



**AGENDA**

**City of Salmon Arm  
Regular Council Meeting**

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

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

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

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

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

**7:00 p.m.**

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

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Item 2.

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: pursuant to Section 90(1), (e) the acquisition, disposition or expropriation of land or improvements, and (g) litigation or potential litigation affecting the municipality if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; of the Community Charter, Council move In-Camera.

### Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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Item 6.1

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Regular Council Meeting Minutes of July 11, 2022, be adopted as circulated.

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

## REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chambers of City Hall 500 – 2 Avenue NE and by electronic means, at 1:30 p.m. and reconvened at 2:30 p.m. on Monday, July 11, 2022.

### PRESENT:

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

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

### ABSENT:

Councillor C. Eliason

#### 1. CALL TO ORDER

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

#### 2. IN-CAMERA SESSION

0313-2022

Moved: Councillor Lavery  
Seconded: Councillor Cannon  
THAT: pursuant to Section 90(1), (g) litigation or potential litigation affecting the municipality and (d) the security of the property of the municipality; of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

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

#### 3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

4. REVIEW OF AGENDA

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

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

5. DISCLOSURE OF INTEREST

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

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

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of June 27, 2022

0314-2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

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

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

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

0315-2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

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

CARRIED UNANIMOUSLY

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

0316-2022

Moved: Councillor Lavery

Seconded: Mayor Harrison

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

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS - continued

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

0317-2022

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

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

CARRIED UNANIMOUSLY

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

0318-2022

Moved: Councillor Cannon

Seconded: Councillor Lavery

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

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

Board in Brief - June 2022 - Received for information.

9. STAFF REPORTS

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

0319-2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

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

CARRIED UNANIMOUSLY

Council recessed at 3:01 p.m.

Council reconvened at 3:03 p.m.

10. INTRODUCTION OF BYLAWS

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

0320-2022

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

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

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS

- 1. City of Salmon Arm Zoning Amendment Bylaw No. 4238 [ZON-1111; Wonderland Investment Inc.; 50 30 Street NE; R-1 to R-4 - Final Reading

0321-2022

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

CARRIED UNANIMOUSLY

- 2. City of Salmon Arm Zoning Amendment Bylaw No. 4537 [ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R-1 to R-8] - Final Reading

0322-2022

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

CARRIED UNANIMOUSLY

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

0323-2022

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

CARRIED UNANIMOUSLY

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

0324-2022

Moved: Councillor Wallace Richmond  
 Seconded: Councillor Lavery  
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4511 be read a final time.

CARRIED UNANIMOUSLY

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

0325-2022

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

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS - continued

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

0326-2022

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

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

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

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

0327-2022

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

CARRIED UNANIMOUSLY

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

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

0328-2022

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

CARRIED UNANIMOUSLY



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

12. CORRESPONDENCE - continued

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

0329-2022

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

CARRIED UNANIMOUSLY

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

0330-2022

Moved: Councillor Lindgren  
 Seconded: Councillor Flynn  
 THAT: Council supports the expansion of the Rural and Northern Immigration Pilot program;

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

DEFEATED

Councillors Flynn, Lavery, Cannon and Mayor Harrison Opposed

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

CARRIED

Councillor Lindgren Opposed

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

13. NEW BUSINESS

14. PRESENTATIONS

15. COUNCIL STATEMENTS



Item 7.1

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

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

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

## DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held in Council Chambers, City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, and by electronic means on Monday, July 18, 2022.

### PRESENT:

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

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

### ABSENT:

Councillor K. Flynn

#### 1. CALL TO ORDER

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

#### 2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

#### 3. REVIEW OF THE AGENDA

#### 4. DISCLOSURE OF INTEREST

#### 5. REPORTS

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

Moved: Councillor Eliason

Seconded: Councillor Lavery

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

5. REPORTS - continued

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

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

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

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

CARRIED UNANIMOUSLY

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

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

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

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

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

CARRIED UNANIMOUSLY

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

Moved: Councillor Eliason

Seconded: Councillor Cannon

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

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

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

CARRIED UNANIMOUSLY

5. REPORTS - continued

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

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

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

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

CARRIED UNANIMOUSLY

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

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

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

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

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. IN-CAMERA

8. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Eliason

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

CARRIED UNANIMOUSLY

The meeting adjourned at 8:59 a.m.

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Mayor A. Harrison, Chair

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

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Item 9.1

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

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

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

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

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### **STAFF RECOMMENDATION**

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

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

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### **BACKGROUND**

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

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

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

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

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

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

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

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

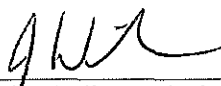
### **STAFF COMMENTS**

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

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

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

Respectfully submitted,



*pu*. Robert Niewenhuizen, ASCT  
Director of Engineering and Public Works

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Item 9.2

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

Location: **Fall Fair Grounds**

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

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

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

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

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

**Tasting Bar Lounge (patron area)**

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

**VIP Lounge (private access area)**

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

**Volunteer Party (private access area)**

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

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

Location: **Fall Fair Grounds**

Hours of Licensed Operation

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

- August 21, 2022 - 10:30 AM to 11:45 PM  
**Volunteer Party (private access area)**
- August 21, 2022 - 11:00 PM to 3:00 AM (Aug. 22, 2022)

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

Location: **Fall Fair Grounds**

Hours of Licensed Operation

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

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

Location: **Klahani Park**

Hours of Licensed Operation

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

**Vote Record**

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

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

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

---

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

---

**MOTION FOR CONSIDERATION:**

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

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

Location: Fall Fair Grounds

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

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

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

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

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

**Tasting Bar Lounge (patron area)**

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

**VIP Lounge (private access area)**

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

**Volunteer Party (private access area)**

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

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

Location: Fall Fair Grounds

Hours of Licensed Operation

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

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

Location: Klahani Park

Hours of Licensed Operation

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

P24

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

Respectfully submitted,



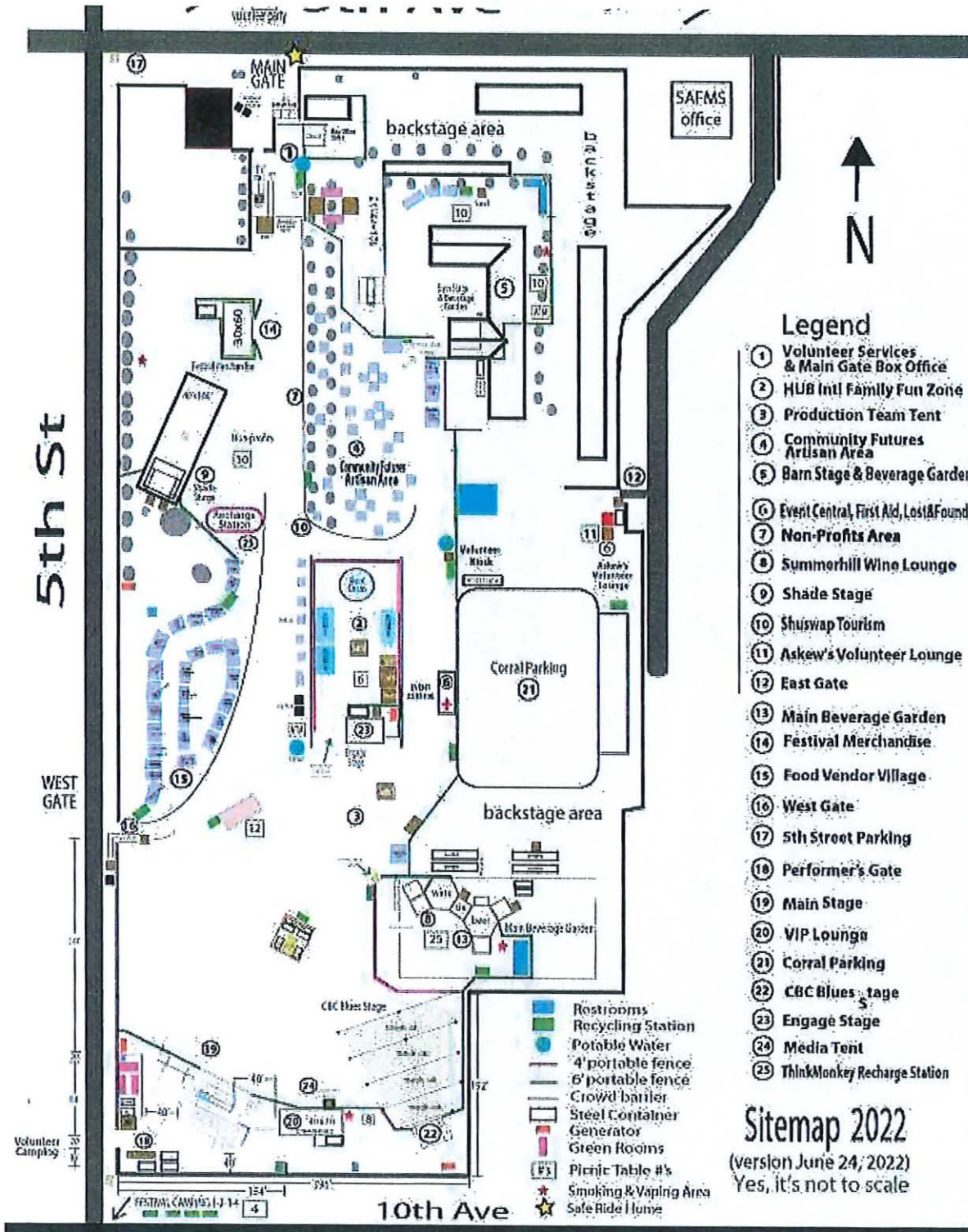
Maurice Roy, RBO/CRBO  
Manager of Permits & Licensing

MR:mr

Atch: Site Plan for each event



Site Map 2022

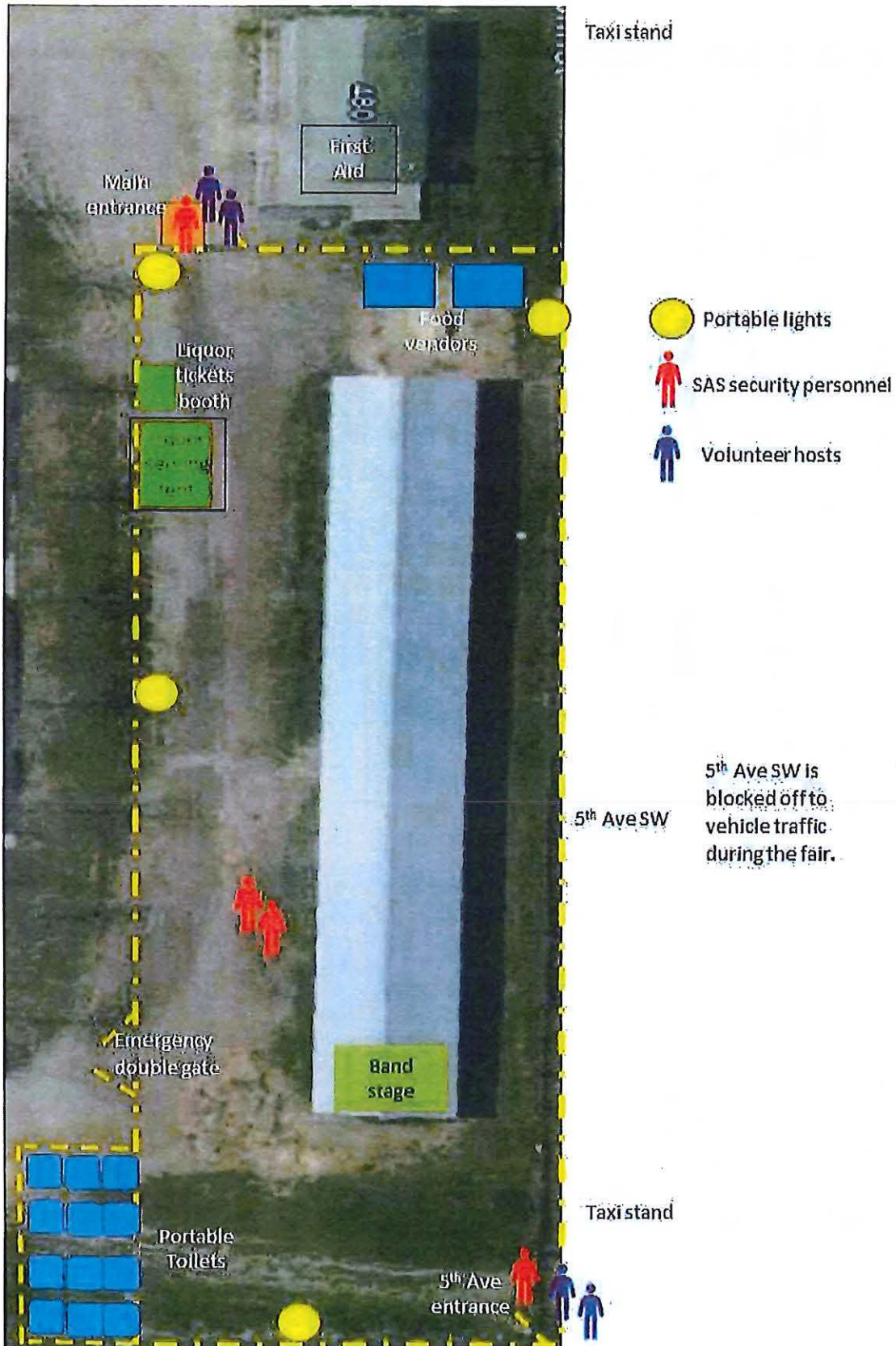


Legend

- 1 Volunteer Services & Main Gate Box Office
- 2 HUB Intl Family Fun Zone
- 3 Production Team Tent
- 4 Community Futures Artisan Area
- 5 Barn Stage & Beverage Garden
- 6 Event Central, First Aid, Lost&Found
- 7 Non-Profits Area
- 8 Summerhill Wine Lounge
- 9 Shade Stage
- 10 Shuswap Tourism
- 11 Askew's Volunteer Lounge
- 12 East Gate
- 13 Main Beverage Garden
- 14 Festival Merchandise
- 15 Food Vendor Village
- 16 West Gate
- 17 5th Street Parking
- 18 Performer's Gate
- 19 Main Stage
- 20 VIP Lounge
- 21 Coral Parking
- 22 CBC Blues Stage
- 23 Engage Stage
- 24 Media Tent
- 25 ThinkMonkey Recharge Station

Sitemap 2022  
 (version June 24, 2022)  
 Yes, it's not to scale

Appendix A- Site Plan:







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Item 9.3

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

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

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



TO: His Worship Mayor Harrison and Members of Council  
FROM: Robert Niewenhuizen, Director of Engineering and Public Works  
PREPARED BY: Gerry Rasmuson, Manager of Utilities  
DATE: July 13, 2022

SUBJECT: **Monitoring Equipment – Hach Phosphate Analyzer Purchase**

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### **STAFF RECOMMENDATION**

- THAT:** Council approve the purchase of a new Phosphate Analyzer for process monitoring at the Wastewater Treatment Plant from Hach Canada., for the quoted amount of \$24,794.25 plus shipping and applicable taxes;
- AND THAT:** The 2022 Budget contained in the 2022 - 2026 Financial Plan Bylaw be amended to redirect additional funding to the WPCC – Phosphate Analyzer in the amount of \$8,000.00, from the WPCC – Plant Improvements Project;
- AND THAT:** The City's Purchasing Policy No.7.13 be waived in procurement of these works and services to authorize the sole sourcing to Hach Canada.
- 

### **BACKGROUND**

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

### **STAFF COMMENTS**

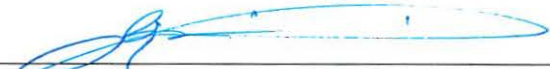
Hach instrumentation products have been installed in numerous locations throughout the Wastewater and Water Treatment facilities. This new analyzer will be replacing the first Hach Phosphate Analyzer installed at the plant in 1997 which is not only well past its service life but also obsolete. Additionally,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

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

---

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

Respectfully submitted,



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Robert Niewenhuizen, AScT  
Director of Engineering and Public Works

cc. Chelsea Van de Cappelle, CFO

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Item 9.4

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

### Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



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To: His Worship Mayor Harrison and Members of Council  
Date: July 19, 2022  
From: Chelsea Van de Cappelle, Chief Financial Officer  
Subject: West Bay Connector Trail Project Management & Financial Support

---

Motion for Consideration:

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

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

Background:

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

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

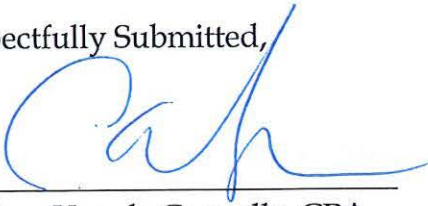
At the regular meeting of Council on June 13, 2022, Council supported, in principle, the request to manage the project; subject to further information. In particular, staff required further details on process, expectations, funding and confirmation from the Province to utilize the City's BC Rural Dividend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

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

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

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

Respectfully Submitted,



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Chelsea Van de Cappelle, CPA

P36  
*The Shuswap*  
**TRAIL ALLIANCE**

The Shuswap Trail Alliance

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

April 28, 2022

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

RE: West Bay Connector Plan Project Management

Dear Rob,

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

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

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

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

I look forward to your response.

