



AGENDA

Regular Council Meeting

Monday, June 22, 2015

1:30 p.m.

[Public Session Begins at 2:30 p.m.]

**Haney Heritage Village & Museum
751 Highway 97B SE (Church)**

Page #	Item #	Description
1 - 2	1.	CALL TO ORDER
	2.	IN-CAMERA SESSION
	3.	ADOPTION OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	PRESENTATIONS / DELEGATIONS
3 - 16	1.	Ebony Vardol and Lesley Gurney, Shuswap Food Action Co-op - Proposed Community Gardens at 2870 - 60 Avenue NE
17 - 28	2.	Jim Cooperman - Everything Shuswap
29 - 34	3.	Lindsay Wong and Bill Laird, Downtown Salmon Arm - Beautification and Streetscape(s) in Downtown Salmon Arm
	6.	CONFIRMATION OF MINUTES
35 - 48	1.	Regular Council Meeting Minutes of June 8, 2015
	7.	COMMITTEE REPORTS
49 - 52	1.	Development and Planning Services Committee Meeting Minutes of June 15, 2015
	8.	INTRODUCTION OF BYLAWS
	9.	RECONSIDERATION OF BYLAWS
	10.	CORRESPONDENCE
53 - 54	1.	Informational Correspondence

- | | | |
|---------|------------|--|
| | 11. | STAFF REPORTS |
| 55 – 58 | 1. | Director of Engineering and Public Works – Proposed Community Gardens at 2870 – 60 Avenue NE |
| 59- 60 | 2. | Corporate Officer – 2014 Annual Report |
| | 12. | NEW BUSINESS |
| | 13. | COUNCIL STATEMENTS |
| | 14. | NOTICE OF MOTION |
| | 15. | UNFINISHED BUSINESS AND DEFERRED /TABLED ITEMS |
| | 16. | OTHER BUSINESS |
| 61 – 66 | 1. | UBCM Appointments |
| | 17. | QUESTION AND ANSWER PERIOD |

7:00 p.m.

(Council Chambers of City Hall, 500 – 2 Avenue NE)

Page #	Item #	Description
	18.	DISCLOSURE OF INTEREST
	19.	HEARINGS
	20.	STATUTORY PUBLIC HEARINGS
67 – 82	1.	Official Community Plan Amendment [OCP-4000-24; M. Skjerpen & Gerry Tomporowski Architect Ltd.; 1050 & 1091 – 18 Street NE; HC to HR]
	2.	Zoning Amendment [ZON-1026; M. Skjerpen & Gerry Tomporowski Architect Ltd.; 1050 & 1091 – 18 Street NE; R-1 to R-5]
83 – 98	3.	Official Community Plan Amendment [OCP-4000-25; 566562 BC Ltd.; 131 Harbourfront Drive NE; CC to MR]
	4.	Zoning Amendment [ZON-1027; 566562 BC Ltd.; 131 Harbourfront Drive NE; C-6 to R-4]
99 – 110	5.	Zoning Amendment [ZON-1029; Churches of Salmon Arm used Goods Society; 350, 360, 380 & 390 Fraser Avenue NW; M-2 to C-2]
111 – 118	6.	Zoning Amendment [ZON-1030; S. Wenger & M. Van Chadwick; 2481 – 4 Avenue SE; R-1 to R-8]

21. **RECONSIDERATION OF BYLAWS**
 - 119 - 122 1. Official Community Plan Amendment Bylaw No. 4099 [OCP-4000-24; M. Skjerpen & Gerry Tomporowski Architect Ltd.; 1050 & 1091 - 18 Street NE; HC to HR] - Third Reading
 - 123- 126 2. Zoning Amendment Bylaw No. 4100 [ZON-1026; M. Skjerpen & Gerry Tomporowski Architect Ltd.; 1050 & 1091 - 18 Street NE; R-1 to R-5] - Third Reading
 - 127 - 130 3. Official Community Plan Amendment Bylaw No. 4101 [OCP-4000-25; 566562 BC Ltd.; 131 Harbourfront Drive NE; CC to MR] - Third Reading
 - 131 - 134 4. Zoning Amendment Bylaw No. 4102 [ZON-1027; 566562 BC Ltd.; 131 Harbourfront Drive NE; C-6 to R-4] - Third Reading
 - 135 - 138 5. Zoning Amendment Bylaw No. 4103 [ZON-1029; Churches of Salmon Arm used Goods Society; 350, 360, 380 & 390 Fraser Avenue NW; M-2 to C-2] - Third Reading
 - 139 - 142 6. Zoning Amendment Bylaw No. 4104 [ZON-1030; S. Wenger & M. Van Chadwick; 2481 - 4 Avenue SE; R-1 to R-8] - Third and Final Readings
22. **QUESTION AND ANSWER PERIOD**
- 143 - 144 23. **ADJOURNMENT**

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Item 2.

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Lavery

Seconded: Councillor Jamieson

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

Vote Record

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

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

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Item 5.1

CITY OF SALMON ARM

Date: June 22, 2015

PRESENTATION

NAME: Ebony Vardol and Lesley Gurney, Shuswap Food Action Co-op

TOPIC: Proposed Community Gardens at 2870 – 60 Avenue NE

Salmon Arm Community Garden

A PARTNERSHIP OF:

SHUSWAP FOOD ACTION CO-OP &
SHUSWAP FAMILY RESOURCE CENTRE



Who are we?

- ▶ **Shuswap Food Action Co-op**



Mission: to empower each and every citizen of the Shuswap through Education, Advocacy and Action to create a model community where everyone has access to healthy, affordable food in a successful food economy.

- ▶ **Shuswap Family Resource Centre**



Philosophy: We support families and individuals of all cultures and socio-economic backgrounds. We provide programs delivered individually or in groups as well as providing a referral service to other services found in the community of Salmon Arm and surrounding areas. We work with individual and family strengths to encourage personal growth, wellness and positive change. We seek innovative and best practices approaches to finding solutions to issues in our community.

- ▶ **Lesley Gurney** – Property owner

Why do we need a community garden in Salmon Arm?



A community garden will provide a place for:

- ▶ Belonging and Leadership
- ▶ Learning – gardening skills and education on environmental issues such as water conservation and supporting local food systems
- ▶ Health and Wellness
- ▶ Addressing social and economic inclusion issues*

*Cost of Eating Report 2011 (<http://www.dietitians.ca/Dietitians-Views/Food-Security/Individual-and-Household-Food-Insecurity/The-Cost-of-Eating-in-British-Columbia.aspx>)

Land:

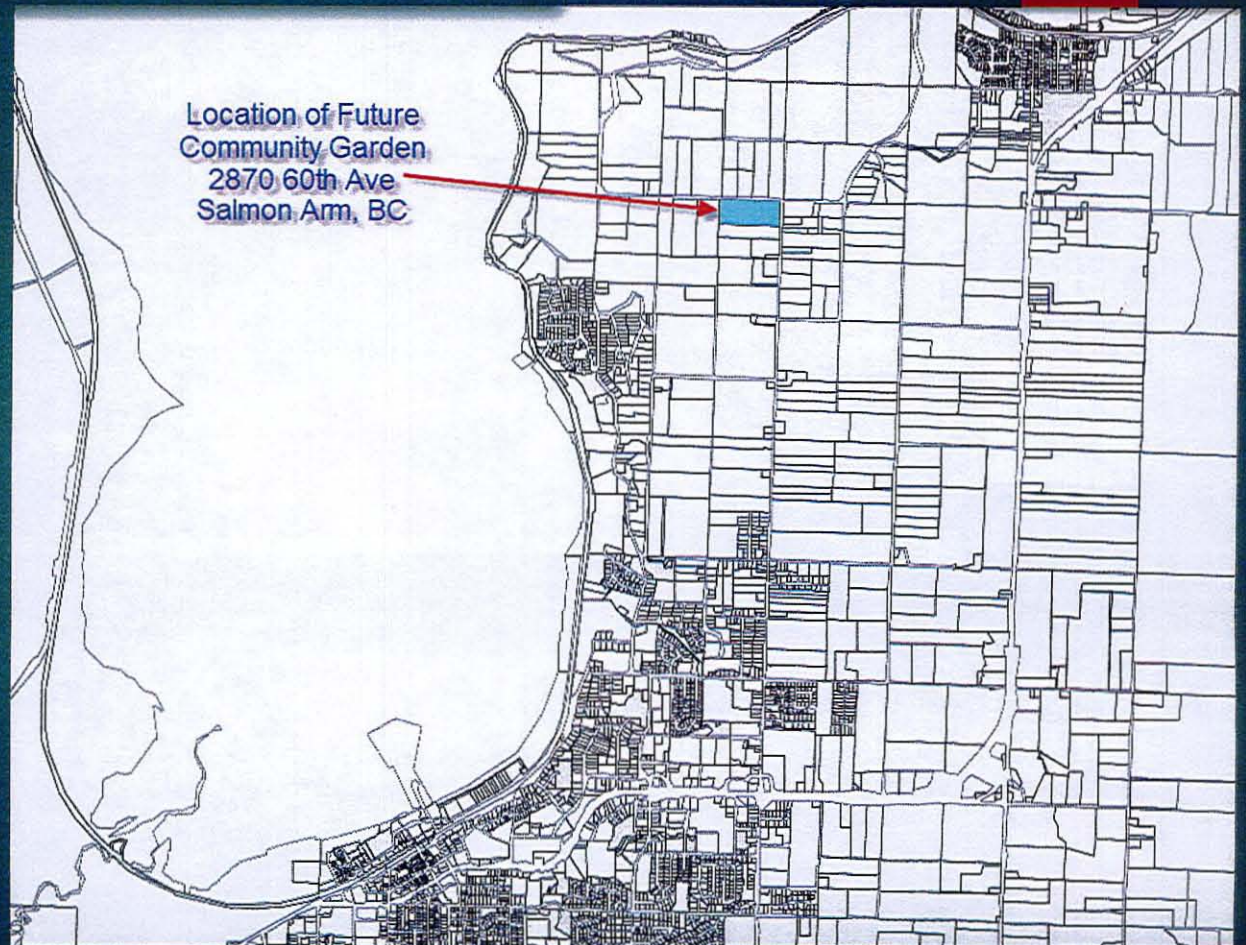
- ▶ 1 acre of level, ALR land has been donated for this use and will be leased by the Shuswap Food Action Co-op and Shuswap Family Resource Centre for the purpose of establishing a community garden



Location:

► Benefits:

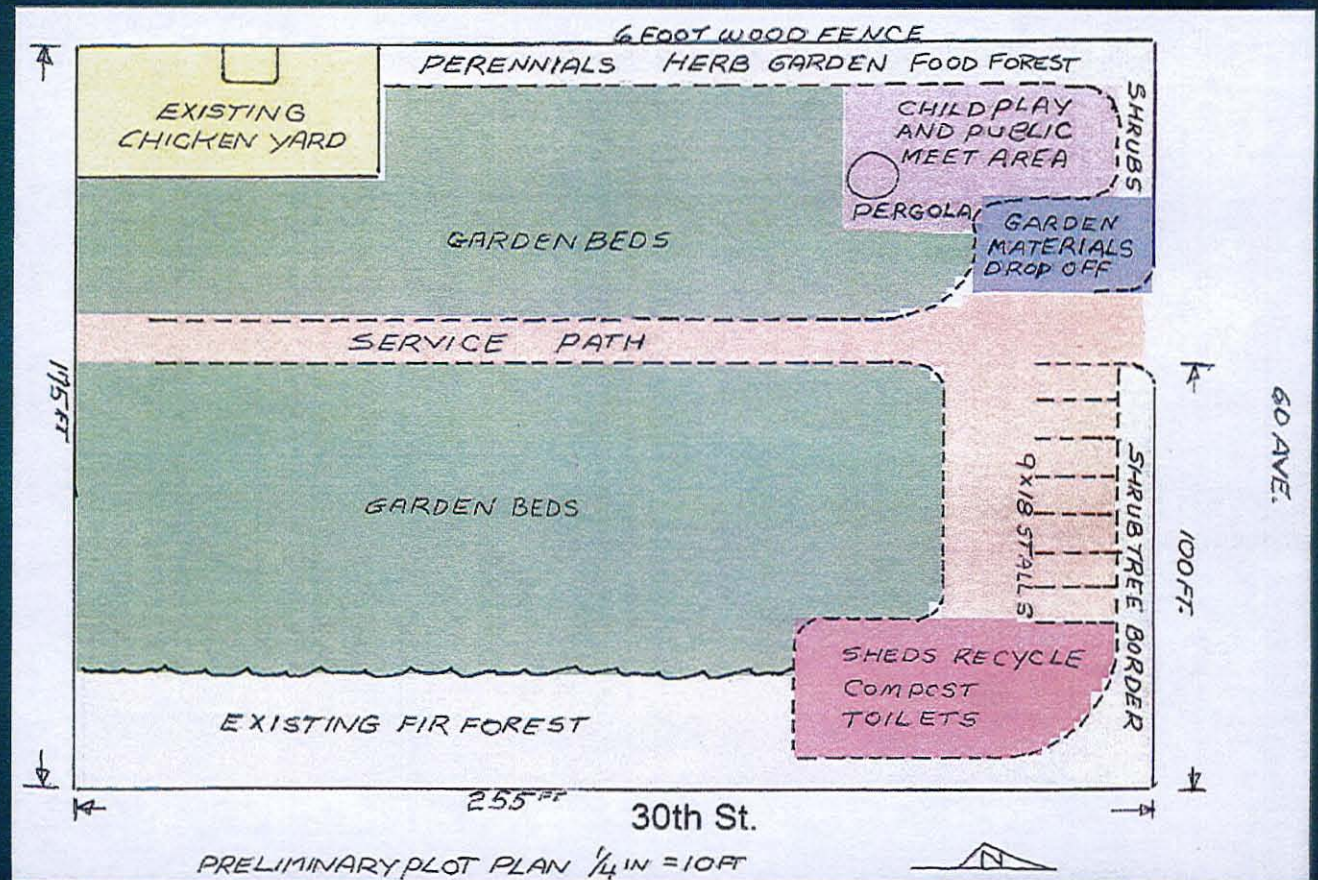
- Level ALR land
- Existing cherry trees
- Donated (rent free)
- On bus route
- Fenced
- Within City water system



Property



Preliminary Site Plan



Preliminary design

Garden design includes:

- ▶ Garden plots
- ▶ Service lane
- ▶ Perennial food forest (fruit & nut bushes and trees)
- ▶ Native plant demonstration garden
- ▶ Off-street parking with access off 60th Ave NE
- ▶ Materials drop-off area
- ▶ Staging area including privy, compost, garbage and recycling, toolshed, meeting area, children's play area



Access to the garden:



The Centre would be able to offer opportunities and education on growing, preparing and preserving local food. These programs are open to anyone.

The garden will be accessible via programming operated by the Shuswap Family Resource Centre.



Garden Operations

- ▶ The garden will be designed and constructed primarily by volunteers. Ongoing operations would be maintained on a seasonal basis through a part time garden coordinator position.



Funding

- ▶ Project Budget - \$30,000
- ▶ Walmart-Evergreen Green Grant - \$10,000
- ▶ Ongoing Fundraising
- ▶ In-Kind Donations
- ▶ Volunteer time



Other places to learn from...

- ▶ Invermere Ground Swell
- ▶ Kaslo Community Garden
- ▶ Sorrento Centre
- ▶ Kamloops Community Gardens
- ▶ Vernon Community Gardens
- ▶ Vancouver
- ▶ Surrey
- ▶ Richmond



How can City of Salmon Arm help?

Invitation to Partner

Request for In-Kind Support – water connection to be used exclusively for the community garden



Item 5.2

CITY OF SALMON ARM

Date: June 22, 2015

PRESENTATION

NAME: Jim Cooperman

TOPIC: Everything Shuswap

OUTLINE:

REQUEST:

Hi Caylee,

I wish to make a presentation to the city council regarding the Everything Shuswap education project. We are requesting \$1,000 from the council to be put to our goal of \$22,000 needed to publish the book.

To date, we have raised over half of the funds required, including \$6,000 from the CSRD, \$1,000 from the Salmar Association, \$500 from the Adams Lake Indian Band, \$500 from Shuswap Naturalists, \$300 from the Fraser Basin Council and much more from generous individuals.

I have enclosed the brochure about the project and note that all of the city councillors received a hard copy of the brochure over a month ago. Also, the recent news article is below.

Thank you for your interest.

Cheers, Jim

=====

Jim Cooperman,
1497 Lee Creek Drive
Lee Creek, B.C., V0E 1M4
250-679-3693, cell 319-4197
jcoop@ribaa.ca,
www.shuswapwatershed.ca
www.shuswappassion.ca
=====

Book all about the Shuswap

- by [Barb Brouwer - Salmon Arm Observer](#)
- posted May 13, 2015
- <http://www.saobserver.net/news/303603661.html>

The Shuswap draws many visitors makes many of its full-time residents feel smug. More than that, the Shuswap is a complex system of micro-climates, ecology and geology – an area that has also been impacted by humans.

This is the focus of *Everything Shuswap*, the first book in a three-part series by Jim Cooperman.

President of the Shuswap Environmental Action society (SEAS), a historian and columnist, Cooperman's love for the Shuswap is evidenced by his actions on the region's behalf.

Based on the principle of bioregionalism that fosters a sense of place, *Everything Shuswap's* overall viewpoint is that the Shuswap is the best place in which to live.

Cooperman says the book is designed to support education with a focus on facts.

Project goals include:

- to provide accurate geographical knowledge;
- improve geographical literacy;
- foster greater appreciation and respect;
- help raise the profile of the Shuswap;
- Encourage tourism and settlement and
- raise funds to support volume two.

After taking the reader on a tour of the watershed, the first volume addresses the geology and ecology of the Shuswap, followed by a look at the Secwepemc First Nation and the history of settlement.

Volume two will examine Shuswap communities, the economy and arts and culture.

With the need to raise sufficient funds to publish the book, Cooperman recently pitched his project to the board of directors of the Columbia Shuswap Regional District and will be meeting with Shuswap MLA Greg Kylo.

School District #83 superintendent Glenn Borthistle attended the April 23 CSRD board meeting to lend his support.

“This book will serve as a local learning resource in support of curriculum and will be available to all of our students and teachers,” he told directors. “Students will have access to the digital research materials that were gathered in the course of compiling the book and will be involved in ongoing research and will benefit directly as revenue from sales of the book will go directly to support this program.”

School District #83 trustees have since given *Everything Shuswap* their blessing.

“The School District is excited about the opportunities provided by *Everything Shuswap* for the school system and for our region,” said Borthistle, who notes the district is not providing financial support at this time. “Part of the agreement is we will receive a number of copies for the library and reference use and in class, and of money raised, half will go to our outdoor education program.”

Cooperman is very pleased with the school board support and says many teachers have expressed excitement at the prospect of up-to-date, relevant information for their classrooms.

More funds are needed to move the project forward. To contribute, visit www.everythingshuswap.ca

Once printed, books will be available in the *Observer* office and at the Chamber of Commerce.

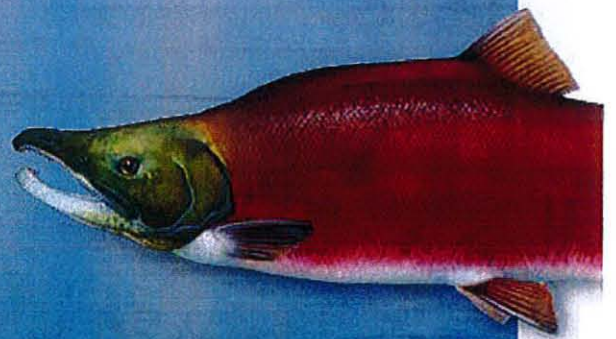
A GEOGRAPHIC HANDBOOK - VOLUME 1

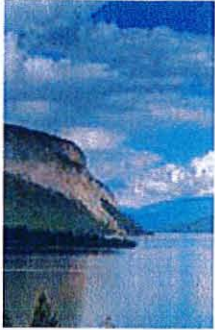
EVERYTHING SHUSWAP

BY JIM COOPERMAN

An invitation to support a book
about one of Canada's least known
yet most remarkable regions

Foreword by Alan Haig-Brown





A book long overdue

It is one thing to travel through a landscape, quite another to be part of it. Anyone can look out the car window and enjoy the view while driving through the beautiful Shuswap region of British Columbia, but to really be in that landscape you have to understand its human and natural history.

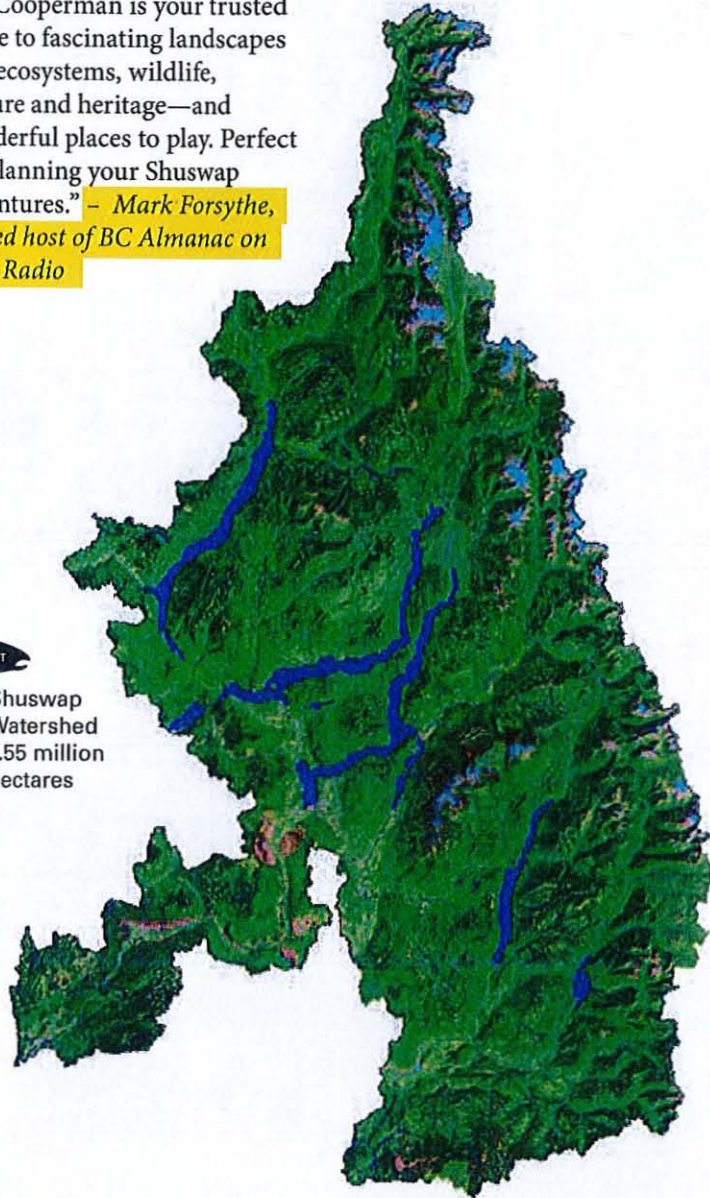
That's the journey Jim Cooperman seeks to take you on in this deeply researched and keenly observed book. Everything Shuswap explores the region's rich eco-types and its interwoven historical record. It's a textbook for understanding one of the most beautiful and least understood landscapes in B.C.—and it should be mandatory reading for anyone who lives in or visits the Shuswap.” — *Mark Hume, author of Adam's River and other books*

“The Shuswap finally gets its due! Jim Cooperman is your trusted guide to fascinating landscapes and ecosystems, wildlife, culture and heritage—and wonderful places to play. Perfect for planning your Shuswap adventures.” — *Mark Forsythe, retired host of BC Almanac on CBC Radio*



IT'S A FACT

Shuswap Watershed
1.55 million hectares



“The Shuswap is one of the most spectacular and diverse regions of British Columbia, from the sunlit ponderosa pine parklands of the western reaches to the lichen-draped rainforests in the east. Jim Cooperman brings natural history and human history alive to create a remarkable guide to this remarkable area. Everything Shuswap is clearly the result of years of research, a labour of love and caring.” — *Dick Cannings, ecologist, bird biologist, nature writer*



More than a book, a unique project

Everything Shuswap is a unique project facilitated by a partnership between the author, the North Okanagan Shuswap-School District #83 and the local publishing company, Shuswap Press.

