

AGENDA

Regular Council Meeting

Monday, March 27, 2017

1:30 p.m.

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

Seymour Salon Room

Prestige Harbourfront Resort

251 Harbourfront Drive NE, Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ADOPTION OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	PRESENTATIONS / DELEGATIONS
	6.	CONFIRMATION OF MINUTES
3 - 14	1.	Regular Council Meeting Minutes of March 13, 2017
	7.	COMMITTEE REPORTS
15 - 18	1.	Development and Planning Services Committee Meeting Minutes of March 20, 2017
19 - 22	2.	Court of Revision 2017 73 Avenue Water Main Extension Parcel Tax Assessments Meeting Minutes of March 13, 2017
23 - 26	3.	Court of Revision 2017 Transportation Parcel Tax Assessments Meeting Minutes of March 13, 2017
27 - 30	4.	Court of Revision 2017 Water and Sewer Frontage Assessments Meeting Minutes of March 13, 2017
31 - 34	5.	Social Impact Advisory Committee Meeting Minutes of January 10, 2017
35 - 38	6.	Shuswap Regional (Salmon Arm) Airport Commission Meeting Minutes of March 10, 2017
39 - 44	7.	Greenways Liaison Committee Meeting Minutes of March 9, 2017
45 - 58	8.	Community Heritage Commission Meeting Minutes of January 17, 2017
59 - 66	9.	Community Heritage Commission Meeting Minutes of February 21, 2017

- 67 - 112 8. **INTRODUCTION OF BYLAWS**
1. 2016 Final Budget
- a) City of Salmon Arm 2016 to 2020 Financial Plan Amendment Bylaw No. 4195 - First Second and Third Readings
- b) City of Salmon Arm Parks Development Reserve Fund Expenditure Bylaw No. 4196 - First, Second and Third Readings
- c) City of Salmon Arm Community Centre Major Maintenance Reserve Fund Expenditure Bylaw No. 4197 - First, Second and Third Readings
- d) City of Salmon Arm Cemetery Columbarium Reserve Fund Expenditure Bylaw No. 4198 - First, Second and Third Readings
- e) City of Salmon Arm Police Vehicles Reserve Fund Expenditure Bylaw No. 4199 - First, Second and Third Readings
- f) City of Salmon Arm Equipment Replacement Reserve Fund Expenditure Bylaw No. 4200 - First, Second and Third Readings
- g) City of Salmon Arm Water Major Maintenance Reserve Fund Expenditure Bylaw No. 4202 - First, Second and Third Readings
- 113 - 124 2. Zoning Amendment Bylaw No. 4204 [ZON-1087; Harding, R. & J., 4890 - 13 Street NE, R-1 to R-8] - First and Second Readings
9. **RECONSIDERATION OF BYLAWS**
10. **CORRESPONDENCE**
- 125 - 126 1. Informational Correspondence
- 127 - 128 2. M. Shaffer, Secretary, Preserving Dilkusha - letter dated March 10, 2017 - Dilkusha Revitalization Project (Proposal) and Petition [See: <http://www.salmonarm.ca/index.aspx?NID=364> for attachments]
11. **STAFF REPORTS**
- 129 - 132 1. Director of Engineering and Public Works - Airport Management and Maintenance Services Contract Award for Shuswap Regional Airport
- 133 - 136 2. Director of Engineering and Public Works - West Nile Mosquito Control Program
- 137 - 140 3. Chief Financial Officer - 2016 Yearend Surplus
- 141 - 146 4. Chief Financial Officer - Municipal Tax Rates - Class 5 and Class 6
- a) Public Input Session
12. **NEW BUSINESS**
13. **COUNCIL STATEMENTS**
14. **NOTICE OF MOTION**
15. **UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
- 147 - 148 1. 720 22 Street NE - Orchard House
16. **OTHER BUSINESS**
17. **QUESTION AND ANSWER PERIOD**

7:00 p.m.

Page #	Item #	Description
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	19.	HEARINGS
149 - 168	1.	Development Variance Permit No. VP-447 [Shaule, J. & Trautman, S./ Cannon, D.; 6510 - 30 Street NE; Servicing Variance]
	20.	STATUTORY PUBLIC HEARINGS
169 - 186	1.	Official Community Plan Amendment Application No. OCP4000-29; Affinity Developments Ltd. /Jobeck Enterprises Ltd.; 2081 - 11 Street NE; HC - HR
	2.	Zoning Amendment Application No. ZON-1084; Affinity Developments Ltd. / Jobeck Enterprises Ltd.; 2081 - 11 Street NE; R-1 to R-5
187 - 196	3.	Official Community Plan Amendment Application No. 4000-30; Laitinen, C. 2451 - 30 Avenue NE; Rural Agricultural Policies
	4.	Zoning Amendment Application No. ZON-1085; Laitinen, C.; 2451 - 30 Avenue NE; detached suite in agricultural zones
197 - 206	5.	Zoning Amendment Application No. ZON-1086; Kipp, D. & E.; 3290 - 20 Street NE; R-7 to R-8
	21.	RECONSIDERATION OF BYLAWS
207 - 210	1.	Official Community Plan Amendment Bylaw No. 4190 [OCP4000-29; Affinity Developments Ltd. /Jobeck Enterprises Ltd.; 2081 - 11 Avenue NE; HC - HR] -Third Reading
211 - 214	2.	Zoning Amendment Bylaw No. 4191 [ZON-1084; Affinity Developments Ltd. /Jobeck Enterprises Ltd.; 2081 - 11 Avenue NE; R-1 to R-5] - Third Reading
215 - 218	3.	Official Community Plan Amendment Bylaw No. 4192 [4000-30; Laitinen, C. 2451 - 30 Avenue NE; Rural Agricultural Policies] -Third and Final Readings
219 - 222	4.	Zoning Amendment Bylaw No. 4193 [ZON-1085; Laitinen, C.; 2451 - 30 Avenue NE; detached suite in agricultural zones] -Third and Final Readings
223 - 226	5.	Zoning Amendment Bylaw No. 4194 [ZON-1086; Kipp, D. & E.; 3290 - 20 Street NE; R-7 to R-8] -Third and Final Readings
	22.	QUESTION AND ANSWER PERIOD
227 - 228	23.	ADJOURNMENT

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Item 2.

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Lavery

Seconded: Councillor Flynn

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 6.1

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the Regular Council Meeting Minutes of March 13, 2017 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 Room 100 of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Monday, March 13, 2017.

PRESENT:

Mayor N. Cooper
 Councillor C. Eliason
 Councillor K. Flynn
 Councillor A. Harrison (entered the meeting at 2:30 p.m.)
 Councillor K. Jamieson
 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:

Councillor T. Lavery

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0092-2017 Moved: Councillor Flynn
 Seconded: Councillor Eliason
 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 1:54 p.m.
 Council recessed until 2:30 p.m.

Councillor Harrison entered the meeting at 2:30 p.m.

3. REVIEW OF AGENDA

Addition under item 5.2 Downtown Salmon Arm 2017 Budget and 2016 Financial Statements

Addition under item 19.1 written submission from A. and A. Gort

4. DISCLOSURE OF INTEREST

No interest was declared.

5. PRESENTATIONS / DELEGATIONS

1. Dawn Dunlop, Executive Director, Canadian Mental Health Association (CMHA) - Shuswap/Revelstoke - Affordable Housing in Salmon Arm

Dawn Dunlop, Executive Director, Canadian Mental Health Association (CMHA) - Shuswap/Revelstoke provided an overview of affordable housing in Salmon Arm. She was available to answer questions from Council.

2. Lindsay Wong, Manager, Downtown Salmon Arm - Downtown Salmon Arm Update

Lindsay Wong, Manager, Downtown Salmon Arm provided an update on Downtown Salmon Arm. She was available to answer questions from Council.

0093-2017 Moved: Councillor Flynn
 Seconded: Councillor Eliason
 THAT: Council approve the Business Improvement Area 2017 Budget and 2016 Financial Statements as presented.

CARRIED UNANIMOUSLY

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of February 27, 2017

0094-2017 Moved: Councillor Wallace Richmond
 Seconded: Councillor Jamieson
 THAT: the Regular Council Meeting Minutes of February 27, 2017 be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of March 6, 2017

0095-2017 Moved: Councillor Flynn
 Seconded: Councillor Harrison
 THAT: the Development and Planning Services Committee Meeting Minutes of March 6, 2017, be received as information.

CARRIED UNANIMOUSLY

2. Agricultural Advisory Committee Meeting Minutes of February 15, 2017

0096-2017 Moved: Councillor Jamieson
 Seconded: Councillor Flynn
 THAT: the Agricultural Advisory Committee Meeting Minutes of February 15, 2017, be received as information.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS - Continued3. Downtown Parking Commission Meeting Minutes of December 20, 2016

0097-2017

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the Downtown Parking Commission Meeting Minutes of December 20, 2016, be received as information.

CARRIED UNANIMOUSLY8. INTRODUCTION OF BYLAWS1. Official Community Plan Amendment Bylaw No. 4190 [OCP4000-29; Affinity Developments Ltd. / Jobeck Enterprises Ltd.; 2081 - 11 Avenue NE; HC - HR] - First and Second Readings

0098-2017

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4190 be read a first and second time;

AND THAT: Pursuant to Section 475 of the *Local Government Act*, Council has considered the Official Community Plan amendment after appropriate consultation with affected organizations and authorities;AND FURTHER THAT: Pursuant to Section 477 (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.

CARRIED UNANIMOUSLY2. Zoning Amendment Bylaw No. 4191 [ZON-1084; Affinity Developments Ltd. / Jobeck Enterprises Ltd.; 2081 - 11 Avenue NE; R-1 to R-5] - First and Second Readings

0099-2017

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4191 be read a first and second time;

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

AND FURTHER THAT: Final Reading of the zoning amendment bylaw be withheld subject to:

- 1) Adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

8. **INTRODUCTION OF BYLAWS** – Continued

3. **Official Community Plan Amendment Bylaw No. 4192 [OCP4000-30; Laitinen, C. 2451 – 30 Avenue NE; Rural Agricultural Policies] – First and Second Readings**

0100-2017

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4192 be read a first and second time;

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

AND THAT: Pursuant to Section 477 (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. 4193 [ZON-1085; Laitinen, C.; 2451 – 30 Avenue NE; detached suite in agricultural zones] – First and Second Readings**

0101-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4193 be read a first and second time.

AND FURTHER THAT: Final Reading of the zoning amendment bylaw be withheld subject to:

- 1) Adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

5. **Zoning Amendment Bylaw No. 4194 [ZON-1086; Kipp, D. & E.; 3290 – 20 Street NE; R-7 to R-8] – First and Second Readings**

0102-2017

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4194 be read a first and second time.

CARRIED UNANIMOUSLY

Councillor Jamieson left the meeting at 3:29 p.m.

9. **RECONSIDERATION OF BYLAWS**

1. **Zoning Amendment Bylaw No. 4185 [ZON-1082; Olsen, M.; 361 - 10 Street SE; R-5 to R-4] - Final Reading**

0103-2017

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4185 be read a final time.

CARRIED UNANIMOUSLY

10. **CORRESPONDENCE**

1. **Informational Correspondence**

For information.

8. **T. Peasgood, Skookum Cycle and Ski, Salty Dog Organizing Committee, letter dated February 6, 2017 - Salty Street Fest and Salty Dog Enduro Mountain Bike Event**

Councillor Jamieson returned to the meeting at 3:31 p.m.

0104-2017

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: Council authorize the use and closure of 100 and 200 Block of Hudson Avenue for the Salty Street Fest on May 13, 2017, as outlined in the letter dated February 6, 2017, subject to provision of adequate liability insurance.