Sincerely,



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

Item 9.5

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

**Vote Record**

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

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



---

TO: His Worship the Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Darin Gerow, Manager of Roads & Parks

DATE: July 19, 2022

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

---

### STAFF RECOMMENDATION

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

---

### BACKGROUND

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

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

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

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

---

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

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

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

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

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

Respectfully submitted,



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

cc – Chelsea Van de Cappelle, CFO

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Item 10.1

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

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

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

### Vote Record

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

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

---

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

---

**MOTION FOR CONSIDERATION:**

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

**STAFF RECOMMENDATION**

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

---

**PROPOSAL**

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

**BACKGROUND**

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

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

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

## COMMENTS

### Engineering Department

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

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

### Ministry of Transportation and Infrastructure

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

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

### BC Hydro & Telus

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

### Fortis

No concerns.

### Building Department

No concerns were raised during the review period.

### Fire Department

No concerns.

### Public Consultation

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

### Planning Department

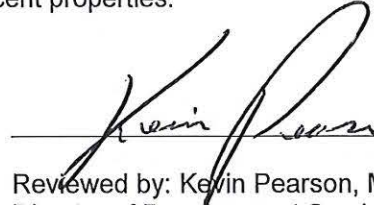
The additional development area provided by the road closure and consolidation would provide a larger portion of land over the site least impacted by the sloping terrain. Plans detailing the development proposal have not been submitted at this time and it is unknown how the Road Closure area is to be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

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

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



Prepared by: Melinda Smyrl, MCIP, RPP  
Planner



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

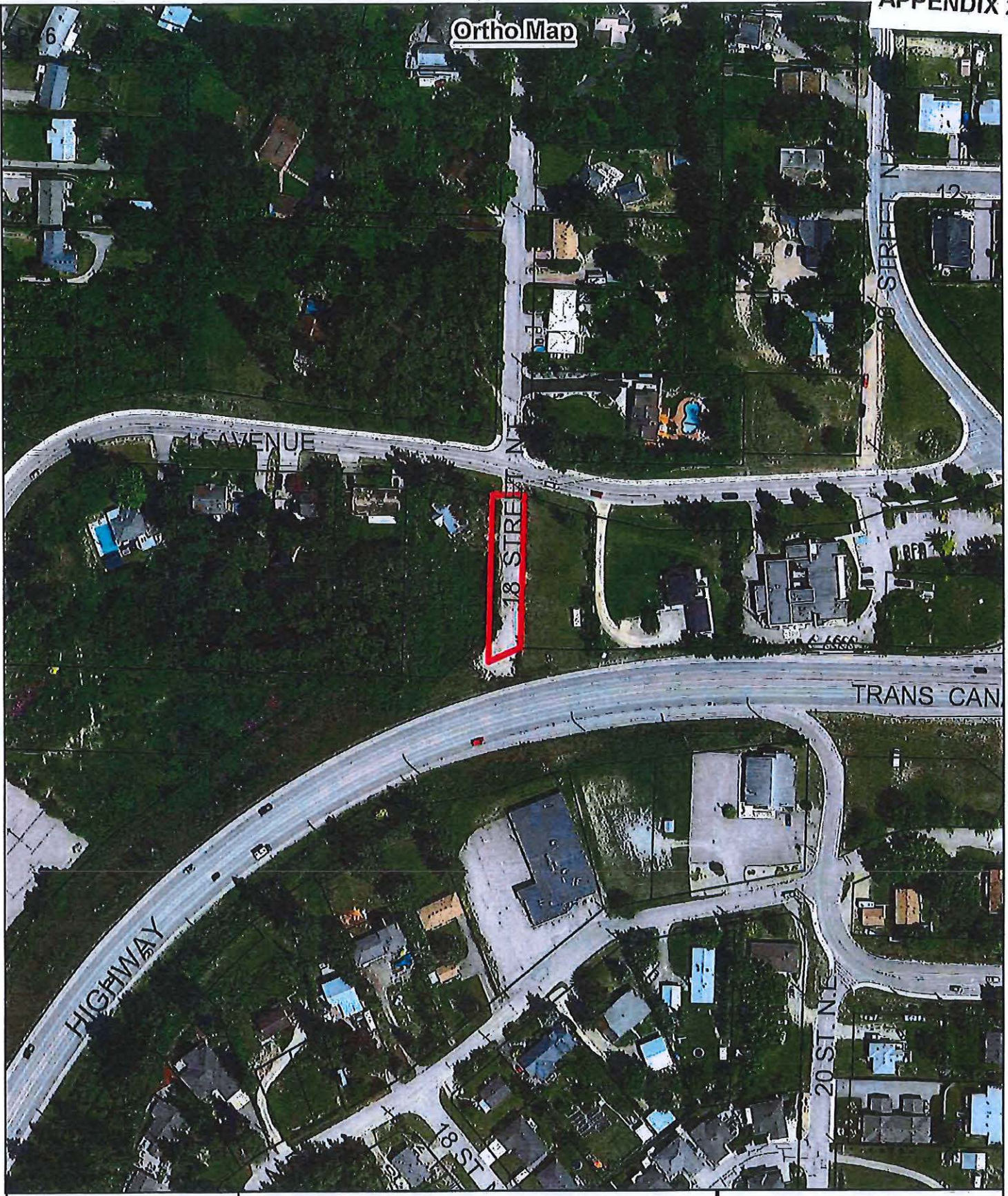
Subject Property Map



-  Parcels
-  Subject Property



OrthoMap



-  Parcels
-  Subject Property





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

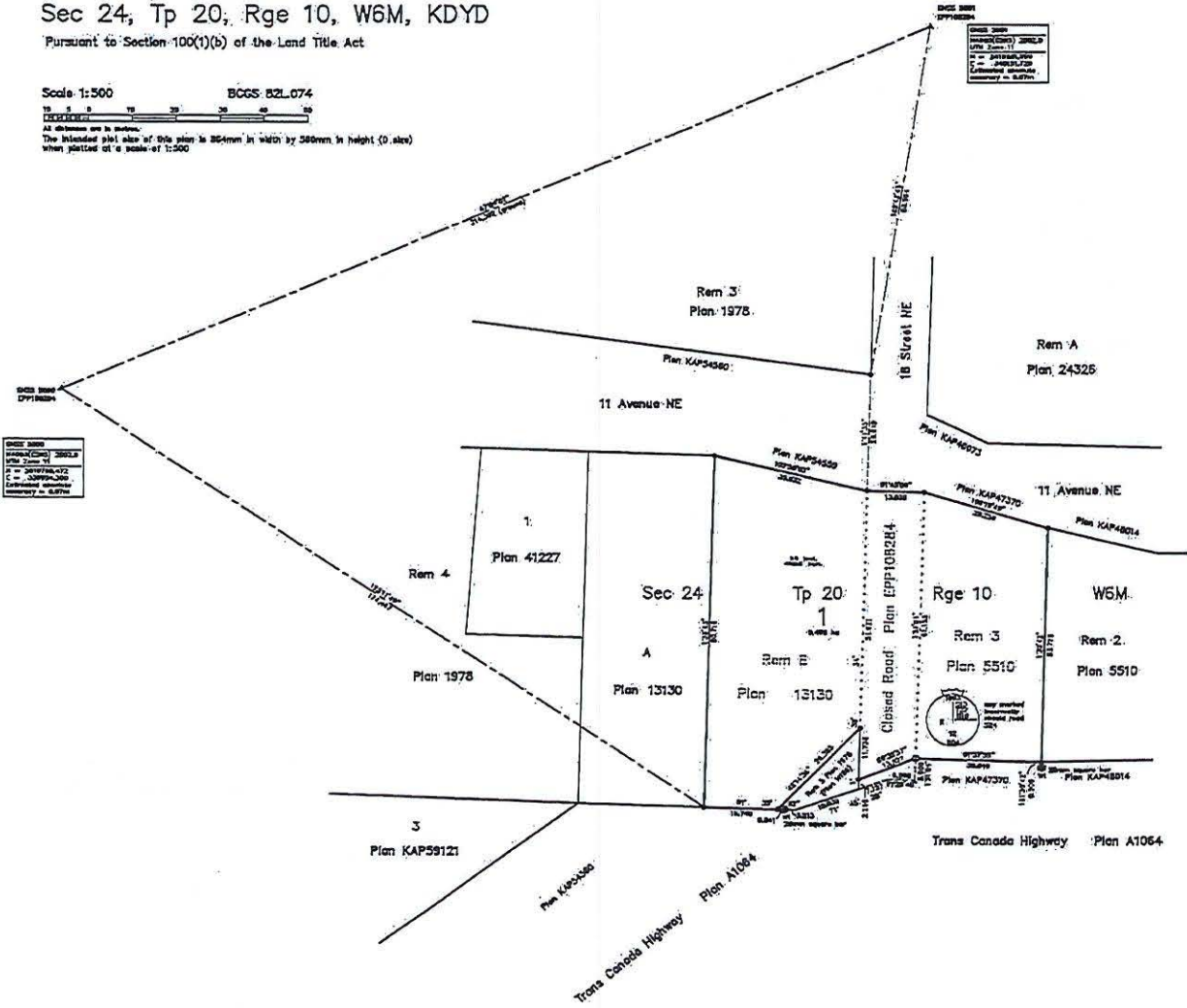
Pursuant to Section 100(1)(b) of the Land Title Act

Scale 1:500 BCGS 82L.074

All distances are in metres.  
 The intended plot size of this plan is 364mm in width by 580mm in height (0. also)  
 when plotted at a scale of 1:500.

BCGS 82L.074  
 1:500 Scale  
 Plan No. EPP108286  
 Date of Issue: 2012  
 Author: J. J. J. J.  
 Estimated Accuracy: ± 0.07m

BCGS 82L.074  
 1:500 Scale  
 Plan No. EPP108286  
 Date of Issue: 2012  
 Author: J. J. J. J.  
 Estimated Accuracy: ± 0.07m



**LEGEND.**  
 DP bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.  
 This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.999912. The average combined factor has been determined based on an ellipsoidal elevation of 462.2 metres.  
 The UTM coordinates and estimated absolute accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Practice Point, Postprocessing Service.  
 ● Standard Iron Pin Found (DP)  
 A Traversal Nail Found  
 ○ Standard Copper Pin Found  
 ⊙ Non-Standard Iron Pin Found  
 v Distance Witness

Note: This plan shows any or more witness points which are not set on the true corner(s).  
 This plan lies within the Columbia Shuswap Regional District.  
 The field survey represented by this completed on the 11th day of January, Joseph Charles Johnson, B.S.L.S. (2012)

BRITISH COLUMBIA LAND SURVEYORS  
 B.C. AND CANADA LAND SURVEYORS  
 SALMON ARM, B.C. V2G-8  
 File # 21 229-2012



## CITY OF SALMON ARM

BYLAW NO. 4427

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

---

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

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

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

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

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

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

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

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

#### SEVERABILITY

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

#### ENACTMENTS

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

#### EFFECTIVE DATE

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

CITATION

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

READ A FIRST TIME THIS DAY OF , 2022

READ A SECOND TIME THIS DAY OF , 2022

READ A THIRD TIME THIS DAY OF , 2022

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

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

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

PUBLIC INPUT PROVIDED ON THIS DAY OF , 2022

ADOPTED BY COUNCIL THIS DAY OF , 2022

\_\_\_\_\_  
MAYOR

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





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Item 10.2

## CITY OF SALMON ARM

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

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

### Vote Record

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

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

# CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: July 8, 2022

SUBJECT: Zoning Amendment Application No. 1240

Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 10420, and Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309

Civic: 1511 & 1561 10 Avenue SW

Owners: Green Emerald Investments Inc. and 1306085 Alberta Ltd.

Agent: Arsenault, G.

## MOTION FOR CONSIDERATION

**THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 10420 and Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 from C-3 (Service Commercial) to C-6 (Tourist / Recreational Commercial);

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

## STAFF RECOMMENDATION

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

## PROPOSAL

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

## BACKGROUND

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

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



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

### OCP POLICY

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

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

### COMMENTS

#### Ministry of Transportation and Infrastructure

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

#### Engineering Department

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

#### Fire Department

No Fire Department concerns.

#### Building Department

No concerns with rezoning.

#### Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on August 8, 2022.

#### Planning Department

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

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

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

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

CONCLUSION

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



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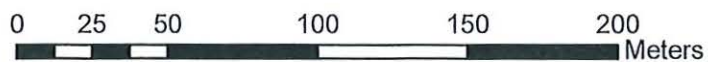
Chris Larson, MCIP, RPP  
Senior Planner



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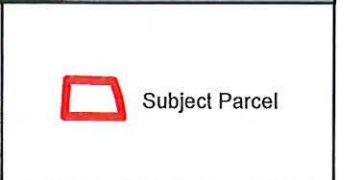
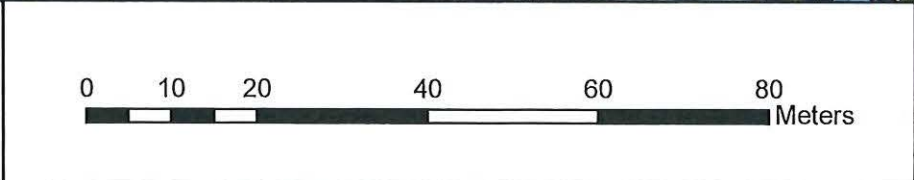
Kevin Pearson, MCIP, RPP  
Director of Development Services



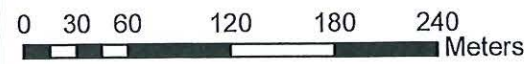
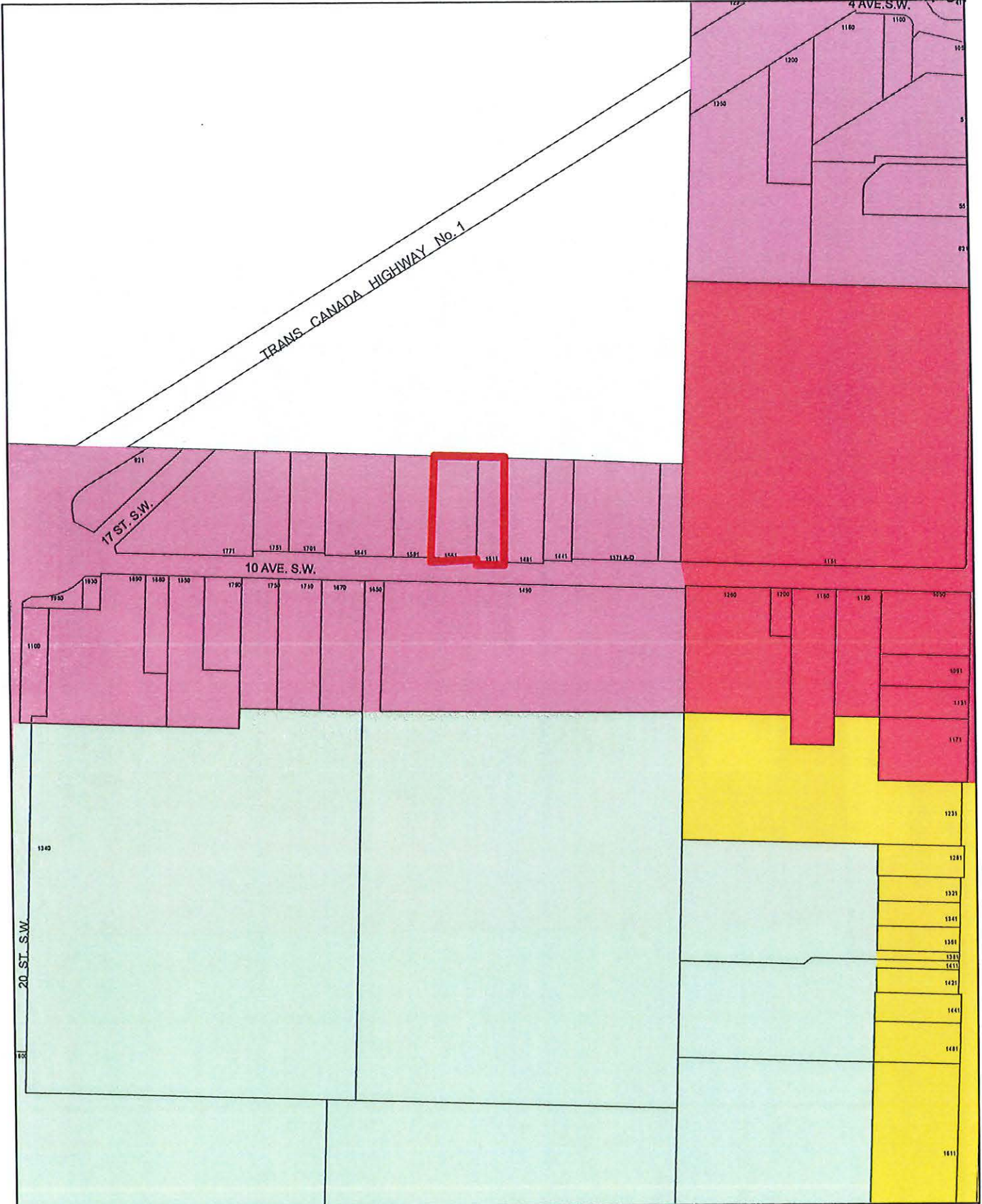







