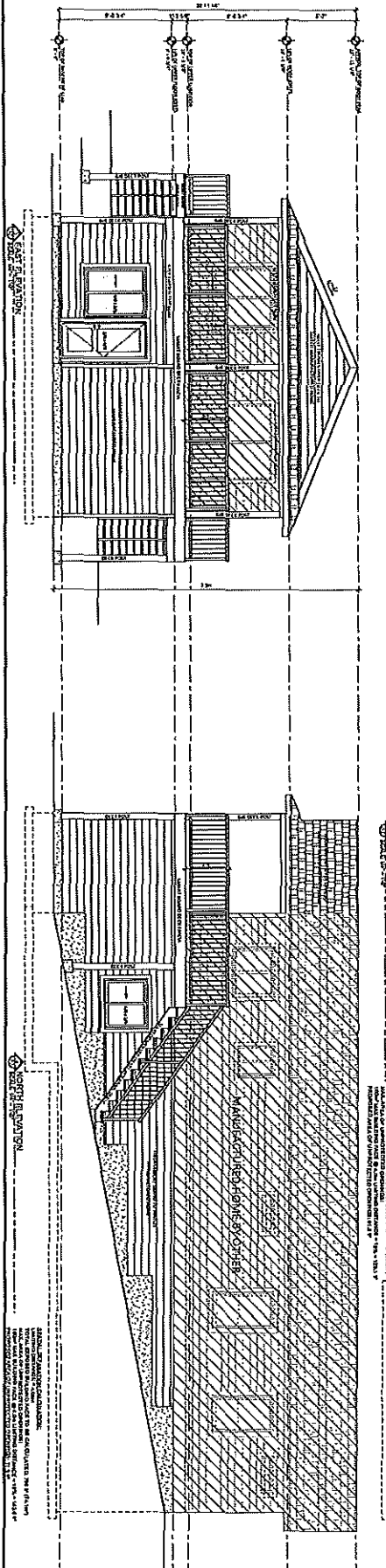
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	<b>SITE PLAN</b>		MANUFACTURED HOME - BASEMENT	
<b>SCALE:</b>	<b>DATE YYYY-MM-DD</b>	<b>ISSUED FOR:</b>	<b>DRAWN BY:</b>	<b>NOTES:</b>
1/8" = 1'-0"	2021-04-07	SUITE DRAWING	RK	
<b>LEGAL DESCRIPTION:</b>				
6841 46 STREET NE, SALMON ARM, BC				
LOT 1 PLAN EPP108597, KOYD				

**RK | STUDIO**  
 RESIDENTIAL DESIGN AND DRAFTING  
 3760 KLOPPENBURG RD, KELOWNA, BC  
 (250) 317-4875 ryza.rkstudio@gmail.com

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- 1. MANUFACTURED HOME - BASEMENT
- 2. EXTERIOR STORAGE AREA
- 3. SUITE FINISHED FLOOR AREA
- 4. TOTAL LOWER FLOOR AREA
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- 100. TOTAL LOWER FLOOR AREA



<b>A2</b>	<b>LOWER FLOOR</b>		<b>MANUFACTURED HOME - BASEMENT</b>	
	SCALE:	DATE: 2021-04-07	DRAWN BY:	RK
	1/4" = 1'-0"	SUITE DRAWING	NOTE:	
	LEGAL DESCRIPTION: 6841 46 STREET NE, SALMON ARM, BC LOT 1 PLAN EPP106597, KD0YD			

**RK | STUDIO**  
 RESIDENTIAL DESIGN AND DRAFTING  
 1760 KLOPPENBURG RD, KLOVNA, BC  
 (250) 317-6875 rk@rkstudio.com

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**APPENDIX 6**



**46 STREET NE**

23.2

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

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on Monday, June 13 at 7:00 p.m.

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

**Proposed Rezoning** of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

**Civic Address:** 1281 – 20 Avenue SW

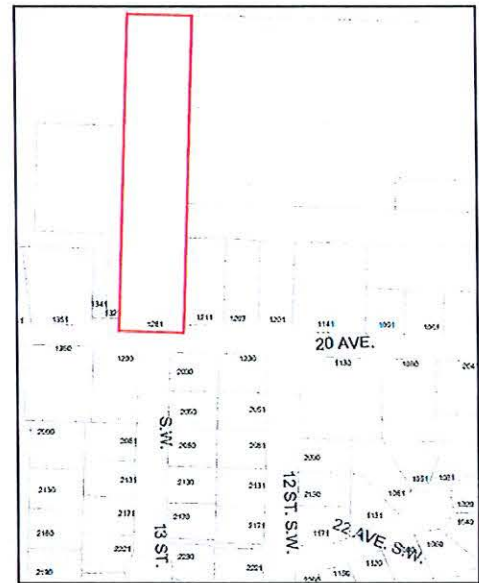
**Location:** West of 10 Street SW on the North side of 20 Avenue SW