The author, Jim Cooperman, has gifted his work to the School District, so that all funds raised will be dedicated to support outdoor learning in the Shuswap. He has been working on the project for the ten years his column, Shuswap Passion has been published in the Market News. In addition, he plans to provide all the digital research materials to the local schools.

Local teachers are thrilled that they will finally have resources available to support their efforts to promote learning activities about

our region. In addition to serving as curriculum support material for the grade 10 social studies class, Everything Shuswap will become a resource book for all the schools in the district.

funds raised will support outdoor learning

Outdoor learning is growing in the Shuswap. Last year over 300 students from 11 classes attended the second "Outdoor Awesome" event at Little Mountain Park. They were engaged in many types of outdoor activities, including

fire making, bird identification and shelter building. In May 2014, 15 teachers received training by experienced outdoor interpreters. More students will benefit as the outdoor learning program expands thanks to the increased funding made available from sales of Everything Shuswap.

In addition to providing much needed curriculum support and reference materials for grades 6 to 12, the Everything Shuswap publishing project will make a contribution to the larger community by helping publish the first comprehensive book about the Shuswap, which will enrich residents, promote tourism and attract settlement.

A book about ecology

Few people have visited this remarkable, ancient, pristine forest at the headwaters of the river. – *Upper Seymour River Provincial Park, 1992 JC.*

Excerpt from Chapter Three Ecology

Through a series of workshops after the LRMP was completed, representatives from government, industry and environmental groups placed the available hectares in each landscape area, with the primary focus to create the largest areas possible. Decisions on placement were based on where it made the most sense to protect biodiversity, such as increasing protection around streams and lakes, adjacent to parks and in key wildlife habitat. The forest companies deserve praise for their efforts to help design an old growth retention plan that benefited the environment.



Close-up sub-drainage map show the protected old growth forest in brown, now used for skiing, hiking, wildlife and protecting the drinking watershed of Salmon Arm. (see shuswapwatershed.ca/maps)

For the Shuswap, this means that in addition to the approximately 40,000 hectares of new parks created in 2001, there were an additional 58,000 hectares of old growth forests protected, with nearly 20,000 hectares inside the "working forest." Also, as part of the effort to improve protection for the endangered mountain caribou, an additional 10,000 hectares were protected in the Anstey and Seymour watersheds.

There are a number of larger and more significant stands of old growth forests protected, which also protected other key forest values including water and recreation. In the Larch Hills cross-country ski area there are over 3,000 hectares of old growth cedar/hemlock forests protected that are also part of the Salmon Arm community watershed.

The approximately 300-page book includes

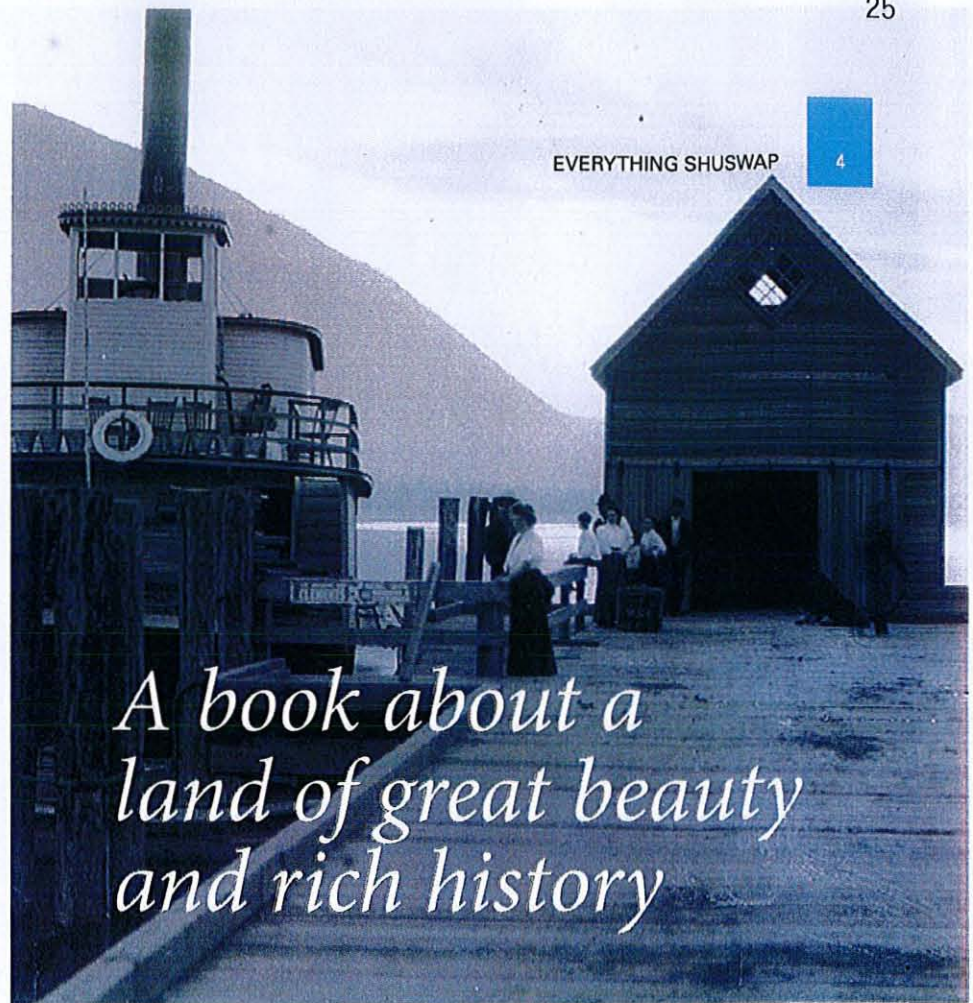
Stunning photos by some of the Shuswap's most outstanding photographers

Graphs, statistics and charts designed specifically to educate readers about the Shuswap

Maps that illustrate key features not seen elsewhere, including historical maps

Historical black and white photos from local museums

Complete index to aid research



A book about a land of great beauty and rich history

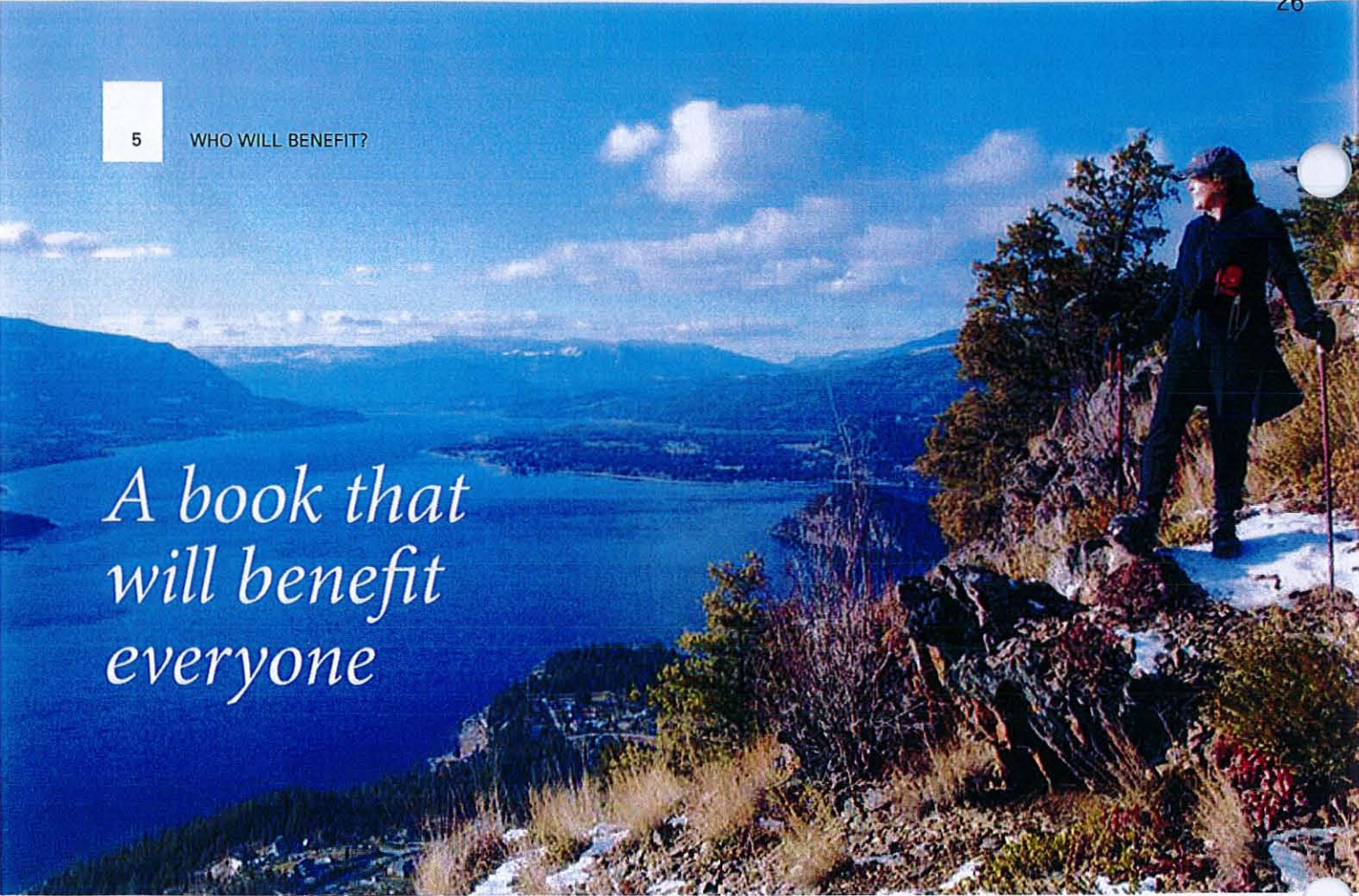
SS Andover at the Salmon Arm wharf, circa 1909 – photo by Rex Lingford
courtesy of R.J. Haney Heritage Museum and Archives

The Shuswap, a land of great beauty and rich history, has and continues to be a rich stage for natural and human history. Reading this book has given me new impetus to follow the trails and view the places that the author has brought to such vibrant life. – *From the Foreword by Alan Haig-Brown*

In **Chapter One**, *Everything Shuswap* takes the reader on a tour through the watershed, one sub-drainage at a time, using specially designed maps, spectacular colour photos, and evocative, descriptive prose.

Chapter Two describes in layman terms the geological underpinnings of the Shuswap's diverse landscape and provides brief histories of most of the attempted local mining projects and the few successful ones. **Chapter Three** provides the reader with an overview of the Shuswap's complex ecology and provides insight into

how its diverse geography provides habitat for a wide range of species. **Chapter Four** examines the history of the Secwepemc people who have lived here for over 9,000 years and offers the reader a better understanding of their sustainable and egalitarian lifestyle, as well as the injustices they have endured. **Chapter Five** is the first ever early history of the entire Shuswap and focuses on the factors behind settlement that resulted in how our communities are geographically situated today.



*A book that
will benefit
everyone*

Who will benefit?

1 **Local residents** will have a comprehensive, authoritative source of local information that will enable them to be well informed about the region they live in. Thus, they will gain appreciation and respect for their home place.

2 **Students** will have a learning resource that will help them better understand local geography and help them make decisions in the future. There will be added funding to support outdoor learning.

3 **First Nations** will benefit as their over 9,000 year long history will become better understood and thus will receive greater recognition and appreciation.

4 **Tourists** will have something meaningful to purchase and take home to show their families and friends what a marvelous region we live in.

5 **Local businesses** will benefit in the long run, as the word spreads through the book about the wonders of the Shuswap and its many attributes that

make it a desirable place to live for both families and the growing ranks of retired people.

6 **Canadian citizens** will benefit as they will finally have a book to purchase about a region of British Columbia that to date has not been well known, other than in Alberta.

7 **Local governments** will benefit as they will have a valuable resource book to share and promote our region with visitors, colleagues and leaders in other jurisdictions.

How you can help



As the co-publisher, the North Okanagan-Shuswap School District is offering an opportunity for local governments, organizations, businesses and individuals to help sponsor the production of Everything Shuswap and thus help support outdoor learning. The names of all supporters, sponsors and patrons of the project will be recognized in the book. As well, those who contribute will receive signed copies of the book. All contributors who require a charitable tax receipt will receive one from the school district.

Sponsorship Levels

\$100	\$200	\$500	\$1,000	> \$1,000
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YES! - We want to contribute to the \$22,000 needed to publish Everything Shuswap

Name/Organization

Mailing Address

Phone

E-mail

Please make cheques payable to:

North Okanagan-Shuswap School District #83

Mailing Address: Box 129, Salmon Arm, B.C V1E 4N2

Contributors will receive one book per hundred dollars. Visit everythingshuswap.ca

A book you can help make happen





Wright Lake, Anstey Hunakwa Provincial Park. Photo by Myron Kozak

A book people are talking about

Everybody needs a sense of place. The people who live in the Shuswap, have a varied and long history. Their "place" is told in the book, *Everything Shuswap*. In a fast world focussed on the here and now, there is still a place for this book that tells the story of the mountains, waterways and people. – *Robert Matthew, Secwepemc Nation, Chief Atahm School Principal*

Everything Shuswap takes us on an important journey into the story of the Shuswap, and in doing so, helps us to consider our own place in the land and the future of that story. As well the book inspires us to work together to ensure future generations continue to appreciate and care for this remarkable place. – *Phil McIntyre-Paul, Executive Director, The Shuswap Trail Alliance*

I cannot think of writer more knowledgeable about the Shuswap than Jim Cooperman. *Everything Shuswap* is a book long overdue and much needed, and is sure to be one of the most important volumes on the geography of Western Canada in the 21st century. – *James Barmby, PhD, Dean, Shuswap-Revelstoke Region, Okanagan College*

I am very excited to incorporate the book *Everything Shuswap* into my classes. From my experience, students are more engaged in the subject matter when the material being presented in class is related to something they are familiar. I am anticipating this book will enrich students learning experience and provide a stronger understanding of our community.

– *Dave Ramsay, Science Teacher, Salmon Arm Secondary*

Jim Cooperman has been writing about the environment, geography and history of the Shuswap for years. His book, *Everything Shuswap*, is an ambitious project and will add substantial content to other out-of-print resources. Recording history should be a continuous collection of information.

As many of the existing accounts of the region were written decades ago, the timely publication of *Everything Shuswap* will fill a significant gap. – *Deborah Chapman, Curator, R.J. Haney House Heritage Village and Museum*

**EVERYTHING
SHUSWAP**

Item 5.3

CITY OF SALMON ARM

Date: June 22, 2015

PRESENTATION

NAME: Lindsay Wong and Bill Laird, Downtown Salmon Arm

TOPIC: Beautification and Streetscape(s) in Downtown Salmon Arm

OUTLINE:

REQUEST:

downtown SALMON ARM

Mayor and Council
City of Salmon Arm
PO Box 40
Salmon Arm, BC V1E 4N2

June 15, 2015

Dear Mayor and Council

RE: DSA Spring Walk-Around Report 2015

Thank you for the opportunity to present highlights of our report and to say 'thank-you' for working hard to help maintain and beautify the downtown.

Bill Laird and I began this program in May 2014. At a similar time this year, we walked around the downtown core to note key issues concerning beautification and safety. We note that certain areas require maintenance, like weeding or repairing trip hazards.

After the Walk-Around this year, we met with City Staff - Rob Niewenhuizen, Rob Hein and Jason Chernoff. We had the opportunity to review our report with them.

The stand out for us was the accomplishments that the Staff have achieved in:

- ✓ Replacing garbage cans (see photo)
- ✓ Refinishing park benches (see photo)
- ✓ Tidying up People's Corner (see photo)
- ✓ Weeding in the tree grates
- ✓ Beautiful flowers planted at the Ross Street Parking Lot (see photo)
- ✓ Staining Ross Street Stage Roof
- ✓ Inventory of the trees – Report by CropHealth Advising & Research

We note these accomplishments as well as bring areas of continued concern to the City:

- ✓ Maintenance and upkeep of CPR Lot
- ✓ Maintenance and upkeep of Rogers Communications Lot (see photo)
- ✓ Trip hazards with settlement of paving stones

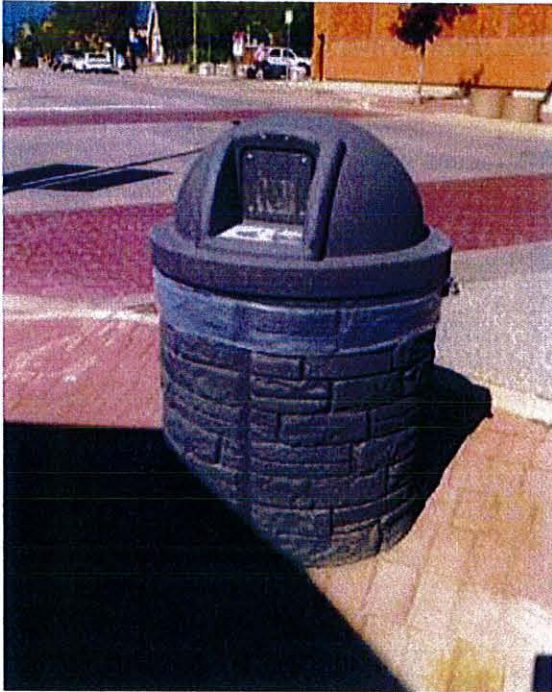
Most of all, it's the ability to communicate positively and provide our support to City Staff.

In conclusion, the Board of Directors wishes to 'Thank-you' for helping to keep downtown Salmon Arm a safe and beautiful place and supporting our initiatives as we continue to develop a compelling downtown experience.

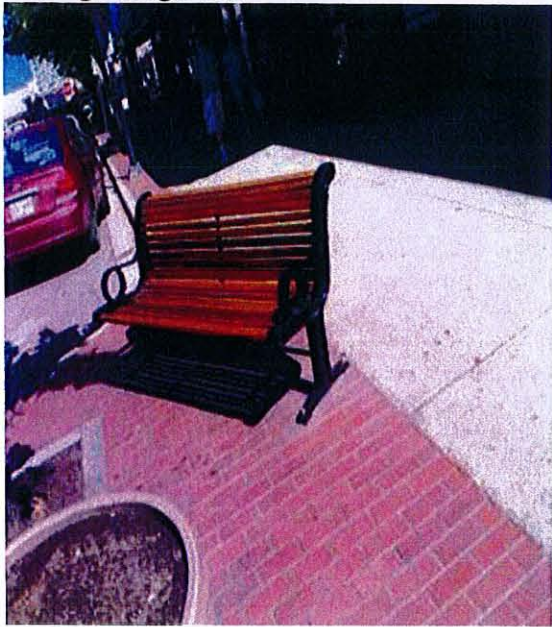
Thank you.
Respectfully
Lindsay Wong
Manager

DOWNTOWN SALMON ARM
402 – 251 TRANSCANADA HIGHWAY NW
SALMON ARM, BRITISH COLUMBIA V1E 3B8

downtown **SALMON ARM**



New garbage can



Refinished bench

DOWNTOWN SALMON ARM
402 - 251 TRANSCANADA HIGHWAY NW
SALMON ARM, BRITISH COLUMBIA V1E 3B8

downtown **SALMON ARM**



People's Corner – concrete caps replaced and graffiti removed



Beautiful flowers planted along Lakeshore Drive

DOWNTOWN SALMON ARM
402 – 251 TRANSCANADA HIGHWAY NW
SALMON ARM, BRITISH COLUMBIA V1E 3B8

downtown **SALMON ARM**



Rogers Communication Lot

DOWNTOWN SALMON ARM
402 – 251 TRANSCANADA HIGHWAY NW
SALMON ARM, BRITISH COLUMBIA V1E 3B8

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Item 6.1

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: the Regular Council Meeting Minutes of June 8, 2015, be adopted as circulated.

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

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, June 8, 2015.

PRESENT:

Deputy Mayor A. Harrison
Councillor K. Flynn
Councillor C. Eliason
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

ABSENT:

Mayor N. Cooper

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0188-2015

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 1:37 p.m.
Council recessed until 2:30 p.m.

3. REVIEW OF AGENDA

Addition under item 10.3 The Salmon Arm and Shuswap Lake Agricultural Association - letter dated June 7, 2015 - Canada 150 Infrastructure Program

Additional information under item 11.4.1 C. Forman, Event Coordinator, Salmon Arm Soccer Tournament - email dated June 7, 2015 - Beer Garden Information

Addition under item 20.1 F. & C. Martell - email dated June 8, 2015 - Rezoning Application on 20 Street NE

4. **DISCLOSURE OF INTEREST**

No interest was declared.

5. **PRESENTATIONS / DELEGATIONS**

1. **Scott West, Future Staff Sergeant and Andrew Hunter, Sergeant, Salmon Arm RCMP Detachment - Update**

Sergeant Andrew Hunter of the Salmon Arm RCMP detachment introduced future Staff Sergeant Scott West and provided a report to Council including number of offences, increases and decreases to certain areas of crimes, and answered questions from Council. Council welcomed Future Staff Sergeant Scott West; who then introduced himself to Council.

2. **Ryan Little, Regional Transit Manager, BC Transit - Update**

Ryan Little, Regional Transit Manager of BC Transit provided an update on the transit system in Salmon Arm. He was available to answer questions from Council.

3. **Doug Adams, Board Member, R. J. Haney Heritage Village and Museum - The Canada 150 Community Infrastructure Program/Montebello Project**

Doug Adams, Board Member and Susan Mackie, General Manager outlined the request from the R.J. Haney Heritage Village and Museum for the City to name the Montebello Project as its Canada 150 Project. He was available to answer questions from Council.

0189-2015

Moved: Councillor Flynn

Seconded: Councillor Eliason

WHEREAS: the R. J. Haney Heritage Village and Museum is a valuable cultural asset to the City of Salmon Arm;

AND WHEREAS: the Montebello Project will recreate a 1914 downtown Salmon Arm streetscape that will celebrate the unique heritage and historical values of the City of Salmon Arm and leave a lasting legacy for future generations;

AND WHEREAS: the property is being managed on behalf of the City in an efficient and effective manner by the Salmon Arm Museum and Heritage Association;

THEREFORE BE IT RESOLVED THAT: Council support the application by the Salmon Arm Museum and Heritage Association to the Canada 150 Community Infrastructure Program for the R. J. Haney Heritage Village and Museum Montebello Project;

AND THAT: the City of Salmon Arm proclaim the R. J. Haney Heritage Village and Museum Montebello Project as its cornerstone Canada 150 Community Infrastructure Program project;

AND FURTHER THAT: Council include in the 2016 Budget building permit related costs for the Montebello Project - 1914 Salmon Arm streetscape to a maximum of \$10,000.00.

CARRIED UNANIMOUSLY

6. CONFIRMATION OF MINUTES**1. Regular Council Meeting Minutes of May 25, 2015**

0190-2015 Moved: Councillor Flynn
 Seconded: Councillor Jamieson
 THAT: the Regular Council Meeting Minutes of May 25, 2015, be adopted as
 circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS**1. Development and Planning Services Committee Meeting Minutes of June 1, 2015**

0191-2015 Moved: Councillor Lavery
 Seconded: Councillor Eliason
 THAT: the Development and Planning Services Committee Meeting Minutes of
 June 1, 2015, be received as information.

CARRIED UNANIMOUSLY

2. Social Issues Committee Meeting Minutes of April 21, 2015

0192-2015 Moved: Councillor Wallace Richmond
 Seconded: Councillor Jamieson
 THAT: the Social Issues Committee Meeting Minutes of April 21, 2015, be
 received as information.

CARRIED UNANIMOUSLY

3. Community Heritage Commission Meeting Minutes of April 24, 2015

0193-2015 Moved: Councillor Wallace Richmond
 Seconded: Councillor Eliason
 THAT: the Community Heritage Commission Meeting Minutes of April 24,
 2015, be received as information.