 Subject Parcel



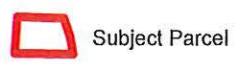
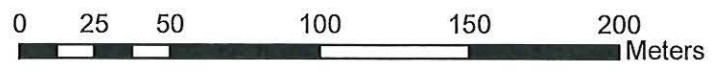
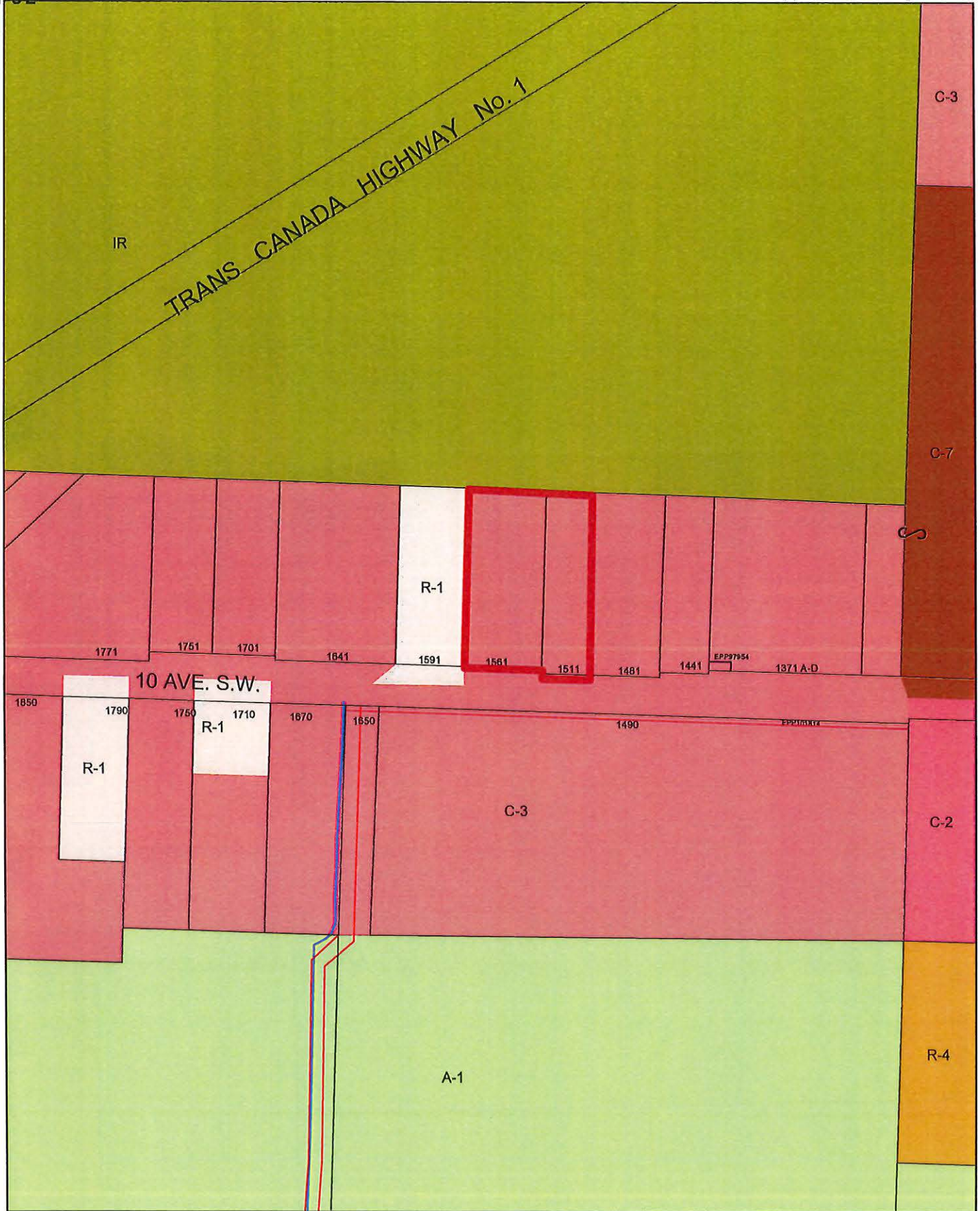






-  Subject Parcel
-  Commercial City Centre
-  Salmon Valley Agriculture
-  Commercial Highway/Tourist
-  Medium Density Residential







# Salmon Arm Three Robins Supportive Living Apartment

Appendix 5: Development Concept



June 23, 2022  
Terry Collier, MSc.





# AN INTRODUCTION TO THREE ROBINS

## Our Philosophy for Aging in Place

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

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

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







## *The Concept*

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

Projected Monthly Rental Suite Salmon Arm

Bachelor /Studio \$ 1495 One bedroom \$1895

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

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



*Social Programing  
proposed to increase  
Community Integration*



Appendix 5: Development Concept

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



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



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

Appendix 5: Development Concept



COMMERCIAL = 12,611 S.F.

**BUILDING AREA**

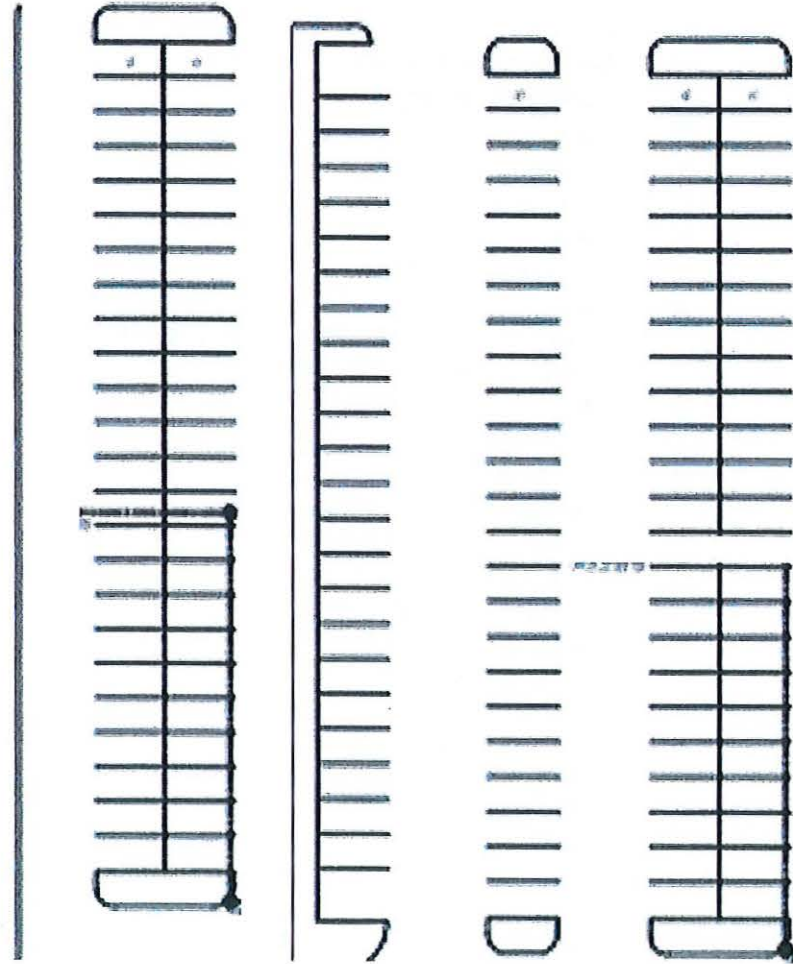
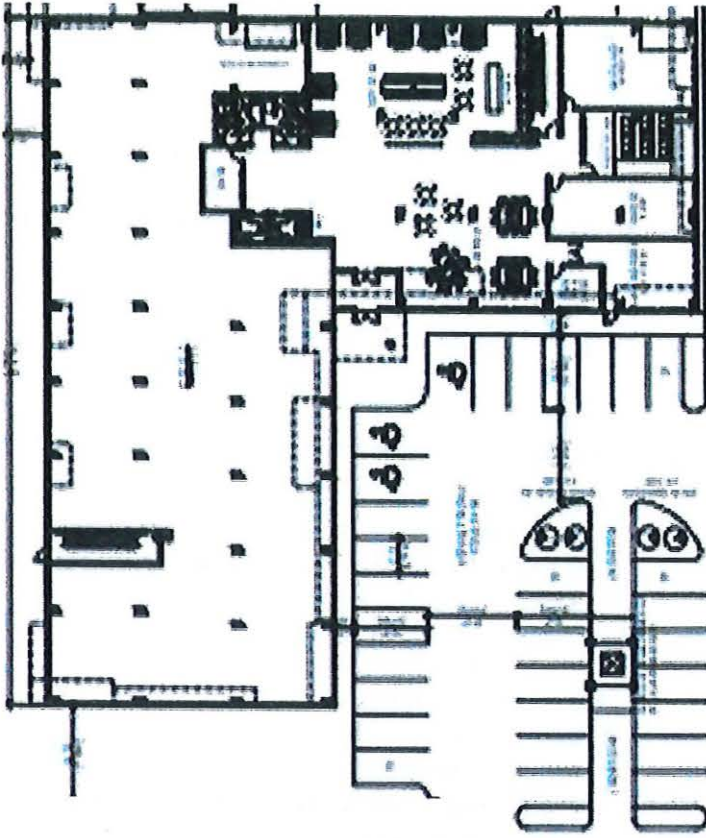
MAIN	= 20,184 S.F.
TYPICAL 18,588X4	= 74,352 S.F.
SIXTH	= 17,769 S.F.
<hr/>	
TOTAL	= 112,305 S.F.
PARKADE	= 20,184 S.F.

**SUITE COUNT**

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

Appendix 5: Development Concept

# Site Plan





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

Appendix 6: C-6 Zone

**Purpose**

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

**Regulations**

20.2 On a *parcel zoned C-6*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 Zone or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

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

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



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

20.4

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

**Maximum Height of Principal Buildings**20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet). #2748**Maximum Height of Accessory Buildings**20.6 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).**Minimum Parcel Size or Site Area**20.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).**Minimum Parcel or Site Width**20.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).**Minimum Setback of Principal and Accessory Buildings**20.9 The minimum *setback* of the *principal* and *accessory buildings* from the:

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

**Outside Storage**

20.10 Outside storage shall be screened as per Appendix III.

**Parking and Loading**

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



View of subject parcels northeast from 10 Ave SW.



View of subject parcels northwest from 10 Ave SW.



BRITISH COLUMBIA

Ministry of Transportation and Infrastructure

DEVELOPMENT SERVICES  
PRELIMINARY BYLAW  
COMMUNICATION

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

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

Re: Proposed Bylaw 4527 for:

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

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

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

Beth Bahm  
Development 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

# CITY OF SALMON ARM

*Memorandum from the  
Engineering and Public  
Works Department*

---

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

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

**General:**

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.

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

June 22, 2022

Page 2

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

**Roads / Access:**

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

**Water:**

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

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

June 22, 2022

Page 3

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service, and it was disconnected in 2016. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department at the time of development.
6. Owners / consulting Engineer shall review the site to ensure placement of fire hydrants meet the appropriate density spacing requirements at the time of development.

**Sanitary:**

1. The subject property fronts a 300 mm diameter sanitary sewer on 10 Avenue SW. No upgrades will be required at this time.
2. The proposed development is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
4. Records indicate that the existing properties are each serviced by a 100mm size service from the sanitary sewer on 10 Ave SW. Upon consolidating the two lots, only one service will be permitted. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Drainage:**

1. The subject property fronts a 1500 mm diameter storm sewer on 10 Ave SW. No upgrades will be required at this time.
2. The subject property is in an area with current storm capacity concerns according to the Stormwater Master Plan Study (April 2020). It is anticipated that stormwater will require control to the five (5) year pre-development flows. Owner / Developer's engineer shall review downstream capacity within the existing City Storm System to receive the proposed discharge from the development and upstream contributing drainage areas.
3. Records indicate that the existing property is currently not serviced by a storm sewer service.
4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided at the development stage.



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

June 22, 2022

Page 4

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

**Geotechnical:**

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



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**Mustafa Zakreet**  
Engineering Assistant



---

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

## CITY OF SALMON ARM

### BYLAW NO. 4527

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

---

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

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

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

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

Rezone Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 and Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 10420 from C-3 (Service Commercial Zone) to C-6 (Tourist/Recreation Commercial Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

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

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

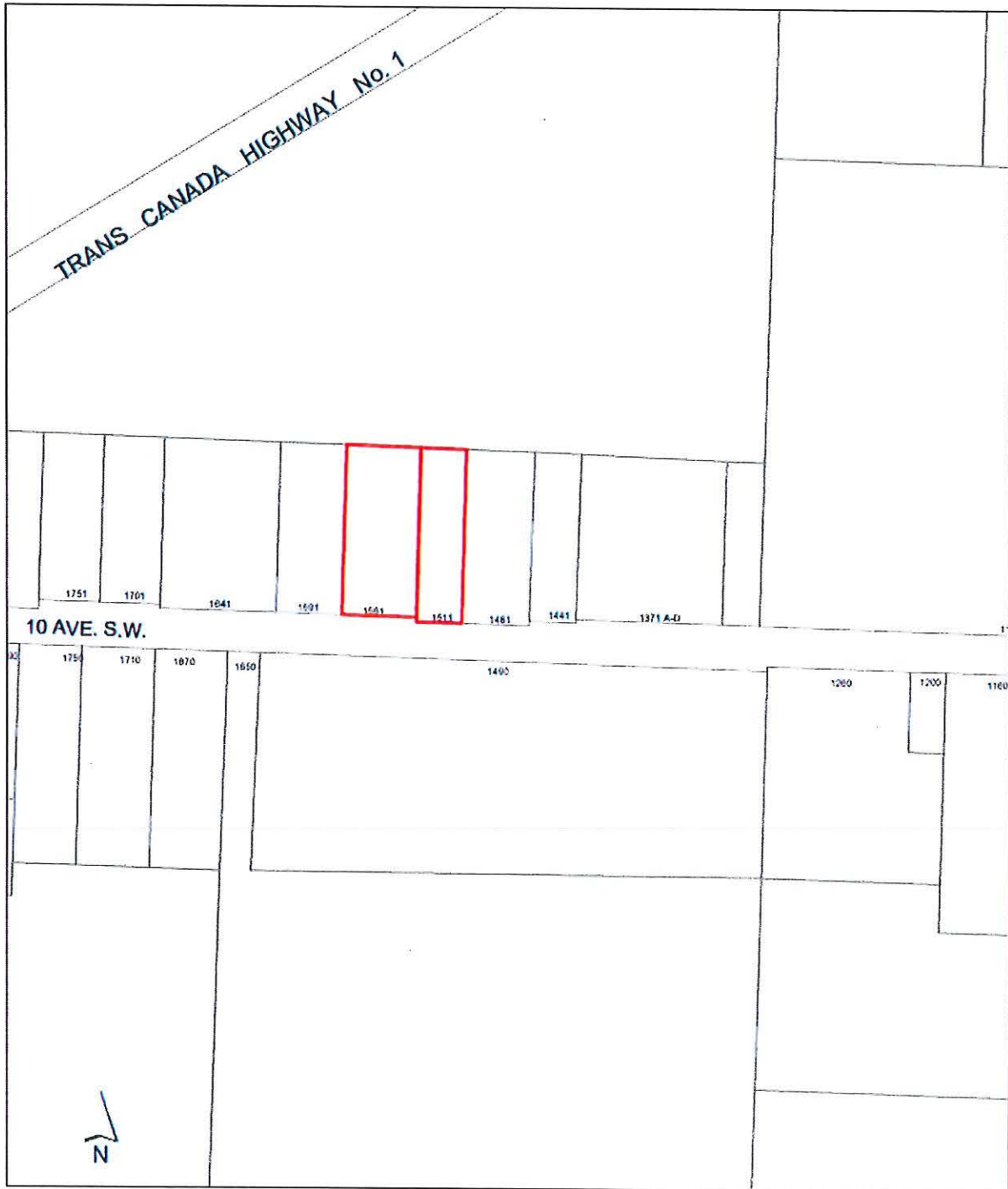
APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE DAY OF , 2022

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

ADOPTED BY COUNCIL THIS DAY OF , 2022.

\_\_\_\_\_  
MAYOR

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



Item 10.3

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

TO: His Worship Mayor Harrison and Members of Council

Date: July 7, 2022

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

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

**MOTION FOR CONSIDERATION**

- THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from MR (Medium Density Residential) to HR (High Density Residential);
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
  - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-4 (Medium Density Residential Zone) to R-5 (High Density Residential Zone);
- AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to:
- 1) Ministry of Transportation and Infrastructure approval;
  - 2) Confirmation that the building meets Zoning Bylaw and BC Building Code requirements; and
  - 3) Adoption of the associated Official Community Plan Amendment Bylaw.

**STAFF RECOMMENDATION**

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



## BACKGROUND

The 0.2 hectare (0.5 acre) subject parcel is located at 50 – 30 Street NE (Appendix 1 & 2). The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) as shown in Appendix 3, and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4). This area is comprised of a mix of residential zoned parcels (R-1, R-4, R-5 and R-8), as well as institutional (P-3 and P-1) parcels.

