

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, October 24, 2016.**

PRESENT:

Mayor N. Cooper
Councillor C. Eliason
Councillor K. Flynn
Councillor A. Harrison
Councillor K. Jamieson
Councillor T. Lavery
Councillor L. Wallace Richmond

Chief Administrative Officer C. Bannister
Corporate Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Chief Financial Officer M. Dalziel
Recorder C. Simmons

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0393-2016

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 2:07 p.m.
Council recessed until 2:30 p.m.

3. REVIEW OF AGENDA

Addition under item 10.11 email from Shuswap Trail Alliance dated October 18 - BC Rural Dividend Grant, Request for letter of Support.

Addition under item 10.12 email from Richard Manuel, Director of Lands and Economic Programs for the Neskonlith Indian Band dated October 21, 2016 - BC Rural Dividend Grant, Request for letter of Support.

Addition under item 10.13 email from Suzy Beckner dated October 24, 2016 - RCMP and Vehicle Break Ins.

4. DISCLOSURE OF INTEREST

Councillor Wallace Richmond declared a conflict of interest with item 5.2 as the Roots and Blues is a client of her firm.

Councillor Flynn declared a conflict of interest with item 11.3 as Country Camping is a client of his business.

5. PRESENTATIONS / DELEGATIONS

1. Staff Sergeant West, Salmon Arm RCMP Detachment - Quarterly Policing Report - July 1 to September 30, 2016

Staff Sergeant West of the Salmon Arm RCMP detachment provided a quarterly report and answered questions from Council.

Councillor Wallace Richmond declared a conflict of interest and left the meeting at 2:58 p.m.

2. David Gonella, Festival Director - Roots and Blues

David Gonella, Festival Director and Brenda McClellan, Treasurer for Roots and Blues provided the financial summary for the 2016 festival and were available to answer questions from Council.

Councillor Jamieson left the meeting at 3:19 p.m. and returned at 3:20 p.m.

Councillor Wallace Richmond returned to the meeting at 3:36 p.m.

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of October 11, 2016

0394-2016

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Regular Council Meeting Minutes of October 11, 2016 be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of October 17, 2016

0395-2016

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of October 17, 2016, be received as information.

CARRIED UNANIMOUSLY

7. **COMMITTEE REPORTS** – Continued

2. **Shuswap Regional Airport Operations Committee Meeting Minutes of June 22, 2016**

0396-2016

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of June 22, 2016, be received as information.

CARRIED UNANIMOUSLY

3. **Shuswap Regional Airport Operations Committee Meeting Minutes of September 13, 2016**

0397-2016

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of September 13, 2016, be received as information.

CARRIED UNANIMOUSLY

8. **INTRODUCTION OF BYLAWS**

1. **Zoning Amendment Bylaw No. 4172 [ZON-1071 - Kulwinder, D. & C. /Chahal, P. - 1141 & 1181 - 20 Street NE - P-3 to R-4] – First and Second Readings**

0398-2016

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4172 be read a first and second time;

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

CARRIED UNANIMOUSLY

9. **RECONSIDERATION OF BYLAWS**

1. **City of Salmon Arm 2016 to 2020 Financial Plan Amendment Bylaw No. 4167 – Final Reading**

0399-2016

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm 2016 to 2020 Financial Plan Amendment Bylaw No. 4167 be read a final time.

CARRIED UNANIMOUSLY

2. **City of Salmon Arm Tax Exemption Bylaw No. 4168 – Final Reading**

0400-2016

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the bylaw entitled City of Salmon Arm Tax Exemption Bylaw No. 4168 be read a final time.

CARRIED UNANIMOUSLY

10. **CORRESPONDENCE**

1. **Informational Correspondence**

For information.

11. **Shuswap Trail Alliance – email dated October 18 - BC Rural Dividend Grant, Request for letter of Support**

0401-2016 Moved: Councillor Wallace Richmond
 Seconded: Councillor Lavery
 THAT: Council direct staff to prepare a letter of support for the Shuswap Trail Alliance for the BC Rural Dividend Grant Application.

CARRIED UNANIMOUSLY

11. **STAFF REPORTS**

1. **2017 Council Meeting Schedule and 2017 Development and Planning Services Committee Meeting Schedule**

0402-2016 Moved: Councillor Jamieson
 Seconded: Councillor Lavery
 THAT: Council adopt the 2017 Council Meeting Schedule and the 2017 Development and Planning Services Committee Meeting Schedule.