CARRIED UNANIMOUSLY

14. **B. Levitt, Fishery Officer, Fisheries and Oceans Canada - email dated February 24, 2017 - Request for Partial Exemption from the City of Salmon Arm Noise Control Bylaw 1981**

0105-2017

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: Council authorize Fisheries and Oceans Canada to conduct firearms training at the Salmon Arm Fish and Game Club from 10:00 p.m. to 11:59 p.m. on April 25, 26 and 27, 2017, which is outside the allowable times specified in the City of Salmon Arm Noise Prevention Bylaw No. 2037.

CARRIED UNANIMOUSLY

11. STAFF REPORTS**5. Manager of Permits and Licensing - Liquor License Application (Liquor Primary) Salmon Arm Elks Lodge #455 3690 - 30 Street NE**

0106-2017

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: Council of the City of Salmon Arm has no objection to the issuance of liquor primary license to the Salmon Arm Elks and submits the following:

- a) The issuance of a permanent liquor license will not result in an increase in noise;
- b) There will be no greater impact on the community if the application is approved; and
- c) The issuance of the proposed license will not affect nearby residents to a greater degree than the special occasion licenses currently issued therefore the views of the residents were not gathered.

CARRIED UNANIMOUSLY

1. Director of Engineering and Public Works - 2017/2018/2019 Traffic Line & Airport Marking - Award

0107-2017

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: Council accept the quote received from 647354 BC Ltd. dba Aardvark Pavement Marking Services, to undertake the Traffic Line Markings & Airport Marking Program for the three (3) year term 2017, 2018, 2019 in accordance with the unit prices quoted as follows:

- 2017 - \$42,640.25 plus applicable taxes;
- 2018 - \$42,640.25 plus applicable taxes; and
- 2019 - \$42,640.25 plus applicable taxes.

CARRIED UNANIMOUSLY

2. Director of Engineering and Public Works - 2017 Pavement Patching Program - Quote Award

0108-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Harrison

THAT: Council accept the Quote of A + D Asphalt Solutions Ltd., in accordance with the unit prices quoted as specified in the Contract, estimated to be One Hundred and Thirty Four Thousand, Three Hundred and Seventy Five Dollars (\$134,375.00) plus applicable taxes.

CARRIED UNANIMOUSLY

3. Director of Engineering and Public Works - Downtown Recycling Bin Purchase and Collection

0109-2017

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: Council award the purchase of the downtown recycling bins to Envirozone Inc. in accordance with the quoted price of \$ 13,650.00 plus applicable tax.

11. STAFF REPORTS – Continued**3. Director of Engineering and Public Works - Downtown Recycling Bin Purchase and Collection – Continued**

AND THAT: Council award the collection of the downtown recycling bins to Progressive Waste Inc. in accordance with the quoted price of \$290.00 per month.

CARRIED UNANIMOUSLY

4. Director of Engineering and Public Works - Cross Connection Control – 2017 Facility Assessments

0110-2017

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: the 2017 Cross Connection Control Assessments be awarded to MTS Maintenance Tracking Systems Inc. in the amount of \$16,950.00 (plus GST);

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of these works and services to authorize the sole sourcing to MTS Maintenance Tracking Systems Inc.

Councillor Wallace Richmond left the meeting at 4:11 p.m.

CARRIED UNANIMOUSLY

6. Corporate Officer – Shuswap Regional Airport Commission Appointments

0111-2017

Moved: Councillor Jamieson

Seconded: Councillor Harrison

THAT: the following individuals be appointed, as the City of Salmon Arm representatives, to the Shuswap Regional Airport Commission for a term expiring December 31, 2017:

- Councillor Allan Harrison, City of Salmon Arm;
- Monica Dalziel, Chief Financial Officer;
- Robert Niewenhuizen; Director of Engineering and Public Works; and
- Tim Auger, Salmon Arm Flying Club.

AND THAT: the following individuals be appointed, as the Columbia Shuswap Regional District representatives, to the Shuswap Regional Airport Commission for a two (2) year term expiring December 31, 2018:

- Terry Rysz, District of Sicamous;
- Paul Demenok, CSRD – Area C;
- Rene Talbot, CSRD Area D; and
- Rhona Martin, CSRD – Area E.

Councillor Wallace Richmond returned to the meeting at 4:13 p.m.

CARRIED UNANIMOUSLY

12. NEW BUSINESS

13. COUNCIL STATEMENTS

1. Committees of Council/Agency Representatives

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

14. NOTICE OF MOTION

15. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

16. OTHER BUSINESS

1. Salmon Arm Secondary Digital Photography Photo Collage at City Hall

Councillor Flynn left the meeting at 4:32 p.m. and returned at 4:33 p.m.

0112-2017

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: Councillors Eliason and Wallace Richmond work with staff to prepare a report regarding the placement of the proposed Salmon Arm Secondary Digital Photography Photo Collage.

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 4:36 p.m.

The Meeting reconvened at 7:04 p.m.

PRESENT:

Mayor N. Cooper
Councillor K. Flynn
Councillor C. Eliason
Councillor A. Harrison
Councillor K. Jamieson
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:

Councillor T. Lavery

18. DISCLOSURE OF INTEREST

No interest was declared.

19. HEARINGS**1. Development Variance Permit No. VP-451 [2321 Okanagan Holdings Ltd., 121 - 24 Street NE, Setback Variance]**

0113-2017

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: Development Variance Permit No. VP-451 be authorized for issuance for Lot 2, Plan EPP61761 Sec. 13, Tp. 20, R. 10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

- 1) Section 45.11.4 - decrease the minimum setback of a principal building from the exterior side parcel line from 5.0 metres to 3.5 metres for the proposed residence shown on Appendix 3 of the staff report dated February 21, 2017

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

Submissions were called for at this time.

M. Wilson, the agent, spoke regarding the application and was available to answer questions from Council.

S. McCallam, 220 - 23 Street NE, spoke on behalf of neighbors and concerns regarding visibility, esthetics, crowding and precedents.

M. Wilson, the agent, answered questions from Council.

Council received the written submission for consideration.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:25 p.m. and the motion was:

CARRIED UNANIMOUSLY

2. Development Variance Permit No. VP-452 [Peters-Durston, C.; 2790 - 25 Street NE; Building Height Variance]

0114-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Harrison

THAT: Development Variance Permit No. VP-452 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 28855, which will vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.6 - R-1 Single-Family Residential Zone - increase the maximum height of an accessory building from 6.0 m (19.7 ft) to 7.5 m (24.6 ft) to allow for a new accessory building, as shown in Schedule A attached to the staff report dated March 3, 2017.

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

Submissions were called for at this time.

19. HEARINGS - Continued**2. Development Variance Permit No. VP-452 [Peters-Durston, C.; 2790 - 25 Street NE; Building Height Variance] - Continued**

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

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

CARRIED UNANIMOUSLY

3. Temporary Use Permit Application No. TUP-14 [P. Page; 460 - 10 Avenue SW; Temporary Camping for Roots and Blues Festival]

0115-2017

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: Temporary Use Permit No. TUP-14 be authorized for issuance for Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 for a temporary campground as shown in Appendix 2 of the Development Services Department Memorandum dated February 8, 2017 subject to the following:

- 1) Adherence to Fire Department requirements regarding free and clear access within the campground;
- 2) The total number of temporary campsites not exceeding 100;
- 3) Check-in stations being setback a minimum of 100 metres from 10 Avenue SW;
- 4) The Temporary Use Permit being valid for ten (10) consecutive dates with camping being limited to a maximum of four (4) days (Thursday through Sunday) coinciding with the annual Roots and Blues Music Festival in August of 2017. Approval for 2018 and 2019 subject to approval by the Agricultural Land Commission for Non-Farm Use in the Agricultural Land Reserve;
- 5) Compliance with the requirements of the Agricultural Land Commission.

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:37 p.m. and the motion was:

CARRIED UNANIMOUSLY

20. PUBLIC HEARING

21. RECONSIDERATION OF BYLAWS

22. QUESTION AND ANSWER PERIOD

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

23. ADJOURNMENT

0116-2017

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of March 13, 2017, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:39 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Adopted by Council the day of 2017.

Item 7.1

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of March 20, 2017, 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 Room 100 of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, March 20, 2017.**

PRESENT:

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

Chief Administrative Officer C. Bannister
Corporate Officer E. Jackson
Chief Financial Officer M. Dalziel
Planning & Development Officer C. Larson
Planning & Development Officer W. Miles
Engineering Technician D. Gerow
Recorder C. Simmons

ABSENT:

Councillor A. Harrison
Councillor K. Jamieson

1. CALL TO ORDER

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

2. REVIEW OF THE AGENDA

3. DECLARATION OF INTEREST

No interest was declared.

4. PRESENTATIONS

No items.

5. REPORTS

1. Zoning Application No. ZON-1087 [Harding, R. & J., 4890 - 13 Street NE, R-1 to R-8]

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 25, Township 20,

5. REPORTS - Continued1. Zoning Application No. ZON-1087 [Harding, R. & J., 4890 - 13 Street NE, R-1 to R-8] - Continued

Range 10, W6M, KDYD, Plan 32303 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

R. Harding, the applicant, spoke regarding the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Development Variance Permit No. VP-447 [Shaule, J. & Trautman, S./ Cannon, D.; 6510 - 30 Street NE; Servicing Variance]

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-447 be authorized for issuance for the N ½ of the NW ¼ Section 31, Township 20, Range 9, W6M, KDYD Except Plan H90 which will vary Section 4.2 of the Subdivision and Development Servicing Bylaw No. 3596 as follows:

1. Waive the requirement to upgrade Park Hill Road NE frontage to the Urban Arterial Street Standard (RD-4);
2. Waive the requirement to extend sanitary sewer main from 46 Street NE along the frontage of Proposed Lot A;
3. Waive the requirement to extend storm sewer main from 70 Avenue NE along the frontage of Proposed Lot A.

AND FURTHER THAT: issuance of Development Variance Permit No. VP-447 be withheld subject to the following:

- 1) Road dedication of 2.8 m, or required dedication confirmed by a BC Land Surveyor, along Park Hill Road NE to meet the 25 m Urban Arterial Street Standard;
- 2) An alternative storm water disposal system be installed which has been designed by a qualified geotechnical engineer and approved by the City through an Integrated Stormwater Management Plan.

D. Cannon, the agent, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

1. Affordable Housing – Memorandum from the Director of Development Services

Received for information.

5. REPORTS – Continued

3. Class 5 & 6 Multiplier - Memorandum from the Chief Financial Officer

Received for information.

7. IN-CAMERA

No items.

8. LATE ITEMS

No items.

9. ADJOURNMENT

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of March 20, 2017, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:32 a.m.

Mayor Nancy Cooper
Chair

Minutes received as information by Council
at their Regular Meeting of _____, 2017.

Item 7.2

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the Court of Revision 2017 73 Avenue Water Main Extension Parcel Tax Assessments Meeting Minutes of March 13, 2017, be received as information.

Vote Record

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

Opposed:

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

**CITY OF SALMON ARM COURT OF REVISION
2017 73 AVENUE WATER MAIN
EXTENSION PARCEL TAX ASSESSMENTS**

Minutes of the Court of Revision for the 2017 Water and Sewer Frontage Tax Rolls held in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Monday, March 13, 2017.

PRESENT:

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

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

ABSENT:

Councillor T. Lavery

1. CALL TO ORDER

Mayor Cooper called the meeting to order at 7:00 p.m.

2. ADMINISTRATION OF OATHS

The oaths for Members of the Court of Revision, as required pursuant to the provisions of Section 204 of the Community Charter, were administered by the Corporate Officer prior to the commencement of the Court of Revision

3. COURT OF REVISION FOR 2017 73 AVENUE WATER MAIN EXTENSION - APPEALS

The Chief Financial Officer addressed the Court advising that no appeals had been received.

4. AUTHENTICATION OF 2017 73 AVENUE WATER MAIN EXTENSION PARCEL TAX ASSESSMENT ROLL

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: This 73 Avenue Water Main Extension Parcel Tax Assessment Roll, comprised of 6 parcels, is hereby confirmed by the Court of Revision of the City of Salmon Arm, and, except as may be amended on further appeal, is hereby certified to be the "73 Avenue Water Main Extension Parcel Tax Assessment Roll."