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

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

Land uses adjacent to the subject parcel include the following:

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

A site plan has been provided, indicating that zoning regulations can be met (Appendix 5). Site photos are attached as Appendix 6. The applicant has been in contact with City Building Inspectors, who have advised that building renovations to meet Building Code requirements are subject to full design and supervision by registered professionals.

## OCP POLICY

The subject parcel is designated Medium Density Residential in the OCP and is within Residential Development Area A, the highest priority area for development. In consideration of the High Density/R-5 use of the site and existing building, the proposal appears to align with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses. Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and options.

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

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

## Local Government Act

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

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

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

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

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

### COMMENTS

#### Ministry of Transportation and Infrastructure

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

#### Engineering Department

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

#### Building Department

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

#### Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on August 22, 2022.

#### Planning Department

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

The maximum residential density permitted under R-5 (High Density) zoning is 100 dwelling units per hectare of land. As the subject property is 0.2 hectares in area, the maximum permitted density under R-5 would be 20 dwelling units assuming the present gross areas of the subject parcel and no density bonus. With a density bonus, the parcel could permit a total of 26 units (130 per hectare). The owner intends to develop an addition to the existing building for a total of 13 rental units as supported by the proposed R-5 zoning, and as appears feasible working within the footprint of the existing building. In order to support the proposal, the owner has registered a covenant on the title of the subject parcel restricting the use to rental multiple family dwelling units, including a clause prohibiting stratification of the building.

Staff note that the existing building has been present for some time and feel that the proposal represents a reasonable balance between growth management principles while respecting existing land uses: the proposed density (13 units) appears sensitive to established neighbouring land uses while representing an increase in present density.

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

Opportunity for on-street parking at this site is very limited, thus it is important that the proposed development meet (or exceed) parking requirements. Additionally, a screened refuse/recycling area is

required. Review at later stages of development (Development Permit and/or Building Permit) will be required to illustrate how the applicant's proposed development would address such requirements relative to the subject parcel.

As previously noted, if rezoned to R-5, a form and character development permit application would almost certainly be required prior to future development to demonstrate how a proposed building addition, lot grading, site and landscape designs will address the various requirements. An addition of 50 square metres or greater triggers a form and character Development Permit application. Review of such an application would proceed through City staff, the Design Review Panel, and Council for consideration of approval.

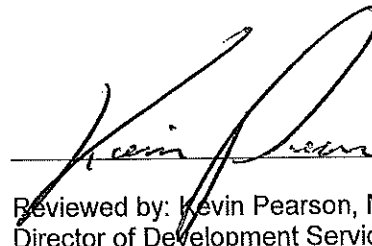
The applicant has submitted a Building Permit application to develop 10 dwelling units within the existing building under R-4 Zoning. As previously noted, a covenant on the title of the subject parcel restricts the use to rental multiple family dwelling units. Should the applicant wish to proceed under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

### CONCLUSION

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

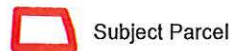
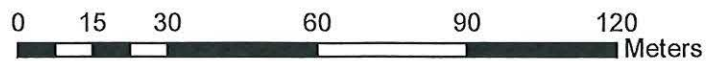
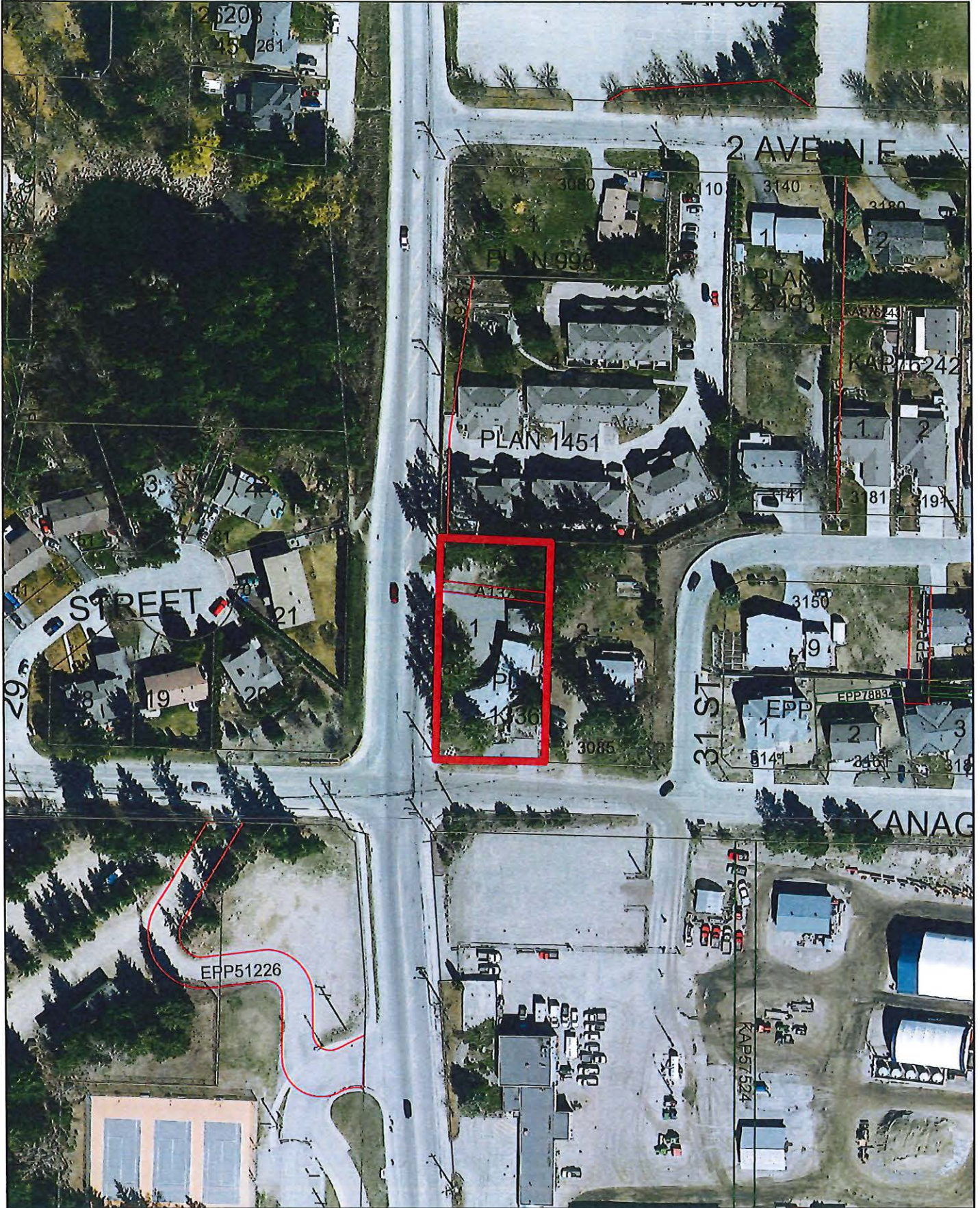


Prepared by: Chris Larson, RPP, MCIP  
Senior Planner

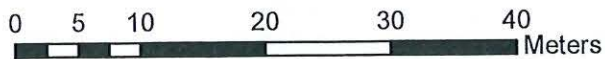



Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



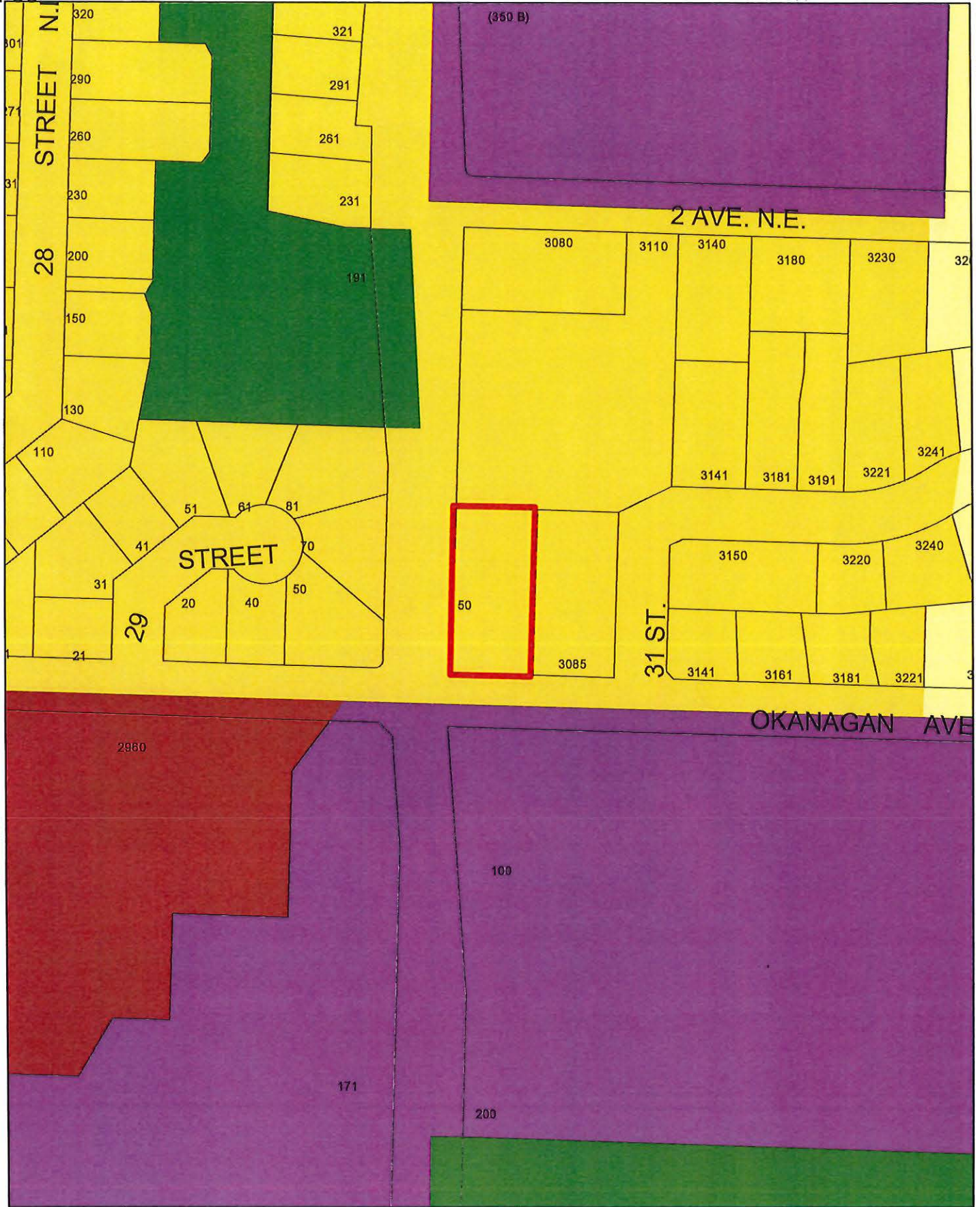






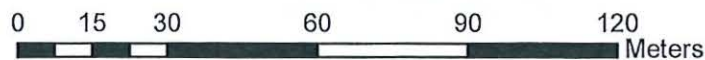
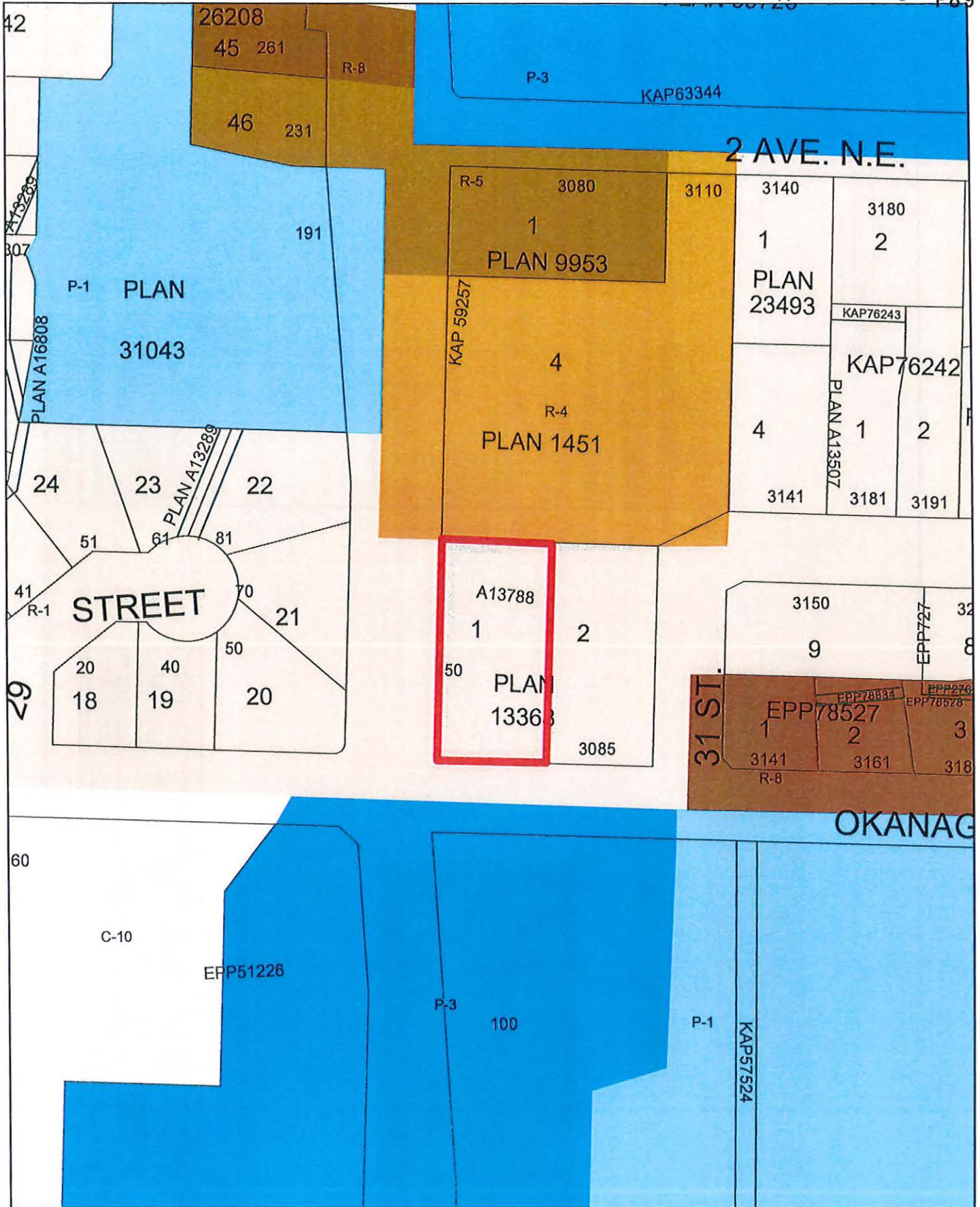
 Subject Parcel





		 Subject Parcel	 Medium Density
		 Park	 Low Density
		 Neighbourhood Commercial	 Institutional









Concept Rendering

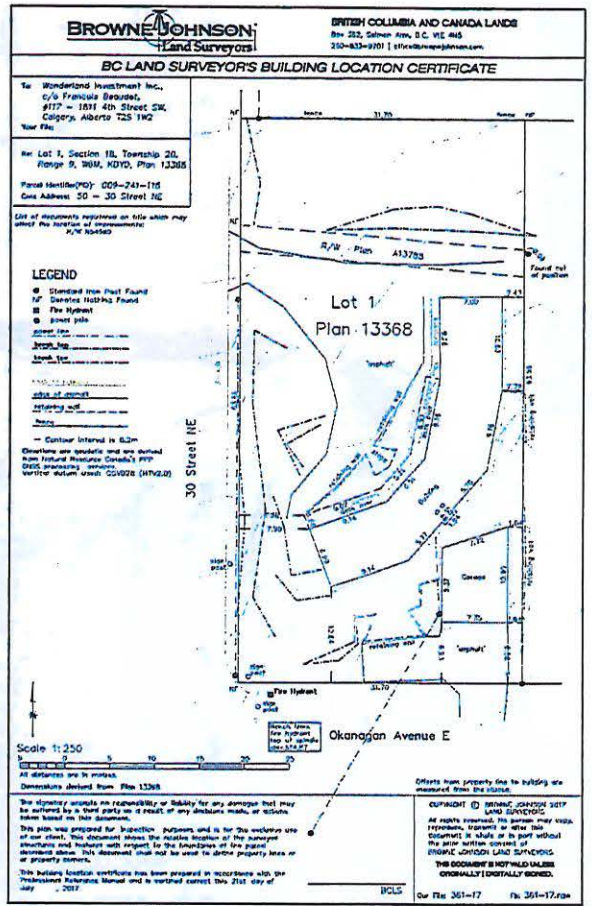


Existing Building

PROJECT INFO			
<b>MUNICIPAL ADDRESS</b> 50-30 STREET NE SALMON ARM, BC	<b>ZONING</b> R4-1-CURRENT R4-6-PROPOSED	<b>EXISTING PRINCIPLE BUILDING FOOTPRINT</b> 2-STORY BUILDING ATTACHED GARAGE TOTAL PRINCIPLE BLDG 380.45 m <sup>2</sup> (4,100 sq ft)	<b>EXISTING BUILDING GROSS FLOOR AREA</b> MAIN FLOOR AREA 2ND FLOOR AREA NEW INSOLE AREA TOTAL BUILDING AREA 451.86 m <sup>2</sup> (4,862 sq ft)
<b>LEGAL ADDRESS</b> LOT 1: SECTION 18, TOWNSHIP 30, RANGE 9, WEEK KDYO, PLAN 13368	<b>BUILDING CLASSIFICATION</b> MULTI-FAMILY DWELLING 2-STORY ATTACHED Under 800 m <sup>2</sup>	<b>LOT COVERAGE (R-5)</b> MAX LOT COVERAGE A-5 ZONING: 55% CURRENT LOT COVERAGE: 18.4%	<b>MAX DENSITY (R-5)</b> 40.5 DWELLING UNITS PER ACRE 0.5 ACRES = 40.5 = 20 UNITS Provisions for Rental Dwelling Units: +0 Dwellings per Rental Unit x 4 units 0.80 x 5 x 13 = 5.2 = 26 = 25 Units Max. <b>REQUIRED PARKING</b> 1.25 STALLS PER DWELLING UNIT 13 UNITS = 1.25 = 16.25 STALLS PARKING PROVIDED: 17 STALLS
<b>SITE AREA</b> 2024 m <sup>2</sup> (0.5 ACRES)	<b>CORNER LOT</b> FACING TWO STREETS, NO LAKE	<b>FLOOR AREA RATIO = 0.22</b> <b>BUILDING HEIGHT (R-5)</b> MAX HEIGHT - PRINCIPAL BLDG: 49.2 R (15.0m) EXISTING PRINCIPLE BUILDING: ±24 R (D.3 m) <b>ACCESSORY BUILDING HEIGHT</b> (GARAGE): MAX = 19.7 R (6.0m)	