CARRIED UNANIMOUSLY

2. **Director of Development Services - Agricultural Land Commission Application No. ALC-366 [1276802 Alberta Ltd. / Cancorp Properties - 3191 - 10 Avenue (TCH) SW - Exclusion]**

0403-2016 Moved: Councillor Flynn
 Seconded: Councillor Wallace Richmond
 THAT: Agricultural Land Commission Application No. ALC-366 be authorized for submission to the Agricultural Land Commission.

Councillor Flynn declared a conflict of interest and left the meeting at 4:05 p.m.

DEFEATED

Councillors Eliason, Harrison, Jamieson, Lavery and Wallace Richmond Opposed

3. **Director of Development Services - Agricultural Land Commission Application No. ALC-368 [406900 BC Ltd. / Country Camping - 3101 - 10 Avenue (TCH) SW - Exclusion]**

0404-2016 Moved: Councillor Wallace Richmond
 Seconded: Councillor Eliason
 THAT: Agricultural Land Commission Application No. ALC-368 be authorized for submission to the Agricultural Land Commission.

DEFEATED

Councillors Eliason, Harrison, Jamieson, Lavery and Wallace Richmond Opposed

Councillor Flynn returned to the meeting at 4:33 p.m.

11. STAFF REPORTS - Continued**4. City Engineer City of Salmon Arm Food Waste Trial Wrap-up**

Jenn Wilson, City Engineer provided the results of the City of Salmon Arm Food Waste Trial and was available to answer questions from Council.

5. Director of Engineering and Public Works - Budget Amendment - Jackson Property Revitalization**0405-2016**

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: the 2016 Budget contained in the 2016 to 2020 Financial Plan be amended to reflect additional funding for the Jackson Revitalization Project in the amount of \$210,000.00 reallocated from the Lot 3 (Jackson) Frontage Improvement Reserve Account.

Councillor Wallace Richmond left the meeting at 5:05 p.m. and returned at 5:07 p.m.

Councillor Harrison left the meeting at 5:08 p.m. and returned at 5:09 p.m.

CARRIED UNANIMOUSLY

The meeting recessed at 5:11 p.m. and reconvened at 5:17 p.m.

Councillor Eliason left the meeting at 5:17 p.m.

6. Director of Engineering and Public Works - Budget Amendment - TCH & 30 Street NW Watermain Upgrade**0406-2016**

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the 2016 Budget contained in the 2016 to 2020 Financial Plan be amended to reflect additional funding for the TCH & 30 Street NE Watermain Upgrade in the amount of \$30,000.00 for Water Surplus.

Councillor Eliason returned to the meeting at 5:18 p.m.

CARRIED UNANIMOUSLY

7. Director of Engineering and Public Works - British Columbia Air Access Program 2016 - Second Intake**0407-2016**

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Council authorize the submission of two (2) grant applications under the British Columbia Air Access Program (BCAAP) - Second Intake, for the following projects:

- Fuel System Upgrade, estimated cost \$300,000.00; and
- Airport Development Plan Phase 1 - Taxiway Charlie, estimated cost \$1,040,000.00.

CARRIED UNANIMOUSLY

11. **STAFF REPORTS** – Continued

8. **Director of Engineering and Public Works - British Columbia Clean Water and Wastewater Fund – Fall 2016**

0408-2016

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Council authorize the submission of a grant application under the British Columbia Clean Water and Wastewater Fund for the following projects”

- Zone 5 Booster Station Upgrade and Relocation - \$2,100,000.00.

AND THAT: the 2016 Budget in the 2016 to 2020 Financial Plan be amended to reflect same with funding from Water – Future Expenditure Reserve Account.

CARRIED UNANIMOUSLY

9. **Chief Financial Officer - Donation of Used Monitors**

0409-2016

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: Council donate the twenty-five (25) used monitors, retired from use at the Salmon Arm RCMP Detachment to School District No. 83 for use in its student computer labs.

CARRIED UNANIMOUSLY

12. **NEW BUSINESS**

13. **COUNCIL STATEMENTS**

1. **Committees of Council/Agency Representatives**

Members of Council reported on the Committees and Agencies they represent.