CARRIED UNANIMOUSLY

0194-2015 Moved: Councillor Wallace Richmond
 Seconded: Councillor Eliason
 THAT: the 2015 Budget in the 2015 - 2019 Financial Plan be amended to provide
 for a Heritage Tea & Tour for \$500.00 funded from a Reserve for same;

AND THAT: Pat Kassa be provided with funds to a maximum \$500.00 for
upfront costs associated with the Heritage Tea and Tour and that a reconciliation
(with receipts) be provided to the City of Salmon Arm following the 2016
Heritage Tour.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS – Continued4. Agricultural Advisory Committee Meeting Minutes of May 13, 2015

0195-2015

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: the Agricultural Advisory Committee Meeting Minutes of May 13, 2015, be received as information.

CARRIED UNANIMOUSLY8. INTRODUCTION OF BYLAWS1. Official Community Plan Amendment Bylaw No. 4099 [OCP-4000-24; M. Skjerpen & Gerry Tomporowski Architect Ltd.; 1050 & 1091 – 18 Street NE; HC to HR] – First and Second Readings

Councillor Wallace Richmond left the meeting at 3:44 p.m.

0196-2015

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4099 be read a first and second time;

AND THAT: pursuant to Section 879 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;

AND FURTHER THAT: pursuant to Section 882 (3) (a) of the Local Government Act, Council has considered this Official Community Plan amendment in conjunction with:

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

Councillor Wallace Richmond returned to the meeting at 3:47 p.m.

CARRIED UNANIMOUSLY2. Zoning Amendment Bylaw No. 4100 [ZON-1026; M. Skjerpen & Gerry Tomporowski Architect Ltd.; 1050 & 1091 – 18 Street NE; R-1 to R-5] – First and Second Readings

0197-2015

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4100 be read a first and second time;

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

CARRIED UNANIMOUSLY

8. INTRODUCTION OF BYLAWS – Continued

3. Official Community Plan Amendment Bylaw No. 4101 [OCP4000-25; 566562 BC Ltd./ M. Skjerpen; 131 Harbourfront Drive NE; CC to MR] – First and Second Readings

0198-2015

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4101 be read a first and second time;

AND THAT: pursuant to Section 879 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;

AND FURTHER THAT: pursuant to Section 882 (3) (a) of the *Local Government Act*, Council has considered this Official Community Plan amendment in conjunction with:

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

CARRIED UNANIMOUSLY

4. Zoning Amendment Bylaw No. 4102 [ZON-1027; 566562 BC Ltd./ M. Skjerpen; 131 Harbourfront Drive NE; C-6 to R-4] – First and Second Readings

0199-2015

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4102 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* covenant(s) registered on title ensuring compliance with Riparian Areas Regulation: Assessment Report Number 204, saving the city harmless from any liability or damages that may arise in the future; and
2. Approval by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

5. Zoning Amendment Bylaw No. 4103 [ZON-1029; Churches of Salmon Arm used Goods Society; 350, 360, 380 & 390 Fraser Avenue NW; M-2 to C-2] – First and Second Readings

0200-2015

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4103 be read a first and second time;

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

CARRIED UNANIMOUSLY

8. INTRODUCTION OF BYLAWS - Continued

6. Zoning Amendment Bylaw No. 4104 [ZON-1030; S. Wenger & M. Van Chadwick; 2481 - 4 Avenue SE; R-1 to R-8] - First and Second Readings

0201-2015

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4104 be read a first and second time.

CARRIED UNANIMOUSLY9. RECONSIDERATION OF BYLAWS

1. Fee for Service Amendment Bylaw No. 4097 [Water Meter Rates] - Final Reading

0202-2015

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the bylaw entitled Fee for Service Amendment Bylaw No. 4097 be read a final time.

CARRIED UNANIMOUSLY

2. Sterile Insect Release [SIR] Program Parcel Tax Amendment Bylaw No. 4098 - Final Reading

0203-2015

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: the bylaw entitled Sterile Insect Release [SIR] Program Parcel Tax Amendment Bylaw No. 4098 be read a final time.

CARRIED UNANIMOUSLY10. CORRESPONDENCE

1. Informational Correspondence

For information.

4. K. Cannon - email dated May 21, 2015 - Zebra and Quagga Mussels

0204-2015

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: a letter be sent to the Federal and Provincial Governments encouraging continued funding and boat inspection stations at the provincial borders to prevent invasive mussels from entering B.C.

CARRIED UNANIMOUSLY

10. CORRESPONDENCE – Continued2. Economic Development Society – Contract Renewal

Lana Fitt, Economic Development Society provided an update and outlined the contract renewal request. She was available to answer questions from Council.

Councillor Jamieson left the meeting at 4:35 p.m. and returned at 4:36 p.m.

0205-2015

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Mayor and Corporate Officer be authorized to execute a new contract with the Salmon Arm Economic Development Society for the term July 1, 2015 to December 31, 2019 (four and a half years) under the current terms and conditions.

CARRIED UNANIMOUSLY

11. STAFF REPORTS1. Chief Financial Officer – Loan Authorization Bylaw No. 3408 - \$460,000.00

0206-2015

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: Council authorize the payout of the Foreshore Promenade Debenture Debt (authorized by Loan Authorization Bylaw No. 3408) in the amount of \$274,534.35 effective October 31, 2015;

AND THAT: the 2015 Budget contained in the 2015 to 2019 Financial Plan be amended to provide for revenue of approximately \$53,620.00 pursuant to the Developer Agreement executed in 2003 and to transfer same to the Debt Retirement (Foreshore Promenade) Reserve;

AND THAT: the 2015 Budget contained in the 2015 to 2019 Financial Plan be amended to reflect this debenture payout funded from the Debt Retirement (Foreshore Promenade) Reserve;

AND FURTHER THAT: the 2015 Budget contained in the 2015 to 2019 Financial Plan be amended to provide for the refund of MFA Debt Reserve of approximately \$6,500.00 and the remaining balance in the Debt Retirement (Foreshore Promenade) Reserve of approximately \$6,770.00 and that same be transferred to the 10 Avenue SW Road Project Reserve.

CARRIED UNANIMOUSLY

2. Chief Financial Officer – 2016/2017 RCMP Funding (2016 Budget)

0207-2015

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the City of Salmon Arm approve in principle the 2016/2017 budget of \$3,468,778.00 under the Municipal Policing Contract of which the City is responsible for 90% thereof;

AND THAT: the City of Salmon Arm advise that it has not approved or authorized any increases to member strength.

CARRIED UNANIMOUSLY

17. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 5:16 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

Deputy Mayor A. Harrison
Councillor K. Flynn
Councillor C. Eliason
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

ABSENT:

Mayor N. Cooper

18. DISCLOSURE OF INTEREST

No interest was declared.

19. HEARINGS

1. **Development Variance Permit Application No. VP-417 [I. & L. Wickett; 530 Old Auto Road SE; Setback Variance]**

0208-2015

Moved: Councillor Lavery
Seconded: Councillor Flynn
THAT: Development Variance Permit No. VP-417 be issued for Lot 2, Plan 14206, Sec. 14, Tp. 20, R. 10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

- 1) Section 6.11.4 - decrease the minimum setback of an accessory building from the exterior side parcel line from 6.0 metres to 0.9 metres for the garage building shown on Appendix 3 of the staff report dated May 22, 2015.

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

Submissions were called for at this time.

I. Wickett, the applicant, was available to answer questions from Council.

19. HEARINGS – Continued1. Development Variance Permit Application No. VP-417 [I. & L. Wickett; 530 Old Auto Road SE; Setback Variance] – Continued

Following three calls for submissions and questions from Council, the Hearing was closed at 7:03 p.m. and the motion was:

Amendment:

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: a Section 219 Land Title Act covenant be registered on title to prohibit any type of garage doors that would open over the property line prior to issuance.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

20. PUBLIC HEARING

The Chair read the Opening Statement and convened the Public Hearing under section 890 of the Local Government Act.

1. Zoning Amendment No. ZON-1028 [C. & S. Matte; 3440 – 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.

C. Matte, the applicant, spoke to the application and was available to answer questions from Council.

R. Newcombe, 4551 – 20 Street NE, spoke against the application due to increased traffic, and treacherous road conditions. He read a letter from B. & P. Kassa, 4351 – 20 Street NE, also in objection to the application. Mr. Newcombe also had two additional letters.

M. Klem, 1020 – 14 Avenue SE, asked whether a temporary compassionate care residence would be permitted.

The Director of Development Services stated that a temporary compassionate care residence would not be permitted.

N. Wuolle, 4521 – 20 Street NE, advised that the residents of the area enjoy the existing neighborhood and are concerned that approval of this application will lead to additional rezonings in the area. He was also opposed to basement suites in this area.

P. Harvey, 3191 20 Street NE, spoke to higher density development being better suited in other areas in the City.

20. PUBLIC HEARING – Continued

1. Zoning Amendment No. ZON-1028 [C. & S. Matte; 3440 – 20 Street NE; R-7 to R-8] – Continued

R. Segreto, 4001 – 20 Street NE, spoke to the lack of water pressure in the area and potential of future applications.

A. Nakagawa, 4211 – 20 Street NE, spoke in opposition of the application.

R. Newcombe, 4551 – 20 Street NE, spoke to the road width and that there is no longer a shoulder along the roadway.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4096 was declared closed at 7:38 p.m.

21. RECONSIDERATION OF BYLAWS

1. Zoning Amendment Bylaw No. 4096 [ZON-1028; C. & S. Matte; 3440 – 20 Street NE; R-7 to R-8] – Third and Final Readings

0209-2015

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4096 be read a third and final time.

Councillor Wallace Richmond left the meeting at 7:47 p.m. and returned at 7:48 p.m.

CARRIED

Councillor Jamieson Opposed

10. CORRESPONDENCE – Continued

3. The Salmon Arm and Shuswap Lake Agricultural Association – letter dated June 7, 2015 – Canada 150 Infrastructure Program

Received for information.

11. STAFF REPORTS – Continued

3. Director of Development Services – Agricultural Land Commission Application No. ALC-362 [P. & K. Marsh; 3820 – 20 Street NE]

0210-2015

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: Agricultural Land Commission Application No. ALC-362 be authorized for submission to the Agricultural Land Commission.

CARRIED UNANIMOUSLY

11. STAFF REPORTS – Continued4. Director of Development Services - Licensing of Special Events

0211-2015

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the following Special Occasion Licenses be approved for 2015:

- 1) Salmon Arm Folk Music Society (Roots & Blues Festival)
Location: Salmon Arm Fair Grounds
Hours of Operation:
 - Friday, August 14 – 5:00 p.m. to 11:00 p.m.
 - Saturday, August 15 – 11:00 a.m. to 11:00 p.m.
 - Sunday, August 16 – 11:00 a.m. to 11:00 p.m.
 - Sunday, August 16 – 11:00 p.m. to 2:00 a.m. (Volunteer Party Bar Only)
- 2) Salmon Arm Rescue Unit (Demolition Derby)
Location: Salmon Arm Fair Grounds
Hours of Operation:
 - Sunday, August 23 – 11:00 a.m. to 5:00 p.m.
- 3) Salmon Arm Silver Boot Soccer Tournament
Location: Little Mountain Sports Fields
Hours of Operation:
 - Friday, July 17 – 4:00 p.m. to 8:00 p.m.
 - Saturday, July 18 – 9:00 a.m. to 10:00 p.m.
 - Sunday, July 19 – 9:00 a.m. to 5:00 p.m.

Councillor Wallace Richmond left the meeting at 8:06 p.m. and returned at 8:07 p.m.

CARRIED UNANIMOUSLY5. Director of Engineering and Public Works - Summer 2015 Recycling Education and Outreach

0212-2015

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: Council receive the Summer 2015 Recycling Education and Outreach memorandum dated May 30, 2015 for information.

CARRIED UNANIMOUSLY12. NEW BUSINESS13. COUNCIL STATEMENTS1. 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****1. The Canada 150 Fund**

Received for information.

22. QUESTION AND ANSWER PERIOD

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

23. ADJOURNMENT

0213-2015

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of June 8, 2015, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:17 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Adopted by Council the day of 2015.

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Item 7.1

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee Meeting Minutes of June 15, 2015, be received as information.

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ 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 the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, June 15, 2015.**

PRESENT:

Mayor N. Cooper
 Councillor K. Flynn (entered the meeting at 8:01 a.m.)
 Councillor C. Eliason
 Councillor A. Harrison
 Councillor K. Jamieson
 Councillor T. Lavery
 Councillor L. Wallace Richmond

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

1. CALL TO ORDER

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

2. DECLARATION OF INTEREST

No interest was declared.

3. PUBLIC PRESENTATIONS

No items.

4. STAFF REPORTS

No items.

5. IN-CAMERA

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: pursuant to Sections 90(1) and (2) of the Community Charter, the Development and Planning Services Committee move In-Camera.

CARRIED UNANIMOUSLY

The Committee moved In-Camera at 8:00 a.m.

The Committee returned to Regular Session at 9:42 a.m.

6. LATE ITEMS

No items.

7. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: the Development and Planning Services Committee meeting of June 15, 2015, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:43 a.m.

Mayor Nancy Cooper
Chair

Minutes received as information by Council
at their Regular Meeting of _____, 2015.

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INFORMATIONAL CORRESPONDENCE - June 22, 2015

1. Director of Engineering and Public Works - letter dated June 4, 2015 - 23rd Annual Roots & Blues Festival - August 14 to 17, 2015
2. Director of Engineering and Public Works - letter dated June 11, 2015 - Salmon Arm Children's Festival Society - Wednesday, July 1, 2015 (Canada Day) 5 Avenue SW - Temporary Road Closure
3. J. Mason - letter dated May 31, 2015 - Recreation Facility
4. S. Corbin - email dated June 3, 2015 - Health & Safety Fears Re: Smart Meters by Dr. Malcolm Paterson - Penticton Herald - June 1, 2015
5. S. Kershaw - letter dated June 15, 2015 - Boats Docking for more than 2 Hours at Canoe Wharf
6. Shuswap Association of Writers - letter received June 12, 2015 - KidsWrite Young Writers' Contest
7. Downtown Salmon Arm and Salmon Arm Chamber of Commerce - letter dated June 10, 2015 - Downtown Pillar Signs
8. Shuswap Theatre - letter dated June 12, 2015 - Theatre on the Edge Festival July 24 - 26, 2015
9. UBCM - letter dated June 5, 2015 - Call for Nominations for UBCM Executive
10. CivicInfo BC - email dated June 10, 2015 - 2015 UBCM Convention - Meeting Requests with Minister of Community, Sport and Cultural Development
11. Interior Health Authority - email dated May 29, 2015 - IH Healthy Communities Initiative e news June 2015
12. CN Rail - letter dated May 12, 2015 - CN in Your Community 2015
13. BC Communities in Bloom Newsletter - June 2015 - People, Plants and Pride Growing Together Volume 10

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Item 11.1

CITY OF SALMON ARM

Date: June 22, 2015

Proposed Community Gardens at 2870 – 60 Avenue NE

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



*City of Salmon Arm
Memorandum from the Engineering and
Public Works Department*

TO: Her Worship Mayor Cooper and Members of Council

FROM: Rob Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Darin Gerow, Engineering Assistant

DATE: June 8, 2015

SUBJECT: **Proposed Community Gardens at 2870 – 60 Avenue NE**

The Engineering and Planning Departments received a proposal to implement a Community Garden on a one acre section of the 14 acres at 2870 – 60 Avenue NE. This property is located in the Agricultural Land Reserve, and is currently pasture with old cherry trees scattered across the field which gradually slope towards 60 Avenue NE. Currently the subject property has two un-metered water service connections from zone 3 watermain and the other from zone 3-A watermain. Zone 3 has known pressure issues.

The garden is intended to provide a source of local food for community kitchens and food banks, and a place where community members can come together to make connections and learn valuable gardening skills. The City's Engineering Department does not have any concerns with this proposed use.

The advocates of this proposal are requesting 'partnership' with the City of Salmon Arm on this project and are seeking the following items:

- 1) An in-kind support in form of a water connection that would be used exclusively for the community garden, and waive all bylaws related to the installation of the third water service to the subject property.**

City of Salmon Arm Subdivision and Development Servicing Bylaw No. 3596 (SDSB No.3596) states under Schedule B, Part 1, 3.14.5 – Only one water service connection will be permitted per legal lot. Limiting properties to one water service protects our water system by preventing possible contaminations and increases our water conservation by limiting possible points of water loss.

2) Waive all fees related to the installation of the water service and any related annual water fees.

The cost to install a water service connection is estimated in a range from \$3,000.00 to \$7,500.00 depending on location and depth of the existing watermain. The city then must patch the removed asphalt. 30 Street NE was part of our paving overlay program in 2010; therefore we prefer to limit any patches in the new asphalt.

3) Waive the requirement for the installation of water meters.


Salmon Arm Water Rates and Waterworks Regulations Bylaw No. 1274 states that Council may refuse to supply water to any consumer or to any premises otherwise than by a meter service and every meter shall be placed in position by the employees of the corporation, who shall have free access to the premises for such purpose and for the inspection of meters and other things connected with the service.

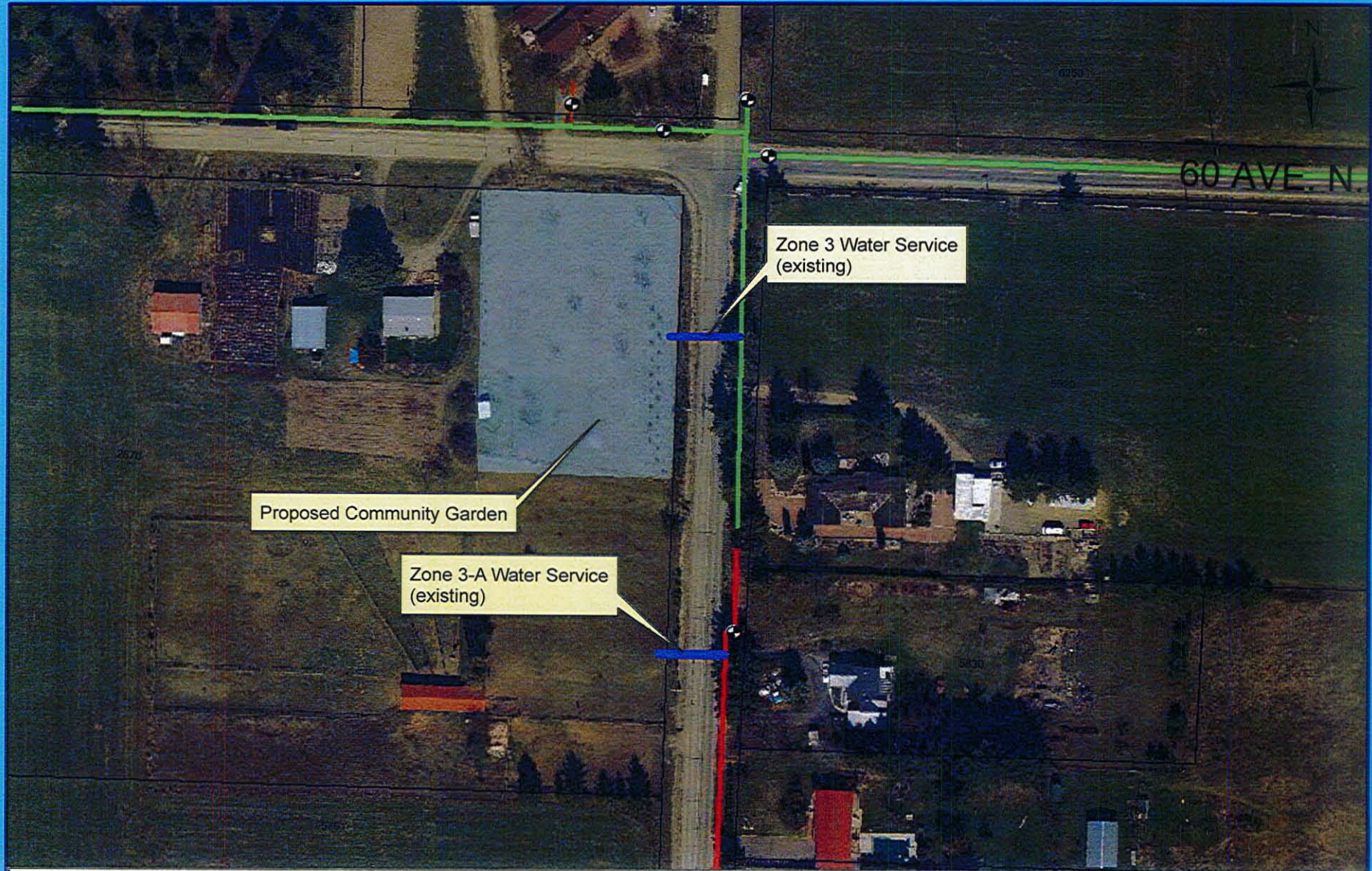
All service connections within the City of Salmon Arm should be metered. Although metered water is not charged for, we read the meters minimum once a year. We compile this information to find high water users, and in many instances water leaks, which are fixed, therefore conserving treated water.

Further to the above items, Salmon Arm Water Rates and Waterworks Regulations Bylaw No. 1274 states that the domestic water supply shall not be used for irrigating of parcels of land in excess of ½ acre. The lands being proposed for the garden are 1 acre.

In conclusion, City of Salmon Arm Engineering Department does not have a concern with the proposed use. We recommend a third water service to this property not be granted. Water used for the purpose of irrigation can be utilized off an existing water service complete with a meter installation and backflow prevention in a pit setter at property line to protect the City's water system and for conservation purposes.

Respectfully submitted,


Robert Niewenhuizen,
Director of Engineering and Public Works



CITY OF SALMON ARM
DEPARTMENT OF ENGINEERING & PUBLIC WORKS

10
Meters

Item 11.2

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Council receive the City of Salmon Arm 2014 Annual Report.

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond



City of Salmon Arm

Memorandum from the Corporate Officer

TO: Mayor Cooper and Members of Council

DATE: June 17, 2015

SUBJECT: 2014 Annual Report

RECOMMENDATION

THAT: Council receive the City of Salmon Arm 2014 Annual Report.

The City of Salmon Arm 2014 Annual Report has been compiled pursuant to Section 98 of the *Community Charter*, which also requires that the report be made available for public inspection.

The report was released for viewing on the City's website on June 1, 2015 and hard copies were made available at the front counter of City Hall on June 5, 2015.

In addition, a notice was published in the Salmon Arm Observer on June 10 and 17, 2015 to advise that Council will consider submissions from the public about the report at the June 22, 2015, Regular Council Meeting.

A copy of the 2014 Annual Report has been distributed to Mayor and Council under separate cover.

Respectfully,

Erin Jackson
Corporate Officer

Item 16.1

CITY OF SALMON ARM

Date: June 22, 2015

UBCM Appointments

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

This message is being sent by CivicInfo BC to all UBCM Member Municipalities and Regional Districts on behalf of Honourable Christy Clark, Premier.

Subject: 2015 UBCM Convention – Meeting Requests with Premier Christy Clark and Provincial Cabinet Ministers
 Intended Recipient(s): Mayors/Regional District Chairs/Islands Trust Chair/CAOs and cc: Administrative Assistants and General Email
 Attachments: One (1) plus message below

If you have received this message in error, we ask that you forward it to the appropriate person in your office.

MESSAGE:

Please see the attached letter from Premier Christy Clark with regards to this year's UBCM Convention. The letter outlines the process for requesting a meeting with the Premier and Cabinet Ministers.

This year's online form will be available on Monday, June 15, 2015 at <https://UBCMreg.gov.bc.ca>. The invitation code is **MeetingRequest2015**, and is case sensitive.

Please note as in previous years, meetings with the Minister of Community, Sport and Cultural Development are scheduled directly with that Ministry. You will be receiving a letter in the near future as to their meeting request process.

If you have any questions, please contact the Premier's UBCM Meeting Request Coordinator, Tim Wong by email at UBCM.Meetings@gov.bc.ca or by phone at 604-775-1600.