Site PLAN

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



Site Survey (2017)  
Scale: 1:250



ISSUE	DATE

DRAWN BY: HL, DM  
DATE: May 2022  
SCALE: as noted



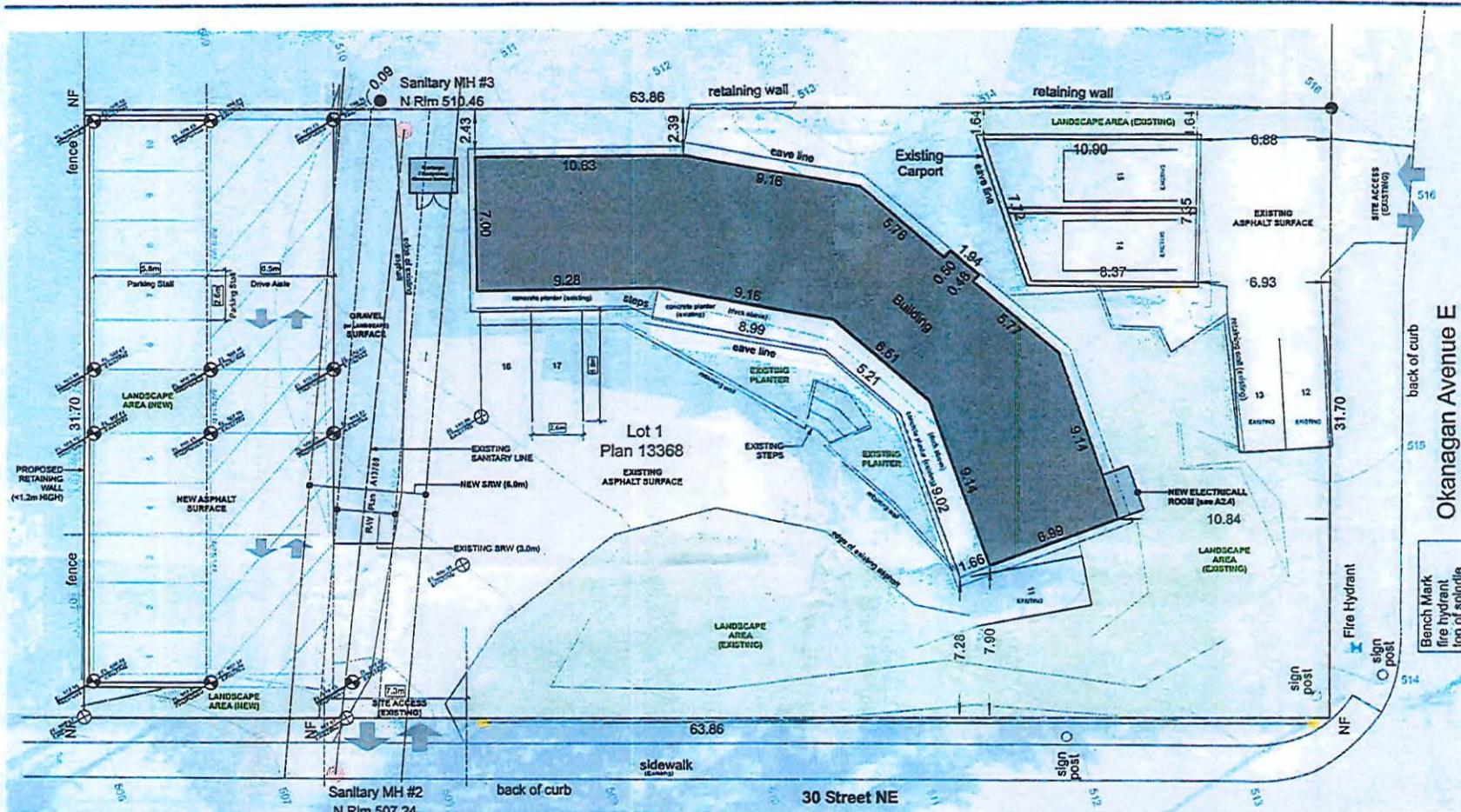
PROJECT: 18012  
**LAKEVIEW APARTMENTS**  
RESIDENTIAL BUILDING RE-DEVELOPMENT

50-30th Street NE  
Salmon Arm, BC  
DRAWING TITLE:  
**SURVEY & PROJECT INFO**

DRAWING NO:

**A1.1**





- SITE PLAN NOTES**
1. See Civil drawings for site servicing & detail grading information.
  2. See Landscape drawings for detailed landscape design & specifications.
  3. All proposed retaining walls to be less than 1.2m tall, with exact lengths to be determined by site conditions.

ISSUE	DATE

DRAWN BY: M. D. H.  
DATE: Mar 2022  
SCALE: as noted

418-401-1746  
PO BOX 2507  
SALMON ARM, B.C. V0E 1R0  
M. D. H. ARCHITECTURE INC.  
1-2025-10-10  
5 months/2022/2022  
M. D. H. ARCHITECTURE INC.

**PROJECT: 18612**  
**LAKEVIEW APARTMENTS RESIDENTIAL BUILDING RE-DEVELOPMENT**

29 - 20th Street NE  
Salmon Arm, BC

**DRAWING TITLE:**  
**SITE PLAN**

**DRAWING NO.:**  
**A1.2**

Appendix 5: Site Plans and Building Concept





View of subject parcel southeast from 30 Street NE.



View of subject parcel northwest from Okanagan Avenue.





# Adams Lake Indian Band

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**Project Name:**

OCP-50 / 50 - 30 STREET NE

**FN Consultation ID:**

97284

**Consulting Org Contact:**

Kathy FRESE

**Consulting Organization:**

[City of Salmon Arm](#)

**Date Received:**

Monday, May 30, 2022

Weytk,

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

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

Archaeological Sites (RAAD) nearby

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

ALIB requires a PFR and CHA be conducted on all Crown Lands, and recommends the same on all Private Lands, associated with this project. Please contact Jen Pooley ([jpooley@alib.ca](mailto:jpooley@alib.ca)) to make arrangements for ALIB crew to visit the project area. ALIB also requires that you create a Chance Find Policy and make all those involved in the project be made aware of it and the possibility of Indigenous cultural heritage values associated with this locale. Notify Jen and Leah Gaze ([lgaze@alib.ca](mailto:lgaze@alib.ca)) directly when there is a payment sent by mail or courier for ALIB Heritage Permits. A template to create the Policy from can be found here:

<https://islandstrust.bc.ca/document/province-of-bc-archaeology-chance-fi...>

Note: this guide is from 2014. Some contact information may be out of date.

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

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

Kukstemc,

Dave Nordquist, RPF

Title and Rights and Natural Resource Director

Adams Lake Indian Band

---



June 15, 2022

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

Dear Kevin,

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

---

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 50, 30<sup>th</sup> Street NE, Salmon Arm, from Medium Density Residential to High Density Residential.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Laird", is written over a circular stamp or seal.

Bill Laird,  
Board Chairperson



## Kathy Frese

---

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

Good morning Kevin and City of Salmon Arm Development Services,

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

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

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

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

Regards,

### Mike Adams

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



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

**From:** Kathy Frese <kfrese@salmonarm.ca>  
**Sent:** Monday, May 30, 2022 12:55 PM

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

Please note updated referral for the above noted.

Thank you,

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

**CITY OF SALMON ARM**

**BYLAW NO. 4530**

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

---

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

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

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

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

1. Re-designate Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from (MR - Medium Density Residential) to HR (High Density Residential), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Official Community Plan Amendment Bylaw No. 4530".

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

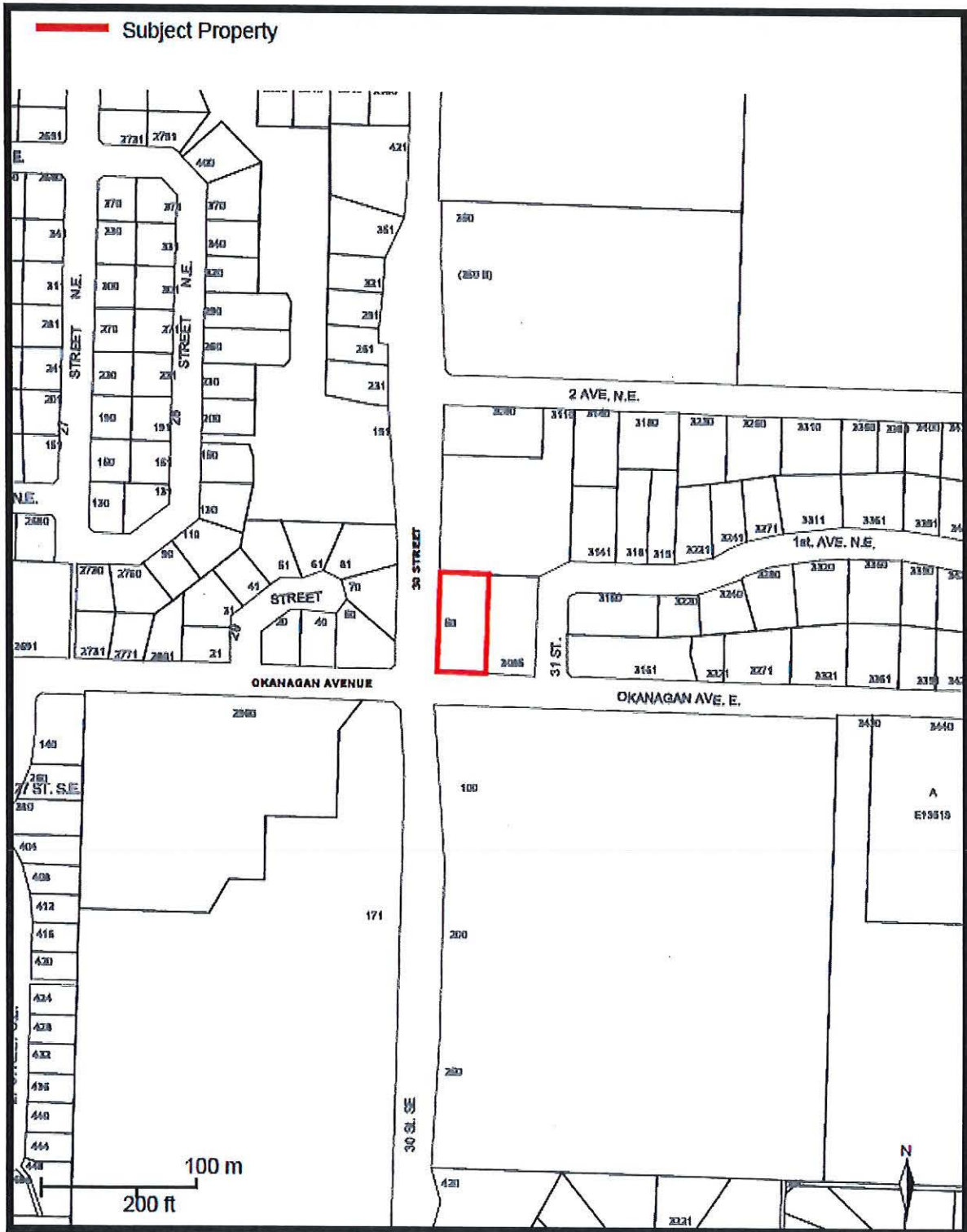
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MAYOR

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CORPORATE OFFICER

Schedule "A"



Item 10.4

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

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

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



## CITY OF SALMON ARM

### BYLAW NO. 4531

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

---

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

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

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

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

Rezone Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-4 (Medium Density Residential Zone) to R-5 (High Density Residential Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4531"

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

READ A THIRD TIME THIS DAY OF 2022

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

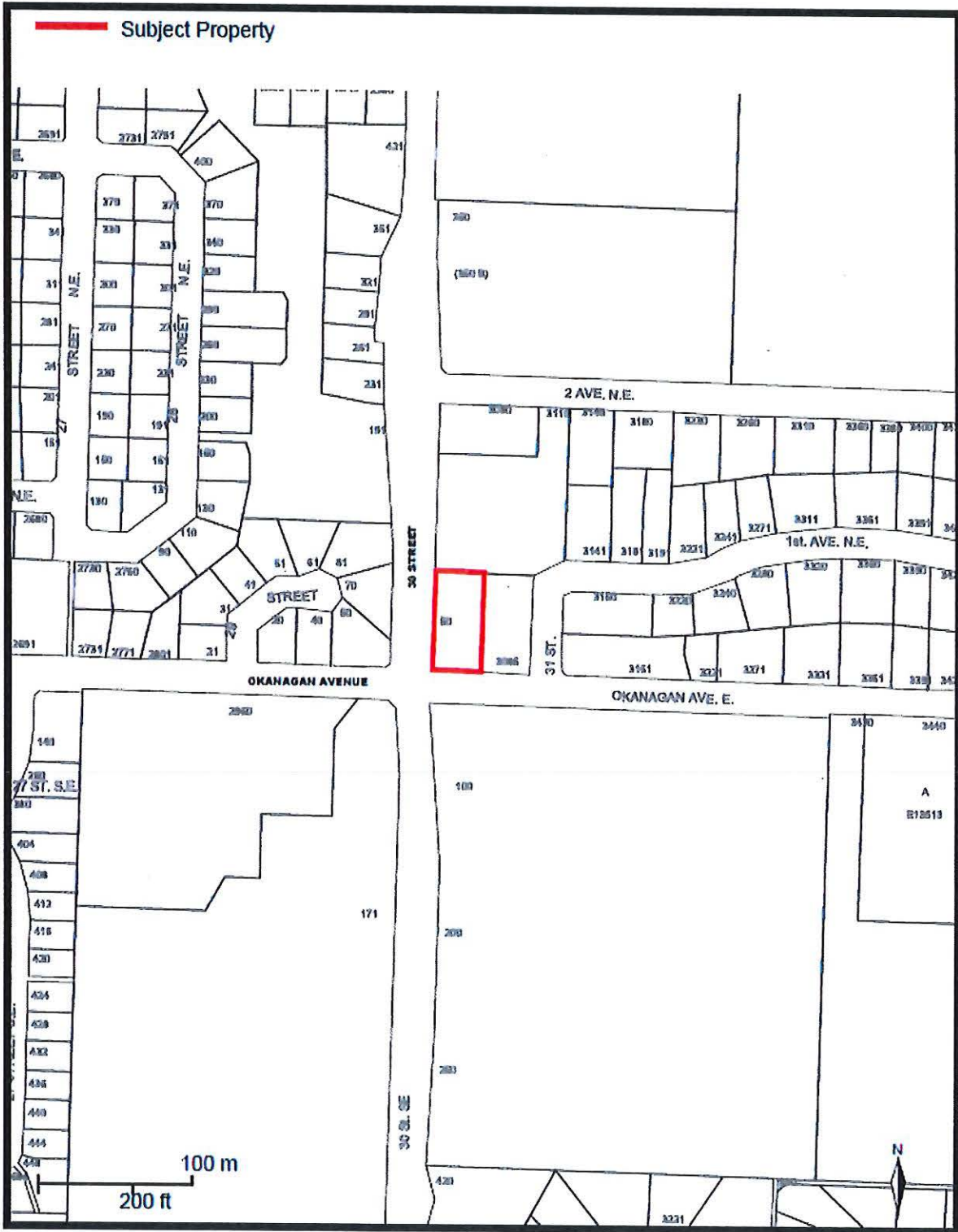
\_\_\_\_\_  
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

\_\_\_\_\_  
MAYOR

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

Schedule "A"



Item 10.5

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



---

TO: His Worship Mayor Harrison and Members of Council

DATE: July 7, 2022

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

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

---

**MOTION FOR CONSIDERATION**

**THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from LR (Low Density Residential) to MR (Medium Density Residential);

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

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

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

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

**AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from R-1 (Single-Family Residential Zone) to R-4 (Medium Density Residential Zone);

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

---

**STAFF RECOMMENDATION**

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

---

BACKGROUND

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

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

Land uses adjacent to the subject parcel include the following:

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

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

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

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

Section 475 & 476 – Local Government Act

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

Adams Lake Indian Band:	Response (attached as Appendix 9)
Neskonlith Indian Band:	No response to date
Economic Development Society:	Response (attached as Appendix 10)
Interior Health Authority:	Response (attached as Appendix 8)
School District No. 83:	No response to date

Section 477 – Local Government Act

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

COMMENTSBuilding Department

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

Fire Department

No Fire Department concerns.

