

## REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chambers and by electronic means as authorized by Ministerial Order M192, at 1:30 p.m. and reconvened at 2:30 p.m. of the City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia on **Monday, February 22, 2021.**

### PRESENT:

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

Chief Administrative Officer C. Bannister  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Corporate Services E. Jackson  
Director of Development Services K. Pearson  
Chief Financial Officer C. Van de Cappelle  
Fire Chief B. Shirley (participated remotely)  
City Engineer J. Wilson  
Manager of Permits and Licensing M. Roy  
Recorder C. Simmons

### 1. CALL TO ORDER

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

### 2. IN-CAMERA SESSION

0123-2021

Moved: Councillor Eliason  
Seconded: Councillor Wallace Richmond  
THAT: pursuant to Section 90(1) 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 2:24 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 under item 17.1 Notice of Motion Rodenticides – Councillor Lindgren.

Addition under item 22.1 T. Pullan, Property Manager, Pacific Quorum (Okanagan) Properties Inc. – letter dated February 17, 2021 – The Owners of (KAS 1847 – Broadview Villas) 2951 11 Avenue NE, Salmon Arm, BC.

Addition under item 22.1 G. Osadchuk and M. Collodel – letter dated February 17, 2021 – Issuance of Development Permit No. DP-428 (Uptown Ridge).

Addition under item 22.1 G. Osadchuk and M. Collodel – letter dated February 20, 2021 – Issuance of Development Permit No. DP-428 (Uptown Ridge).

Deletion of item 10.4 City of Salmon Arm Highway Closure Bylaw No. 4427 [Kearl, R.; part of 18 Street NE; Proposed Road Closure and Disposal] – First, Second and Third Readings.

**5. DISCLOSURE OF INTEREST**

Councillor Flynn declared a conflict of interest with item 9.3 as the vendor is a client of his firm.

**6. CONFIRMATION OF MINUTES**

**1. Regular Council Meeting Minutes of February 8, 2021**

0124-2021                      Moved: Councillor Eliason  
  Seconded: Councillor Lavery  
  THAT: the Regular Council Meeting Minutes of February 8, 2021, be adopted as circulated.

CARRIED UNANIMOUSLY

**7. COMMITTEE REPORTS**

**1. Development and Planning Services Committee Meeting Minutes of February 16, 2021**

0125-2021                      Moved: Councillor Eliason  
  Seconded: Councillor Wallace Richmond  
  THAT: the Development and Planning Services Committee Meeting Minutes of February 16, 2021 be received as information.

CARRIED UNANIMOUSLY

**2. Agricultural Advisory Committee Meeting Minutes of February 10, 2021**

0126-2021                      Moved: Councillor Lavery  
  Seconded: Councillor Cannon  
  THAT: the Agricultural Advisory Committee Meeting Minutes of February 10, 2021, be received as information.

CARRIED UNANIMOUSLY

7. **COMMITTEE REPORTS - continued**

3. **Social Impact Advisory Committee Meeting Minutes of January 15, 2021**

0127-2021 Moved: Councillor Wallace Richmond  
Seconded: Councillor Lavery  
THAT: the Social Impact Advisory Committee Meeting Minutes of January 15, 2021, be received as information.

CARRIED UNANIMOUSLY

8. **COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**

9. **STAFF REPORTS**

1. **Director of Development Services - Salmon Arm Wharf - Demolition Permit - Heritage Register**

0128-2021 Moved: Councillor Cannon  
Seconded: Councillor Wallace Richmond  
THAT: Council waive the requirement to review a Demolition Permit application for the Salmon Arm wharf and marina rehabilitation project and not issue an order for 30 days of temporary protection.

CARRIED UNANIMOUSLY

2. **Manager of Permits & Licensing - Marionette Winery (License extension to include lounge) 2540 40 Street NE**

0129-2021 Moved: Councillor Wallace Richmond  
Seconded: Councillor Eliason  
THAT: Council of the City of Salmon Arm has no objection to the increase of the license area to include a lounge at the Marionette Winery located at 2540 40 Street NE;

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

CARRIED UNANIMOUSLY

Councillor Flynn declared a conflict of interest and left the meeting at 2:48 p.m.