CARRIED UNANIMOUSLY

5. ADJOURNMENT

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: the 2017 73 Avenue Water Main Extension Parcel Tax Court of Revision be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:01 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Received as information by Council
on the day of , 2017.

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Item 7.3

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Court of Revision 2017 Transportation Parcel Tax Assessments Meeting Minutes of March 13, 2017, be received as information.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM COURT OF REVISION **2017 TRANSPORTATION PARCEL TAX ASSESSMENTS**

Minutes of the Court of Revision for the 2017 Transportation Parcel Tax Rolls held in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Monday, March 13, 2017.

PRESENT:

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

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

ABSENT:

Councillor T. Lavery

1. **CALL TO ORDER**

Mayor Cooper called the meeting to order at 7:01p.m.

2. **ADMINISTRATION OF OATHS**

The oaths for Members of the Court of Revision, as required pursuant to the provisions of Section 204 of the Community Charter, were administered by the Corporate Officer prior to the commencement of the Court of Revision

3. **COURT OF REVISION FOR TRANSPORTATION PARCEL TAX - APPEALS**

The Chief Financial Officer addressed the Court advising that no appeals had been received.

4. **AUTHENTICATION OF 2017 TRANSPORTATION PARCEL TAX ASSESSMENT ROLL**

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: this Transportation Parcel Tax Assessment Roll, comprised of 8,223 parcels, is hereby confirmed by the Court of Revision of the City of Salmon Arm and, except as may be amended on further appeal, is hereby certified to be the "Transportation Parcel Tax Assessment Roll".

CARRIED UNANIMOUSLY

5. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the 2017 Transportation Parcel Tax Court of Revision be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:03 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Received as information by Council
on the day of , 2017.

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Item 7.4

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Court of Revision 2017 Water and Sewer Frontage Assessments Meeting Minutes of March 13, 2017, be received as information.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM COURT OF REVISION **2017 WATER AND SEWER FRONTAGE ASSESSMENTS**

Minutes of the Court of Revision for the 2016 Water and Sewer Frontage Tax Rolls held in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Monday, March 13, 2017.

PRESENT:

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

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

ABSENT:

Councillor T. Lavery

1. **CALL TO ORDER**

Mayor Cooper called the meeting to order at 7:03 p.m.

2. **ADMINISTRATION OF OATHS**

The oaths for Members of the Court of Revision, as required pursuant to the provisions of Section 204 of the Community Charter, were administered by the Corporate Officer prior to the commencement of the Court of Revision

3. **COURT OF REVISION FOR WATER AND SEWER - APPEALS**

The Chief Financial Officer addressed the Court advising that no appeals had been received.

4. **AUTHENTICATION OF 2017 WATER AND SEWER FRONTAGE TAX ASSESSMENT ROLL**

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: This frontage tax assessment roll, comprised of 6,947 properties for water and 5,977 for sewer, and representing a total taxable frontage of 682,760 feet for water and 453,950 feet for sewer, is hereby confirmed by the Court of Revision of the City of Salmon Arm and, except as may be amended on further appeal, is hereby certified to be the frontage tax assessment roll for Water and Sewer.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: the 2017 Water and Sewer Frontage Tax Court of Revision be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:04 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Received as information by Council
on the day of , 2017.

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Item 7.5

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Social Impact Advisory Committee Meeting Minutes of January 10, 2017, be received as information.

Vote Record

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

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

CITY OF SALMON ARM - SOCIAL IMPACT ADVISORY COMMITTEE

Social Impact Advisory Committee meeting held **Tuesday, January 10, 2017**, at 2:30 p.m. in Meeting Room 101, City Hall, Salmon Arm, British Columbia.

PRESENT:

Councillor Louise Wallace Richmond	City of Salmon Arm, Chair
Patricia Thurston	Shuswap Family Resource & Referral Centre
Jo-Anne Crawford	Shuswap Association for Community Living (SACL)
Dawn Dunlop	Canadian Mental Health Association (CMHA)
June Stewart	Shuswap Children's Association
David Parmenter	Interior Health Association- Mental Health
Susan Cawsey	Okanagan College
Gudrun Malmquist	Shuswap Settlement Services
Caylee Simmons	City of Salmon Arm, Recorder

ABSENT:

Kim Sinclair	Aspiral Youth Partners
Jane Shirley	Shuswap Area Family Emergency (SAFE) Society

The meeting was called to order at 2:32 p.m.

1. Call to Order
2. Introductions
3. Presentations
4. Approval/ Changes/ Additions to Agenda

Addition under item 7 (b) Fentanyl and Naloxone Kits

Addition under item 7 (c) Signage at Public Parks

MOVED: June Stewart

SECONDED: Jo-Anne Crawford

THAT: the Agenda of the Social Impact Advisory Committee meeting of January 10, 2017, be approved as amended.

CARRIED UNANIMOUSLY

5. Approval of Minutes of November 22, 2016

MOVED: Gudrun Malmquist

SECONDED: Patricia Thurston

THAT: The minutes of the Social Impact Advisory Committee meeting of November 22, 2016, be approved as circulated.

CARRIED UNANIMOUSLY

6. Old Business/Arising from Minutes**7. New Business****a) Affordable Housing**

- i) Report from the Director of Development Services dated December 19, 2016 – The Role of City of Salmon Arm in the Affordable Housing Conundrum

The Director of Development Services outlined the report dated December 19, 2016 in regards to the role of the City of Salmon Arm in the Affordable Housing Conundrum.

The Committee would like an Affordable Housing Study for the Shuswap Region prepared with participation of developers.

b) Fentanyl and Naloxone Kits

Naloxone Kits are available to users free of charge at the Interior Health Association- Mental Health Clinic and available for purchase through pharmaceutical outlets.

c) Signage at Public Parks

During emergency situations it would be beneficial to include the physical address on City Park Signage.

MOVED: Susan Cawsey

SECONDED: Patricia Thurston

THAT: the Social Impact Advisory Committee recommend to Council that "In the event of an emergency, please call 911 and give the following address: (site address)" be included on City Park Signage.

CARRIED UNANIMOUSLY

8. Next Regular Meeting

The next Regular Meeting will be held Tuesday, March 14, 2017 at 2:30 p.m.

9. Adjournment

MOVED: Gudrun Malmquist

SECONDED: David Parmenter

THAT: the Social Impact Advisory Committee meeting of January 10, 2017 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 3:33 p.m.

Louise Wallace Richmond

Councillor Louise Wallace Richmond, Chair

Minutes received as information by Council at their Regular Meeting of , 2017.

Item 7.6

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the Shuswap Regional (Salmon Arm) Airport Commission Meeting Minutes of March 10, 2017, be received as information.

Vote Record

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

Opposed:

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

Shuswap Regional (Salmon Arm) Airport Commission

Minutes of a Meeting of the Shuswap Regional (Salmon Arm) Airport Commission held in
Meeting Room 100 of City Hall on March 10, 2017

PRESENT:

Rene Talbot, CSRD (Area "D")
Rhona Martin, CSRD (Area "E") via Conference Call
Paul Demenok, CSRD (Area "C")
Nancy Cooper, City of Salmon Arm
Alan Harrison, City of Salmon Arm
Tim Auger, Salmon Arm Flying Club
Robert Niewenhuizen, Director of Engineering & Public Works, City of Salmon Arm
Monica Dalziel, Chief Financial Officer, City of Salmon Arm

ABSENT:

Terry Rysz, District of Sicamous

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

Rhona Martin, CSRD (Area "E") joined the meeting via conference call at 9:00 a.m.

1. Selection of Chairperson

Moved: Tim Auger

Seconded: Paul Demenok

THAT: Alan Harrison act as Chairperson for the Shuswap Regional (Salmon Arm) Airport Commission.

CARRIED UNANIMOUSLY

2. Minutes of Meeting - October 20, 2016

Moved: Rhona Martin

Seconded: Paul Demenok

THAT: The minutes of Shuswap Regional (Salmon Arm) Airport Commission Meeting of October 20, 2016, be approved.

CARRIED UNANIMOUSLY

3. Airport Manager Contract/2017 Budget Amendment

Robert Niewenhuizen, Director of Engineering & Public Works summarized the Request for Proposal (RFP) process that was undertaken by the City of Salmon Arm with respect to the Shuswap Regional Airport (Salmon Arm). Commission members were apprised that there is sufficient funds in the Airport General O & M Reserve to fund the shortfall of \$25,250.00. Mr. Niewenhuizen apprised the Commission that the contract is for three (3) years with an option to renew for a further five (5) years and that this contract will have an impact on the 2018 Budget.

Moved: Rene Talbot

Seconded: Paul Demenok

THAT: That the 2017 Shuswap Regional (Salmon Arm) Airport Budget be amended to reflect an increase in the Airport Manager budget allocation from \$85,000.00 to \$110,250.00 funded from the Airport O & M Reserve in the amount of \$25,250.00.

CARRIED UNANIMOUSLY

4. Transport Canada – Tree Encroachment

Robert Niewenhuizen, Director of Engineering & Public Works advised that Transport Canada had attended the Shuswap Regional (Salmon Arm) Airport (Airport) to review the tree encroachment issue. A NOTAM has been issued for the Airport to advise pilots of the potential tree hazard both north and south of the runway, that the length runway has been reduced and that there are no night operations. Transport Canada was apprised that funds have been allocated in the 2017 Budget to address the issue and that it will take approximately three (3) weeks to complete. Following completion of the corrective action the NOTAM will be removed.

5. Adjournment

Moved: Rhona Martin

Seconded: Paul Demenok

THAT: The meeting of the Shuswap Regional Airport (Salmon Arm) Commission of March 10, 2017, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:27 a.m.

Received as information by Council on the
27th day of March, 2017



Alan Harrison
Chairperson

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Item 7.7

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Greenways Liaison Committee Meeting Minutes of March 9, 2017, be received as information.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM GREENWAYS LIAISON COMMITTEE

MEETING MINUTES

Thursday, March 9, 2017

3:00 p.m.

Room 100, City Hall

Committee Members: Ken Jamieson, Committee Chair
 Joe Johnson, Citizen at Large
 Brian Browning, Shuswap Trail Alliance
 Rob Bickford, Citizen at Large
 Steve Fabro, Shuswap Trail Alliance
 Ian Clay, Salmon Arm Greenways
 Ed Hinman, Salmon Arm Greenways
 Phil McIntyre-Paul, Shuswap Trail Alliance (Non-Voting)

City Staff: Chris Larson, Planning & Development Officer (Non-Voting)
 Rob Hein, Manager of Roads & Parks (Non-Voting)

Guest: Anita Ely, Environmental Health Officer, Interior Health

The meeting was called to order at 3:01 p.m.

Item 1: Update on Greenway Planning Initiatives and Projects

Shuswap Trail Alliance (STA) Updates

The STA provided a summary list of 2016 City of Salmon Arm greenway projects and a projection of 2017 projects (Attachment 1). It was noted that a larger overall project summary is available online. The summary provides a picture of partner funding as well as the leveraged in-kind donations. Upcoming projects discussed include Park Hill trails improvements (including some rerouting required as a result of the new subdivision), bicycle route planning, and planning work to establish a connection between Coyote park to Canoe Beach Park. The STA has also been working with the Shuswap Healthy Communities Coalition on promoting active transportation, with a presentation to SILGA in the works.

The Committee reviewed a new detailed trail plan for "Phase B" of the Rifle Range /Cemetery Trails. This will include a parking area, and should lead towards future trail development leading to the north slopes of Mount Ida.

At the previous GLC meeting in January, the committee reviewed a number of trail plans including: the South Canoe Trails Master Plan, the Gayle Creek Loop Trail Plan, the Turner Creek Trail Plan, and an Okanagan to 4th Trail Plan. City Staff provided comments regarding a proposed South Canoe trail that would loop onto the City's gravel pit property, potentially putting users at risk as pit operations expand. The STA will take these comments to the South Canoe Advisory Group for revisions to the plan. STA noted that kiosk signage (map) at the South Canoe trailhead has recently been installed (Attachment 2).