Engineering Department

Comments attached (Appendix 11).

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Public Hearing and information regarding attending the Public Hearing. Rezoning also requires a/the posting of a Notice of Development sign. It is expected that the earliest the Public Hearing for this application could be held would be on August 22, 2022, after 2<sup>nd</sup> reading and before 3<sup>rd</sup> reading.

Planning Department

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

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

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

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

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

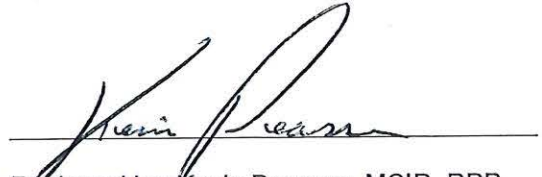
The submission of a Residential Development Permit for a multi-family building would be required. At that time, the form and character of the development are evaluated with a more detailed site plan, elevation drawings, and a landscape plan. Should these Bylaws be approved, there are several items that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

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

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



Prepared by: Evan Chorlton  
Planner I



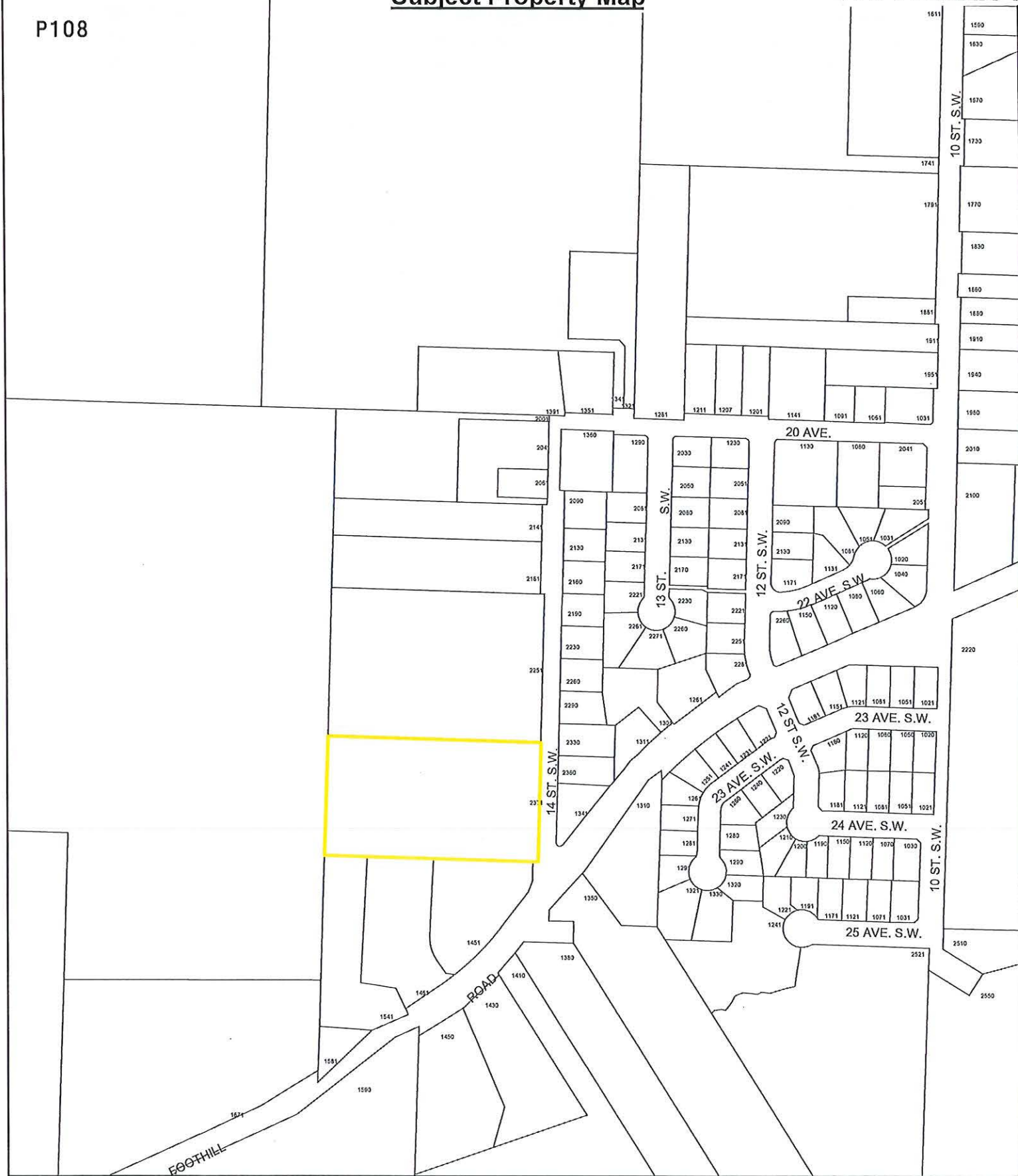
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



# Subject Property Map

# APPENDIX 1

P108



0 20 40 80 120 160 Meters

 Subject Property  
 Parcels

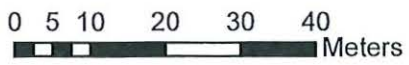




P109

14 ST. S.W.

237

451

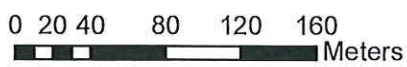
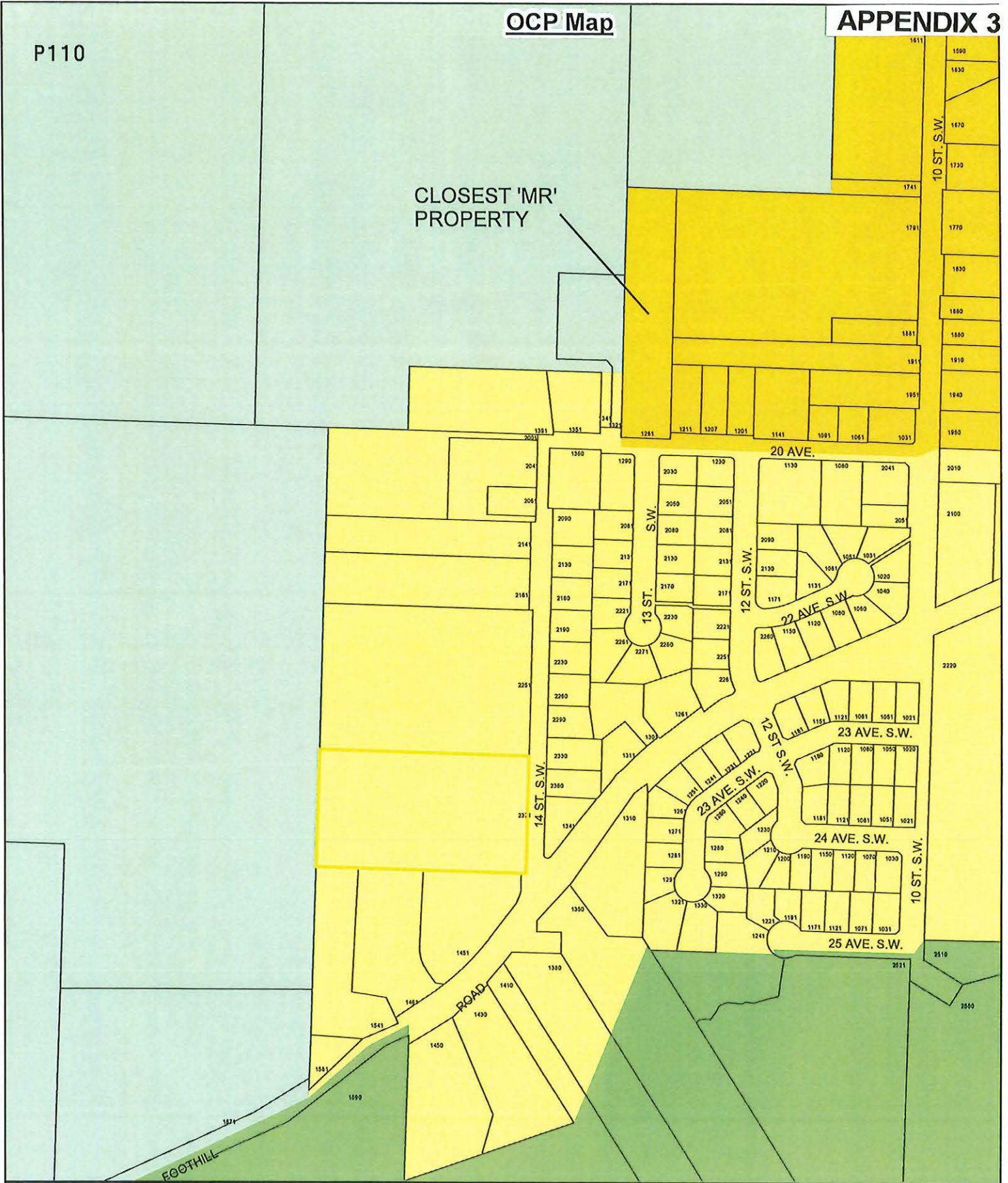


-  Subject Property
-  Parcels
-  Stream (Hobson Creek)



P110

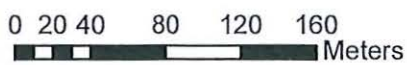
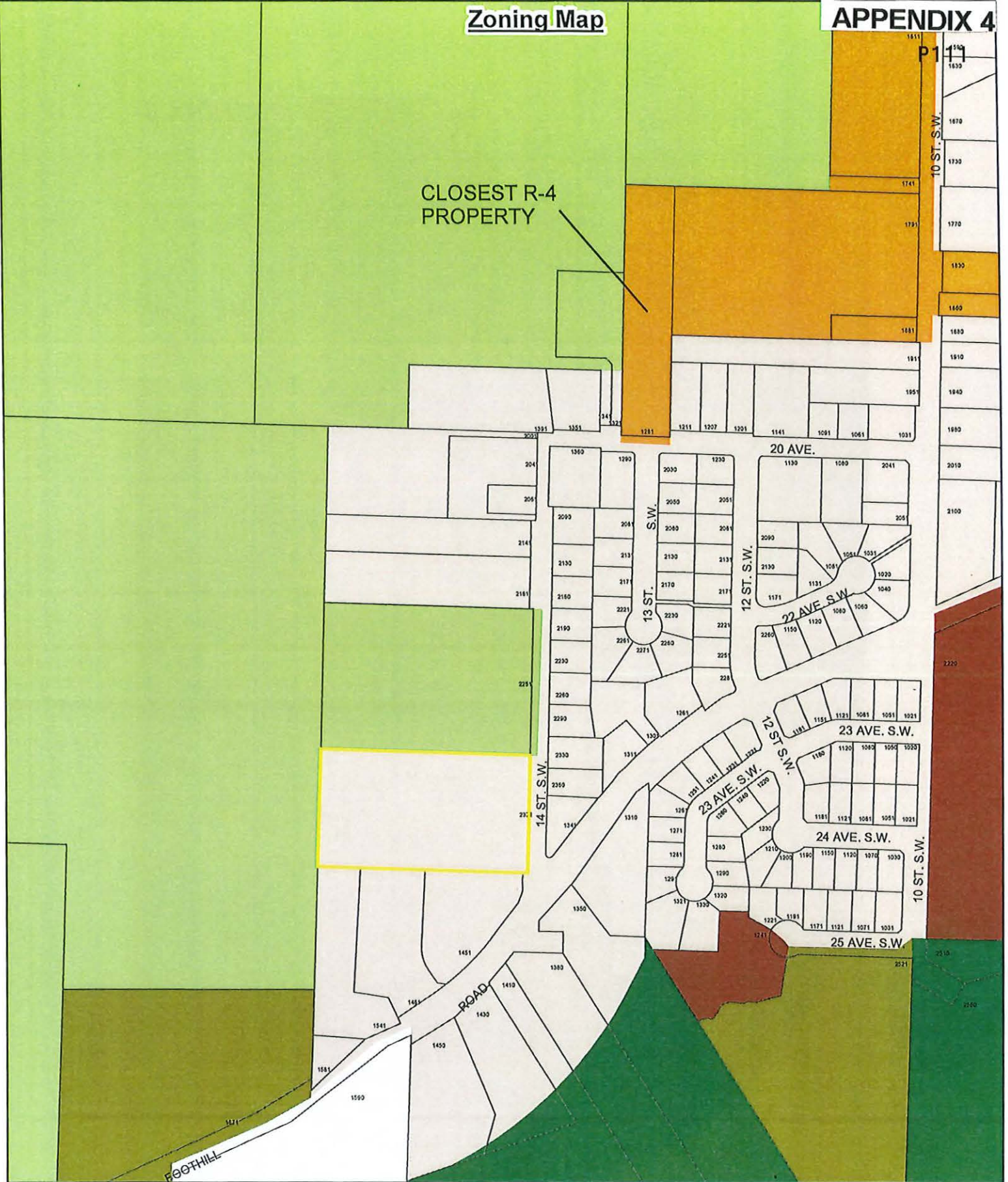
CLOSEST 'MR' PROPERTY



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



CLOSEST R-4 PROPERTY



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



APPENDIX 5



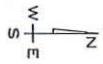
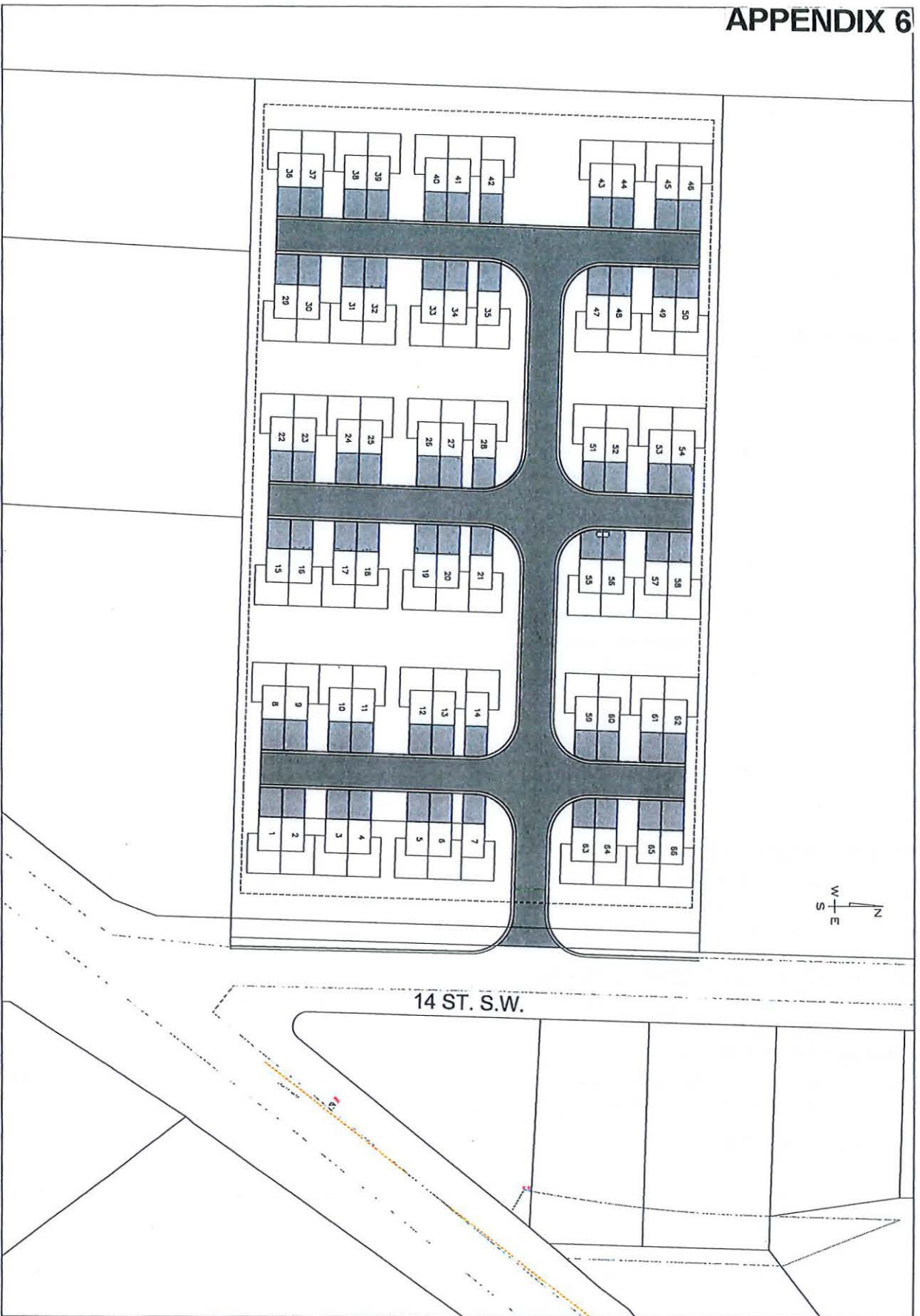
EXISTING  
SFD

ACCESSORY  
BUILDING 1



ACCESSORY  
BUILDING 2

14 Street SW



14 ST. S.W.

LEGEND

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PROJECT No. 22-053  
 SHEET 1 of 1  
 DATE MAY 16, 2022  
 PROJECT 2371 14 ST SW  
 DESIGNER JMW  
 CHECKER JMW  
 DATE MAY 16, 2022  
 PROJECT 2371 14 ST SW  
 DESIGNER JMW  
 CHECKER JMW  
 DATE MAY 16, 2022

**FRANKLIN**  
 ENGINEERING & ARCHITECTURE  
 2001 BLDG 1000 • WWW.FRANKLINENGINEERING.COM

PROPOSED SUBDIVISION  
 PLAN



**Purpose**

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

**Regulations**

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

**Permitted Uses**

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

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

**Maximum Height of Principal Buildings**

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

**Maximum Height of Accessory Buildings**

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

**Maximum Parcel Coverage**

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

**Minimum Parcel Area**

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

**Minimum Parcel Width**

9.8

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

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

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

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

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

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



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

**Maximum Density**

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

9.11

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

**TABLE 2**

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

**Maximum Floor Area Ratio**

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

**Parking**

9.13 Parking shall be required as per Appendix I.

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

Hello Kathy,

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

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

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

Thank you,

Janelle

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



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

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

Good Morning,

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

Thank you,

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



# Adams Lake Indian Band

## APPENDIX 9

**Project Name:**

OCP-51 / 2371 - 14 STREET SW

**FN Consultation ID:**

97443

**Consulting Org Contact:**

Kathy FRESE

**Consulting Organization:**

[City of Salmon Arm](#)

**Date Received:**

Friday, June 3, 2022

Weytk,

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

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

Hundreds of Traditional Use sites nearby.