The information transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

CivicInfo BC makes no representations or warranties whatsoever, either expressed or implied, with respect to the accuracy, reliability or suitability for any purpose, of the information contained or referenced in this message.



May 27, 2015

Dear Mayors and Regional District Chairs:

As we prepare for the upcoming 2015 UBCM Convention in Vancouver this September, I wanted to let you know that my caucus colleagues and I are once again looking forward to listening to the discussions around the issues and initiatives that affect British Columbia's communities and the people who live there. Our work depends on your input and your insight, and my colleagues and I will be there to listen and to learn about your priorities.

The theme this year, *Excellence in Action*, is a wonderful way to recognize the successful track we have worked on together to build our province, to highlight our strengths and to lead the way to securing a future for British Columbians today and for many years to come.

If you would like to request a meeting with me or a Cabinet Minister on a specific issue during this year's convention, the online registration form at <https://UBCMreg.gov.bc.ca> will go live on June 15th. The invitation code is MeetingRequest2015 and it is case sensitive.

It'll be great to see you at the UBCM Convention. If you have any questions, please contact my UBCM Meeting Request Coordinator, Tim Wong, via his email address which is: UBCM.Meetings@gov.bc.ca or by phone at 604-775-1600.

Sincerely,

A handwritten signature in blue ink that reads "Christy Clark".

Christy Clark
Premier

From: CivicInfo BC [<mailto:info@civicinfo.bc.ca>]

Sent: June 10, 2015 3:11 PM

To: CivicInfo BC

Subject: 2015 UBCM Convention - Meeting Requests with Minister of Community, Sport and Cultural Development

This message is being sent by CivicInfo BC to all UBCM Member Municipalities and Regional Districts on behalf of the Minister of Community, Sport and Cultural Development.

Subject: 2015 UBCM Convention – Meeting Requests with Minister of Community, Sport and Cultural Development

Intended Recipient(s): Mayors/Regional District Chairs/Islands Trust Chair/CAOs and cc: Administrative Assistants and General Email

Attachments: One (1) plus message below

If you have received this message in error, we ask that you forward it to the appropriate person in your office.

Please see the attached letter from the Minister of Community, Sport and Cultural Development with regards to the 2015 UBCM Convention. The letter outlines the process for requesting a meeting with Minister Oakes, as well as with provincial government, agency, commission and corporation staff.

This year's online meeting request form will be available starting Monday, June 15, 2015 at: [CSCD Minister's Meeting](#).

If you have any questions, please contact the CSCD UBCM Meeting Coordinator, Doreen Brydges by email at UBCM.MeetingRequests@gov.bc.ca or by phone at 250-387-4013.

The information transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action

in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

CivicInfo BC makes no representations or warranties whatsoever, either expressed or implied, with respect to the accuracy, reliability or suitability for any purpose, of the information contained or referenced in this message.



June 10, 2015

Dear Mayors and Chairs:

It is my pleasure to write to you regarding scheduling appointments at the upcoming annual UBCM Convention taking place in Vancouver, September 21 to 25, 2015.

You will have recently received a letter from Honourable Christy Clark, Premier, containing information about the online process for requesting a meeting with Premier Clark and other Cabinet Ministers. I am pleased to provide you with information regarding the process for requesting a meeting with me, as well as with provincial government, agency, commission and corporation staff.

If you would like to meet with me at the Convention, please complete the online form available from **June 15** at: [CSCD Minister's Meeting](#) and submit it to the Ministry of Community, Sport and Cultural Development before **August 14, 2015**. Meeting arrangements will be confirmed by early September. I will do my best to accommodate as many meeting requests as possible. In the event I am unable to meet with you, arrangements may be made for a meeting post-Convention.

Ministry staff will email the provincial appointment book. This lists all government, agency, commission and corporation staff available to meet with delegates at the Convention, as well as details on how to request a meeting online.

I look forward to my third Convention as Minister and meeting with many of you in the year ahead.

Sincerely,

Coralee Oakes
Minister

pc: Honourable Christy Clark, Premier
Mr. Sav Dhaliwal, President, Union of British Columbia Municipalities

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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 Public Hearings in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, June 22, at 7:00 p.m.**

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

Redesignate Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510, Except Plan KAP47370 & Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 13130, Except Plan KAP54559 from HC (Highway Service/Tourist Commercial) to HR (Residential - High Density).

b) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510, Except Plan KAP47370 & Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 13130, Except Plan KAP54559 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone).

Civic Address: 1050 & 1091 - 18 Street NE

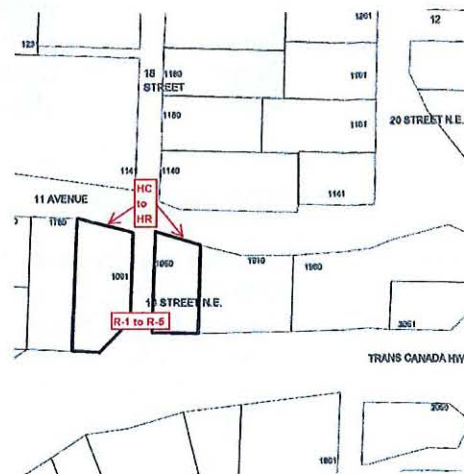
Location: South end of 18 Street NE, dead-end road. North of Trans Canada Hwy & South of 11 Avenue.

Present Use: Vacant/Single Family Dwelling

Proposed Uses: Two 12-unit rental Apartment Buildings

Owners / Applicant: H. & D. Clarke/Garry Tomporowski
Architect Ltd.

Reference: OCP4000-24/Bylaw No. 4099 and
ZON-1026/ Bylaw No. 4100



The files for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from June 9, 2015 to June 22, 2015, both inclusive, in the office of the Corporate Officer at the City of Salmon Arm, 500 - 2 Avenue NE.

Those who deem their interest affected by the proposed bylaw are urged to review the file available in the Development Services Department (or telephone 250-803-4021) to obtain the facts of the proposal prior to the Public Hearing.

Erin Jackson, Corporate Officer

Advertise Salmon Arm Observer: June 10 and 17, 2015

20.1/
20.2



Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 28, 2015

Subject: Official Community Plan Amendment Application No. OCP4000-24
Zoning Bylaw Amendment Application No. 1026

Legal: Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510
Except Plan KAP47370 & Lot B, Section 24, Township 20, Range 10,
W6M, KDYD, Plan 13130 Except Plan KAP54559

Civic: 1050 & 1091 - 18 Street NE

Owner: Clarke, H. & D.

Applicant: Skjerpen, M. & Garry Tomporowski Architect Ltd.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 by redesignating Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plan KAP47370 & Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 13130 Except Plan KAP54559 (1050 & 1091 - 18 Street NE) from HC (Highway Service/Tourist Commercial) to HR (Residential - High Density).

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plan KAP47370 & Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 13130 Except Plan KAP54559 (1050 & 1091 - 18 Street NE) from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone).

AND THAT: Pursuant to Section 879 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 882 (3) (a) of the *Local Government Act*, Council has considered the proposed Official Community Plan amendments in conjunction with:

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

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

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The subject parcels are located at 1050 and 1091 - 18 Street NE (Appendix 1 and 2), and are separated by 18 Street NE. The subject parcels are designated Highway Service / Tourist Commercial (HC) in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 and 4).

The proposal includes rezoning these two parcels from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone) and amending the OCP land use designation to Residential - High Density (HR) to facilitate development of two 12-unit rental apartment buildings, one at 1050 - 18 Street NE and the second at 1091 - 18 Street NE.

The Zoning Map attached shows a mix of zones in the immediate area, predominantly Residential (R-1), Institutional (P-3) and Commercial zones, with some Medium Density Residential (R-4) zoned parcels also in the vicinity. Land uses adjacent to the subject parcels include the following:

- North: Road (11 Avenue NE), with Single-Family Residential (R-1) parcels beyond
- South: Road (TCH), with bowling alley (zoned C-3 – Commercial) and church beyond (zoned P-3 – Institutional)
- East: Single-Family Residential (R-1) parcel, with the RCMP station beyond (zoned P-3 – Institutional)
- West: Single-Family Residential (R-1) parcel, with Single-Family Residential (R-1) parcels beyond

One of the subject parcels currently contains a single family dwelling, while the other is vacant (site photos attached as Appendix 5). The applicant has provided a Letter of Rationale (Appendix 6), site plan (Appendix 7), and building elevations (Appendix 8) to demonstrate the concept for the property at 1050 - 18 Street NE. The applicant intends to utilize the same design for each lot.

If rezoned to R-5, a form and character residential development permit application would be required to address building, site, lot grading and landscaping designs. A development permit application would be reviewed by City staff, the Design Review Panel, and then by Council for consideration of approval.

OCP POLICY

OCP Commercial Policy

The current OCP land use designation supports C-6 zoning, which would support dwelling units at a high density above main floor commercial use. A general commercial policy of the OCP is to minimize the intrusion of primarily residential uses in order to preserve a reasonable supply of commercial land (Section 9.3.3). The subject parcels are currently considered a part of the Urban Commercial Area (Commercial Corridor East of City Centre to 30 Street NE) as per OCP Section 9.3.18. The proposal to amend the OCP land use designation to permit primary residential use of the subject parcels at a higher density may compliment commercial properties within the highway corridor east of 20 Street NE.

Recent development applications have resulted in an increase of approximately 7 hectares of commercially designated land within the City. This total includes 220 Okanagan (0.05 ha), 570 Okanagan (0.06 ha), 1271 6 Ave NE (0.49 ha), 521 10 Street SW (2.14 ha), as well as the JL Jackson (4.8 ha) site, while also accounting for the removal of the Lakeshore Manor property (0.53 ha). As such, redesignating the 0.37 ha total area of the subject parcels from commercial to residential would not have a significant impact on the commercial land base of the City.

OCP Residential Policy

The proposed OCP amendment from HC (Highway Service / Tourist Commercial) to HR (Residential - High Density) would place the subject parcels in Residential Development Area A. Area A is considered the highest priority for development. The proposed amendment to HR would align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility

servicing. The adjacent lands to the north are designated MDR, which is supportive of R-4 zoning and multi-family residential development at the medium density threshold of 40 units/ha.

Section 879 - Local Government Act

Pursuant to Section 879 of the Local Government Act (consultation during OCP development / amendments), the proposed OCP amendments were referred to the following external organizations on April 21, 2015:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	No response to date
Economic Development Society:	The SADES Board fully supports this application, noting that the location is very suitable for a multi-unit residential development and perhaps less suitable for commercial due to lack of TCH access. The addition of housing options for our residents, and particularly rental housing options, is supported by the SAEDS Board (Appendix 9).

Section 882 - Local Government Act

Pursuant to Section 882 of the Local Government Act (adoption procedures for an OCP amendment), Council must consider the proposed OCP amendment 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.

COMMENTS

Ministry of Transportation and Infrastructure

No response to date.

Engineering Department

While not conditions of rezoning, full municipal services are required, including upgrades to 11 Avenue NE and 18 Street NE. Comments have been provided to the applicant. More detailed Engineering comments will be provided with a staff report at the Development Permit stage.

Building Department

No concerns.

Fire Department

No Fire Department concerns.

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, commercial and institutional development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. The subject parcels are located in an area well-suited for higher density residential development, being within close walking distance of the eastern commercial node, recreation centre, arena, Okanagan College, and transit routes, with the City Centre and hospital just over 1 km away. The subject parcels may be considered less ideal for Highway

Service / Tourist Commercial development considering the lack of direct highway access, the commercial node established to the east, the availability of commercial land at potentially better suited locations, and the proximity of residential development.

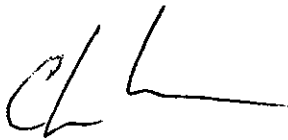
The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. As the eastern subject property at 1050 - 18 Street NE is 0.16 hectares in area, the maximum permitted density would be 16 dwelling units assuming: 1) the present gross areas of the subject parcel; and 2) no density bonus. With a density bonus under R-5 zoning, the maximum density is 130 units per hectare, or 20 units on 0.16 hectares. The minimum residential density permitted under R-5 zoning is 3 units in the form of a *triplex*. The applicant is proposing a 12 unit development for 1050 - 18 Street NE.

The applicant's intent for the 0.21 hectare 1091 - 18 Street NE parcel (which would potentially allow for 21 dwelling units with a density bonus) is to mirror the proposal for 1050 - 18 Street NE, with a 12 unit development. As a single family dwelling is not a permitted use in the R-5 zone, if rezoned to R-5 the subject property at 1091 - 18 Street NE and the existing dwelling would be considered "non-conforming" under Section 911 of the *Local Government Act* until such time that the single family dwelling was removed. The owner/applicant is encouraged to review Section 911 of the *Local Government Act* to understand the implications of non-conforming status.

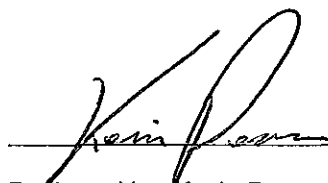
Considering the proposed development concept, a 12 unit rental apartment building would be required to provide 15 parking stalls. The site plan provided by the applicant indicates that they will exceed this requirement with 16 full size spaces. There is sufficient space on both parcels to meet this requirement. The provision of additional parking as proposed is practical, as the opportunity for on-street parking at this site is limited. Additionally, the requisite screened refuse/recycling area has been indicated on the site plan. While landscaping is alluded to on the site plan, specific details have not yet been provided. A landscape plan provided by a landscape architect submitted at the development permit stage would be required to illustrate how the applicant's proposal would address landscaping requirements.

CONCLUSION

The proposed Residential - High Density (HR) OCP land use designation and R-5 zoning of the subject properties is consistent with OCP residential policy, will not result in any significant impact on the City's commercial land supply (which has increased within the context of recent development applications), and is therefore supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



0 10 20 40 60 80 Meters



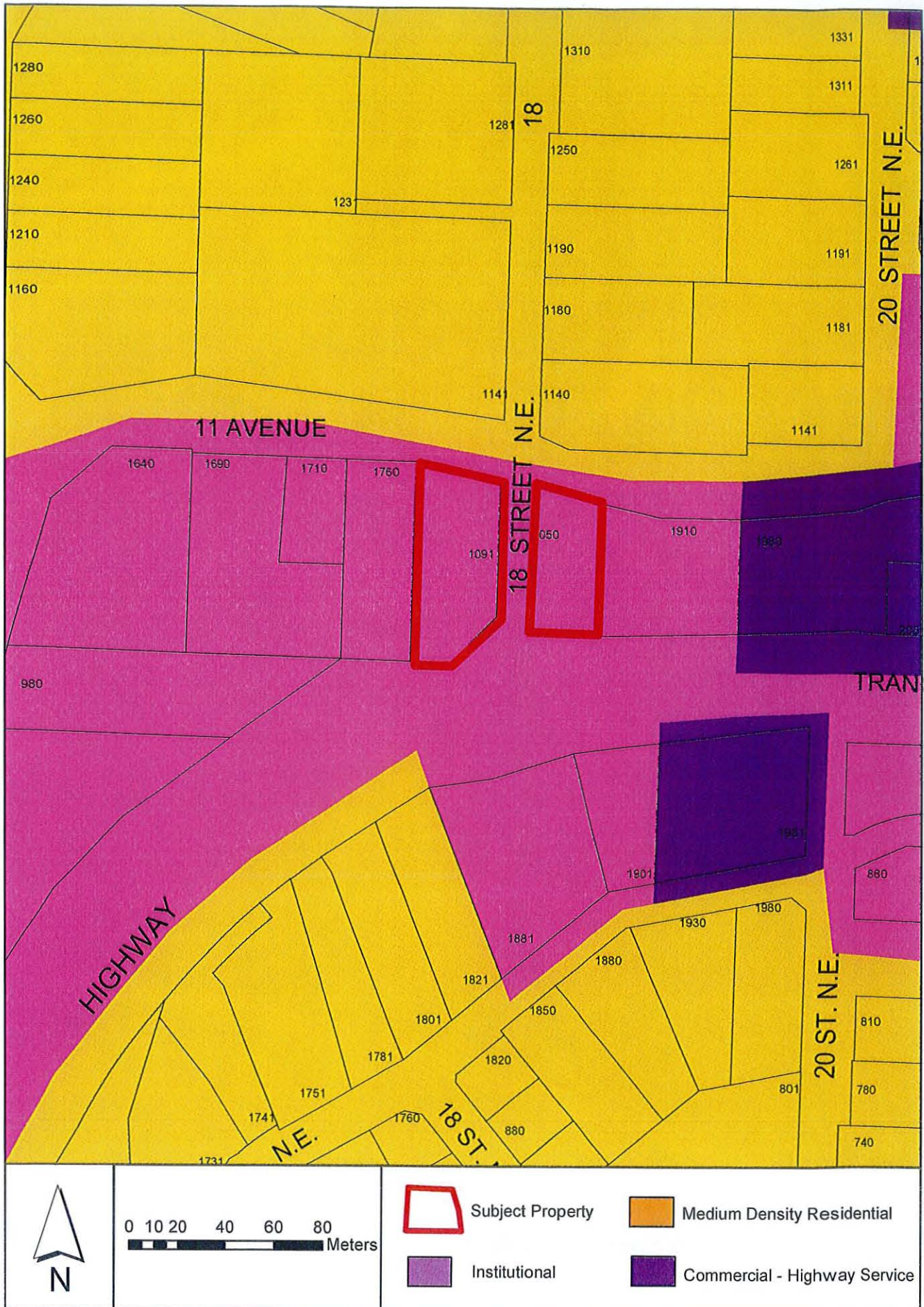
Subject Property

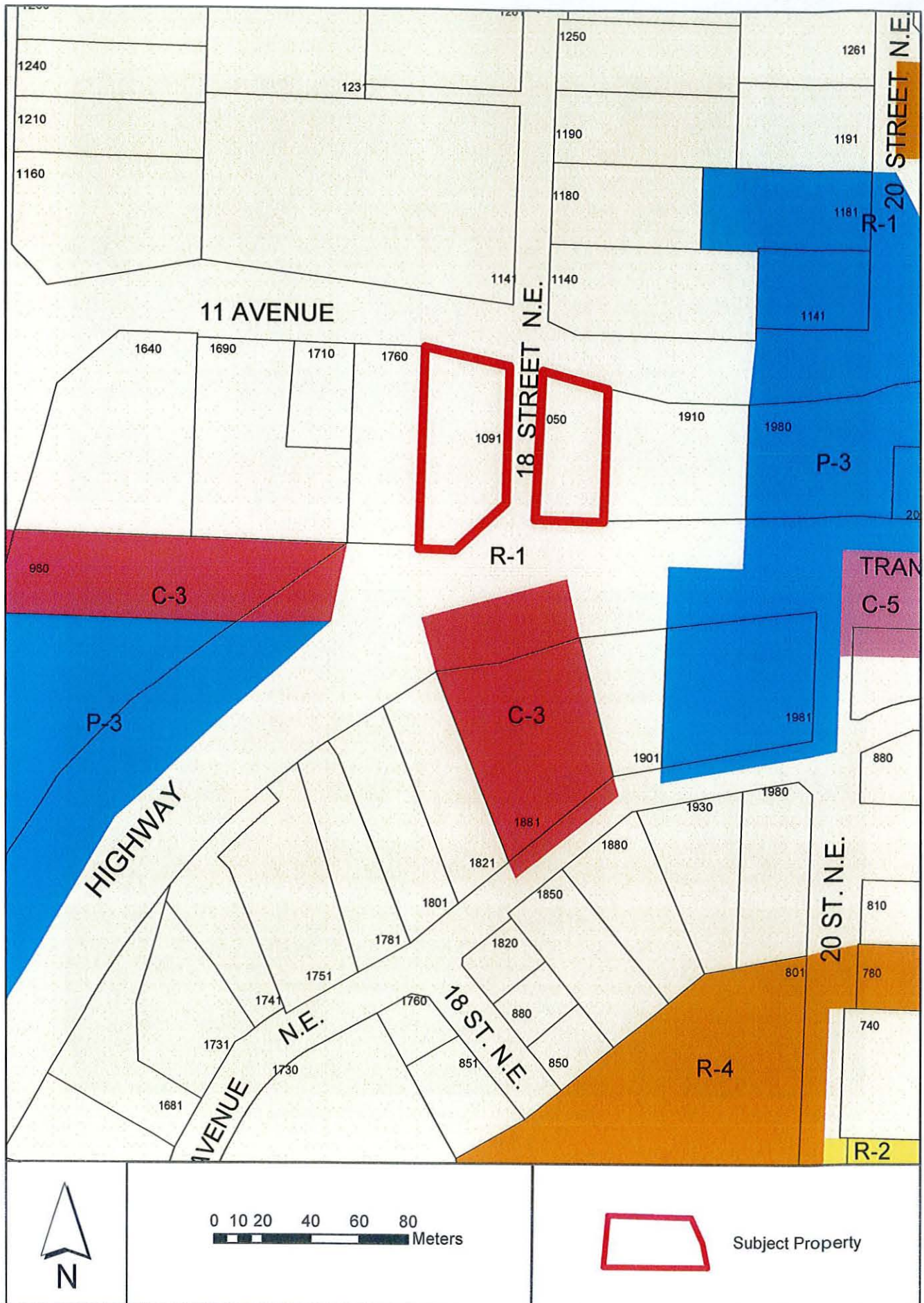


0 3 6 12 18 24 Meters



Subject Property





Appendix 5: Site Photos



View to the south-west from 11 Avenue NE of the two subject parcels separated by 18 Street NE.



View to the south-east from 11 Avenue NE of the two subject parcels including existing house.



1.0 PROJECT OVERVIEW

Our clients, Harry and Darlene Clarke propose to construct a single 12 unit, rental apartment building at 1050 18th Street NE. The lot occurs in a R-1 zone with OCP indicating a Commercial HW Service/Tourist zone. The zoning surrounding the property is a mix of various R-1, C-3 and P-3 zones. The properties located to the north, east, and west are predominantly grade accessed single family homes. To the south is the TransCanada highway. This proposal should be viewed as an improvement over the currently vacant lot. The townhouse style building provides 12 individually grade accessed, 2 storey, 1 bedroom units and is in keeping with both the form and scale of the existing residential neighbourhood.

2.0 THE PROPOSED DEVELOPMENT

The lot is currently vacant; any development on this site will increase the density. This allows public infrastructure to be better utilized decreasing the need for costly new infrastructure and reduces maintenance costs. Increasing the density and reutilizing existing developed land also preserves natural habitat and open green space surrounding the city, as no new land is required. The location within the urban footprint reduces the dependency on the automobile, as existing amenities are within walking distance.

A variety of design strategies were implemented to give the building a residential quality. A traditional sloped roof was used. The roof line was varied and gables were added over the windows and doors. Residential style siding was chosen with vinyl shakes proposed to enhance the gable ends. Two colours of vinyl lap siding in muted natural tones were chosen for the exterior to visually reduce the mass of the walls. Individual entrances provide the apartments with a townhouse feel and lend a residential character to the building. Each unit is accessed off grade by a front stoop. The front stoops were oversized so that they could also double as small patios for the units.

Although an option to provide the parking screened behind and underneath the building was investigated, we felt that this was counter to the goals of crime prevention. While successfully screening the parking from view, it also provided a screened and hidden environment for criminals since the parking would be visible by neither the neighbours nor residents. Instead of the off-street parking is being accessed from 18th Street is located to the south of the proposed building partially screened by landscaping and creating a buffer for the building from the highway. This option mitigates the visual impact of the parking but still allows for partial views by neighbouring eyes, which will make the space less desirable for criminals.

The unique 2 storey, 1 bedroom, rental units, proposed for this development add to the diversity of housing options available within the community. A properly designed and detailed building can reduce heating and cooling loads, increase air quality, and reduce energy consumption. Envelope details that prevent water and moisture ingress yet still allow the assemblies to dry prevent mould growth. Reducing thermal bridging combined with appropriate thermal insulation reduce heating and cooling loads. Providing windows in all of the occupied spaces allows natural day lighting and views reducing energy consumption required for illumination. Operable windows allow for natural ventilation reducing the need for mechanical ventilation to provide fresh air. This building provides for these features.