City Initiatives

The GLC discussed a potential 20 Street / 5 Avenue NE urban connector trail associated with a proposed subdivision. The GLC was supportive of formalizing a trail at this location where there is an existing informal or social trail connection. The STA will explore this connection and report on options.

Item 2: Other

For information, Interior Health presented the BC Healthy Living Alliance's Communities on the Move initiative, aimed to lobby the provincial government to better support active transportation. The initiative is seeking signatories, and is partnered with UBCM.

For information, Interior Health presented the BC Ministry of Health's Active Communities Grant announcement, which seeks to support projects which involve partners working together to enhance physical activity. The GLC discussed this as a potential match to the West Bay Connector project, which could potentially involve neighbouring First Nations, the CSRD, and the City. It was noted that the application deadline is May 15, 2017.

Item 3: Late Items

Item 4: Next Meeting - Thursday, May 11, 2017.

Item 5: Adjournment - The meeting adjourned at 4:20 p.m.


Ken Jamieson

:CL

ATTACHMENT 1: STA – 2016 Summary / 2017 Projections

ATTACHMENT 2: STA – South Canoe Kiosk Map

City of Salmon Arm: Greenways Project Summary 2016



Projects of significance within and/or directly accessible to Salmon Arm residents and visitors. Also - includes shared planning, training, marketing, and educational program development.

City of Salmon Arm Greenways - UPDATED: March 01, 2017						New m	Fix m	Maintain m	Plan m	Signs #
Projects (Completed): 2016										
	Partner Funding	STA Funded	In-Kind	Status						
1301	Ida View (LHT) Trail Plan	\$1,094.30	\$723.98	\$1,095.94	Invoice - FINAL	City SA PO#33712			14000	
1302	Okanagan to Underpass Connectors Plan	\$1,994.85		\$57.02	Invoice - FINAL	City SA PO#33710			500	
1602	Raven Trail - Adaptive Monitoring Plan	\$7,000.00		\$409.46	Invoice - Partial	City SA/SABNES/Nature Trust PO#40496			4000	
1638	Salmon Arm - 18th St NE to 20 St NE Greenway	\$473.07		\$168.71	Invoice - FINAL	City SA PO#42528		80		3
1637	Salmon Arm - Bastion Bypass Greenway	\$224.52			Invoice - Partial	City SA PO#42529		80		7
1530	Salmon Arm - Bike (& School) Connectors Plan	\$1,930.80			Invoice - Partial	City SA PO#40218				
1305	Salmon Arm - Greenway Planning: General		\$1,799.33	\$2,101.50	Completed 2016	City SA/Greenways/Stewards				
1636	Salmon Arm - Little Mountain to 33 St SE	\$3,923.06			Invoice - Partial	City SA PO#42530		125		1
1531	Salmon Arm - Raven to Park Hill Plan 2015	\$1,802.40			Invoice - Partial	City SA PO#40219			2500	
1618	Salmon Arm - Rifle Range - Cemetery - Ph A	\$7,136.00		\$175.46	Invoice - FINAL	City SA PO# 41101	403		1931	
1306	Salmon Arm - Sign Connections Plan	\$2,634.18		\$1,310.52	Invoice - FINAL	City SA PO#33709				184
1528	Salmon Arm - Signs: New Installation 2015	\$4,149.77		\$780.66	Invoice - FINAL	City SA PO#40187				
1624	Salmon Arm Post Installation - Park Hill E & Coyote	\$6,560.23		\$34.50	Invoice - FINAL	City SA PO #41907				64
1621	Salmon Arm Trail Maintenance - Spring 2016	\$4,999.83	\$201.01	\$2,803.43	Invoice - FINAL	City SA PO#41405			31910	
1532	Salmon Arm - West Bay/Peter Janyk Plan 2015	\$2,353.80	\$703.97	\$250.21	Invoice - Partial	City SA/ALIB/NIB/SN/SABNES/Swtz/CP/MoT			250	
1512	South Canoe Trails: Planning 2015 (2016 finish)	\$2,964.27	\$165.07	\$1,797.28	Invoice - FINAL	City SA PO#TBA/Rec Sites/SCAdvisory			10251	
1526	South Canoe - South EQ Connector	\$7,391.35			Invoice - FINAL	City SA PO#39973/BCHBC / BCHBC Shu / HC BC	820			4
1611	South Canoe - Trailhead Kiosk Sign	\$1,900.00	\$1,766.31	\$1,378.11	Invoice - FINAL	City SA/Advisory/Community PO#40890				1
1610	South Canoe Trails: Upgrades 2016 - General	\$50.00	\$9,584.89	\$24,343.09	Completed 2016	City SA/Rec Sites/SC Advisory Partners	2505	22	24000	
1310	Syphon Falls/Gayle Creek Plan	\$202.50				City SA PO#33711			759	3
1313	Turner Creek (Podollan) Plan	\$1,719.70		\$790.40	Invoice - FINAL	City SA PO#33706			1225	
2016 Project Total							3728	307	55910	35416
Combined Value										267

Additional Projects of Note (Completed): 2016						New m	Fix m	Maintain m	Plan m	Signs #
	Partner Funding	STA Funded	In-Kind	Status	Partners					
1622	Shuswap Bike Month		\$23.53	\$1,161.57	completed	SBikeC/STA/DSA/ST/EDS/SACHamber				
1643	Shuswap Regional Trail Strategy Roundtable	\$18,308.00	\$3,640.38	\$899.47	Invoiced	Rec Sites/CSRD/ST/Lks Div/Fraser Basin				
1607	Trail Inventory Map Update 2016		\$1,927.29	\$544.56	completed	STA/CSRD GIS/Rec Sites				
1614	Trail Stewards Workshop 2016 (April 8-9)		\$1,061.32	\$1,069.21	completed	STA subsidized/Volunteer/Tim Hortons	80			
1615	Volunteer Days (General) - 2016	also in above	\$15,422.05	\$5,553.00	completed	STA subsidized/Volunteer/in-kind				
	Volunteer Other: General - Admin (includes Phil/Lori)			\$48,822.14	2016	Admin - Volunteer in-kind not in projects above				
	Donations - In-Kind materials and services			\$4,604.94	2016	From: Master STA Sponsor Contributions Data				
Carry Forward 2017 Total							80	0	0	0
Combined Value										0

Shuswap Trail Alliance Project Summary: 2017

City of Salmon Arm: Greenways Project Summary 2017

Updated: March 08, 2017



Projects of significance within and/or directly accessible to Salmon Arm residents and visitors. Also - includes shared planning, training, marketing, and educational program development.

Projects (In Progress): Carry Forward 2017		Partner Funding	STA Funded	In-Kind	Status	Partners	New m	Fix m	Maintain m	Plan m	Signs #
1602	Raven Trail - Adaptive Monitoring Plan	\$723.57			in progress	City SA/SABNES/Nature Trust					
1637	Salmon Arm - Bastion Bypass Greenway	\$3,317.66			finish 2017	City SA PO#42529		80			7
1530	Salmon Arm - Bike (& School) Connectors Plan	\$2,366.75			finish 2017	City SA PO#40218				30000	
1636	Salmon Arm - Little Mountain to 33 St SE	\$2,748.81			finish 2017	City SA PO#42530		125			1
1531	Salmon Arm - Raven to Park Hill Plan 2015	\$2,674.60			finish 2017	City SA PO#40219					
1532	Salmon Arm West Bay/Peter Janyk Plan 2015	\$7,000.00	for engineering design		finish 2017	City SA/ALIB/NIB/SN/SABNES/Swtz/CP/MoT					
Carry Forward 2017 Total		\$18,831.39	\$0.00	\$0.00			0	205	0	30000	8
Combined Value		\$18,831.39									

Projects (Confirmed): 2017		Partner Funding	STA Funded	In-Kind	Status	Partners	New m	Fix m	Maintain m	Plan m	Signs #
	Rubberhead Climb Trail (Dickson Line)	\$31,250.24	\$11,363.72	\$15,695.43	confirmed	SBikeC/Rec Sites/CanoeFP/StellaJones/BCRD	2000				4
	Rubberhead - New Downhill Trail Plan	\$1,040.86	\$1,088.17	\$1,184.46	confirmed	SBikeC/Rec Sites/CanoeFP/StellaJones/BCRD	4000				4
	South Canoe - Mo Bedda Mo Budda	\$14,992.89	\$5,451.96	\$7,530.18	confirmed	City SA/Rec Sites/SC Advisory/BCRDProgram	2400				6
	South Canoe - Toby Trot EQ Loop Extension	\$10,928.55	\$3,974.02	\$5,488.86	confirmed	City SA/Rec Sites/SC Advisory/BCRDProgram	1650				4
1710	South Canoe Upgrades - General 2017 (Voly)			tba	confirmed	City SA/Rec Sites/SC Advisory Partners					
Confirmed 2017 Total		\$58,212.54	\$21,877.87	\$29,898.92			10050	0	0	0	18
Combined Value		\$109,989.33									

Projects (Pending): 2017		Partner Funding	STA Funded	In-Kind	Status	Partners	New m	Fix m	Maintain m	Plan m	Signs #
	Salmon Arm - Rifle Range - Cemetery - Ph B	\$27,249.24			required	City SA	3725				22
	Salmon Arm Sign Additions 2017	\$5,000.00			to be quoted	City SA					
	Salmon Arm Trail Maintenance - Spring 2017	\$5,000.00			to be quoted	City SA PO#41405			31910		
	Salmon Arm Trail Maintenance - Fall 2017	\$5,000.00			required	City SA PO#41405			31910		
	Salmon Arm Urban Connector Additions 2017	\$10,000.00			to be quoted	City SA					
1532	Salmon Arm West Bay/Peter Janyk Plan 2015	\$7,000.00	for engineering design		quoted	City SA/ALIB/NIB/SN/SABNES/Swtz/CP/MoT					
Pending 2017 Total		\$59,249.24	\$0.00	\$0.00			3725	0	63820	0	22
Combined Value		\$59,249.24									

Attachment 2: STA South Canoe Kiosk Map

From: Phil McIntyre-Paul
To: Rob Hein
Cc: Rob Nieuwenhuizen; Chris Larson; Bennett, Marcia ENV:EX
Subject: Fwd: Kiosk sign is a go
Date: March-08-17 8:53:38 AM

Hi Rob and Marcy,

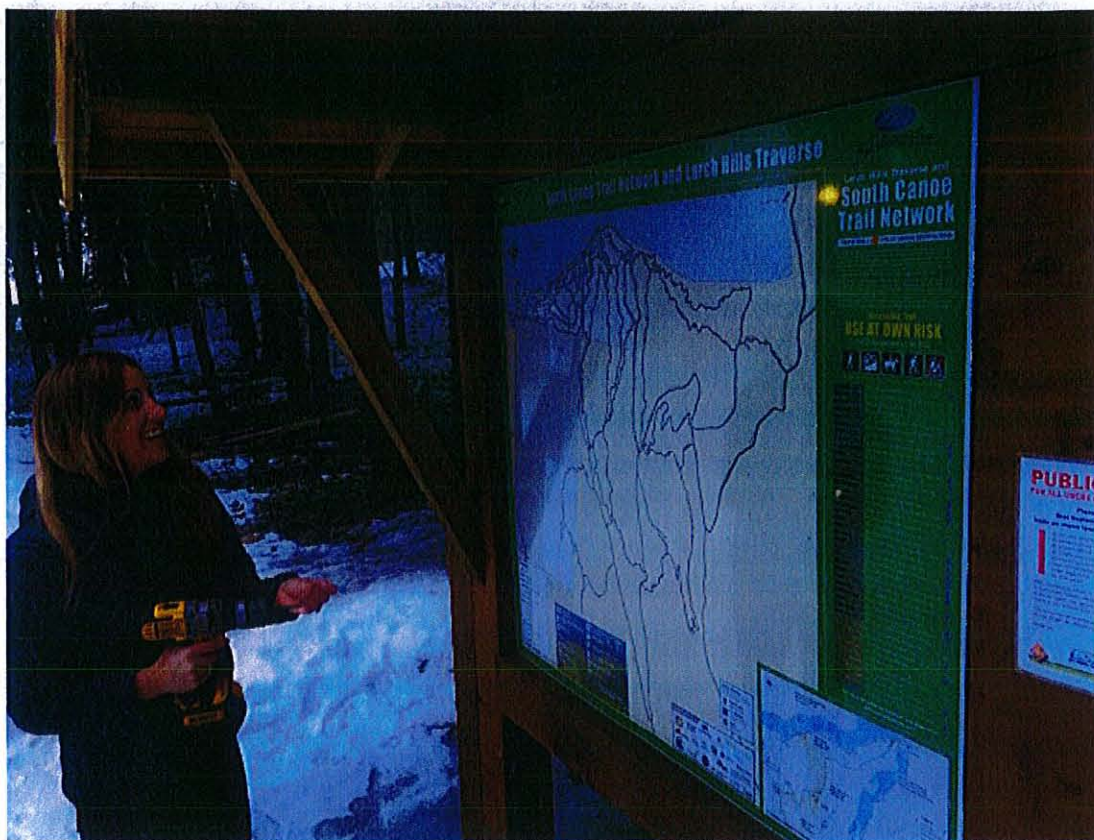
At last! The South Canoe Trailhead Kiosk Sign came back from the sign printers and is now mounted. Now we just need spring to happen :-)

The South Canoe Advisory has worked hard with Veda to prepare this. I'm sure we'll find a few edits to make still. But it looks excellent. Lots of good compliments from trail users as we were installing it.