3. **Director of Engineering and Public Works - Lakeshore Road Stability - Preliminary Design Engineering Award**

0130-2021 Moved: Councillor Lavery  
Seconded: Councillor Eliason  
THAT: Council approve the award for Preliminary Design Engineering Services for the Lakeshore Road Stabilization Design project to Onsite Engineering Ltd., for a total quote price of \$29,360.00 plus taxes as applicable;

9. **STAFF REPORTS - continued**

3. **Director of Engineering and Public Works - Lakeshore Road Stability - Preliminary Design Engineering Award**

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of Engineering Design Services related to Project No. 2019-47 to authorize sole sourcing of same to Onsite Engineering Ltd.

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 2:52 p.m.

4. **Director of Engineering and Public Works - WPCC Stage IV Expansion - Process Selection**

0131-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: Council authorize staff to proceed with the investigations for a pilot project for Activated Granular Sludge in relation to the Stage IV Upgrade project.

CARRIED UNANIMOUSLY

10. **INTRODUCTION OF BYLAWS**

1. **City of Salmon Arm Zoning Amendment Bylaw No. 4428 [ZON-1192; Charlton, S. & H./Mierau, B. & R/Laird, B.; 3831 20 Avenue SE; A2 to M2] - First and Second Readings**

0132-2021

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4428 be read a first and second time;

AND THAT: final reading of the bylaw be withheld subject to:

- 1) Registration of a Section 219 Land Title Act restricting Development or Development Permit issuance until Road Reserves are registered on the subject properties to the satisfaction of the City and the owner/developer, with said Road Reserves aligning more or less consistently with the Road Network Preplan dated December 1, 2006; and

- 2) The exclusion of the subject property from the Agricultural Land Reserve.

CARRIED UNANIMOUSLY

2. **City of Salmon Arm Zoning Amendment Bylaw No. 4441 [ZON-1192; Charlton, S. & H./Mierau, B. & R/Laird, B.; 4270 10 Avenue SE; A2 to M2]- First and Second Readings**

0133-2021

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4441 be read a first and second time;

10. **INTRODUCTION OF BYLAWS – continued**

2. **City of Salmon Arm Zoning Amendment Bylaw No. 4441 [ZON-1192; Charlton, S. & H./Mierau, B. & R/Laird, B.; 4270 10 Avenue SE; A2 to M2]- First and Second Readings – continued**

AND THAT: Final reading of the bylaw be withheld subject to:

- 1) Registration of a Section 219 Land Title Act restricting Development or Development Permit issuance until Road Reserves are registered on the subject properties to the satisfaction of the City and the owner/developer, with said Road Reserves aligning more or less consistently with the Road Network Preplan dated December 1, 2006;
- 2) The exclusion of the subject property from the Agricultural Land Reserve; and
- 3) Ministry of Transportation and Infrastructure approval.

CARRIED UNANIMOUSLY

3. **City of Salmon Arm Zoning Amendment Bylaw No. 4440 [ZON-1200; LST Ventures Ltd./West Urban Developments Ltd.; 1230, 1260 & 1290 10 Avenue SW; C-3 to C-2] – First and Second Readings**

0134-2021

Moved: Councillor Cannon  
Seconded: Councillor Flynn  
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4440 be read a first and second time;

AND THAT: Final reading of the bylaw be withheld subject to:

- 1) Ministry of Transportation and Infrastructure approval; and
- 2) Registration of a Section 219 Land Title Act Covenant on the titles of the subject properties restricting development until such time that a geotechnical report is provided to the City of Salmon Arm addressing the 200-year floodplain, confirming that the land is safe for the intended use and saving the City harmless.

CARRIED UNANIMOUSLY

4. **City of Salmon Arm Highway Closure Bylaw No. 4427 [Kearl, R.; part of 18 Street NE; Proposed Road Closure and Disposal] – First, Second and Third Readings**

Removed from the agenda.