**Present Use:** Single Family Dwelling

**Proposed Use:** To facilitate subdivision into a 14 bare land strata lot medium density development.

**Owner / Agent:** P. & A. Sandhu and J. Sandhu / Franklin Engineering Ltd

**Reference:** ZON-1234/ Bylaw No. 4505



The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> from May 31 to June 13, 2022 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

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

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

Sue Wood, Director of Corporate Services

June 1 and June 8

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Item 24.1

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor

Seconded: Councillor

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

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

[Struk, K. & C.; 6841 46 Street NE; R-1 to R-8]

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

## CITY OF SALMON ARM

### BYLAW NO. 4526

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

---

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

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

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

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

Rezone Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4526"

READ A FIRST TIME THIS 24<sup>th</sup> DAY OF MAY 2022

READ A SECOND TIME THIS 24<sup>th</sup> DAY OF MAY 2022

READ A THIRD TIME THIS DAY OF 2022

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

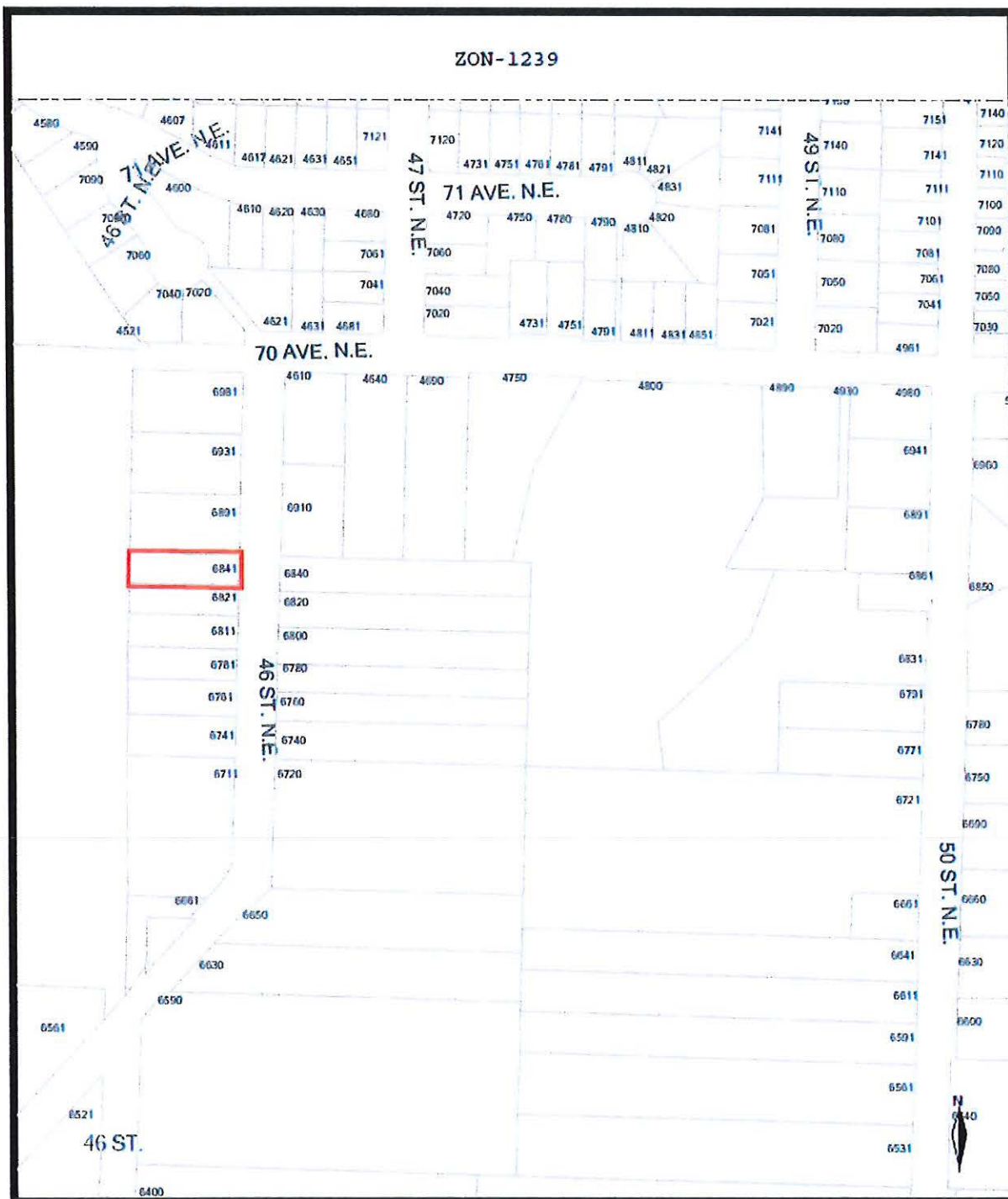
\_\_\_\_\_  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

\_\_\_\_\_  
MAYOR

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

Schedule "A"



Item 24.2

**CITY OF SALMON ARM**

Date: May 24, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4505 be read a third and final time.