Providing new well maintained rental units will help to promote "ownership" amongst the residents, and discourage vandalism. The design of the buildings and landscaping promote



surveillance and do not provide opportunistic hiding spaces.

The entrances are clearly visible from the street and parking areas. Points of entry and pathways will be clearly lit, designed to illuminate the faces of users, and provide illumination levels that do not create high contrast areas that could potentially conceal offenders. Individual entrances allow residents to become familiar with their neighbours and recognize when strangers are present. Large windows and stoops in the front of the units help to provide eyes to the street and parking areas. To support interaction and familiarity amongst the residence common outdoor space has been provided.

Landscaping in the common outdoor spaces will be designed to make the spaces more desirable and encourage tenant usage. Plantings that inhibit access will be located below grade level windows, changes in materials will define the transition from public common space to tenant common space, and the front stoops clearly define the boundary between the common and private outdoor space.

3.0 SITE ACCESS AND OTHER

The site is accessed directly at 18th street which dead ends at (near) the Trans Canada Highway. 18th street connects directly to 11th Ave which is a collection street paralleling the No. 1 Highway providing superb access in both directions to abundant recreation and hospitality opportunities as well as quick and convenient access to the No. 1. 11th avenue also provides an alternative, albeit slower but more scenic route to downtown close to the lake.

The building has been situated at the far end of the site to mitigate highway noise. Appropriate landscaping will be provided in this noise abatement.

4.0 PARKING

GTA has laid out a parking system which reflects that of the City of Salmon Arm parking bylaw and as is also shown calculated on the front sheet of the Development Permit Application drawings.

Direct access has been provided to the garbage and recycling bins at the north-east corner of the site and a backup and turnaround provision is accommodated for City-owned vehicles at this location.

The parking area has been provided with four – fifteen foot high lighting standards which have been designed to provide an even amount of light without unnecessarily shocking the individual, but still allowing for adequate visibility and security.

5.0 SUSTAINABILITY AND OTHER

GTA has taken every opportunity to provide sustainable design features within the constructability in the building including the opportunity to use healthy building materials, reusable and reused recycled materials wherever possible, higher insulation standards and to attempt to be good stewards of the earth, the water and the site itself.

A fire hydrant is located close by on 18th Ave and is adequate for fire protection. We also estimate that the response time by the Salmon Arm Fire Department from the nearest fire hall to this site is approximately eight minutes.



A garbage and recycling enclosure has been provided in the parking lot area, and positioned to provide easy access. And manoeuvrability for either City owned or contracted garbage and recycle trucks.

6.0 SUMMARY

We feel as designers for this project, that the Owner / Client has really stepped forward and taken a unique opportunity and a challenge to utilize this site far more than it could be. They have attacked the possibility of opening up some many new opportunities for well designed, affordable housing, capturing a niche market which is under serviced.

END



1 FRONT PERSPECTIVE LOOKING SOUTHEAST
A0.2 NTS



2 FRONT PERSPECTIVE LOOKING EAST
A0.2 NTS



3 FRONT PERSPECTIVE LOOKING NORTHEAST
A0.2 NTS



4 REAR PERSPECTIVE LOOKING NORTHWEST
A0.2 NTS

- THIS DRAWING MUST NOT BE SCALED.
- VERIFY ALL DIMENSIONS AND FINISHES BEFORE CONSTRUCTION OF WORK.
- REPORT ALL DISCREPANCIES AND OMISSIONS TO THE ARCHITECT.
- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
- ANY REPRODUCTION MUST BEAR THE NAME AND ADDRESS.

NOT FOR
CONSTRUCTION

DATE	BY	CHKD	APP'D	REV	DESCRIPTION

gta
GTA Architecture Ltd.
243-1880 Spenkelton Rd.
Vancouver, British Columbia
V7T 3N6
Fax: 250.879.4365
Telephone: 250.879.1668
email: gta@gtainc.com

PROJECT
12 UNIT BROWNSTONE
DEVELOPMENT
by Harry & Darlene Clarke
1050 18th St. N.E.
Salmon Arm, BC

CONCEPTUAL
RENDERINGS

DATE	REV / CO	BY	APP'D

A0.2

DATE: Feb 04, 2015 FILE: A15-01

May 12th, 2015

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

**Re: OCP Amendment Application No OCP4000-24
1050 & 1091 - 18th Street NE**

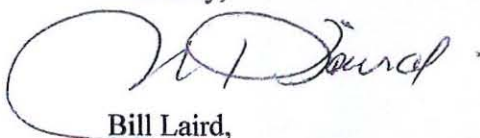
Dear Kevin

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to re-designate and rezone the properties located at 1050 & 1091 - 18th Street NE to accommodate the proposed 12 unit rental development.

The SAEDS Board fully supports this application. The Board feels that this location is very suitable for a multi-unit residential development and perhaps less suitable for the existing designation of Highway Service/Tourist Commercial due to lack of TCH access. The addition of housing options for our residents, and particularly rental housing options, is supported by the SAEDS Board.

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

Sincerely,



Bill Laird,
Chairperson

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold Public Hearings in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, June 22, at 7:00 p.m.**

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

Redesignate a portion of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP60045 from CC (City Centre Commercial) to MR (Residential - Medium Density).

b) Proposed Amendment to Zoning Bylaw No 2303:

Rezone a portion of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP60045 from C-6 (Tourist/Recreation Commercial Zone) to R-4 (Medium Density Residential Zone).

Civic Address: 131 Harbourfront Drive NE

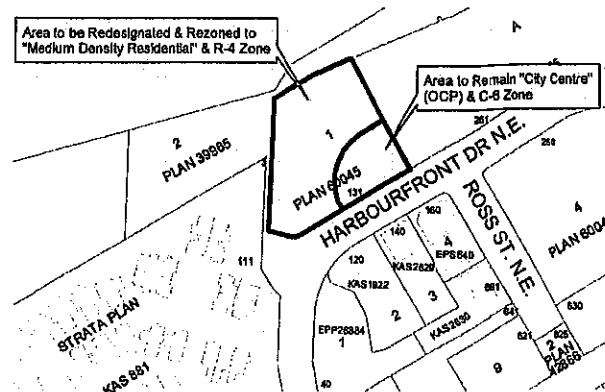
Location: West of Marine Park Drive NE on the North side of Harbourfront Drive NE

Present Use: Vacant

Proposed Uses: 3,348,sq. Meters (approximately) for 3 - fourplexes on proposed residential portion

Owners/ Applicant: 566562 BC LTD / M. Skjerpen

Reference: OCP4000-25/Bylaw No. 4101 and
ZON-1027/ Bylaw No. 4102



The files for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from June 9, 2015 to June 22, 2015, both inclusive, in the office of the Corporate Officer at the City of Salmon Arm, 500 - 2 Avenue NE.

Those who deem their interest affected by the proposed bylaw are urged to review the file available in the Development Services Department (or telephone 250-803-4021) to obtain the facts of the proposal prior to the Public Hearing.

Erin Jackson, Corporate Officer

Advertise Salmon Arm Observer: June 10 and 17, 2015

2031
20.4



Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 27, 2015

Subject: Official Community Plan Amendment Application No. OCP4000-25
Zoning Bylaw Amendment Application No. 1027

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP60045

Civic: 131 Harbourfront Drive NE

Owner/Applicant: 566562 BC LTD / M. Skjerpen

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 by redesignating a portion of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP60045 (131 Harbourfront Drive NE) as shown in Schedule A from CC (City Centre Commercial) to MR (Residential - Medium Density).

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning a portion of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP60045 (131 Harbourfront Drive NE) as shown in Schedule A from C-6 (Tourist/Recreation Commercial Zone) to R-4 (Medium Density Residential Zone).

AND THAT: Pursuant to Section 879 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 882 (3) (a) of the *Local Government Act*, Council has considered the proposed Official Community Plan amendments in conjunction with:

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

AND FURTHER THAT: Final reading of the Bylaw be withheld subject to:

1. Registration of Section 219 *Land Title Act* covenant(s) registered on title ensuring compliance with Riparian Areas Regulation: Assessment Report Number 204, saving the city harmless from any liability or damages that may arise in the future; and
2. Approval by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The subject parcel is located at 131 Harbourfront Drive NE (Appendix 1 and 2). The proposal is to amend the OCP land use designation to Residential - Medium Density for a 3,348 square meter (0.33 ha) portion of the parcel and rezone that same portion from C-6 (Tourist/Recreation Commercial Zone) to R-4 (Medium Density Residential Zone) in order to facilitate development of medium density residential buildings. The proposal also describes the applicant's intent with the remaining C-6 portion of the parcel. A letter of rationale, preliminary site plan, elevation and rendering (attached as Appendix 3, 4 and 5) describe the applicant's concept, including the proposed residential area and commercial portion.

The subject parcel is entirely designated Commercial – City Centre in the City's Official Community Plan (OCP) and zoned C-6 (Tourist/Recreation Commercial Zone) in the Zoning Bylaw (Appendix 6 and 7). The Zoning Map attached as Appendix 7 shows the mix of zones in the immediate area. Land uses adjacent to the subject parcels include the following:

North: Shuswap Lake
South: Road (Harbourfront Drive), with commercial office-use and upper floor residential beyond (zoned C-6 – Commercial)
East: Hotel (zoned C-6 – Commercial)
West: Medium-Density Residential (R-4) parcel, with additional R-4 parcels beyond

Adjacent to the waterfront, the subject parcel is currently vacant (site photos attached as Appendix 8). An elevated walkway traverses the west and north boundaries of the parcel connecting to Marine Park.

This site was the subject of a previous Development Permit Application (DP-347) in 2008 from the same applicant. Council approved DP-347 which included a design for 61 dwelling units and commercial space. However, the approved development did not move ahead. The attached letter of rationale (Appendix 3) provides some comparison between the previous application and this proposal. While this proposal presents a scaled-down vision, it appears to be a similarly high-quality development.

Should the rezoning application be approved, both portions of the subject parcel would require a form and character development permit application prior to development, to address building, lot grading, site and landscape designs. Development Permit applications are reviewed by City staff, the Design Review Panel, and then by Council for consideration of approval.

OCP POLICY

OCP Commercial Policy

The subject parcel is currently considered a part of the City Centre Commercial Area as shown in the attached OCP Map (Appendix 6). It is of note that the subject parcel is at the western edge of this OCP land use designation adjacent to a Medium Density Residential developed parcel to the west (Heronview). The scale of development to the west, south and east consisting of two-, three-, and four-story buildings may be considered compatible to this proposal.

OCP City Centre policies (sections 9.3.7 through 9.3.12) would remain applicable to the proposed C-6 remainder portion of the subject parcel. The OCP notes that upper floor dwelling units will be considered in the City Centre area. The proposed development on the C-6 remainder portion of the subject property aligns well with these policies.

Recent development applications have resulted in an increase of approximately 7 hectares of commercially designated land within the City. This total includes 220 Okanagan (0.05 ha), 570 Okanagan (0.06 ha), 1271 6 Ave NE (0.49 ha), 521 10 Street SW (2.14 ha), as well as the JL Jackson (4.8 ha) site, while also accounting for the removal of the Lakeshore Manor property (0.53 ha). Several commercial parcels in the vicinity remain vacant or have additional development potential, so it is not expected that amending the proposed 0.33 ha portion of the subject parcel to a residential land use designation will strain the supply of viable City Centre commercial property.

OCP Residential Policy

The proposed amendment to MR would align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities. In terms of siting, the proposal is aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing. Infill of residential use should support commercial lands. This proposal presents a potentially compatible transition between the existing medium-density development to the west, as well as the commercial development to the south and east.

Riparian Areas Regulation

Adjacent to Shuswap Lake, a Qualified Environmental Professional (QEP) has completed an assessment for the property (RAR Assessment #204) on behalf of the applicant intended to guide the proposed development. A Section 219 Land Title Act covenant will be required to ensure development complies with the QEP's RAR Assessment. Note that a landscaping plan that complied with RAR Assessment Report #204 was previously approved with DP-347.

Section 879 - Local Government Act

Pursuant to Section 879 of the Local Government Act (consultation during OCP development / amendments), the proposed OCP amendments were referred to the following external organizations on April 17, 2015:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	No response to date
Economic Development Society:	The SADES Board supports this application, noting that this is a suitable location for medium density residential use and that the Board was pleased to see a portion retained for future commercial use, an important inclusion for this area of our city (Appendix 9).

Section 882 - Local Government Act

Pursuant to Section 882 of the Local Government Act (adoption procedures for an OCP amendment), Council must consider the proposed OCP amendment 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.

COMMENTS

Ministry of Transportation and Infrastructure

No response to date.

Planning Department

The City Centre neighbourhood and the Harbourfront Drive area in particular has been undergoing gradual development into a mixed neighbourhood of commercial, newer apartment and condominium development. The subject property is located in an area well-suited for a higher density development being within the City Centre and walking distance of transit routes (this is why much of the central area of the City is designated HDR in the OCP). The development scenario proposed appears to present a viable opportunity for both the residential portion, as well as offering a mixed-use opportunity for the remaining commercial portion of the property, albeit with minimal commercial floor space relative to residential.

Proposed R-4 Portion

The maximum residential density permitted under R-4 zoning is 40 dwelling units per hectare of land. As the subject property is 0.33 hectares in area, the maximum permitted density would be 13 dwelling units (with a density bonus under R-4 zoning, the maximum density is 50 units per hectare). The minimum residential density permitted under R-4 zoning is 1 unit in the form of a *single family dwelling*. The applicant is proposing a 12 unit development for the R-4 portion of the parcel.

Remainder C-6 Portion

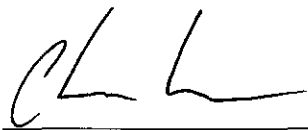
A development containing a 12 unit upper-level residential development with ground-level commercial space is proposed within the remaining 0.11 hectare C-6 portion of the parcel. The scenario proposed presents an opportunity for ground-level commercial use on this portion of the property to feasibly develop considering a commercial office use, showing adequate parking to serve both the office use and the 12 upper-level residential units. For all intents and purposes, the concept plan envisioned at this stage resembles a high-density residential development.

The site plan achieves the minimum requirements for parking based on the uses presented. However, site configuration may present challenges in practically serving the combined R-4 and C-6 zones. Office-use has a minimal parking requirement relative to other potential commercial uses and opportunity for on-street parking at this site is limited. Under-building parking (as shown) would almost certainly be required to meet parking requirements for future commercial development.

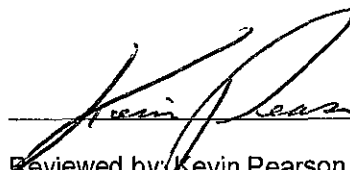
Additional items to be addressed at the Development Permit stage include a screened refuse/recycling area accessible by service vehicles, while additional opportunities for landscaping exist on the parcel. It is unknown at this point if snow removal/management has been contemplated. Site plans submitted at the development permit stage (including a landscape plan) would be required to illustrate how the applicant's proposed development would address the various requirements relative to the subject parcel.

CONCLUSION

The applicant is applying for OCP and zoning amendments to permit medium-density residential development. The proposed R-4 zoning of a portion of the subject property is consistent with development on adjacent properties and will not result in any significant impact on the City's commercial land supply (which has increased within the context of recent development applications), while the remaining portion appears to have potential for a mixed-use commercial development (ground level commercial with upper floor residential use) at a complimentary scale. The proposed amendments are therefore supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



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Meters



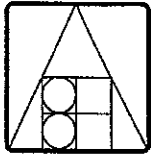
Subject Property



0 3.5 7 14 21 28 Meters



Subject Property



BERND HERMANSKI
ARCHITECT INC.
 ARCHITECTURAL & ENVIRONMENTAL DESIGN

Appendix 3: Letter of Intent

To: City Council and Staff,
 City of Salmon Arm

Regarding 131 Harbourfront Drive N.E.

This application for rezoning is to allow a portion of the subject parcel to be developed with a residential project that does not include the main floor commercial component required under the current C6 zoning. As the parcel is designated Town Centre Commercial in the OCP, this proposed development type will also require an OCP amendment.

The owner is intending to subdivide the parcel into two separate titles, one to be R4 and the other remaining as C6. The proposed use of the R4 parcel is for three two-storey fourplex townhouses facing the lake, for a total of twelve units. The second parcel, fronting Harbourfront Drive, is proposed to remain as C6 for a contemplated further 12 units above covered on-grade parking and commercial space as a future development. The accompanying site plan and artist's rendering should serve to clarify the intent.

Many factors were considered in arriving at this proposed form of development for this parcel. A development permit for this site was approved seven years ago for a proposal that included 61 units in a much denser, taller condominium apartment format. It turns out, though, that the realities of the Salmon Arm real estate market do not support this kind of development at this time, nor probably will for the foreseeable future. There is simply not a market for such a large number of units of this high quality type over a short enough period to make such a development viable.

The current proposal, being a series of smaller buildings rather than one extremely large one, is a far more achievable development model, as it allows the project to be phased to accommodate market demand. This scheme proposes that the residences will be of a very high quality in keeping with the very desirable waterfront location. They will be executed in a modern and stylish aesthetic using high quality exterior finishes and provide barrier-free access on both levels, the upper level by way of individual in-unit elevators.

We feel the rezoning of a portion of the parcel to R4 in this location is still very much in keeping with the bigger picture development goals envisioned in the OCP for our waterfront area, as the demarcation line between the C6 area to the east and the already existing R4 of Heronview to the west, is being adjusted only very slightly with this proposal. It is not as though this rezoning would create an R4 island within the C6 area. Furthermore, most of the proposed R4 portion would sit toward the lake side of the parcel largely away from the Harbourfront Drive frontage. The major portion of the parcel fronting Harbourfront Drive is that which is proposed to remain as C6. This arrangement allows the future phase ground floor commercial use, which is the primary characteristic of the C6 zoning category, to be oriented toward the public street as it should be.

We hope that city planning staff and Council agree that this form of development would be appropriate, and indeed a benefit, to the further orderly and desirable development of the Salmon Arm waterfront. We certainly believe it would be. We are also strongly convinced that it is a scenario that is actually achievable in the current economic climate of our community.

We thank you for your consideration of this application and would welcome hearing any questions or concerns you may have.

Yours very truly,

Bernd Hermanski
 Bernd Hermanski Architect Inc.

Appendix 44 Site Plans

PROPOSED PROJECT INFORMATION

total parcel area	48,003 sq. ft. 4,458 sq. m. (0.45 ha)
gross parcel area	36,045 sq. ft. 3,348 sq. m. (0.33 ha)
area of buildings	173.5 sq. m. x 6 = 1,041 sq. m.
parcel coverage	32%
max. allowed density	0.35ha @ 40 units/ha = 14 units
proposed density	12 units on 0.35 ha = 34.3 units/ha
required parking	1.5 per unit = 18 spaces (8 per 4-plex)
proposed parking	not less than 8 per 4-plex
gross parcel area	11,958 sq. ft. 1,110 sq. m. (0.11 ha)
area of building	730 sq. m.
parcel coverage	66%
proposed parking	1.25 per unit x 12 units = 15 spaces

19 proposed spaces leaves
4 spaces for commercial
(enough for 1550 sq. ft. office use)

Strata Plan KAS881

"Heronview"

2 Plan 39965

R/W Plan 39965

Right of Way

15.0m Setback from

National Roadway (see

Complaint L100118)

15.0m Setback from

National Roadway (see

Complaint L100118)

15.0m Setback from

National Roadway (see

Complaint L100118)

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Complaint L100118)

Shuswap Lake

2 Plan 39965

Plan KAP75405

Plan KAP71049

Plan KAP71049

Plan KAP71049

Plan KAP71049

Plan KAP71049

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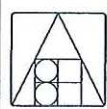
Plan KAP71049

Plan KAP71049

Plan KAP71049

**PRELIMINARY
NOT FOR CONSTRUCTION**
APR 8, 2015

Conceptual Site Plan by



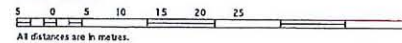
**BREND HERMSEN
ARCHITECT**
DESIGNER/ARTIST
11 - ALLIANCE DRIVE
SALMON ARM, B.C. V2E 1A1
250.861.1111
BRENDA.HERMSEN@AIC.BC.CA

**SKJERPEN
Harbourfront**
SALMON ARM, B.C.

Civic Address 131 Harbourfront Dr. N.E.

**Lot 1, Plan KAP60045,
Sec 14, Tp 20, R 10, W6M, KDYD**

Scale 1:250



All distances are in metres.

LEGEND

- Standard Post Found
- Elevations are geodetic
- yard light
- Sanitary MH
- Storm MH
- catch basin
- Denotes sanitary sewer
- Denotes storm
- Denotes water
- road
- fence
- trees

September 3, 2013

Base Survey provided by

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph. 832-9701
File: 298-13 Fb. 487 p. 38-39

(267-06)



PRELIMINARY
NOT FOR CONSTRUCTION
 20 May 2015



DATE	BY

REVISION: 21 MAY 2015

DRAWN: ER
 DATE: May 2015
 SCALE: 1:250

ERIC REYNARD
 Landscape Architect
 Eric Reynard INC. CMLA
 1100 West 10th Ave. S.E. Suite 100
 Vancouver, B.C. V6H 2Y1
 Tel: (604) 681-1111 Fax: (604) 681-1112

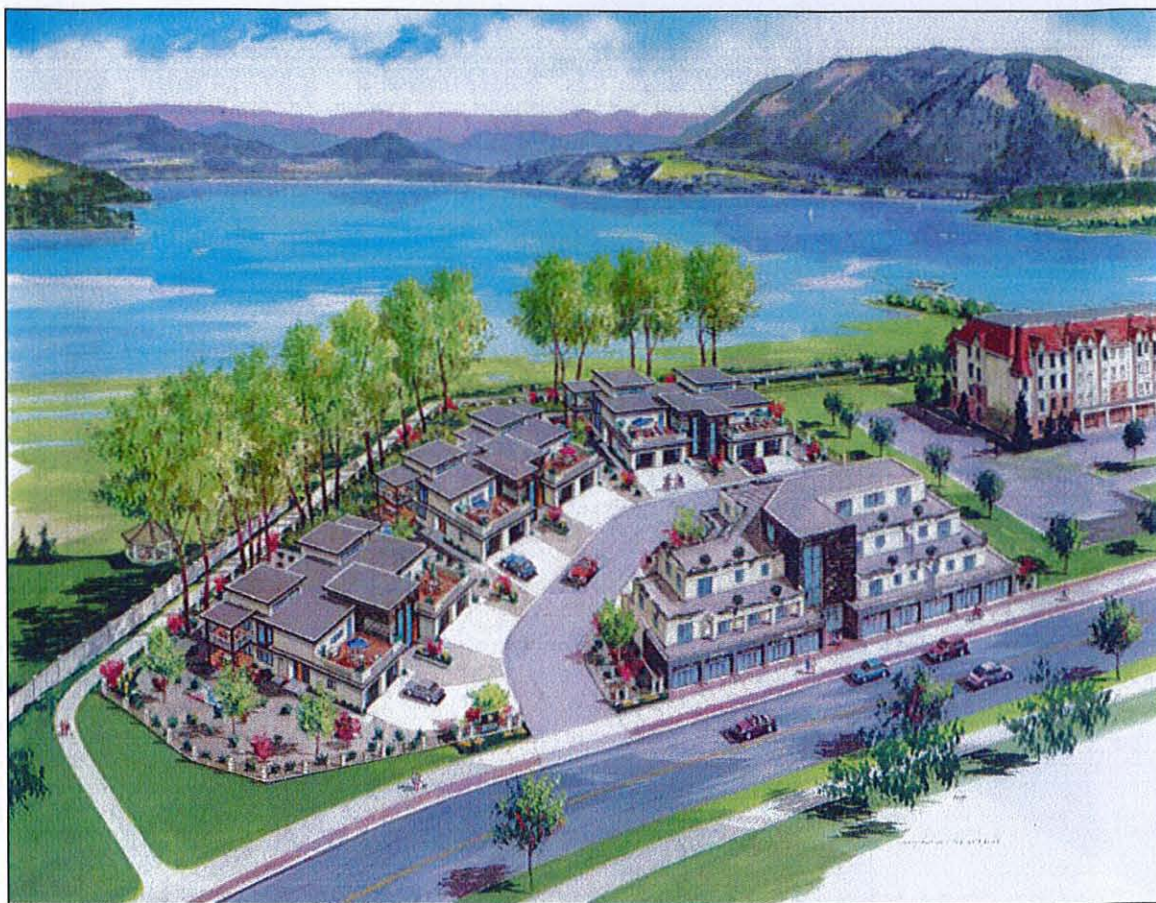
BERND HERMANSKI
 ARCHITECT
 INCORPORATED
 40 - ALEXANDER ST. N.E.
 P.O. BOX 1428
 SALMON ARM, B.C. V1E 6P5
 TEL: (250) 832 7900
 FAX: (250) 832 7908
 EMAIL: bernd@hermanski.com

PROJECT:
SKJERPEN
HARBOURFRONT
DEVELOPMENT
 131 HARBOURFRONT DRIVE,
 SALMON ARM, B.C.