Other areas of concern include:

Archaeological Sites (RAAD)

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

ALIB requires a PFR and CHA be conducted on all Crown Lands, and recommends the same on all Private Lands, associated with this project. Please contact Jen Pooley ([jpooley@alib.ca](mailto:jpooley@alib.ca)) to make arrangements for ALIB crew to visit the project area. ALIB also requires that you create a Chance Find Policy and make all those involved in the project be made aware of it and the possibility of Indigenous cultural heritage values associated with this locale. Notify Jen and Leah Gaze ([lgaze@alib.ca](mailto:lgaze@alib.ca)) directly when there is a payment sent by mail or courier for ALIB Heritage Permits. A template to create the Policy from can be found here:

<https://islandstrust.bc.ca/document/province-of-bc-archaeology-chance-fi...>

Note: this guide is from 2014. Some contact information may be out of date.

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

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

Kukstemc,

Dave Nordquist, RPF

Title and Rights and Natural Resource Director

Adams Lake Indian Band





APPENDIX 10

June 15, 2022

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

Dear Kevin,

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

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 2371, 14<sup>th</sup> Street SW, Salmon Arm, from Low Density Residential to Medium Density Residential.

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

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

Sincerely,

  
Bill Laird,  
Board Chairperson



---

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

---

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

**General:**

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

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

June 14, 2022

Page 2

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

**Roads / Access:**

1. 14 Street SW, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 3.904m of additional road dedication is required (to be confirmed by a BCLS).
2. 14 Street SW is currently constructed to an Interim Urban Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

**Water:**

1. The subject property fronts a 200mm diameter Zone 1 watermain on 14 Street SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 14 Street SW. The subject property is to be serviced by a single metered water service adequately sized to satisfy the proposed use (minimum 25mm). All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more

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

June 14, 2022

Page 3

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

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

**Sanitary:**

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

**Drainage:**

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

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

June 14, 2022

Page 4

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

**Geotechnical:**

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



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**Mustafa Zakreet**  
Engineering Assistant



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



**CITY OF SALMON ARM**

**BYLAW NO. 4539**

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

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

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

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

1. "City of Salmon Arm Official Community Plan Bylaw No. 4000" is hereby amended as follows:
  1. Re-designate Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from LR (Low Density Residential) to MR (Medium Density Residential), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Official Community Plan Amendment Bylaw No. 4539".

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

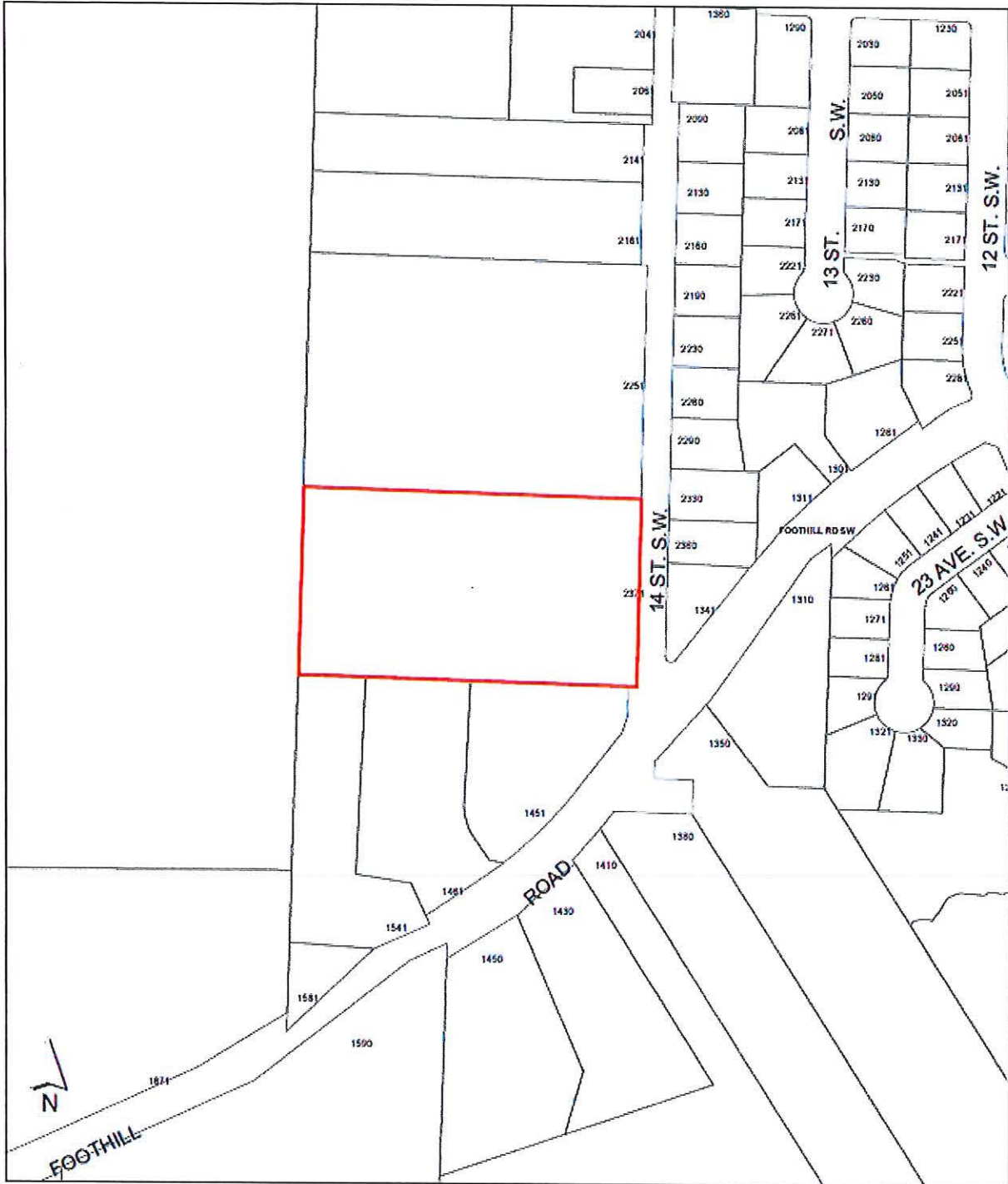
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MAYOR

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CORPORATE OFFICER

Schedule "A"



Item 10.6

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

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

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



## CITY OF SALMON ARM

### BYLAW NO. 4540

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

---

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

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

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

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

Rezone Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from R-1 (Single Family Residential Zone) to R-4 (Medium Residential Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4540"

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

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MAYOR

---

CORPORATE OFFICER



## INFORMATIONAL CORRESPONDENCE - July 25, 2022

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

N = No Action Required  
A = Action Requested

S = Staff has Responded  
R = Response Required



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Item 14.1

**CITY OF SALMON ARM**

Date: July 25, 2022

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

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

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

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

Security Classification/Designation  
Classification/désignation sécuritaire

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

Your File - Votre référence

Our File - Notre référence

195-7

Mayor and Council, City of Salmon Arm

Date

July 18, 2022

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

Dear Mayor and Council,

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

### Detachment News

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

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

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

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

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

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

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

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

**Looking forward:**

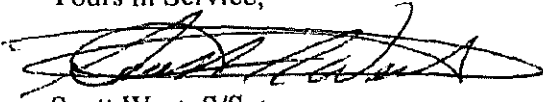
Our Detachment will be called upon to provide resources for major events in BC as well as nationally. Most notably, our detachment is releasing one member for a week for the Papal Visit to K Division or Alberta if and when called upon.

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



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

Yours in Service,

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

Scott West, S/Sgt.

NCO i/c Salmon Arm RCMP Detachment



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

Salmon Arm Detachment

1980 11th Ave N.E.

Salmon Arm, BC

V1E 2V5

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

City of Salmon Arm

500 2nd Ave N.E.

Salmon Arm, BC

V1E 4 N2

June 30th, 2022

Dear Mayor Alan Harrison,

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

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

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

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

Yours truly,

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

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Item 19.1

## CITY OF SALMON ARM

Date: July 25, 2022

## Other Business

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

0053-2022 (ic)

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

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

CARRIED UNANIMOUSLY**Vote Record**

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

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



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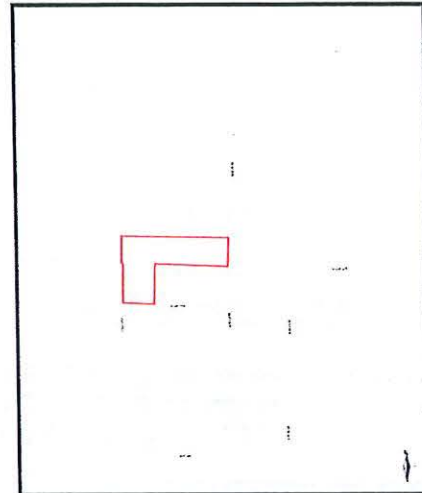
**CITY OF SALMON ARM**  
**NOTICE OF PUBLIC HEARING**

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

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

**Proposed Rezoning:** To rezone Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone).

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



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

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

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

Sue Wood, Director of Corporate Services

July 12 to July 25, 2022

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To: His Worship Mayor Harrison and Members of Council

Date: June 28, 2022

Subject: Zoning Bylaw Amendment Application No. 1238

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

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### MOTION FOR CONSIDERATION

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

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### STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

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### PROPOSAL

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

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

### BACKGROUND

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

### COMMENTS

#### Engineering Department

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

#### Building Department

No concerns.

### Agricultural Land Commission

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

### Public Consultation

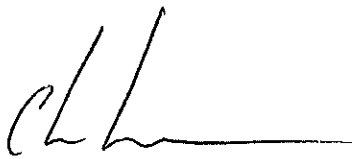
Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those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

### Planning Department

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

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

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

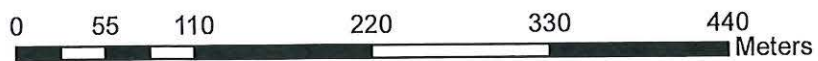



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Prepared by: Chris Larson, MCIP, RPP  
Senior Planner

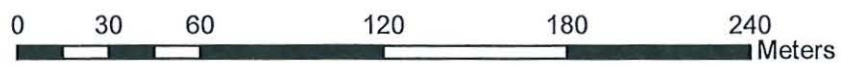
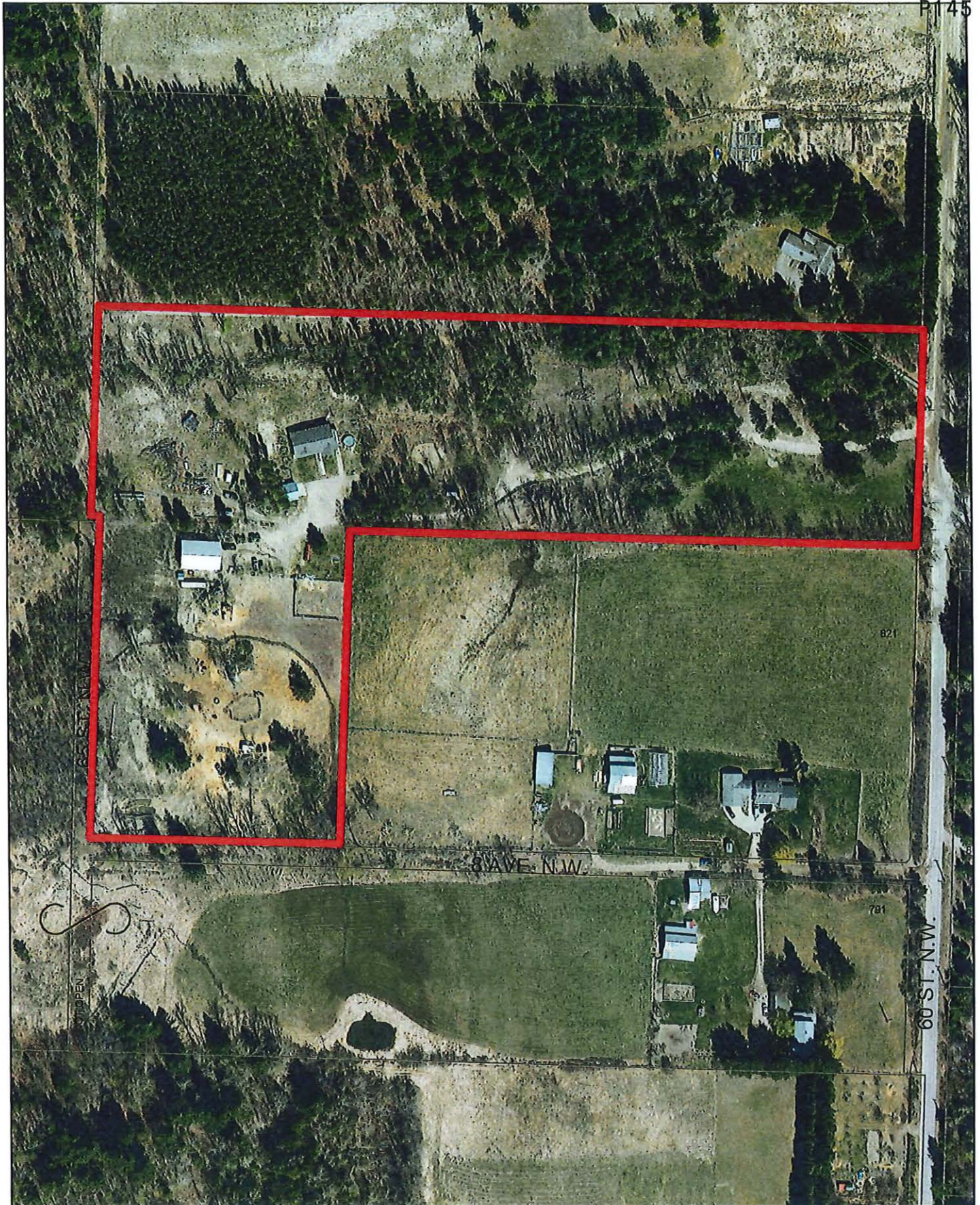