Thanks, again, for your patience.

With regards,

Phil



Item 7.8

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the Community Heritage Commission Meeting Minutes of January 17, 2017, be received as information.

Vote Record

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

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

COMMUNITY HERITAGE COMMISSION

Minutes of the Community Heritage Commission Meeting held on Tuesday, January 17, 2017 at 3:00 p.m. in Meeting Room 100, City Hall, Salmon Arm, British Columbia.

PRESENT:

Councillor Louise Wallace-Richmond
Cindy Malinowski
Harry Welton
Pat Kassa
Deborah Chapman
Mary Landers

REGRETS:

Tim Dunne

STAFF:

Jon Turlock, Planning & Development Officer

1. Call to Order

The meeting was called to order at 3:02 p.m.

2. Presentations

2.1 Orchard House - 720 - 22 Street NE

Mr. Frank Bugala and five other members of the 'Saving Dilkusha' community group provided the Commission with information on the history of the 'Orchard House', its significance to the community and potential uses for the building and surrounding property. Each of the speakers also provided written copies of their presentations, copies attached.

3. Confirmation of Minutes

3.1 Community Heritage Commission Meeting of October 18, 2016.

Moved: Harry Welton/Seconded: Cindy Malinowski

THAT: the Minutes of the Meeting of December 20, 2016 be approved.

CARRIED UNANIMOUSLY

4. Items

4.1 Orchard House - 720 - 22 Street NE

The Commission discussed the presentations provided by the 'Saving Dilkusha' community group and Deborah Chapman provided an update on her historical research of the property, copy attached. Commission members agreed to request a walk-through of the building and to form a working group to prepare a report on the building's historical significance. It was further agreed that the Commission would review the report and prepare recommendations for Council's consideration at its next meeting in February.

4.2 Future Projects

Item deferred to a future meeting.

5. Late items

n/a

6. Date of Next Meeting

The next regular CHC meeting is scheduled for Tuesday, February 21, 2017, at 3:00 p.m. in Room 100 at City Hall.

7. Adjournment

The meeting adjourned at 4:32 p. m.



Louise Wallace Richmond, Chair
Community Heritage Commission

Presentation to Salmon Arm Community Heritage Commission
on "Saving Dilkusa" - the Orchard House, Jan.17, 2017

We, the public group, "Saving Dilkusha", are pleased to hear the recommendation from the Heritage Commission's Dec.20/16 meeting to the City Council, that the demolition of the "Orchard House" be delayed for two months after the possession date. (This actual date - delay for two months - needs to be clarified.)

We have come to call this historic house by its original name, "Dilkusha", and have rallied over the past month to come up with strategies to preserve not only this heritage house, but its site, maple trees, family history, and for the past 30 years, its function as a gathering place (when it served as a restaurant).

The abrupt Observer newspaper announcement of not only the City's acquisition of the Orchard House property and heritage house, but the plan for immediate disposal of the house, blindsided those of us who support heritage in this City. To say the least it has left us scrambling.

Here is what we have accomplished in the three meetings we have held so far.

We have garnered the support of citizens who have willingly given their time to do further research on the history of Dilkusha.

- the historical significance of the British India Colonial style of the house.
- family history of the Scotts which brought much colour, flavour and enrichment to the town and community of Salmon Arm.
- the historical significance of the original use of the property as an orchard and tulip nursery.

In moving forward, retaining Dilkusha as a viable historic entity of Salmon Arm, several ideas have been put forth so far:

- audio-video display for visitors about 'Dilkusha' regardless of other uses - a 'self tour' idea

- a mini museum featuring Dilkusha, with a tea room
- facilities made available to rent for small gatherings (such as weddings)
- a venue for private recitals, art shows, etc. (The Mackie House in Vernon does this on a large scale)
- could be connected with College events ie.- a satellite for ESL students in some way
- a Hostel for youth, backpackers and informal travellers of all ages.
- a place to invite dignitaries for meetings, special dinners, and other gatherings
- one of the upstairs bedrooms could accommodate a live-in caretaker(s) (The other bedroom could be rented out as a B& B, for example.)
- small civil ceremonies could be held in Dilkusha.
- to echo its heritage, tulips could once again grace the property. In particular, the 'Canada 150' tulip (Holland's contribution to Canada – researched by Ineke) could blaze a new future for Dilkusha. The tulip gardens could be bordered by lavender, for example, to thwart the deer that come through the property, which would also be very picturesque to visitors to Dilkusha. There might even be a local Tulip Festival event.

Strategies:

- a media release, local, CBC, etc., of the full 'Dilkusha' story
- a community 'Dilkusha' financial fund to capitalize restoration/renovation because of interest already shown
- a call for volunteer services for the above, interest has already been shown

Submitted by Dorothy Rolin

dkrolin@shaw.ca

250-832-3537

With permission to be read by Diane Ambil on my behalf.

Much of the history of Dilkusha, aka The Orchard House, has been collected and provided to our working group by Deborah Chapman (via Ineke Hughes) and perhaps the Heritage Commission has received a copy as well from Deborah. Some of this was recorded by Denis Marshall, and a few other Salmon Arm residents also provided information.

I researched several genealogical databases to find more information about the Scott family. Rather than presenting all of this information and repeating much that you already know, I hope you agree that because of time constraints, it would be best if I present the information I have gathered, which you may not know. You each have a more complete version of the "The History of Dilkusha / the Orchard House" for your own reference. (*My additions to Deborah's original document are in italics.*)

Scott family history and Dilkusha

Col. Bernard Scott and his wife, Margaret, married in 1885 in England. They travelled to India and lived there for some years during Col. Scott's service with the Imperial Army. They bore three children in India: Helen, born 1894 in Madras (now Chennai); she died in Bengal at the age of 2. Nigel was born in Bengal (now Bangladesh) in 1898. Kenneth was born in Madras in 1899. They left India in the early 1900's. They came to Canada and made their way to Salmon Arm in 1912.

Homesteaded by Charles *McVickar* (sp) who proved NE ¼ Section 13, Township 20 Range 10 November 1892

Charles McVicar built house on acreage, Catherine McVicar paid its taxes in 1906

A.D. Meek took the option to buy McVicar place in May 1911. McVicar moved to Centre Street in town.

Bernard Scott purchased a portion of Meek place June 1912. (+ 20 acres on Old Enderby Rd)

They had their home built in British India Colonial style – very likely due to the years they had spent in India, and more specifically in Bengal.

"The Scotts returned to India where the Colonel completed his military service, after which they returned to Salmon Arm. WW1 broke out + Col. Scott left to serve in the Imperial army, returning to his orchard at the end of hostilities.

Some of the trees on the Scott orchard were planted by McVicar as early as 1898 but were gradually replaced until the Scott holding became one of the best McIntosh blocks in the district.

1919 Col. Scott began experimenting with sideline crops: rhubarb, raspberries and tulips.

December 1916 saw Bernard Scott farming and advocating for varieties of apples that are profitable

1921 Census: Bernard Scott age 54, born abt 1867, Margaret Elsie Scott, Immigrated 1912. Farmer. George Munir, labourer, age 26 lived at the same address.

January 1922 Captain "Barnard" Scott buys a new Chev vehicle and takes over mail routes 1 & 2

EH Dempster took over mail contract on Routes 1 and 2 March 1923

Col. Scott elected to Board of Trade 1922

B. Scott appointed to represent the Associated Growers in English market August 1924

Scott in bad health reported May 1925

Scott chosen as President of Board of Trade March 1926

Scott resigns from Presidency of Board of Trade due to poor health June 1916

George Page contracts to place concrete foundation under residence of Col Bernard Scott March 1927

Begins growing tulips, first mention in paper May 1928

Bestowed the name Dilkusha on their house & grounds and by 1929, 3 acres were ablaze with half a million blooms. *Dilkusha means, "my heart is happy", and is the name of a garden palace in Bangladesh where their son, Nigel, was born. It seems very clear that the Scotts had an enduring love for India, for the years they lived there, and where their baby daughter is buried.*

May 23, 1929 Observer article: "Half million bulbs at Col. B. Scott's".

May 22, 1930 Observer article: "Dilkusha Farm is Beauty Scene. Large Shipments of Bulbs to East – Visitors".

May 21, 1931: "Bulb Growing as Sideline: Dilkusha Tulip Nursery Shows Orchardists How to Increase Revenue".

May 7, 1931: "Tulip Time is Again With Us..."

There is a grave marker in Mt. Ida Cemetery in memory of Col. Scott who died in 1932.

Last mention of Dilkusha tulips May 1934, shipped as far as Toronto and Montreal

Their son, Nigel, assumed responsibility for the orchard after his father's death, and after returning from military service. There is documentation of a business trip he made to El Paso TX for three weeks in Nov. 1935; his profession was Fruit grower and he was married to Alice Mary Rivett-Carnac at the time. They later divorced. Nigel left Dilkusha and Salmon Arm when WW II broke out, to serve in the British army and he did not return to Dilkusha. He remarried: Katherine Dawes, in England in 1946.

The property was owned by the Scotts for 46 years: from 1912 through 1958, according to taxation records.

Mrs. Margaret Elsie Scott decided to retire to England October 1937

Mrs. Margaret Elsie Scott returned to Salmon Arm November 1938

Margaret Elsie Scott paid taxes on 19.5 acres until 1946 NW 13 20 10 L2 M1511

Mrs. Bernard Scott left for England January 1945

Jan. 25, 1945 article: "Mrs. B. Scott Leaving Soon For England"

1955-58: Zola May Scott paid property taxes. *More research is needed to determine her specific relationship to Col. Bernard Scott family.*

Nigel Scott died in Nanaimo in 1983, survived by Katherine. His profession is listed on his death record as "Fish and Game". I have found no record (yet) of children of either Nigel or Kenneth. And I have found no further information (yet) about Kenneth, since his birth record. Alice Mary's death record was signed by a daughter-in-law, but as yet I do not know her relationship to Nigel.

Dorothy (Ruth) Bennett and her husband bought the Orchard House property - likely from the Scotts. Lillian Ruth later bought the Orchard House property from the Bennett's, in the 1960s. They rented the house out.