DRAWING TITLE:
 DEVELOPMENT
 PERMIT
 APPLICATION
 LANDSCAPE PLAN

DRAWING NO.
DPL-1
 OF
 1

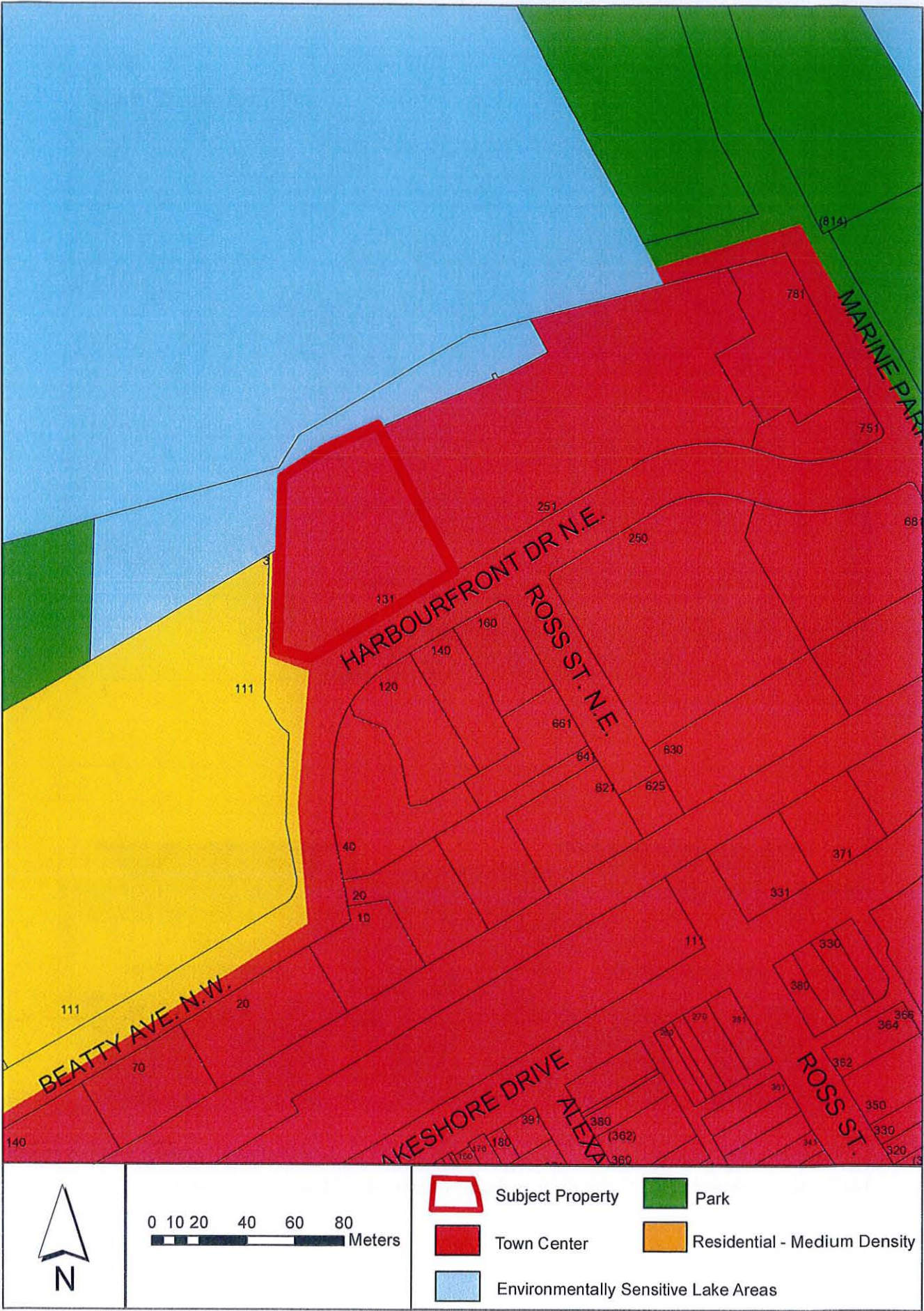
Appendix A: Site Plan

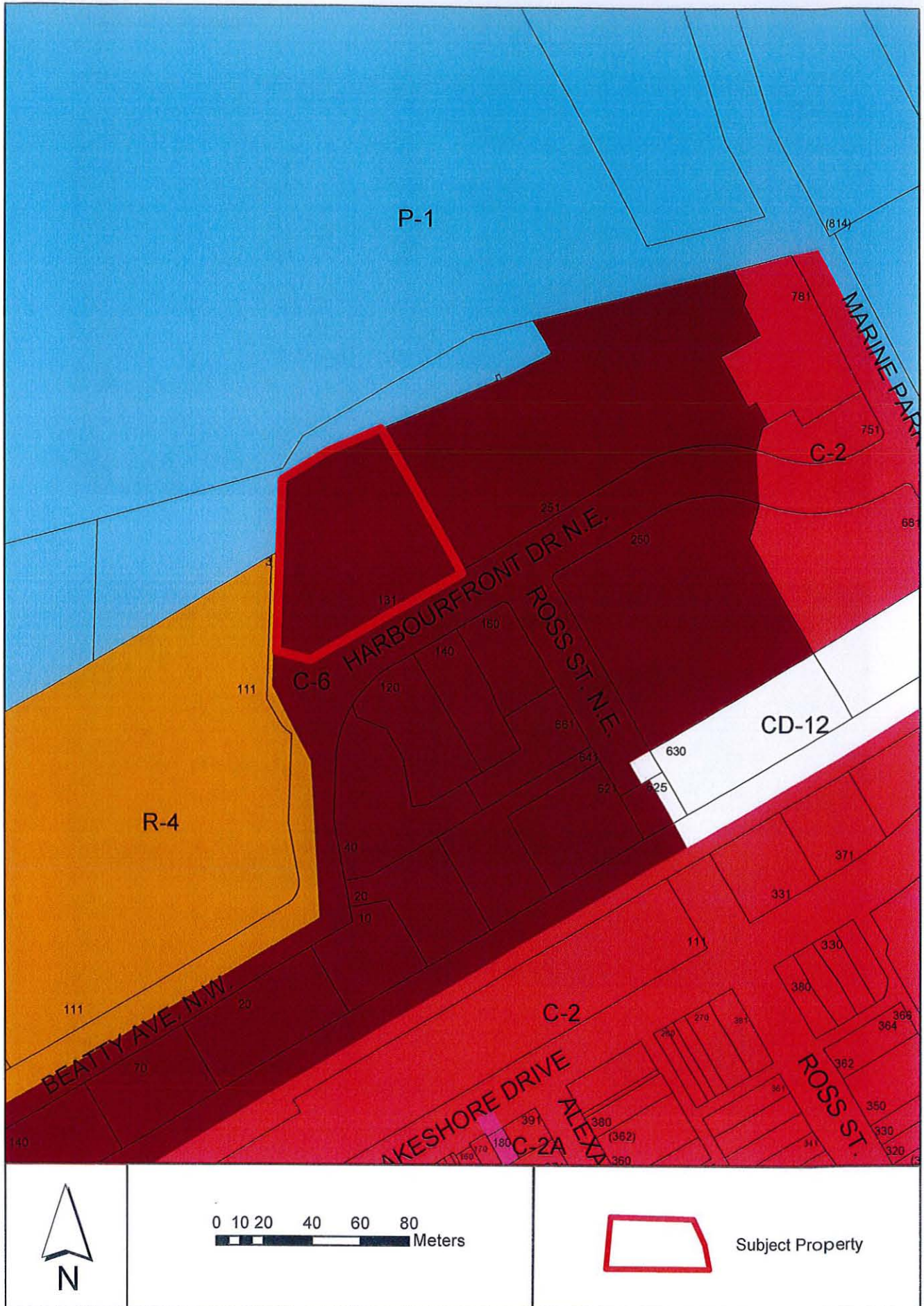


Rendering of proposed site concept.



Front elevation detailing one of three medium density residential buildings for proposed R-4 portion.





Appendix 8: Site Photos



View west of subject parcel from Ross Street NE.



View north-east of subject parcel.

Appendix 8: Site Photos



View south-east towards development to the south across Harbourfront Drive NE.



View south-west including neighbouring development to the east.



May 12th, 2015

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

**Re: OCP Amendment Application No OCP4000-25
131 Harbourfront Dr NE**

Dear Kevin

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to re-designate a portion of 131 Harbourfront Dr NE from City Centre to Medium Density Residential.

The SAEDS Board supports this application. This is a suitable location for medium density residential and the Board was pleased to see a portion of the property retained for future commercial use, as it is an important inclusion for this area of our city.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Laird".

Bill Laird,
Chairperson

PO Box 130
20 Hudson Avenue NE
Salmon Arm, BC V1E 4N2
Tel: 250 833.0608
Fax: 250 833.0609
www.saeds.ca

it's happening
here

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold Public Hearings in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on Monday, June 22, at 7:00 p.m.

3. Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lots 13, 14, 15, & 16, Block C, Section 14, Township 20, Range 10, W6M, KDYD, Plan 1523 from M-2 (Light Industrial Zone) to C-2 (Town Centre Commercial Zone).

Civic Address: 350, 360, 380, & 390 Fraser Avenue NW

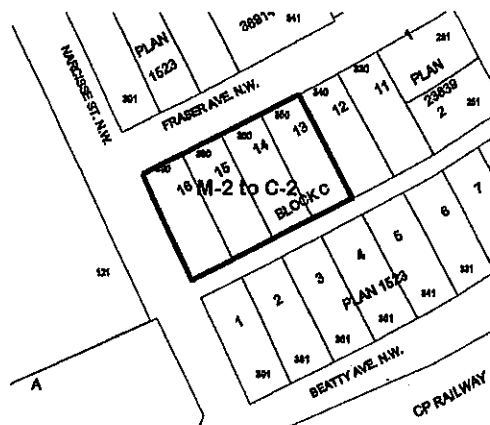
Location: Southeast corner of Fraser Avenue NW and Narcisse Street NW

Present Use: Vacant

Proposed Uses: Parking Lot

Owners / Applicant: Angove Enterprises Ltd./
Churches of Salmon Arm Used Goods Society

Reference: ZON-1029/ Bylaw No. 4103



The file for the proposed bylaw is available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from June 9, 2015 to June 22, 2015, both inclusive, in the office of the Corporate Officer at the City of Salmon Arm, 500 - 2 Avenue NE.

Those who deem their interest affected by the proposed bylaw are urged to review the file available in the Development Services Department (or telephone 250-803-4021) to obtain the facts of the proposal prior to the Public Hearing.

Erin Jackson, Corporate Officer

Advertise Salmon Arm Observer: June 10 and 17, 2015



City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: May 29, 2015

SUBJECT: Zoning Amendment Application No. 1029
 Legal: Lots 13, 14, 15, & 16, Block C, Section 14, Township 20, Range 10, W6M, KDYD, Plan 1523
 Civic: 350, 360, 380, & 390 Fraser Avenue NW
 Owner: Angove Enterprises Ltd.
 Applicant: Churches of Salmon Arm Used Goods Society

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 13, 14, 15, & 16, Block C, Section 13, Township 20, Range 10, W6M, KDYD, Plan 1523 from M-2 (Light Industrial Zone) to C-2 (Town Centre Commercial Zone);

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

STAFF RECOMMENDATION

It is recommended that the motion for consideration be adopted.

PROPOSAL

The 4 subject parcels are situated in the western City Centre area on the southeast corner of Fraser Avenue NW and Narcisse Street NW (see Appendix 1 and 2). The purpose of this application is to rezone the parcel from M-2 (Light Industrial Zone) to C-2 (Town Centre Commercial Zone) to allow for staff and overflow parking use to serve the adjacent Churches Used Goods Store. The C-2 zone regulations are attached as Appendix 3 for reference.

As discussed further, the proposed rezoning is supported by the subject property's current Official Community Plan (OCP) land use designation of "Commercial – City Centre (CC)" - see Appendix 4. A zoning map of the immediate area is attached as Appendix 5.

BACKGROUND

The subject parcels are located adjacent to a TCH service commercial node just west of the City Centre and north of the CP railway corridor. The current M-2 zoning is historic, reflecting past industrial land uses including an abattoir, warehouse, and snow storage use. Specific to the subject parcels, the M-2 zoning dates back to 1987, granted in support of warehouse use. The subject parcels are currently vacant. Site photos are attached as Appendix 6.

Surrounding lands are designated for commercial and medium density residential development (Appendix 4). The treatment plant is directly to the west, across Narcisse Street. Adjacent zoning and land uses (Appendix 5) include the following:

North:	M-2 (Light Industrial) Zone	vacant
East:	R-1 (Single-Family Residential) zone	single-family house
South:	R-1 (Single-Family Residential) zone	single-family homes
West:	M-2 (Light Industrial) Zone	Treatment Plant

Official Community Plan

The subject parcels are designated "Commercial – City Centre" (CC) in the OCP. In terms of the OCP policy most relevant to this application, Policy 9.3.1 (Commercial Policies - General Policies) states the City will support the development of City Centre Commercial designated lands as one of the primary commercial areas in the City. The proposed C-2 zone is consistent with the CC land use designation and OCP Policy 9.3.1, with this proposed rezoning as the first step in potential future development.

COMMENTS

Ministry of Transportation and Infrastructure

No response to date.

Engineering Department

No Engineering concerns.

Fire Department

No Fire Department concerns.

Building Department

No concerns with rezoning.

Planning Department

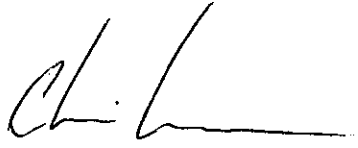
The applicant's intent for the subject parcels is simply to provide surface parking for the Churches Store. Parking areas are required to meet certain standards specified in the Zoning Bylaw, including hard surfacing, grading, drainage, and delineation (painted lines) of parking spaces. The present M-2 zoning of the land does not permit off-street parking or parkades, while the C-2 zone does permit this proposed use. It is anticipated that the applicant will be requesting a variance of some kind to not hard-surface the parking area.

Furthermore, the subject parcels are within the Town Centre Development Area of the Subdivision and Development Servicing Bylaw, which requires completion of certain works and services depending on the value of a future development.

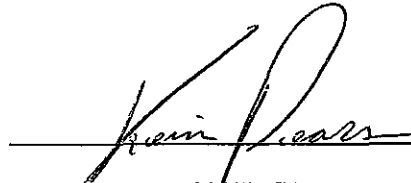
Should the proposed rezoning proceed, future development would also be subject to the form and character guidelines of the "City Centre Development Permit Area" as described within the OCP. Any significant future development resulting from this proposal would require a Development Permit Application to ensure these guidelines are met. The applicant is seeking rezoning approval at this time and has not indicated any forthcoming application for a development permit. Depending on the level of development proposed, a surface parking lot would likely not trigger a Development Permit Application.

CONCLUSION

The current M-2 zoning is historic, reflecting past industrial land uses that are no longer considered appropriate in this area of the City. The proposed C-2 zoning of the subject property is consistent with the OCP and is therefore supported by staff. This proposal also facilitates future commercial use and development opportunities in the City Centre.



Chris Larson, MCP
Planning and Development Officer



Kevin Pearson, MCIP, RPP
Director of Development Services



0 10 20 40 60 80
Meters



Subject Property



0 3.5 7 14 21 28 Meters



Subject Property

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE

Purpose

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

Regulations

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

Permitted Uses

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

- | | | |
|-------|-----|---|
| #3001 | .1 | <i>assembly hall;</i> |
| | .2 | <i>auto parts retail;</i> |
| | .3 | <i>cabaret;</i> |
| #2900 | .4 | <i>cafe;</i> |
| #2819 | .5 | <i>churches;</i> |
| | .6 | <i>commercial daycare facility;</i> |
| #3067 | .7 | <i>congregate housing;</i> |
| | .8 | <i>education/training facility;</i> |
| | .9 | <i>entertainment facility;</i> |
| | .10 | <i>financial institution;</i> |
| | .11 | <i>health services centre;</i> |
| #2782 | .12 | <i>home occupation;</i> |
| | .13 | <i>hotel;</i> |
| #3223 | .14 | <i>licensee retail store;</i> |
| #3951 | .15 | <i>lower floor dwelling units;</i> |
| | .16 | <i>neighbourhood pub;</i> |
| | .17 | <i>nightclub;</i> |
| | .18 | <i>outside display of goods and wares;</i> |
| | .19 | <i>office;</i> |
| | .20 | <i>parkade/off street parking;</i> |
| | .21 | <i>personal service establishment;</i> |
| | .22 | <i>print service;</i> |
| | .23 | <i>public use;</i> |
| #3060 | .24 | <i>private utility;</i> |
| | .25 | <i>public utility;</i> |
| | .26 | <i>radio and television broadcasting station;</i> |
| | .27 | <i>recreation facility - indoor;</i> |
| | .28 | <i>restaurant;</i> |
| | .29 | <i>retail store;</i> |

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

- .30 sporting goods stores;
- .31 *tourist retail shop*;
- .32 transportation use;
- .33 *upper floor dwelling units*;
- .34 upholstery shop;
- .35 *accessory use*.

Maximum Height of Principal Buildings

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

Maximum Height of Accessory Buildings

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

Maximum Parcel or Site Coverage

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

Minimum Parcel Size or Site Area

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

Minimum Parcel or Site Width

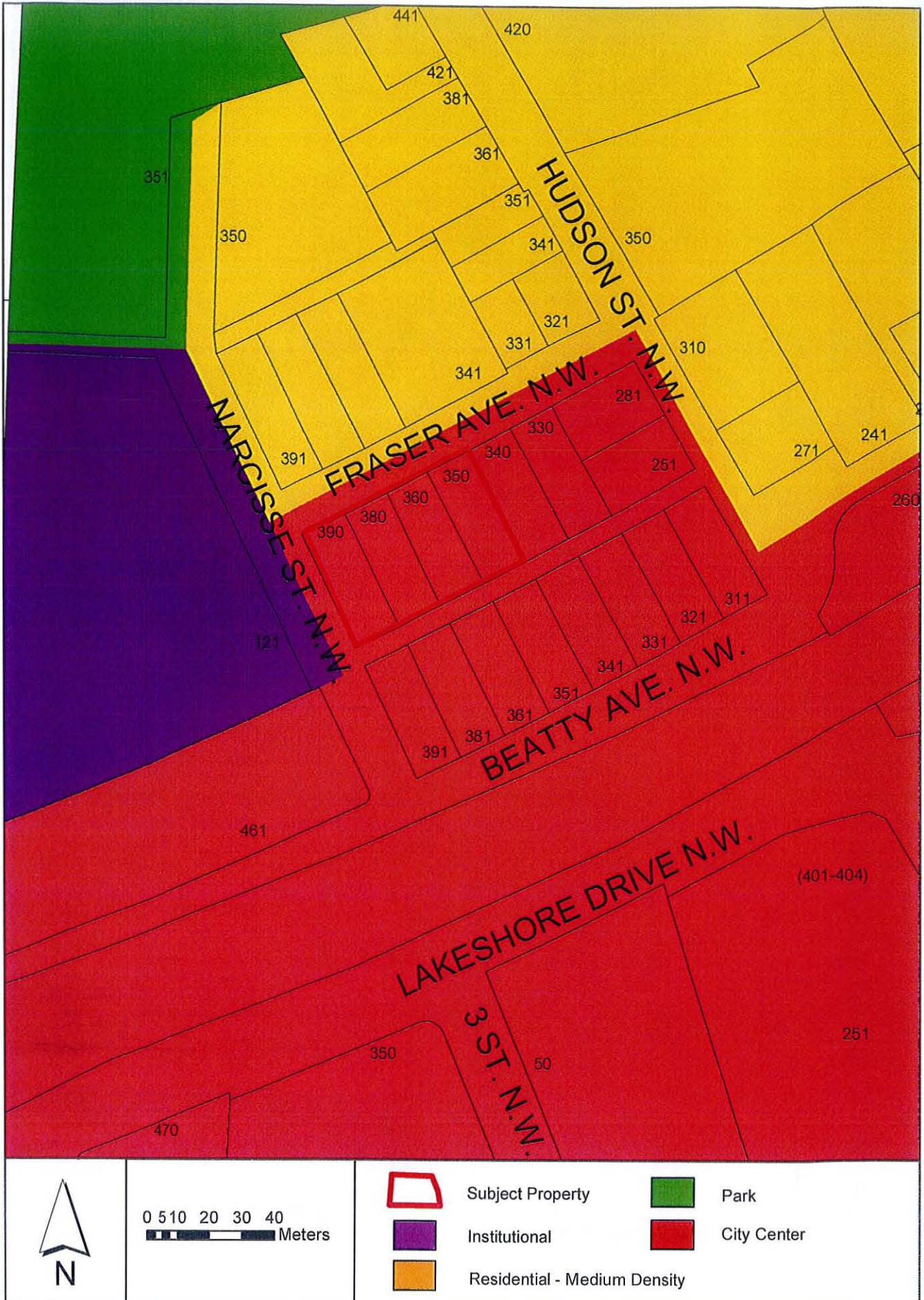
- 16.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

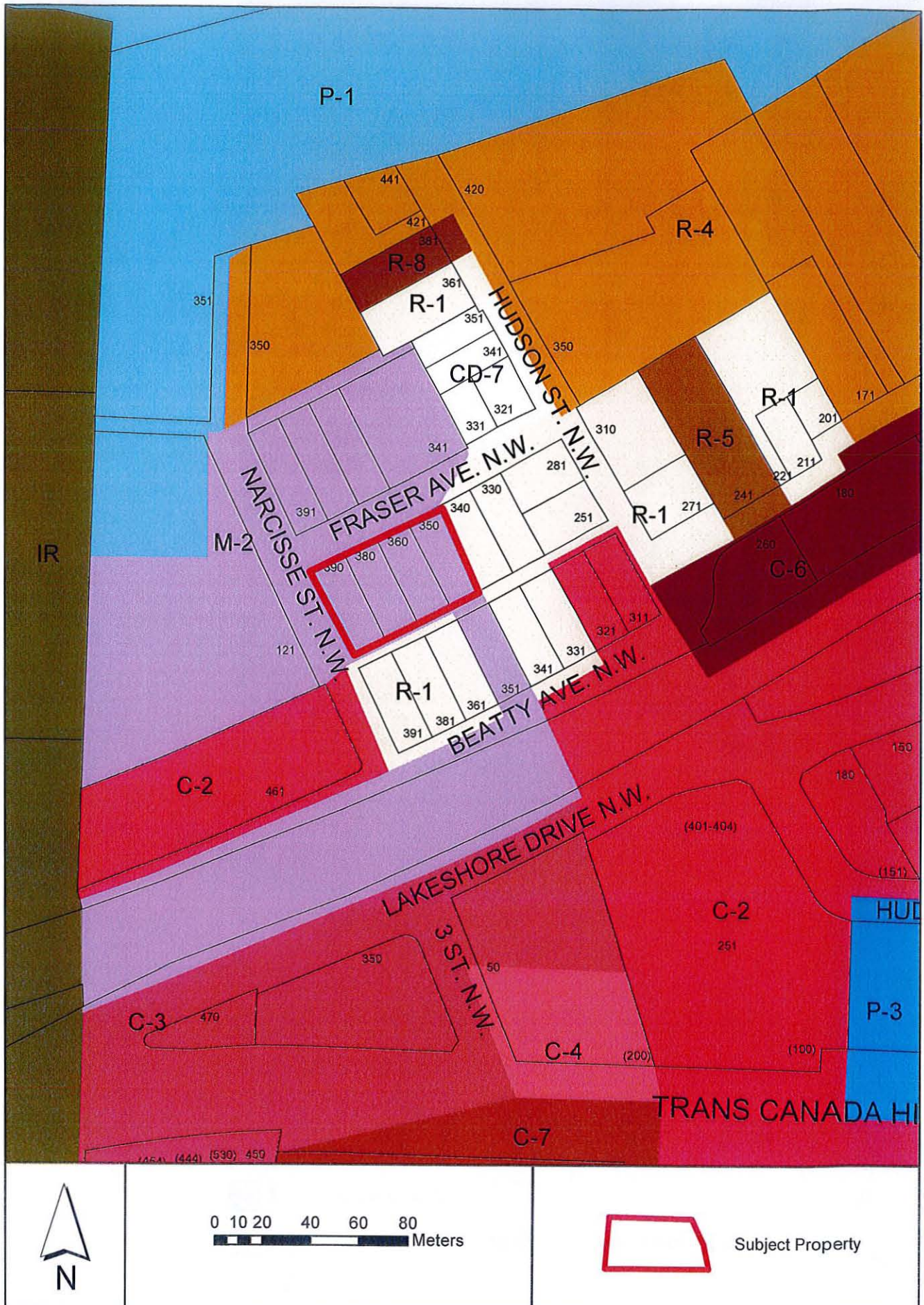
Outside Storage

- 16.9 Outside storage shall not be permitted.