14. **NOTICE OF MOTION**

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

16. **OTHER BUSINESS**

17. **QUESTION AND ANSWER PERIOD**

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

The Meeting recessed at 5:24 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

Mayor N. Cooper
Councillor C. Eliason
Councillor K. Flynn
Councillor A. Harrison
Councillor K. Jamieson
Councillor T. Lavery
Councillor L. Wallace Richmond

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

18. DISCLOSURE OF INTEREST

No interest was declared.

19. PRESENTATIONS

1. Salmon Arm Secondary – Civics Class – Blue Dot Movement

Graham Gomme, Civics Class Professor, and students Alec Crawford and Aiden White from the Salmon Arm Secondary Civics 11 Class presented on the Blue Dot Movement. They were available to answer questions from Council.

0410-2016

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: Council endorses the principles of the Blue Dot Movement, and its commitment to support the right of our citizens to live in a healthy environment.

CARRIED UNANIMOUSLY

20. HEARINGS

1. Development Variance Permit Application No. VP-442 [Durstun, B. & C. - 2830 - 25 Street NE – Servicing]

0411-2016

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: Development Variance Permit No. VP-442 be authorized for issuance for Lot 1, Plan 28855, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 3596 as follows:

1. Section 4.2:

- i) Waive the requirement to upgrade the 25 Street NE frontage to the Local Urban Road standard (RD-2);

20. HEARINGS - Continued

1. Development Variance Permit Application No. VP-442 [Durstun, B. & C. - 2830 - 25 Street NE - Servicing] - Continued

- ii) Waive the requirement to extend the storm sewer system; and
- iii) Waive the requirement to provide a cash contribution equivalent to 50% of the estimated cost of upgrading the existing 100 mm diameter water main to a 150 mm diameter water main.

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

Submissions were called for at this time.

B. and C. Durstun, the owners, outlined the application and were available to answer questions from Council.

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Section 4.2 i), ii) and iii) be amended to the following:

1. Section 4.2:

- i) Reduce the requirement to upgrade the 25 Street NE frontage to the Local Urban Road standard (RD-2) to a cash contribution equivalent to the estimated cost of the upgrade; and
- ii) Reduce the requirement to extend the storm sewer system to a cash contribution equivalent to 50% of the estimated cost extending the main across the property frontage, subject to:
 - a) installation of on-site storm water disposal systems designed by a qualified geotechnical engineer; and
 - b) registration of a Land Title Act, Section 219 covenant to prohibit any further subdivision until the water main has been upgraded to City standards.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:41 p.m. and the motion was:

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

20. **HEARINGS** - Continued

2. **Development Permit Application No. DP-407 [Marson Investments Inc. - 361 - 10 Street SE - 12 Unit Residential Development]**

0412-2016

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: Development Permit No. 407 be authorized for issuance for Lot 4, Section 14, Township 20, Range 10, W6M, KDYD, Plan 11087 except Plan 20146 in accordance with the site plan, elevations and landscaping plan date stamped received August 16, 2016;

AND FURTHER THAT: Issuance of Development Permit No. DP-407 be withheld subject to the following:

- 1) 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.

Submissions were called for at this time.

M. Olson, the applicant, outlined the application and was available to answer questions from Council.

K. Parker 980 - 2 Avenue SE and D. Beadle 981 - 2 Avenue SE, provided a model of the proposed development and identified their concerns with the height, privacy, shadows, size of the proposed development and that the form and character does not fit in with the current neighborhood. They also referenced the Official Community Plan and provided a list of residents that they spoke on behalf of.

M. Olson, the applicant, addressed concerns surrounding landscaping.

D. Hobson, 360 - 8 Street SE, spoke to concerns regarding property values and form and character.

T. Hobson, 360 - 8 Street SE, spoke to concerns regarding privacy, height concerns, fill, retaining walls and overall building size.

R. Paille, 940 - 2 Avenue SE, spoke to concerns regarding devaluing of property, views and shade.

B. Booth, 321 - 10 Street SE, spoke to concerns regarding building size, shadows and height.

Councillor Wallace Richmond left the meeting at 8:21 p.m.

W. Wilcox, 150 - 10 Street SE, spoke to concerns regarding height and traffic.

W. Nelson, 310 -10 Street SE, spoke to concerns regarding form and character and lack of communication to home owners.

Councillor Wallace Richmond returned to the meeting at 8:23 p.m.

R. Guthrie, 351 - 8 Street SE spoke to concerns regarding size of building, traffic congestion and potential size of development.