In the early 1970's, Dean Biggs bought the house on 1 acre of property from Don Ruth. The house was very run-down and the Biggs' restored and renovated it. The Biggs' sold the house to Brenda Bell in the late '70's and she opened it as The Orchard House Restaurant in approx.. 1978.

We know the history of the Orchard House over the years since.

Restaurant History:

- 1980 no Orchard House
- 1982 No Orchard House listed
- 1983 Orchard House, E Highway 1 S Salmon Arm (end of the land 22nd St. NE) A special place to dine, Brenda and Cindy Bell, 832-4894
- 1984 Orchard House 720 22nd St. NE, 832-4894
- 1985 Orchard House 720 22nd St. NE, 832-4894
- 1990 Orchard House 720 22nd St NE, 832-3434
- 1995 Orchard House, same address
- 1997 Orchard House, same address
- 1998 Mino's Greek House same address, 832-2079
- 2002/2003 Mino's Greek House, same address and phone number
- 2012 Mino's Greek House, same address and phone number
- 2012-2013 Info Tel Mino's Greek House, same address and phone number
- 2014 Heritage Chop House, same address, 778-489-1924

2015 Heritage Chop House, same address and phone number

Newspaper coverage: Observer December 04, 2016

According to Heritage Chop House owner David Courtney:

Mino's was closed for 17 months (beginning ~June 2015) and hoped to open May 2016

Name origins: Dilkusha

https://en.wikipedia.org/wiki/Dilkusha,_Dhaka

Dilkusha is the commercial center of Dhaka, the capital of Bangladesh.^[1] It is a part of the larger Motijheel area in the city. Historically, the Nawabs of Dhaka used to have a garden palace here in the 19th and early 20th century. Dilkusha was the name of that palace.

Respectfully Submitted (on behalf of the "Saving Dilkusha Public Group") by

Maureen Shaffer

Maureen Shaffer

1651 2nd Ave NE

Salmon Arm, BC V1E 1P1

Re: Heritage Commission/Jan.17 Presentation - Frank Bugala

<https://outlook.live.com/owa/?viewmodel=ReadMessageItem&ItemI>

Re: Heritage Commission/Jan.17 Presentation

Ineke Hughes <inekeh@telus.net>

Sat 2017-01-14 12:16 PM

To: Frank Bugala <fbugala@hotmail.com>; dbmacauley@yahoo.ca <dbmacauley@yahoo.ca>; Dorothy Rolin <dkrolin@shaw.ca>; hearts.haven14@gmail.com <hearts.haven14@gmail.com>; hipnitch@shaw.ca <hipnitch@shaw.ca>; rbkhunt@hotmail.com <rbkhunt@hotmail.com>;

Just a reminder that I am working until 3:00. With the shift hand off and getting to the location, 3:30. I will not be able to present.

Marty van der Pauw at Nico's is very interested. He is a history buff, and has been following the articles and letters in the media. Two things he did not know: Scott shipped blooms across Canada as far east as Ontario for several years; he was unaware there could still be 'old' tulip bulbs from the 20s coming up around the house. He is aware, of course, that the Dutch bred and propagated the Canada 150 tulip which hundreds of thousands of people have purchased. This is a big deal.

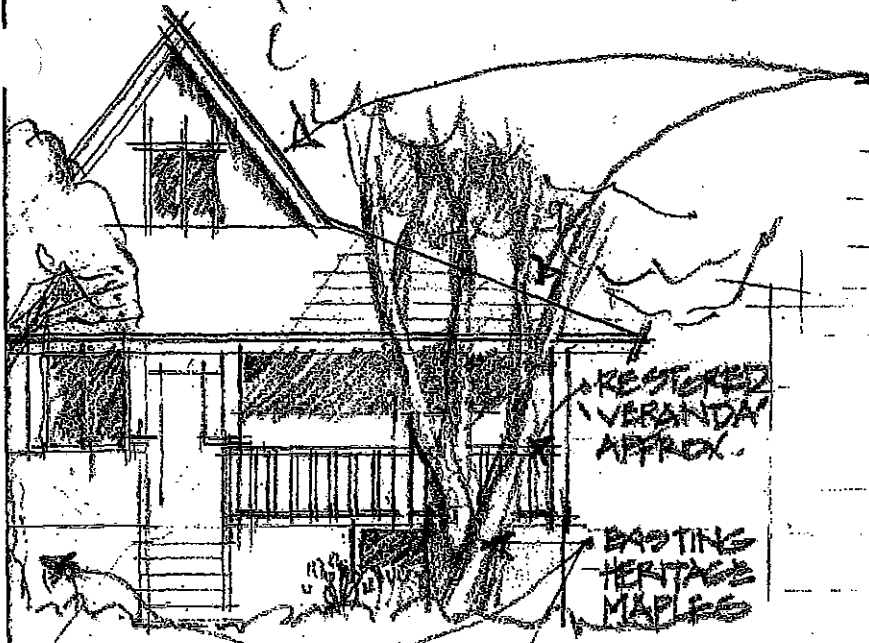
Marty also very graciously, without any prompting from me or Louise, offered to put some money in if the need arose. He did point out he wouldn't be able to be overly generous, but would be happy to contribute.

I also fielded a call from a fellow living in Blind Bay who is a carpenter, and has had extensive experience in both evaluating for the purpose of renovation, and construction experience. He is ready to do whatever he can to help, as he too thinks it's a shame for the city to arbitrarily demolish the house. He works out of town, so unable to attend.

Hope this is helpful. See you all next Thursday afternoon, 1:30, at Uptown Askew's.

Ineke

JAN. 2017 • ORCHA HOUSE / MINDS / DILKUSHA • SALMON ARM • ARCHITECTURAL / RESTORATION CONSIDERATIONS



• THE 'HAT' SHAPE EXCITES FEELINGS OF SOLIDITY, EARTH CONNECTION, DOMESTICITY.

• EXAMPLE OF 'RAI' STYLE OF BRITISH COLONIAL 'BUNGALOW' (BUNGALOW/VERANDA-BENGALISE)

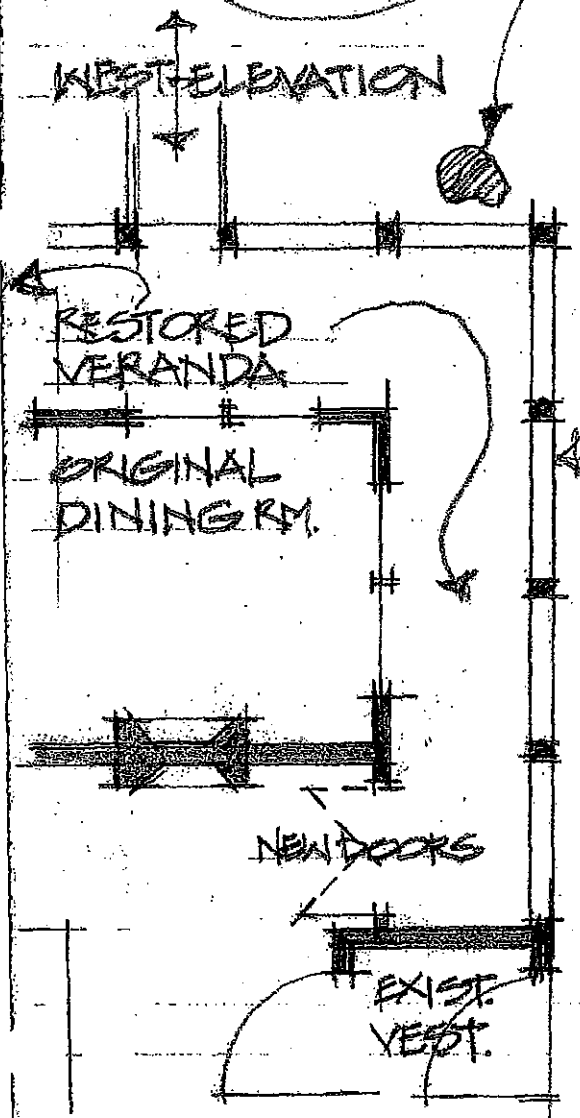
• STYLE TRANSFERS THROUGHOUT BRITISH EMPIRE, BECOMES CRAFT STYLE, ART NOUVEAU, AND THE LOW SLOPE SECTION USED BY MACKINTOSH & WRIGHT ARCHITECTS.

• SOURCES: 'THE COLONIAL BUNGALOW IN INDIA', & 'EVOLUTION OF THE INDIAN BUNGALOW' BOTH DESAI & DESAI

• PARTIAL PLAN: NW CORNER: BUILDING WILL REQUIRE ACCURATE MEASUREMENT TO ESTABLISH ORIGINAL & ADDITIONS LEADING TO PEN & INK HISTORICALLY ACCURATE MEASURED DWGS.

• NOT TO SCALE: APPROX.

• SUBMITTED BY FRANK BLESIA B. ARCH.



Bernard Scott Property: 720 - 22 Street NE, Salmon Arm

- Homesteaded by Charles **McVickar** (sic) who proved NE ¼ Section 13, Township 20 Range 10 November 1892
Charles McVicar built house on acreage, Catherine McVicar paid its first municipal taxes in 1906
- A.D. Meek took the option to buy the McVicar property in May 1911. McVicar moved to Centre Street in town.
- Bernard Scott purchased a portion of Meek property in June 1912.
- December 1916 Observer reported that Bernard Scott was farming and advocating for varieties of apples that were profitable
- January 1922 Captain "Barnard" Scott bought a new Chev vehicle and took over mail routes 1 & 2
- EH Dempster took over mail contract on Routes 1 & 2 March 1923
- Col. Scott elected to Board of Trade 1922
- B. Scott appointed to represent the Associated Growers in English market August 1924
- Scott reported in bad health May 1925
- Scott chosen as President of Board of Trade March 1926
- Scott resigned from Presidency of Board of Trade due to poor health June 1926
- George Page contracted to place concrete foundation under residence of Col Bernard Scott March 1927
- Scott began growing tulips - reported for the first time Observer May 1928
- **Dilkusha** name first mentioned in the Observer May 23, 1929
- Observer noted owner had taken up bulb growing as a sideline May 21, 1931
- Scott died October 1932

Event Type:

Death Registration Number: 1932-09-475876

Event Date (YYYY-MM-DD): 1932-10-26

Event Place: SALMON ARM

Age at Death: 66

Person: BERNARD SCOTT

- Last mention of Dilkusha tulips May 1934, shipped as far as Toronto and Montreal
- Mrs. Margaret Elsie Scott decided to retire to England October 1937
- Mrs. Margaret Elsie Scott returned to Salmon Arm November 1938
- Margaret Elsie Scott paid taxes on 19.5 acres until 1946 NW 13 20 10 L2 M1511
- Mrs. Bernard Scott left for England January 1945
- No mention of Mrs. Scott's death (Note: Observer newspaper indexed to 1952 only, no mention in BC Archives and Records Service database)

Restaurant History:

- 1980 no Orchard House listed
- 1982 no Orchard House listed

Bernard Scott Property: 720 - 22 Street NE, Salmon Arm

- 1983 Orchard House, E Highway 1 S Salmon Arm (end of the land 22nd St. NE)
A special place to dine, Brenda and Cindy Bell, 832-4894
- 1984 Orchard House 720 22nd St. NE, 832-4894
- 1985 Orchard House 720 22nd St. NE, 832-4894
- 1990 Orchard House 720 22nd St NE, 832-3434 (note new telephone number)
- 1995 Orchard House, same address
- 1997 Orchard House, same address
- 1998 Mino's Greek House same address, 832-2079 (note new telephone number)
- 2002/2003 Mino's Greek House, same address and phone number
- 2012 Mino's Greek House, same address and phone number
- 2012-2013 *Info Tel* Mino's Greek House, same address and phone number
- 2014 Heritage Chop House, same address, 778-489-1924 (note new telephone number)
- 2015 Heritage Chop House, same address and phone number

Trip Advisor reviews:

November 2014 – Heritage Chop House

Interview: Karen Angove January 4, 2017

Babe Kennedy built the Askew house next door to the Orchard House. Karen Angove thinks the Kennedys lived in it. It was a VLA house. Lloyd and Dorothy Askew bought about 1951. Her mother and dad paid \$20 a month.