Parking and Loading

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

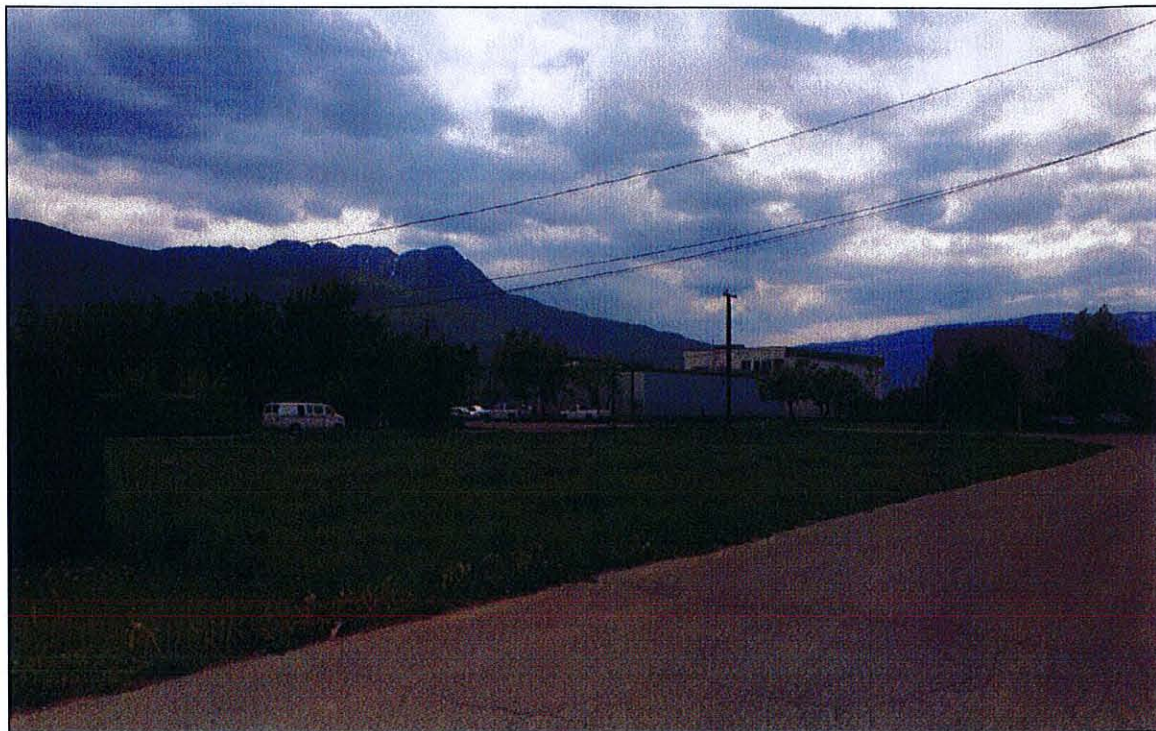




Appendix 6: Site Photos



View of subject property looking north-east.



View of subject property looking south-west, towards the Churches Store and Treatment Plant.

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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 Public Hearings in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on Monday, June 22, at 7:00 p.m.

4. Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP50299 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 2481 - 4 Avenue SE

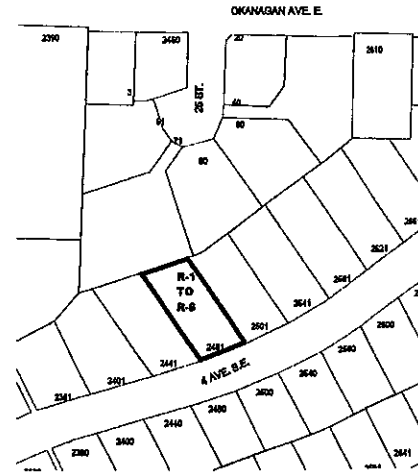
Location: South of Okanagan Ave SE on north side of 4 Avenue SE

Present Use: Existing single family dwelling

Proposed Uses: Single family dwelling with suite

Owners / Applicant: S. Wenger & M. L. Van Chadwick

Reference: ZON-1030/ Bylaw No. 4104



The file for the proposed bylaw is available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from June 9, 2015 to June 22, 2015, both inclusive, in the office of the Corporate Officer at the City of Salmon Arm, 500 - 2 Avenue NE.

Those who deem their interest affected by the proposed bylaw are urged to review the file available in the Development Services Department (or telephone 250-803-4021) to obtain the facts of the proposal prior to the Public Hearing.

Erin Jackson, Corporate Officer

Advertise Salmon Arm Observer: June 10 and 17, 2015



Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 21, 2015

Subject: Zoning Bylaw Amendment Application No. 1030

Legal: Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP50299

Civic: 2481 - 4 Avenue SE

Owner / Applicant: Wenger, S. & Van Chadwick, M. L.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP50299 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 2481 - 4 Avenue SE (Appendix 1 and 2) and presently contains an existing single family dwelling. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a secondary suite within the existing single family dwelling.

BACKGROUND

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3). The subject parcel is located on 4 Avenue SE, just south of Okanagan Avenue SE. This area is largely comprised of R-1 zoned parcels containing single family dwellings, with a few R-4 zoned parcels containing medium density multi-family dwellings (directly adjacent the subject parcel to the north). There are currently five R-8 zoned parcels within 500 metres of the subject parcel.

The subject parcel contains an existing single family dwelling, is approximately 1,150 m², and meets the conditions of minimum parcel area and minimum parcel width as specified to permit a secondary suite within the proposed R-8 zone. Site photos are attached as Appendix 4. The intent of the applicant is to develop a *secondary suite* within the existing single family dwelling as shown in the plans submitted with the application (attached as Appendix 5).

Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements. A Building Permit application has been submitted for a secondary suite that can meet these requirements.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Medium Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and

the BC Building Code. Based on parcel area, the subject property has potential for the development of a secondary suite (but not a detached suite), including having sufficient space for an additional off-street parking stall to serve the suite (as shown in the site photos attached as Appendix 4).

COMMENTS**Engineering Department**

No objections to the proposed rezoning. A water meter will be required at time of building permit.

Building Department

BC Building Code will apply.

Fire Department

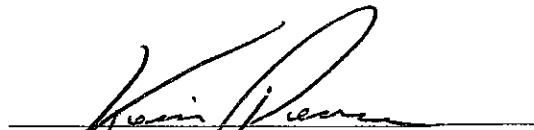
No concerns.

Planning Department

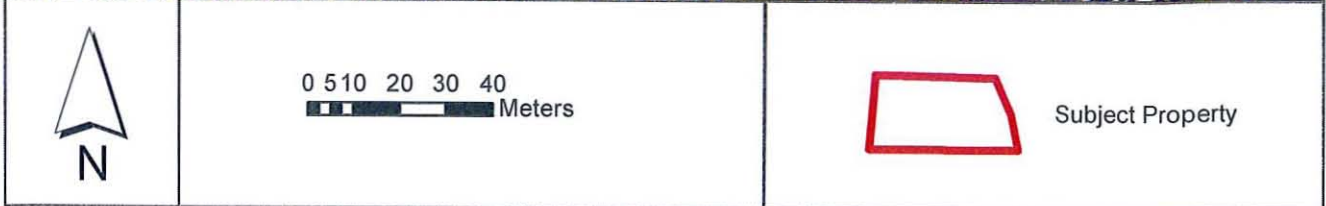
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

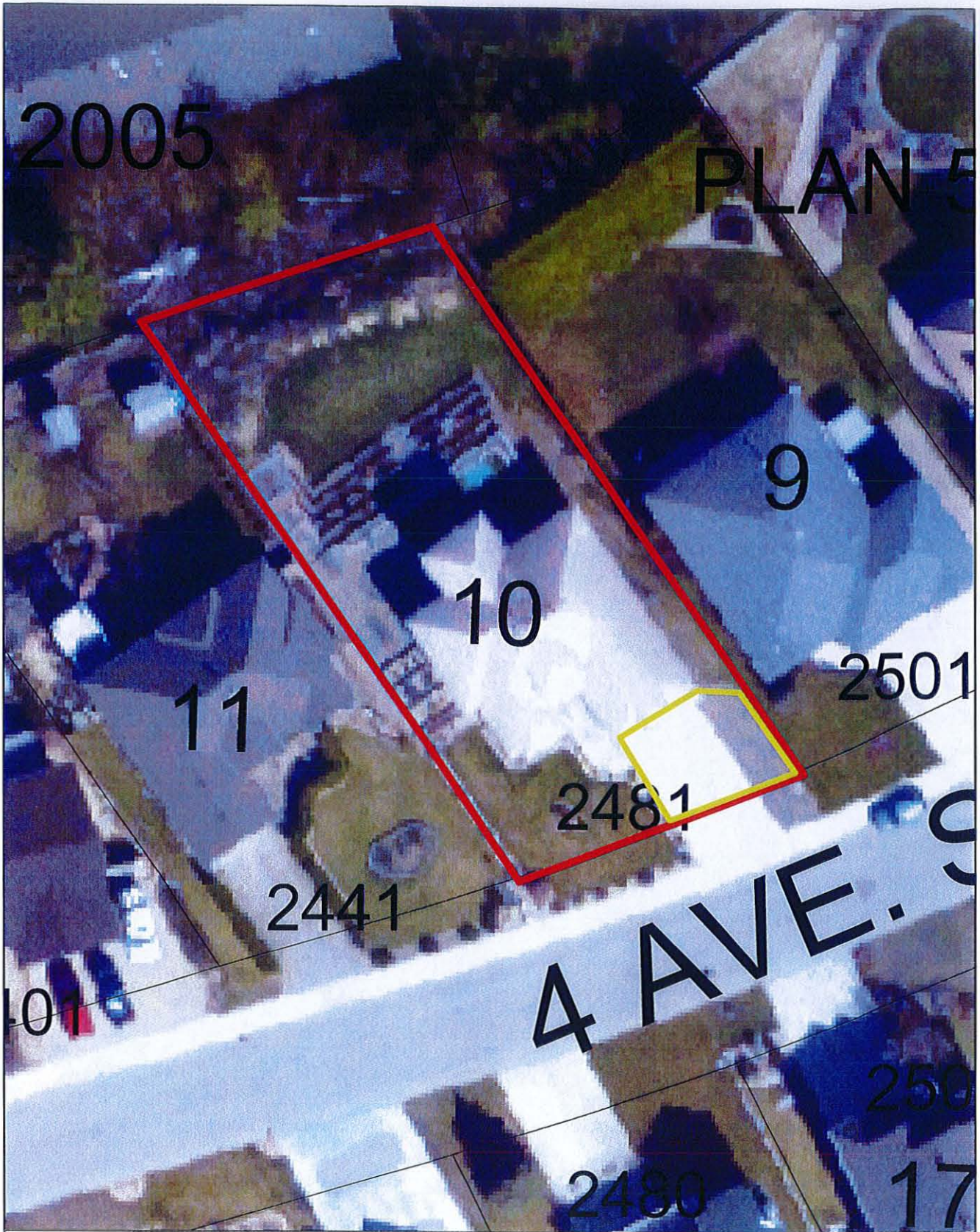


Prepared by: Chris Larson, MCP
Planning and Development Officer



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



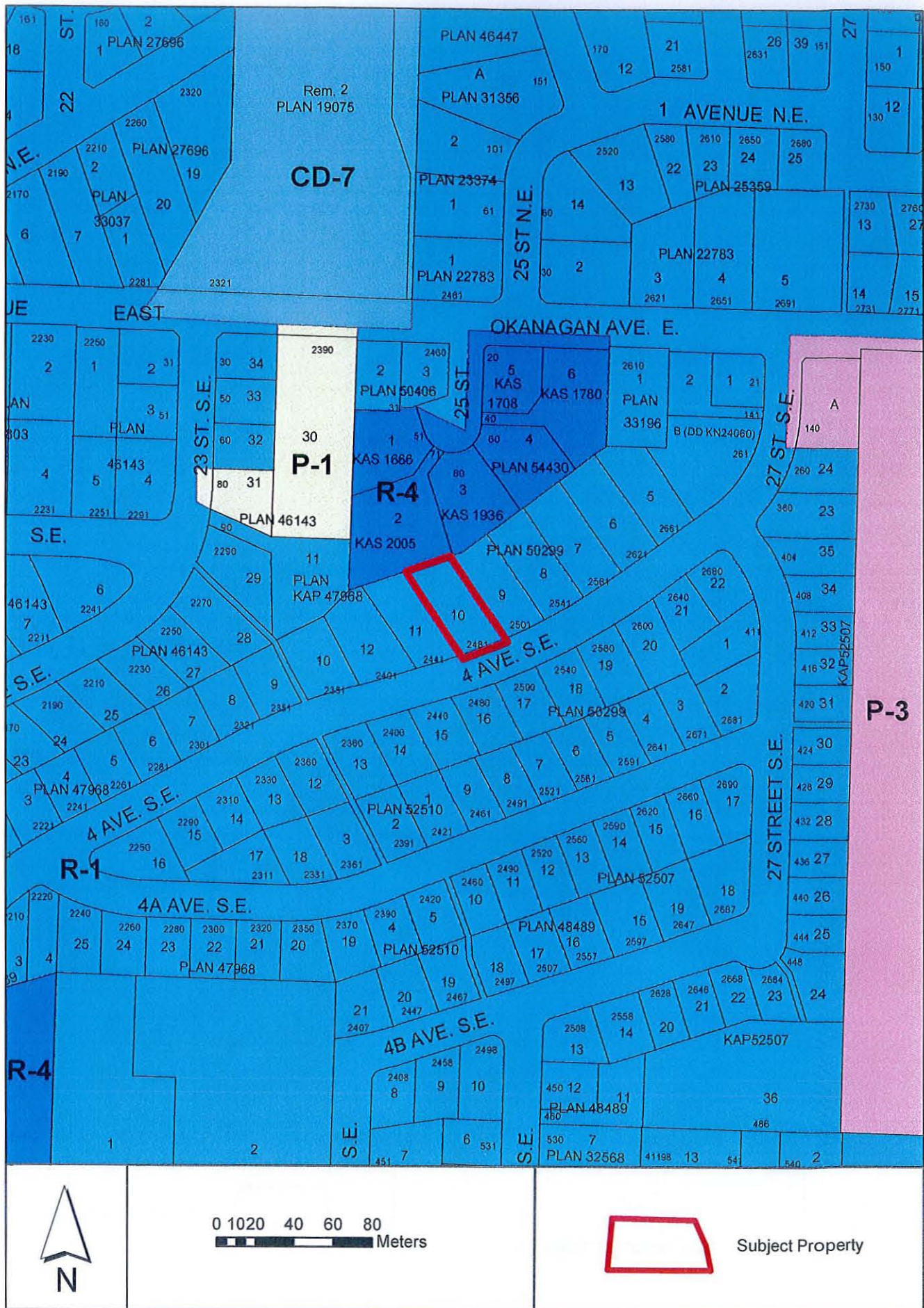


0 1.75 3.5 7 10.5 14 Meters



Subject Property

Potential Parking



Appendix 4: Site Photos

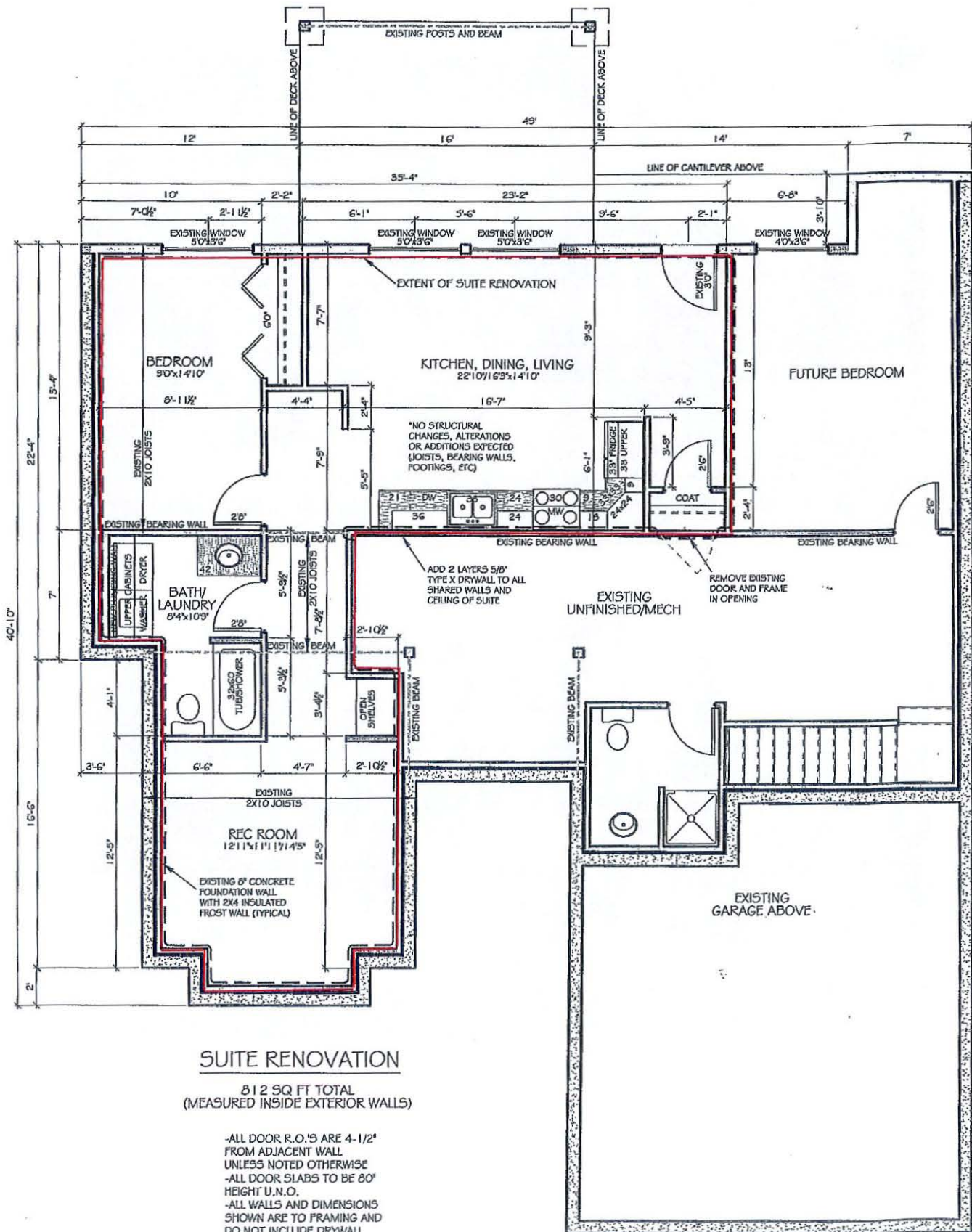


View of subject property to the west. There is potential parking for the suite in the graveled area.



View of subject property to the north-west.

Appendix 5: Secondary Suite Floor Plan



Item 21.1

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4099 be read a third time.

[OCP-4000-24; M. Skjerpen & Gerry Tomporowski Architect Ltd.; 1050 & 1091 – 18 Street NE; HC to HR]

Vote Record

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

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4099

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on _____, 2015, at the hour of 7:00 p.m. was published in the _____ and _____, 2015, issue of the Salmon Arm Observer;

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

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

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

1. Redesignate Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510, Except Plan KAP47370 & Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 13130, Except Plan KAP54559 from HC (Highway Service/Tourist Commercial) to HR (Residential - High Density) as shown on Schedule "A" attached hereto and forming part of this bylaw;

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as **"City of Salmon Arm Official Community Plan Amendment Bylaw No. 4099"**.

READ A FIRST TIME THIS 8th DAY OF June 2015

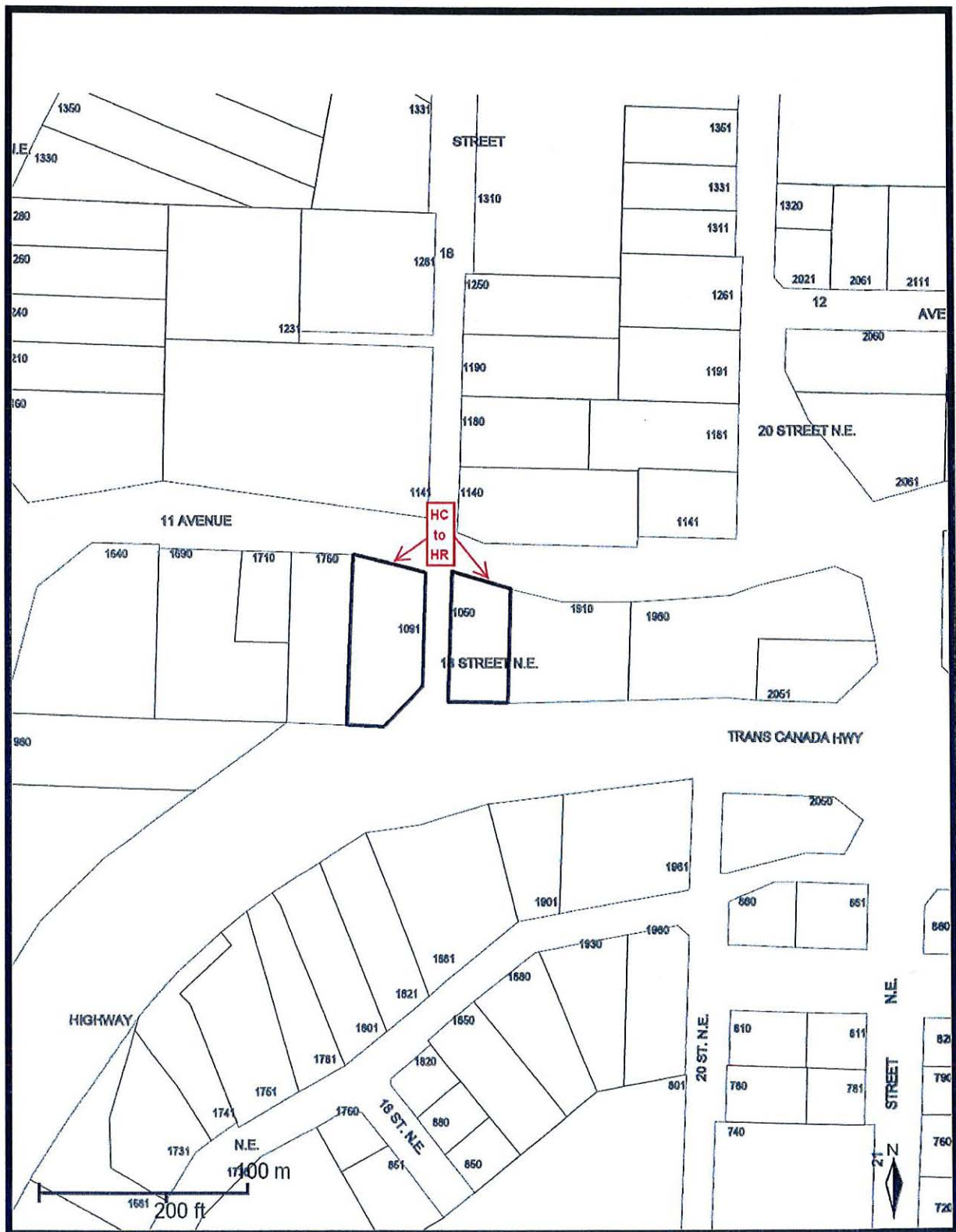
READ A SECOND TIME THIS 8th DAY OF June 2015

READ A THIRD TIME THIS DAY OF 2015

ADOPTED BY COUNCIL THIS DAY OF 2015

MAYOR

CORPORATE OFFICER



Item 21.2

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4100 be read a third time.