[ZON-1234; Sandhu, A., J. & P./ Franklin Engineering Ltd; 1281 20 Avenue SW; R-1 to R-4]

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

## CITY OF SALMON ARM

### BYLAW NO. 4505

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

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

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

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

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

Rezone Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as **"City of Salmon Arm Zoning Amendment Bylaw No. 4505"**

READ A FIRST TIME THIS	24 <sup>th</sup>	DAY OF	May	2022
READ A SECOND TIME THIS	24 <sup>th</sup>	DAY OF	May	2022
READ A THIRD TIME THIS		DAY OF		2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

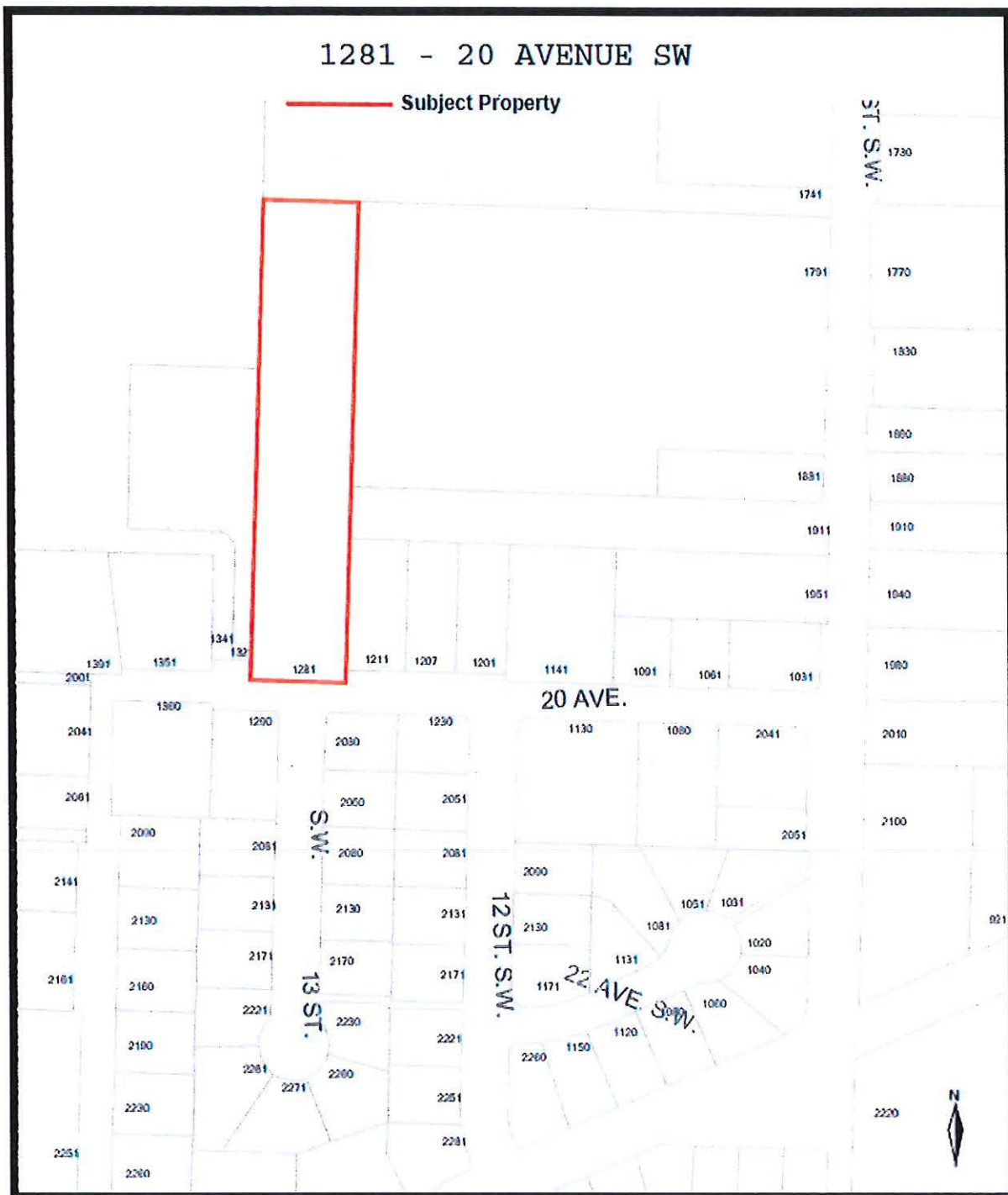
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MAYOR

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CORPORATE OFFICER

Schedule "A"





Item 26

**CITY OF SALMON ARM**

Date: June 13, 2022

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the Regular Council Meeting of June 13, 2022, be adjourned.

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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