The Scott's "Orchard House" was a rental when Karen Angove grew up there. Parents lived there until about 1994.

Doug Pearson lived in the Scott house, was a friend of Karen's brother David, and the two hooked up a telephone between the houses

Karen thinks Helenita Harvey and family lived in the house (contact Val Smith in Victoria).

Karen Angove babysat there, when the Bothes lived in the house. Part of the house was always closed off and part of it being closed off was creepy.

Karen remembered the middle of the house was the livingroom; the veranda was not glassed in. It was quite different. She was scared to go anywhere in that house. There were a couple of bedrooms on the main floor.

There was also a shack on the Orchard House property that was rented out as housing. Karen remembered that Larry and Bobby Roy lived there.

Bernard Scott Property: 720 - 22 Street NE, Salmon Arm

Karen thought "the bank" took it over from the Bells. The bank sold the building to the next restaurant operators.

Robin Ruth Interview January 5, 2017

After WW II his parents, Don and Lillian Ruth, bought other neighbouring properties through the VLA. Both his parents served so qualified for a mortgage. His aunt, Dorothy (Ruth) Bennett and her husband Stafford Bennett bought the Orchard House property about the same time. Dorothy and her husband Stafford Bennett likely bought the property from the Scotts. They bought the property so that the extended Ruth family were all neighbours.

Lillian bought the property (20 acres) where Toyota is now located. She paid her debt to the VLA. Many didn't.

When Lillian had recovered from paying back the mortgage on the first 20 acres, she bought the Orchard House property from her sister, Dorothy, and brother-in-law in the 1960s. Robin didn't know the exact year. He was just a kid. Lillian and Don rented the house out.

The next owner Robin knew of was a fellow named Herb Anderson, a Minister with the Church of Christ who also was an entrepreneur.

Robin thought Anderson sold the property to the Bells.

Interview Brad Shirley, Fire Chief

The fire in Mino's restaurant occurred December 16th, 2001

"The fire was in a upstairs bedroom and contained mostly to that."

Newspaper coverage: Observer December 04, 2016

According to Heritage Chop House owner David Courtney:

Mino's was closed for 17 months (beginning ~June 2015) and hoped to open May 2016

Name origins: Dilkusha

https://en.wikipedia.org/wiki/Dilkusha,_Dhaka

Dilkusha is the commercial center of Dhaka, the capital of Bangladesh.^[1] It is a part of the larger Motijheel area in the city. Historically, the Nawabs of Dhaka used to have a garden palace here in the 19th and early 20th century. Dilkusha was the name of that palace.

BC Archives and Records Service: photo collection

Item B-08944 Kamloops Museum photo

Dilkusha tulip farm, circa 1934.

Item B-08910 Kamloops Museum photo

Planting tulips at Dilkusha farm, circa 1933

<http://search.bcarchives.gov.bc.ca/search/advanced?f=&h=false&so0=and&sq0=dilkusha&sf0>

Item 7.9

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Community Heritage Commission Meeting Minutes of February 21, 2017, be received as information.

Vote Record

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

Opposed:

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

COMMUNITY HERITAGE COMMISSION

Minutes of the Community Heritage Commission Meeting held on Tuesday, February 21, 2017 at 3:00 p.m. in Meeting Room 100, City Hall, Salmon Arm, British Columbia.

PRESENT:

Councillor Louise Wallace-Richmond
Cindy Malinowski
Harry Welton
Pat Kassa
Deborah Chapman
Mary Landers

REGRETS:

Tim Dunne

STAFF:

Jon Turlock, Planning & Development Officer

1. Call to Order

The meeting was called to order at 3:02 p.m.

2. Presentations

2.1 Scott Property (Orchard House) - 720 - 22 Street NE

Deborah Chapman provided a slide presentation of photographs she took of Scott Property (Orchard House) during the Commission's walkthrough of the building on January 23, 2017.

3. Confirmation of Minutes

3.1 Community Heritage Commission Meeting of January 17, 2017.

Moved: Harry Welton/Seconded: Pat Kassa

THAT: the Minutes of the Meeting of January 17, 2017 be approved.

CARRIED UNANIMOUSLY

4. **Items**

4.1 **Scott Property (Orchard House) - 720 - 22 Street NE**

Moved: Mary Landers / Seconded: Cindy Malinowski

THAT: the Statement of Significance for the Scott Property be forwarded to City Council with a request that it be included in the City of Salmon Arm Community Heritage Register.

CARRIED UNANIMOUSLY

Deborah Chapman provided a draft Statement of Significance for the Scott Property prepared by the Commission's research group. A number of edits were recommended and the Commission agreed to the wording and format of the final document, copy attached. It was the consensus of the Commission that the Scott Property (Orchard House) is historically significant and meets the criteria for inclusion in the City of Salmon Arm Community Heritage Register.

5. **Late items**

5.1 **Scott Property (Orchard House) Open House**

Louise Wallace-Richmond reminded the Commission that a public open house of the Scott Property (Orchard House) is scheduled for Saturday, March 4, 2017 from 10:00 a.m. to noon. All members of the public are invited to view the property and have a walkthrough of the building.

6. **Date of Next Meeting**

The next regular CHC meeting is scheduled for Tuesday, March 21, 2017, at 3:00 p.m. in Room 100 at City Hall.

7. **Adjournment**

The meeting adjourned at 4:20 p. m.



Louise Wallace Richmond, Chair
Community Heritage Commission

720 - 22 Street NE
Scott Property
Salmon Arm
Circa 1912-1916

Description

Named Dilkusha, the Lt. Colonel Bernard Scott house is a one and half storey wooden Craftsman Bungalow¹ located in the south east corner of the 1.1 acre parcel at the dead-end of 22 Street NE and in proximity to the historic Old Enderby Road. It is surrounded by several large, mature trees.



Image courtesy Jim Grieve, Personal Real Estate Corporation
 circa 2015

Values

Dilkusha is valued primarily for its historical, aesthetic and social significance. Surrounded by more recent subdivisions, recreational and educational facilities, and commercial enterprises, the house is valued as an historic hub to development in the area.

The house has a close relationship to the area's historic agricultural sector, originally situated in the heart of an orchard that grew apples and tulips for national markets. Its owner, Lt. Colonel Scott, was known to have one of the best McIntosh groves in the district. Scott advocated for standardization and growing varieties of apples that were profitable. He believed off-year yields could be offset by sideline crops and augmented his apple sales by growing raspberries and rhubarb. Scott represented the Associated Growers in the English market. He also spent 13 years experimenting, growing and selling tulips. In its prime, Scott's Dilkusha tulip bulb nursery² grew over half a million blooms.

Aesthetic values are present in the original Craftsman bungalow design and floor plan, reflecting roots in the British Colonial Raj Bungalow style of construction. Typical of the East Asian inspired Arts and Craft movement, the building plans called for wood products that were readily available in the region. The extensive two-sided verandah and its sloping floors are now enclosed.

When a commercial kitchen was installed in 1983, the house was advertised as a "special place to dine." Appropriately named the Orchard House, the Bells acknowledged the history of the building and its important community-valued heritage. The restaurant served as a place to celebrate special events in the lives of many community members until 2015.

Character Defining Elements

Key elements that define the heritage character of the Scott property include:

¹ See: <https://www.vancouverheritagefoundation.org/house-styles/craftsman-bungalow/>

² Referred to as Col. Scott's tulip bulb farm in *the Salmon Arm Observer*, May 22, 1930.

Site:

- Mature trees
- Generous yard around the house
- Views to town centre and lake beyond
- Close proximity to Turner Creek Trail and the original Old Enderby Road

House:

- Orientation and siting of house to maximize views
- Cross gabled roof
- Signature Craftsman frontal gable
- Signature British Colonial Raj verandah, deep and continuous with its own roof on north and west facades of house
- Original sloped verandah floor
- Three cross paned diamond shaped windows
- Original \pm 6 inch bevel cladding on the south wall in proximity to cross paned windows
- Cove and channel cladding, applied in subsequent additions and renovations
- Original windows in the original living room
- Refashioned bay window and window seat



Image courtesy Dean Biggs. Dilkusha circa 1977



Image courtesy Denis Marshall Collection, Salmon Arm Museum at R.J. Haney Heritage Village, circa 1928-1934

Sources:

- **Oxford English Dictionary, Online Etymology Dictionary**
<http://www.etymonline.com/index.php?search=bungalow&searchmode=none>
- **Wikipedia**, <https://en.wikipedia.org/wiki/Bungalow#Canada>
- **Fleeting Images** by Denis Marshall – page 62
- **Vancouver Heritage Foundation:**
<https://www.vancouverheritagefoundation.org/house-styles/craftsman-bungalow/>
- **Scott property Report** submitted by the Salmon Arm Museum
- **Personal Reflections on Historic Architectural Styles** by J Cuyler Page, Esq.

Item 8.1

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the following bylaws be read a first, second and third time:

- City of Salmon Arm 2016 to 2020 Financial Plan Amendment Bylaw No. 4195;
- City of Salmon Arm Parks Development Reserve Fund Expenditure Bylaw No. 4196;
- City of Salmon Arm Community Centre Major Maintenance Reserve Fund Expenditure Bylaw No. 4197;
- City of Salmon Arm Cemetery Columbarium Reserve Fund Expenditure Bylaw No. 4198;
- City of Salmon Arm Police Vehicles Reserve Fund Expenditure Bylaw No. 4199;
- City of Salmon Arm Equipment Replacement Reserve Fund Expenditure Bylaw No. 4200; and
- City of Salmon Arm Water Major Maintenance Reserve Fund Expenditure Bylaw No. 4202.

Vote Record

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

Opposed:

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



City of Salmon Arm

Memorandum from the Chief Financial Officer

Date: March 9, 2017
 To: Mayor Cooper and Members of Council
 Subject: 2016 Final Budget

Recommendation

That bylaw no. 4195 cited as “City of Salmon Arm 2016 to 2020 Financial Plan Amendment Bylaw No. 4195” be given 3 readings;

And that bylaw no. 4196 cited as “City of Salmon Arm Parks Development Reserve Fund Expenditure Bylaw No. 4196” be given 3 readings;

And that bylaw no. 4197 cited as “City of Salmon Arm Community Centre Reserve Fund Expenditure Bylaw No. 4197” be given 3 readings;

And that bylaw no. 4198 cited as “City of Salmon Arm Cemetery Columbarium Reserve Fund Expenditure Bylaw No. 4198” be given 3 readings;

And that bylaw no. 4199 cited as “City of Salmon Arm Police Vehicle Reserve Fund Expenditure Bylaw No. 4199” be given 3 readings;

And that bylaw no. 4200 cited as “City of Salmon Arm Equipment Replacement Reserve Fund Expenditure Bylaw No. 4200” be given 3 readings;

And further that bylaw no. 4202 cited as “City of Salmon Arm Water Major Maintenance Reserve Fund Expenditure Bylaw No. 4202” be given 3 readings.

Background

The 2016 Final Budget requires amendments to reflect Council resolutions and to redirect allocations between budget accounts.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

General Fund

Revenue

Property Taxes – Decrease (\$20,000.00)

Attributed to supplemental assessment changes received during the year (i.e. assessment appeals – largely attributed to Bayview Place, RP Johnson Construction Ltd., and a number of smaller value changes).

Water Frontage Tax – Increase \$20,000.00

To reflect actual. Offsets with expenditure for same.

Sewer Frontage Tax – Increase \$35,000.00

To reflect actual. Offsets with expenditure for same.

General Government Services

Other Revenue – Increase \$10,000.00

To reflect actual. Largely attributed to MIA dividend payment.

Transportation Services

Custom Work – Increase - \$30,000.00

To reflect actual. Attributed to work completed by City crews where cost is recoverable. Offsets with increased expenditures for same (i.e. Roads and Sidewalk Extensions and Replacements).