[ZON-1026; M. Skjerpen & Gerry Tomporowski Architect Ltd.; 1050 & 1091 - 18 Street NE; R-1 to R-5]

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4100

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on , 2015, at the hour of 7:00 p.m. was published in the and , 2015 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:
 - 1) Rezone Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plan KAP47370 & Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 13130 Except Plan KAP54559 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone) as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4100**".

READ A FIRST TIME THIS 8th DAY OF June 2015

READ A SECOND TIME THIS 8th DAY OF June 2015

READ A THIRD TIME THIS DAY OF 2015

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2015

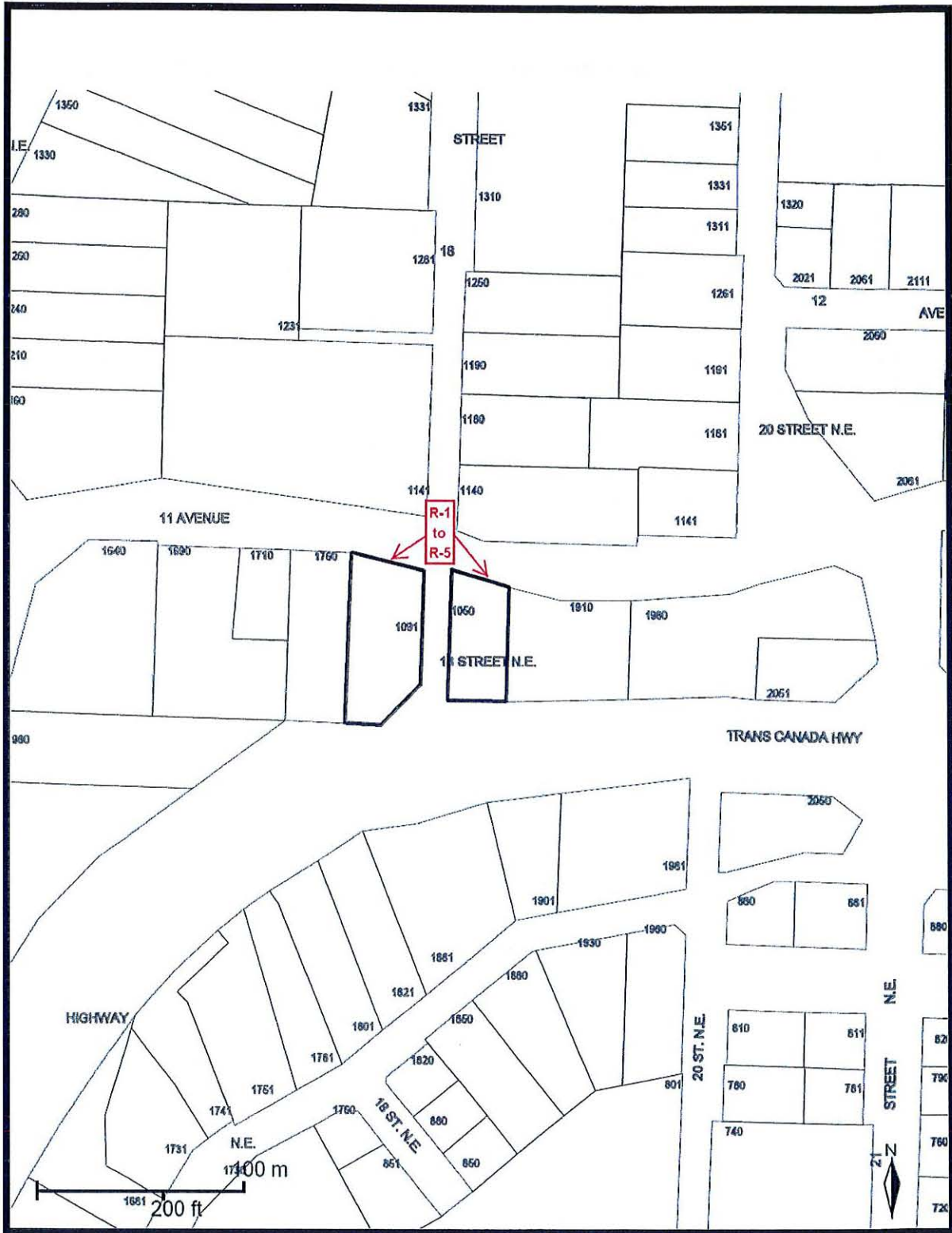
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2015

MAYOR

CORPORATE OFFICER

Schedule "A"



Item 21.3

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4101 be read a third time.

[OCP-4000-25; 566562 BC Ltd.; 131 Harbourfront Drive NE; CC to MR]

Vote Record

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

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4101

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on _____, 2015, at the hour of 7:00 p.m. was published in the _____ and _____, 2015, issue of the Salmon Arm Observer;

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

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

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

1. Redesignate a portion of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP60045 from CC (City Centre Commercial) to MR (Residential - Medium Density) as shown on Schedule "A" attached hereto and forming part of this bylaw;

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as “**City of Salmon Arm Official Community Plan Amendment Bylaw No. 4101**”.

READ A FIRST TIME THIS 8th DAY OF June 2015

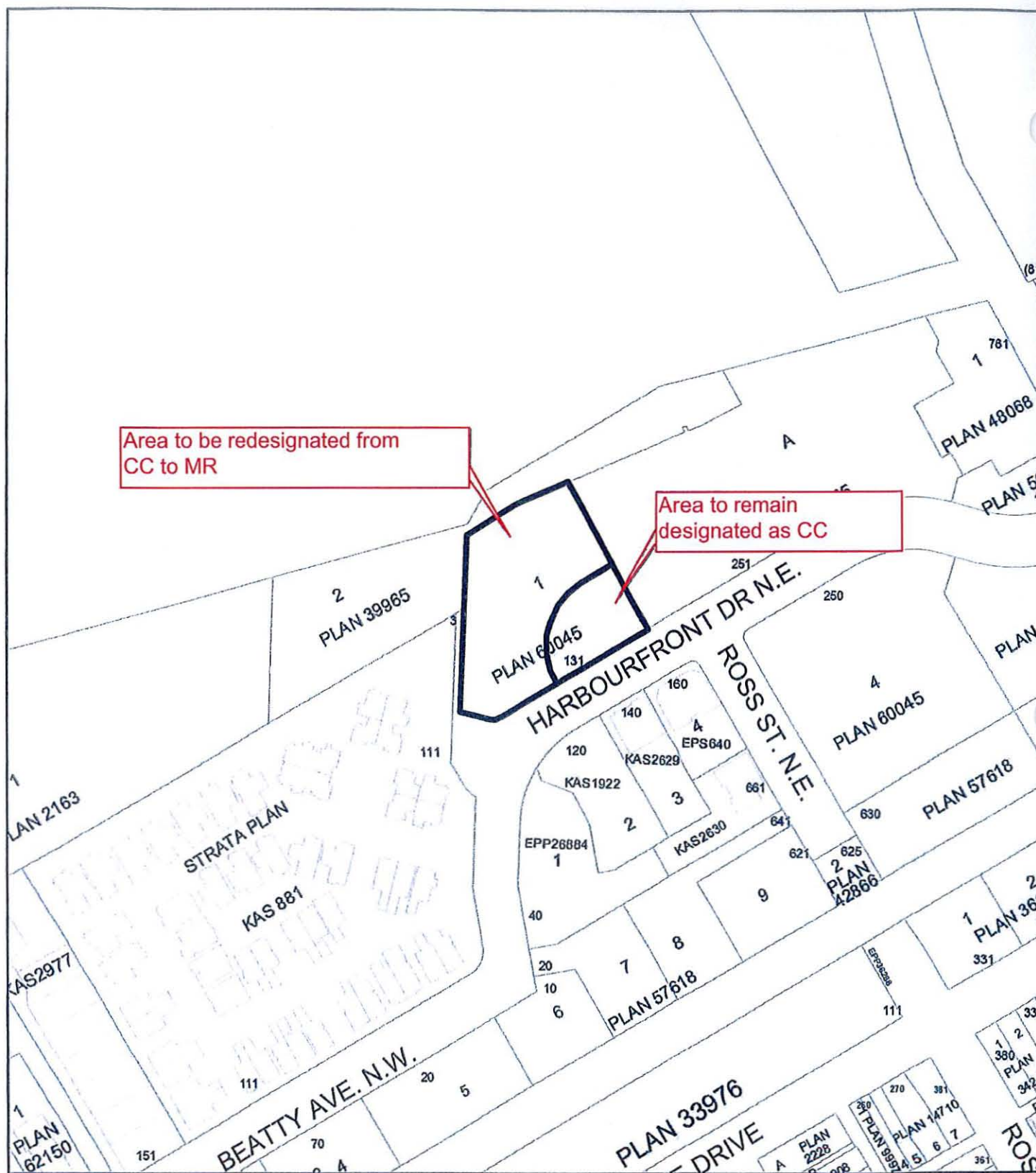
READ A SECOND TIME THIS 8th DAY OF June 2015

READ A THIRD TIME THIS DAY OF 2015

ADOPTED BY COUNCIL THIS DAY OF 2015

MAYOR

CORPORATE OFFICER



1:2,000

Item 21.4

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4102 be read a third time.

[ZON-1027; 566562 BC Ltd.; 131 Harbourfront Drive NE; C-6 to R-4]

Vote Record

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

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4102

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on , 2015, at the hour of 7:00 p.m. was published in the and , 2015 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:

- 1) Rezone a portion of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP60045 from C-6 (Tourist/Recreation Commercial Zone) to R-4 (Medium Density Residential Zone) as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4102".

READ A FIRST TIME THIS 8th DAY OF June 2015

READ A SECOND TIME THIS 8th DAY OF June 2015

READ A THIRD TIME THIS DAY OF 2015

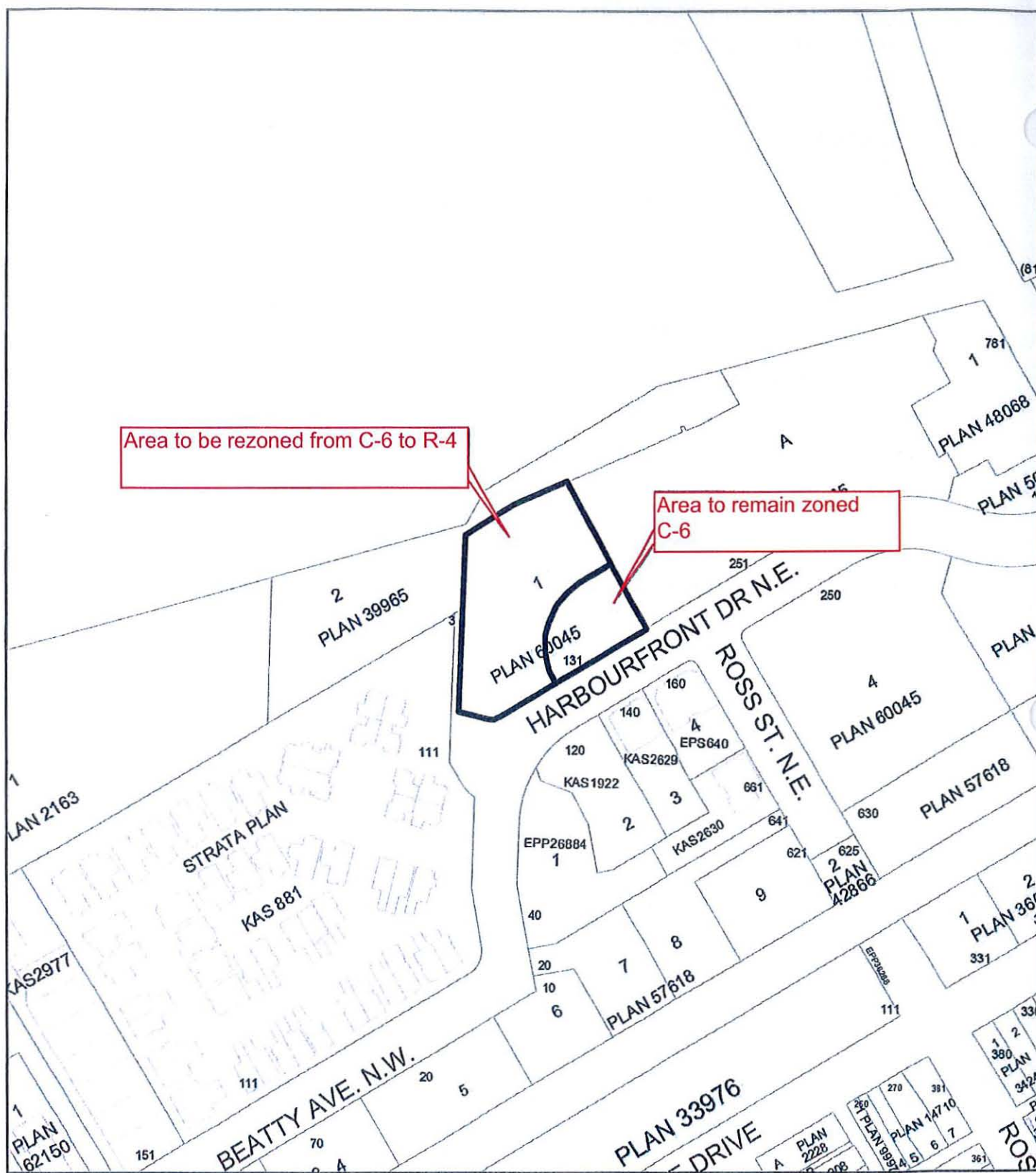
APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2015

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2015

MAYOR

CORPORATE OFFICER



1:2,000

Item 21.5

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4103 be read a third time.

[ZON-1029; Churches of Salmon Arm used Goods Society; 350, 360, 380 & 390 Fraser Avenue NW; M-2 to C-2]

Vote Record

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

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4103

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on , 2015, at the hour of 7:00 p.m. was published in the and , 2015 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:
 - 1) Rezone Lots 13, 14, 15, & 16, Block C, Section 14, Township 20, Range 10, W6M, KDYD, Plan 1523 from M-2 (Light Industrial Zone) to C-2 (Town Centre Commercial Zone) as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4103**".

READ A FIRST TIME THIS 8th DAY OF June 2015

READ A SECOND TIME THIS 8th DAY OF June 2015

READ A THIRD TIME THIS DAY OF 2015

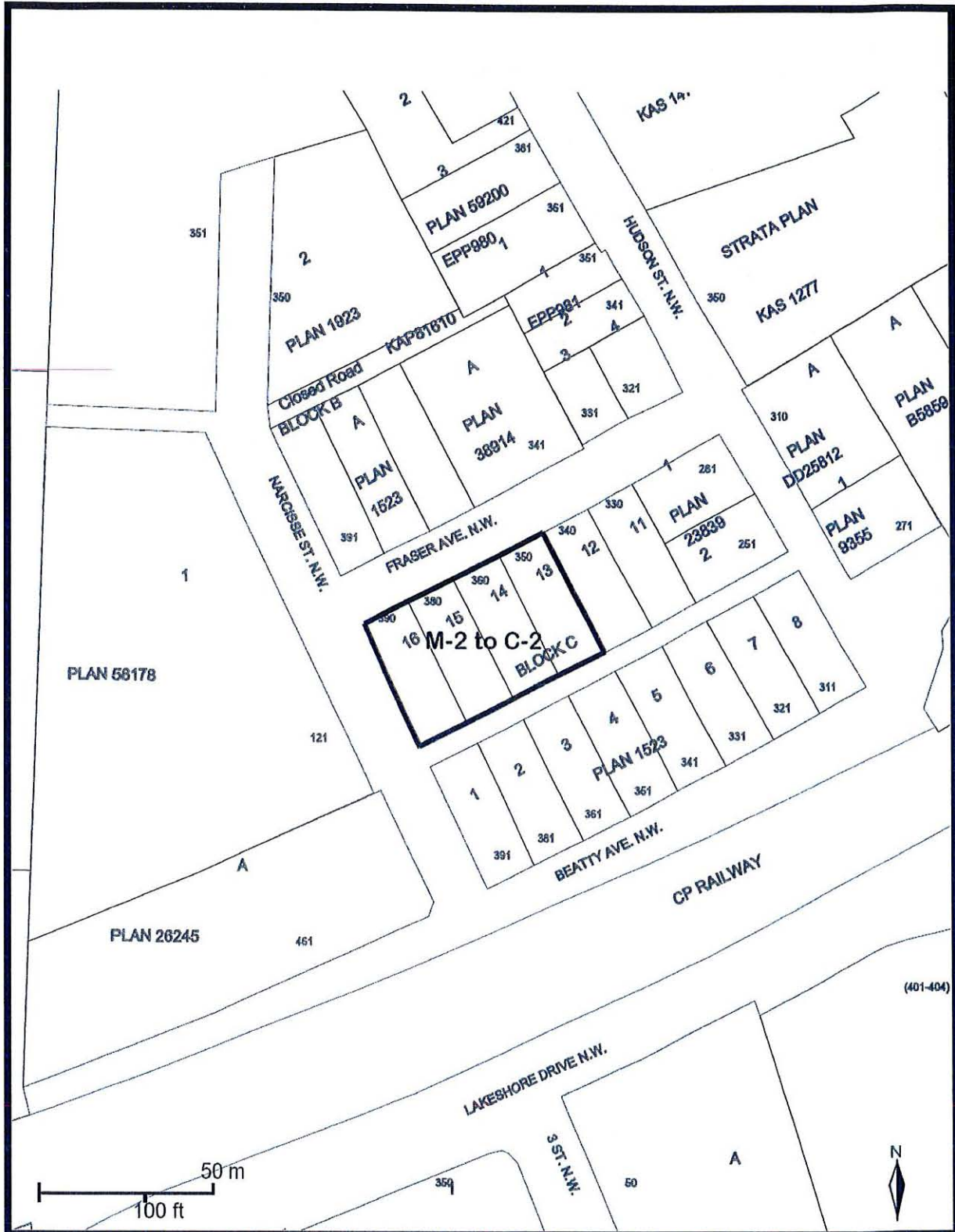
APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2015

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2015

MAYOR

CORPORATE OFFICER



Item 21.6

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4104 be read a third and final time.

[ZON-1030; S. Wenger & M. Van Chadwick; 2481 - 4 Avenue SE; R-1 to R-8]

Vote Record

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

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4104

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on ,
2015, at the hour of 7:00 p.m. was published in the and , 2015 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:
 - 1) Rezone Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP50299 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4104**".

READ A FIRST TIME THIS 8th DAY OF June 2015

READ A SECOND TIME THIS 8th DAY OF June 2015

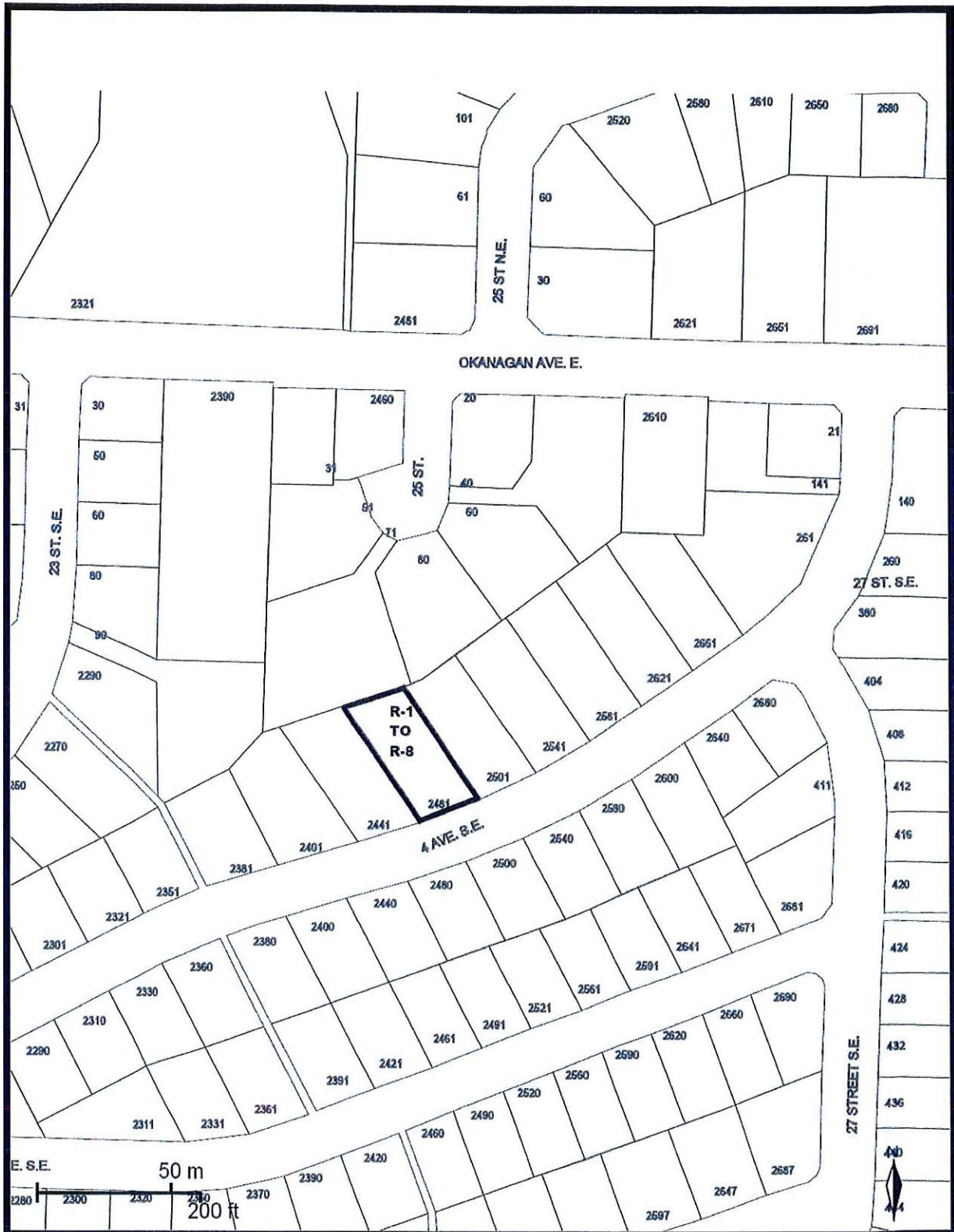
READ A THIRD TIME THIS DAY OF 2015

ADOPTED BY COUNCIL THIS DAY OF 2015

MAYOR

CORPORATE OFFICER

Schedule "A"



Item 23.

CITY OF SALMON ARM

Date: June 22, 2015

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of June 22, 2015, be adjourned.

Vote Record

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

- ☐ Cooper
- ☐ Flynn
- ☐ Eliason
- ☐ Harrison
- ☐ Jamieson
- ☐ Lavery
- ☐ Wallace Richmond

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