20. **HEARINGS** – Continued

2. **Development Permit Application No. DP-407 [Marson Investments Inc. - 361 - 10 Street SE – 12 Unit Residential Development]** – Continued

Councillor Flynn left the meeting at 8:28 p.m. and returned at 8:30 p.m.

M. Olson, the applicant, responded to concerns regarding the addition of fill and the building topography, communication with homeowners, development of property.

Following three calls for submissions and questions from Council, the Hearing was closed at 8:33 p.m. and the motion was:

Councillor Eliason left the meeting at 8:48 p.m. and returned at 8:49 p.m.

CARRIED UNANIMOUSLY

The meeting recessed at 8:54 p.m. and reconvened at 9:00 p.m.

3. **Development Permit Application No. DP-408 [Home Hardware Stores Ltd. / Kehler, J. - 790 Trans Canada Hwy SW – 2 Storage Buildings]**

0413-2016

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: Development Permit No. 408 be authorized for issuance for SW ¼ Section 14 on Plan DD15869, Township 20, Range 10, W6M, KDYD, Except Plans B3939, B6563, 11507, KAP66520 & KAP83423 (790 Trans Canada Highway SW) in accordance with the drawings received September 7, 2016.

The Director of Development Services explained the proposed Development Permit.

Submissions were called for at this time.

J. Kehler, the applicant, outlined the application and was available to answer questions from Council.

M. Testart, 331 - 7 Street SW, requested that the application be deferred to allow for more time to review the application and concerns surrounding parking.

Following three calls for submissions and questions from Council, the Hearing was closed at 9:18 p.m. and the motion was:

CARRIED UNANIMOUSLY

21. **STATUTORY PUBLIC HEARINGS**

Councillor Harrison left the meeting at 9:18 p.m. and returned at 9:20 p.m.

1. **Zoning Amendment Application No. ZON-1070 [Saini, A. and S. - 1761 & 1771 - 9 Avenue NE – R-1 to R-8]**

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

21. STATUTORY PUBLIC HEARINGS - Continued**1. Zoning Amendment Application No. ZON-1070 [Saini, A. and S. - 1761 & 1771 - 9 Avenue NE - R-1 to R-8] - Continued**

Submissions were called for at this time.

A. Saini, the applicant, outlined the application and was available to answer questions from Council.

S. Kostiuk, 760 - 9 Avenue NE, spoke to concerns regarding parking, increase in traffic, snow removal, walking traffic, sidewalks, sewer and engineered storm pit.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4169 was declared closed at 9:30 p.m. and consideration of the next item ensued.

2. Zoning Amendment Application No. ZON-1072 [Hamilton, I. & T. - 3110 - 20 Street NE - R-7 to R-8]

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

Submissions were called for at this time.

T. Hamilton, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4170 was declared closed at 9:31 p.m. and consideration of the next item ensued.

3. Zoning Amendment Application No. ZON-1073 [Scales, S. - 2080 - 5 Avenue SE - R-1 to R-8]

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

Submissions were called for at this time.

S. Scales, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4171 was declared closed at 9:33 p.m.

22. RECONSIDERATION OF BYLAWS**1. Zoning Amendment Bylaw No. 4169 [ZON-1070, Saini, A.; 1761 & 1771 - 9 Avenue NE; R-1 to R-8] - Third Reading**

0414-2016

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4169 be read a third time.

CARRIED UNANIMOUSLY

22. RECONSIDERATION OF BYLAWS – Continued

- 2. Zoning Amendment Bylaw No. 4170 [ZON-1072, Hamilton, I. & T.; 3110 – 20 Street NE; R7 to R-8] – Third and Final Readings**

0415-2016

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4170 be read a third and final time.

CARRIED UNANIMOUSLY

- 3. Zoning Amendment Bylaw No. 4171 [ZON-1073, Scales, S.; 2080 – 5 Avenue SE; R1 to R8] – Third and Final Readings**

0416-2016

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4171 be read a third and final time.

CARRIED UNANIMOUSLY

24. QUESTION AND ANSWER PERIOD

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

25. ADJOURNMENT

0417-2016

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of October 24, 2016, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:40 p.m.

CERTIFIED CORRECT:

“E. JACKSON”
CORPORATE OFFICER

“N. COOPER”
MAYOR

Adopted by Council the 14th day of November, 2016.