11. **RECONSIDERATION OF BYLAWS**

1. **City of Salmon Arm Zoning Amendment Bylaw No. 4421 [ZON-1191 Brentwell Construction Ltd.; 31 - 4 Street SE; R-1 to R-5] - Final Reading**

0135-2021

Moved: Councillor Flynn  
Seconded: Councillor Lavery  
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4421 be read a final time.

CARRIED UNANIMOUSLY

Due to technical difficulties Councillor Cannon was absent for the vote.

2. **City of Salmon Arm Land Use Contract Termination Bylaw No. 4430 [LUC N54304; Abacus Cities Ltd.; Units 101 - 506, 1449 - 1 Avenue NE; Units 302 - 806, 1451 - 1 Avenue NE; 130 - 230 - 15 Street NE; 1480 - 1570 - 1 Avenue NE; 1451 - 1531 Okanagan Avenue NE] - Final Reading**

0136-2021

Moved: Councillor Eliason  
Seconded: Councillor Lavery  
THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Bylaw No. 4430 be read a final time.

CARRIED UNANIMOUSLY

Due to technical difficulties Councillor Cannon was absent for the vote.

3. **City of Salmon Arm Zoning Amendment Bylaw No. 4431 [ZON-1196; Abacus Cities Ltd.; Units 101 - 506, 1449 - 1 Avenue NE; Units 302 - 806, 1451 - 1 Avenue NE; 1451 - 1531 Okanagan Avenue NE; R-1 - R-4] - Final Reading**

0137-2021

Moved: Councillor Eliason  
Seconded: Councillor Lindgren  
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4431 be read a final time.

CARRIED UNANIMOUSLY

Due to technical difficulties Councillor Cannon was absent for the vote.

4. **City of Salmon Arm Fee for Service Amendment Bylaw No. 4436 [Sidewalk Café Program] - Final Reading**

0138-2021

Moved: Councillor Flynn  
Seconded: Councillor Lindgren  
THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4436 be read a final time.

CARRIED UNANIMOUSLY

Due to technical difficulties Councillor Cannon was absent for the vote.

11. **RECONSIDERATION OF BYLAWS - continued**

5. **City of Salmon Arm Official Community Plan Amendment Bylaw No. 4419 [OCP4000-44; McGregor, D.; 1910 11 Avenue NE; HC to HR] - Final Reading**

0139-2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4419 be read a final time.

CARRIED UNANIMOUSLY

6. **City of Salmon Arm Zoning Amendment Bylaw No. 4420 [ZON-1190; McGregor, D.; 1910 11 Avenue NE; R-1 to R-5] - Final Reading**

0140-2021

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4420 be read a final time.

CARRIED UNANIMOUSLY

12. **CORRESPONDENCE**

1. **Informational Correspondence**

2. **C. Stromgren, Jackson Secondary School - letter dated January 29, 2021 - Jackson Secondary School Mountain Biking Academy**

0141-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Council authorize the Jackson Secondary School Mountain Biking Community Development 10 to use City of Salmon Arm Trail Networks and to work with the Shuswap Trail Alliance to maintain and improve trail infrastructure.

CARRIED UNANIMOUSLY

3. **J.L. Jackson Secondary Science Humanities 9 - letter received February 2021 - City of Salmon Arm Official Flag**

0142-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: staff be directed to share the branding guidelines and work with the J.L. Jackson Secondary Science Humanities 9 class on design of the new flag in conjunction with the Salmon Arm Economic Development Society.

CARRIED UNANIMOUSLY

2. **R. Parenteau, Manager, Shuswap Community Foundation - letter dated February 10, 2021 - Grant-in-Aid and Endowment**

Received for information.

The Meeting recessed at 3:48 p.m.  
The Meeting reconvened at 4:00 p.m.

13. **NEW BUSINESS**

14. **PRESENTATIONS**

1. **Kevin Smith, Charlie Burt, Len Lazzarotto & Fire Chief Brad Shirley – Fire Smart**

Kevin Smith, Charlie Burt, Len Lazzarotto & Fire Chief Brad Shirley provided information on FireSmart activities in the South Canoe community. They were available to answer questions from Council.