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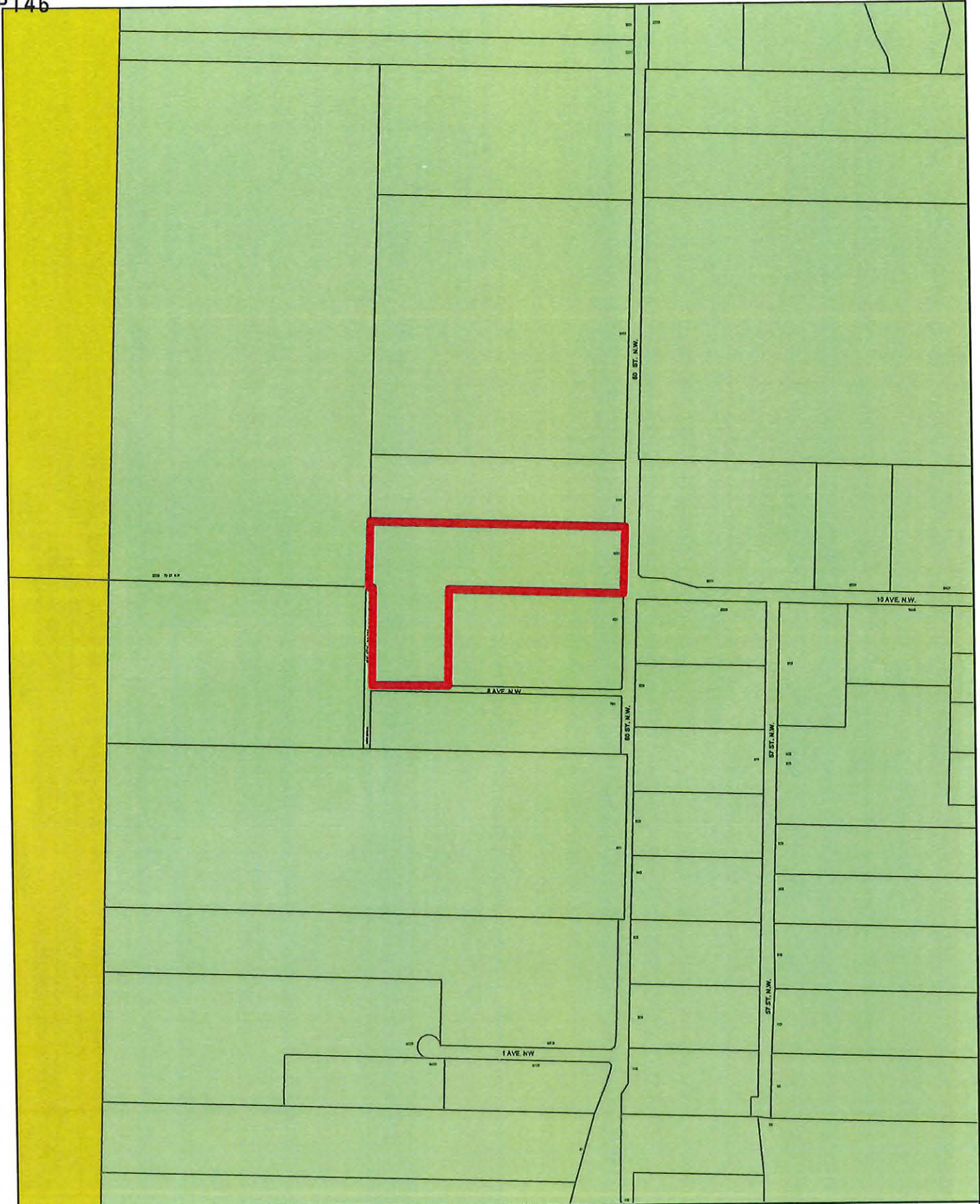
 Subject Parcel







P146



0 55 110 220 330 440 Meters



Subject Parcel



Acreage Reserve

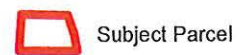
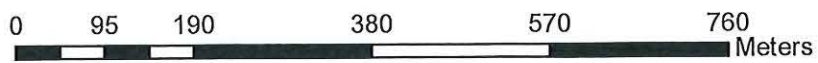
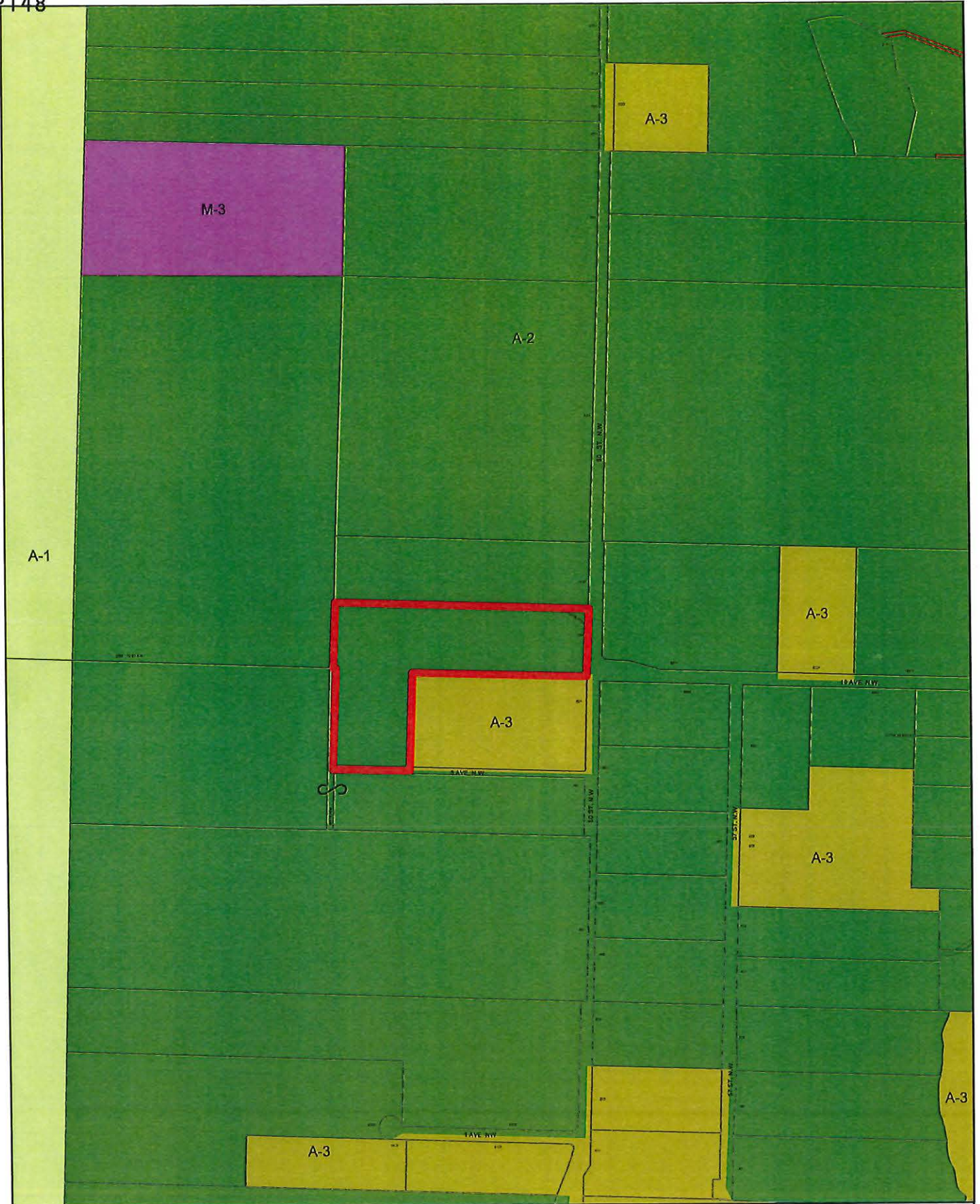


Forest Reserve





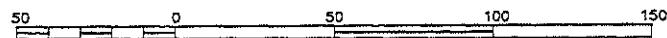
P148



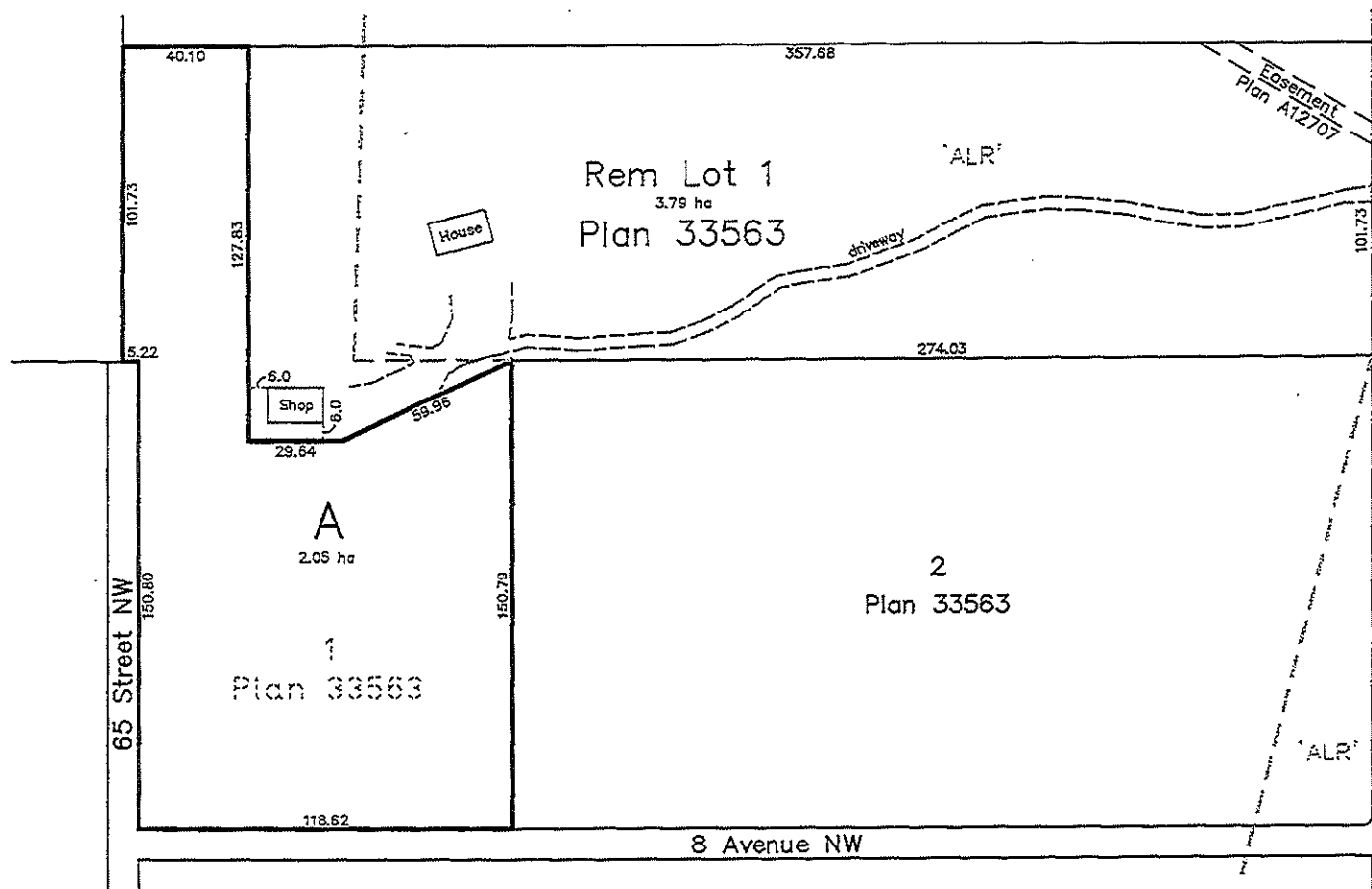
# Sketch Plan of Proposed Subdivision of Part of Lot 1, Tp 20, Rge 10, W6M, KDYD, Plan 33563

Scale 1:1500

BCGS 82L.074



All distances are in metres.



60 Street NW



April 21, 2022

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



P150



View northwest of parcel frontage along 60 Street NW.



View southwest of parcel frontage along 60 Street NW.



View of the largely undeveloped 8 Avenue NW.





*Memorandum from the  
Engineering and Public  
Works Department*

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

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Further to your referral dated April 25, we provide the following servicing information.

**General:**

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures may be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of subdivision the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the off-site improvements at the time of subdivision permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.



**SUBDIVISION APPLICATION FILE: 22-07**

06 June 2022

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**Roads / Access:**

1. 60 Street NW, on the subject property's eastern boundary, is designated as a Rural Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 60 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Paved Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction, bike lane construction, paving. Owner / Developer is responsible for all associated costs.
3. 8 Avenue NW, on the subject property's southern boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
4. 8 Avenue NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface), temporary cul-de-sac construction after proposed lot access in accordance with modified Specification Drawing RD-11. Since upgrading 8 Avenue NW west of the access for the proposed lot is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
5. 65 Street NW, on the subject property's western boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
6. 65 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface) and cul de sac construction in accordance with modified Specification Drawing RD-11. Since upgrading 65 Street NW is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
7. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
8. A 3.0m by 3.0m corner cut is required to be dedicated at the intersection of 65 Street NW and 8 Avenue NW.

**SUBDIVISION APPLICATION FILE: 22-07**

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**Water:**

1. The proposed subject property does not front onto a City watermain; an Alternative Water Source is required. Installation of a new on-site water supply system is required in accordance with Section 5.2 of the bylaw. Either a Professional Driven Approach (completed by a qualified Professional Engineer) or a Homeowner Driven Approach (completed by the homeowner and/or qualified well driller) may be required to certify quality and quantity of the alternative water source.
2. The remaining property does not front onto a City watermain and is currently serviced by an Alternative Water Source. A water quality test completed within 12 months for the existing well is required for subdivision approval.

**Sanitary:**

1. The subject properties do not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, a private on-site disposal system will be required for the proposed lot at building permit stage.

**Drainage:**

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


**Geotechnical:**

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



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**Chris Moore**  
Engineering Assistant



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

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Item 24.1

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor

Seconded: Councillor

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

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

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



## CITY OF SALMON ARM

### BYLAW NO. 4523

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

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

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

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

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

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

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4523"

READ A FIRST TIME THIS	11	DAY OF	JULY	2022
READ A SECOND TIME THIS	11	DAY OF	JULY	2022
READ A THIRD TIME THIS		DAY OF		2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

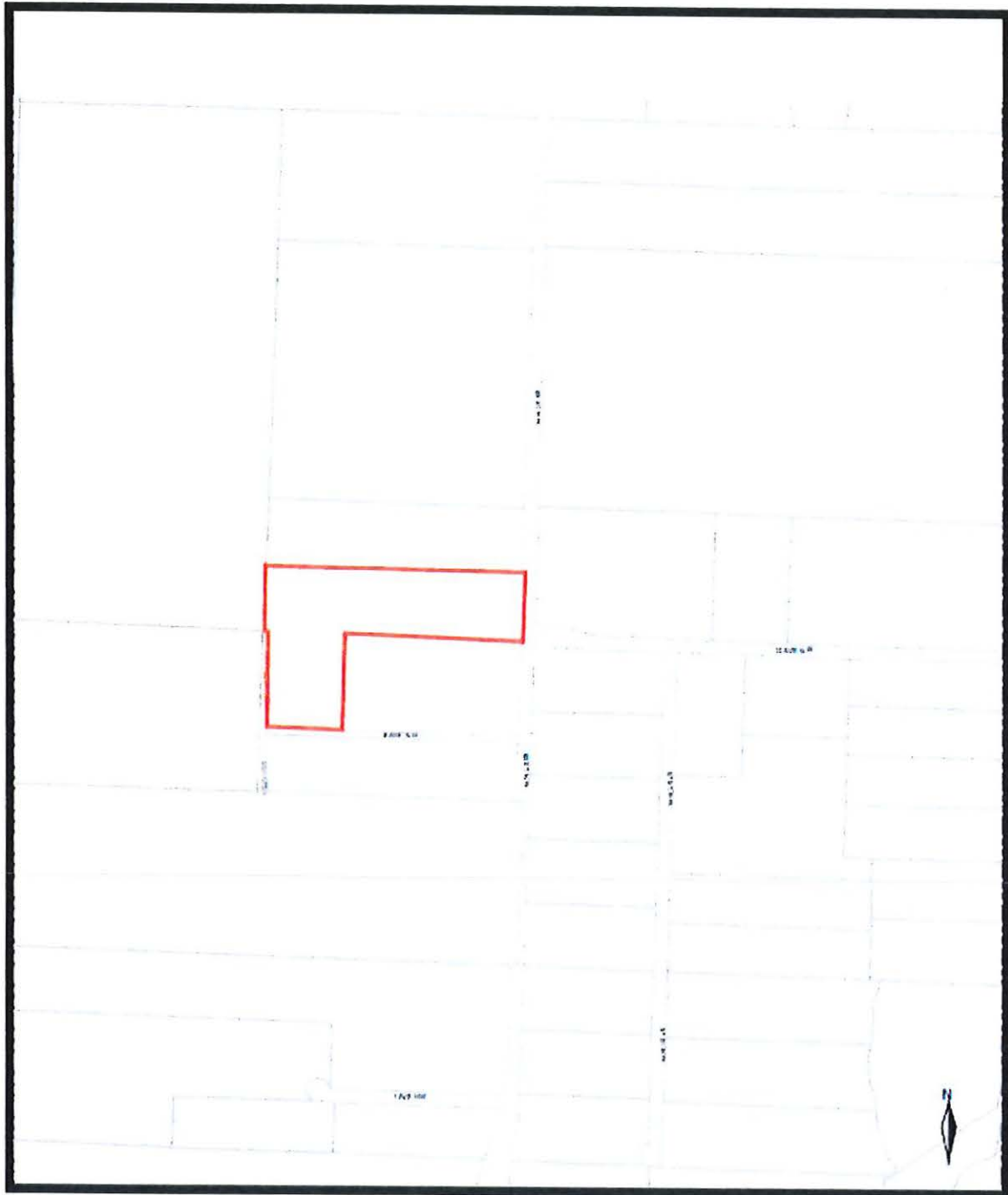
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MAYOR

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CORPORATE OFFICER

Schedule "A"



Item 26.

**CITY OF SALMON ARM**

Date: July 25, 2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of July 25, 2022, be adjourned.

**Vote Record**

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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



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