15. **COUNCIL STATEMENTS**

16. **SALMON ARM SECONDARY YOUTH COUNCIL**

17. **NOTICE OF MOTION**

1. **Rodenticides – Councillor Lindgren**

Moved: Councillor

Seconded: Councillor

THAT: Council adopt the policy of introducing a complete ban on use of anticoagulant rodenticides on all City of Salmon Arm owned properties, with immediate effect;

AND THAT: Council directs staff to communicate this policy direction to residents and businesses, including information on the harmful impacts of anticoagulant rodenticides and the availability of more ecologically sustainable alternatives;

AND THAT: the Mayor write, on behalf of Council, to the provincial Minister of Environment, requesting that the Province of British Columbia introduce a province-wide ban on the use of anticoagulant rodenticides, to increase protection for wildlife species;

AND FURTHER THAT: the City of Salmon Arm incorporate humane practices in regards to pest control in all City of Salmon Arm properties.

18. **UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**

19. **OTHER BUSINESS**

20. **QUESTION AND ANSWER PERIOD**

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



2. **IN-CAMERA SESSION - continued**

0143-2021

Moved: Councillor Flynn  
Seconded: Councillor Lindgren  
THAT: pursuant to Section 90(1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 4:47 p.m.  
Council returned to Regular Session at 5:55 p.m.  
Council recessed until 7:00 p.m.

**PRESENT:**

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

Chief Administrative Officer C. Bannister  
Director of Corporate Services E. Jackson  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Development Services K. Pearson  
Recorder B. Puddifant

21. **DISCLOSURE OF INTEREST**

22. **HEARINGS**

1. **Development Permit Application No. DP-428 [Uptown Ventures Ltd.; 2810 15 Avenue NE; Setback requirements]**

0144-2021

Moved: Councillor Wallace Richmond  
Seconded: Councillor Lindgren  
THAT: Development Permit No. 428 be authorized for issuance for Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP90400 Except Phases 1-7, Strata Plan EPS5686 (2810 15 Avenue NE) in accordance with the drawings attached to the Staff Report dated February 9, 2021;

AND THAT: Development Permit No. 428 include the following variance to Zoning Bylaw No. 2303:

- 1) Section 10.9.2 - decrease the minimum rear parcel line setback for a principal building from 5.0 metres (16.4 feet) to 3.0 metres (9.9 feet) in accordance with the drawings dated November 30, 2020 attached to the Staff Report dated February 9, 2021;

22. **HEARINGS – continued**

1. **Development Permit Application No. DP-428 [Uptown Ventures Ltd.; 2810 15 Avenue NE; Setback requirements] – continued**

AND FURTHER THAT: Issuance of Development Permit No. 428 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper’s estimate for completion of the landscaping plan.

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

M. Lamerton, agent for the applicant, and R. Meise, the applicant, outlined the application and were available to answer questions from Council.

Submissions were called for at this time.

G. Annala, 18, 2951 11 Avenue NE and J. Bobrowich, 24, 2951 11 Avenue NE, outlined concerns with building height and road elevation.

T. Pullan, Property Manager, Pacific Quorum (Okanagan) Properties Inc. – letter dated February 17, 2021 – The Owners of (KAS 1847 – Broadview Villas) 2951 11 Avenue NE, Salmon Arm, BC.

G. Osadchuk and M. Collodel – letter dated February 17, 2021 – Issuance of Development Permit No. DP-428 (Uptown Ridge).

G. Osadchuk and M. Collodel – letter dated February 20, 2021 – Issuance of Development Permit No. DP-428 (Uptown Ridge)

Following three calls for submissions and questions from Council, the Hearing was closed at 7:22 p.m. and the Motion was:

CARRIED  
Councillors Lavery and Eliason Opposed

23. **STATUTORY PUBLIC HEARINGS**

24. **RECONSIDERATION OF BYLAWS**

25. **QUESTION AND ANSWER PERIOD**

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

26. ADJOURNMENT

0145-2021

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the Regular Council Meeting of February 22, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:50 p.m.

CERTIFIED CORRECT:

"E. JACKSON"  
CORPORATE OFFICER

Adopted by Council the 8th day of March, 2021.

"A. HARRISON"  
MAYOR