Storm Sewer Connections – Increase \$30,000.00

To reflect actual. Offsets with increase in expenditures for same.

ALIB – Road Maintenance – Increase \$5,000.00

To reflect actual.

Airport Services

Fuel and Oil Sales – Decrease (\$75,500.00)

To reflect actual. Offsets with decrease in expenditure in Fuel and Oil – Cost of Sales and transfer to Marketing and Promotion Reserve.

Environmental Services

Solid Waste Services - Increase \$4,850.00

To reflect actual. Transferred to Sanitation and Recycling Reserve.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Recreation and Cultural Services

Shaw Centre

Contracted Services – Decrease (\$20,000.00)

To reflect actual. Offsets with decrease in expenditures for same.

SASCU Recreation Centre

Contract Services – Increase \$23,670.00

To reflect actual. Offsets with increase in expenditures for same.

Environmental Services

Climate Action Revenue – Carbon Tax - Increase \$46,650.00

Provision for carbon tax rebate. It is envisioned that significant modifications will be undertaken to City facilities to reduce energy consumption and green house gas emissions. Redirected to Reserve for same.

Building Services

Building Permit Revenue – Increase \$110,000.00

Attributed to new single family dwelling construction with a combined value of \$41 million (budget - \$32 million). Redirected to Hudson Street Revitalization Reserve. This project is to be completed in 2017.

Plumbing Permits – Increase \$5,000.00

To reflect actual. Redirected to Hudson Street Revitalization Reserve. This project is to be completed in 2017.

Other Revenue – Increase \$9,000.00

To reflect developer contribution for sidewalk extension at 10 Street SW. Offsets with expenditure for same.

Planning and Development Applications – Increase \$34,150.00

To reflect actual. Redirected to Hudson Street Revitalization Reserve. This project is to be completed in 2017.

Small Communities Protection – Decrease (\$8,750.00)

To reflect actual.

Traffic Fine Revenue Sharing – Decrease (\$22,500.00)

To reflect actual.

Grant – FCM - Brownfield Study – Phase II – Increase \$20,400.00

As resolved by Council.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Grant - Tree Canada – Increase \$4,000.00

To reflect actual. Offsets with expenditure for same.

Grant – National Disaster Mitigation Program – Increase \$75,000.00

As resolved by Council.

Reserves

Transfer From Unexpended Reserve - Increase \$16,500.00

To redirect surplus from 2015 projects completed in 2016 under budget.

Transfer from Flood Hazard Risk Assessment – Increase \$32,500.00

As resolved by Council.

Transfer from Holiday and Severance Reserve – Decrease (\$85,000.00)

To reflect 2016 allocation.

Transfer from Food Waste Pilot Project – Decrease (\$6,700.00)

To reflect actual expense.

Transfer from Police Operating Reserve – Decrease (\$60,000.00)

To eliminate transfer as expenditure for same under budget.

Expenditures

General Government

Civic Building Maintenance – Decrease (\$20,000.00)

To reflect actual. Attributed to fewer issues with the HVAC System. Remaining decrease redirected to Occupational Health and Safety office construction in 2017.

Salaries and Benefits – Increase \$17,270.00

As resolved by Council - Attributed to vacation accruals at yearend as a result of vacation carry forward.

Other Pay – Decrease (\$215,000.00)

As resolved by Council.

Postage – Decrease (\$5,000.00)

To reflect actual. Redirected to the Salaries and Benefits above.

Legal Fees – Decrease (\$10,000.00)

To reflect actual. Redirected to the Legal Fees Reserve.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Office Supplies – Decrease (\$7,000.00)

To reflect actual. Decrease attributed to maintaining minimal supplies on hand - Redirected to the Salaries and Benefits above.

Photocopier Expense – Decrease (\$4,000.00)

Conscious effort made to reduce amount of colour copying undertaken throughout year. Redirected to the Salaries and Benefits above.

Staff Training - Decrease (\$4,000.00)

To reflect actual. Redirected to Training and Development Reserve for City-wide training sessions.

Conference and Seminars – Decrease (\$7,000.00)

To reflect actual. Redirected to Training and Development Reserve for City-wide training sessions.

Employee Assistance Plan/Assessments – Increase \$3,500.00

Provision for employee independent medical assessments.

Retirement/Long Service Awards - Decrease (\$3,500.00)

To reflect actual. Redirected to Employee Assistance Plan/Assessments.

Labour Relations – Net Decrease (\$3,000.00)

To reflect actual. Redirected to Training and Development Reserve for City-wide training sessions.

Council/Staff Orientation – Decrease (\$4,000.00)

To reflect actual. Redirected to the Council Expenses (FCM Attendance) in 2017.

Office Equipment – Decrease (\$6,000.00)

To reflect actual. Redirected to West Bay Connector Trail Reserve.

Workplace Initiatives – Net Decrease (\$5,000.00)

To reflect actual. Redirected to Training and Development Reserve for City-wide training sessions.

CUPE Retroactive Pay – Increase \$95,000.00

As resolved by Council.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Safety Program – Decrease (\$34,500.00)

Occupational Health and Safety Coordinator hired later in the year than originally anticipated. Redirected to Safety Initiatives Reserve to complete implementation of Safety Program including rollout of new procedures in 2017.

Technologies

Wages and Benefits – Decrease (\$80,000.00)

Redirected to contract employee remuneration and Reserve for Shoemaker Hall/Auto Road Extension.

Consulting Service – Increase \$55,000.00

To reflect actual. Redirected to Wages and Benefits – See above.

Computer Maintenance Contracts – Decrease (\$5,000.00)

Minimal telephone/VoIP and website upgrades required in 2016. It is anticipated that the telephone/VoIP system will require upgrading in 2018/2019 at an estimated cost of \$100,000.00. Redirected to Communications – Fibre/Internet Costs noted below.

Computer Supplies – Decrease (\$8,000.00)

Fewer repairs as a result of workstation rollover program and new office equipment; applicable maintenance agreements have reduced the cost of ink cartridges, toners and repairs. Redirected to West Bay Connector Trail Reserve.

Server Rentals – Decrease (\$14,000.00)

Project undertaken in late 2016. Rental payments commence in February 2017. Redirected to West Bay Connector Trail Reserve.

Communications – Fibre/Internet Costs – Increase \$5,500.00

To reflect actual. Redirected from Computer Maintenance Contracts.

GIS – Wages & Benefits – Decrease (\$14,500.00)

Amalgamation of position resulting in reallocation of wages; employee's time split between the RCMP Detachment and City Hall. Redirected to RCMP – Court Liaison/IT – Wages and Benefits.

Printers - Decrease (\$3,000.00)

To reflect actual. Redirected to RCMP – Court Liaison/IT – Wages and Benefits.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Fire Protection Services

Fire Department Administration - Wages and Benefits – Decrease (\$80,000.00)

Attributed to vacancy. Redirected to Fire Buildings, Emergency Apparatus and West Bay Connector Trail Reserves.

Acting Chief – Wages and Benefits – Decrease (\$8,000.00)

To reflect actual. Redirected to increase in energy costs - Overhead Lighting.

Fire Fighting Force – Net Decrease (\$19,000.00)

To reflect actual. Lower than anticipated expenses associated with fire practices. Redirected to Legal Fees Reserve.

Hydrant Maintenance – Decrease (\$10,000.00)

To reflect actual. Lower than anticipated expenses associated with fire practices. Redirected to increase in energy costs - Overhead Lighting.

Fire Fighting Supplies – Net Change – Zero

To reflect actual.

Building Inspection Services

Administration Costs – Net Change – Decrease (\$8,000.00)

To reflect actual. Redirected to Legal Fees Reserve.

Police Protection

RCMP Detachment Maintenance – Decrease (\$30,000.00)

Decrease attributed to carry forward of prison cell retro-fit costs as mandated by Federal Government.

RCMP – Steno – Wages and Benefits – Decrease (\$15,000.00)

To reflect employee vacancy and new employee at lower rate of pay. Redirected to RCMP – Storage Building Reserve.

RCMP – Court Liaison/IT - Wages and Benefits – Increase \$20,000.00

To reflect reallocation of wages and benefits for IT support.

Auxiliary Police – Decrease (\$3,000.00)

To reflect actual. Redirected to RCMP – Storage Building Reserve.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

RCMP Police Force – Decrease (\$145,000.00)

To reflect E Division credit adjustment and savings as a result of vacancies at the Salmon Arm Detachment. Eliminated transfer from reserve as “E” Division billings below allocation (\$60,000.00). Balance redirected to other Policing Cost increases and transfer to Police – Storage Building, Future Expenditure and Police Vehicle Replacement Reserves.

Prisoner Costs – Increase \$45,000.00

To reflect actual. This is a very difficult line item to project as it is based on the number of Provincial, Federal and municipal prisoners held in the local detachment. Consequently, it varies from year to year - historically the City budgets \$100,000.00. It is the intention of the Finance Department to query “E” Division regarding the Provincial and Federal contribution as this reimbursement is not covering costs associated with same.

DNA Analysis – Decrease (\$2,000.00)

To reflect actual.

Transportation Services

Common Services, Administration and Engineering – Net Decrease (\$69,250.00)

To reflect actual. Redirected to Hudson Street Revitalization, PW Building (new) Design and Carpenter Building Reserves.

Machinery and Equipment – Net Change – Zero

To adjust expenditures and associated revenue for charge-out to City functions. Some of the more significant overages are summarized below.

Unit No. 950 – JD6420 Tractor/Snow Blade/Flail – Increase \$7,500.00

Significant unanticipated repairs (i.e. tires, electronic gas pedal, rebuilt flail mower and transmission).

Unit No. 32 – 2011 Dodge Ram 5500 Plow/Dump - Increase \$3,500.00

Attributed to unanticipated replacement of steering gear, front axle joints and windshield.

Unit No. 34 – Trackless Sidewalk Tractor – Increase \$12,700.00

Attributed to unanticipated repairs (i.e. wheel bearing failure, rebuilt flail mower and hydraulic valve block, and new tires).

Unit No. 78 – 2008 Sterling 1 Ton Dump/Plow – Increase \$7,300.00

Attributed to unanticipated repairs associated with electric plow power rack, conveyor gear box, hydraulic motor assembly, etc.

Mayor Cooper and Council
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Unit No. 81 – 2016 Chev Silverado Truck – Increase \$4,000.00

To reflect actual. Attributed to new purchase in 2016.

Unit No. 85 – 2009 Toro 5910 Mower – Increase \$5,500.00

Attributed to unanticipated replacement of glass door and repairs associated with an oil leak and the impact arm.

Asphalt Patching – Decrease (\$13,000.00)

To reflect actual. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Crack Seal Maintenance – Decrease (\$5,000.00)

Decrease anticipated to a price increase that did not materialize as projected. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Road Extensions and Replacements – Increase \$6,500.00

To reflect actual. Attributed to work completed by City crews where cost is recoverable. Offsets with increased revenue from same (i.e. Custom Work).

Road Allowances Maintenance – Decrease (\$7,000.00)

To reflect actual. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Sidewalks – Extensions and Replacements – Increase \$23,000.00

To reflect actual. Attributed to work completed by City crews where cost is recoverable. Offsets with increased revenue from same (i.e. Custom Work).

Drainage Ditch Maintenance – Decrease (\$4,000.00)

To reflect actual. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Flood Control – Decrease (\$5,000.00)

Decrease attributed to early freshet and low lake levels resulting in fewer flooding issues. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Service Connections – Increase \$28,000.00

To reflect actual. Offsets with revenue for same.

Catch Basin Maintenance – Decrease (\$4,000.00)

To reflect actual. Catch basins are rebuilt in conjunction with the asphaltic overlay program - fewer catch basins were impacted in 2016. Redirected to increase in Culvert Maintenance.

Culvert Maintenance – Increase \$5,500.00

To reflect actual. Increase attributed to unanticipated culvert replacement at end of season on 50 Street SW.

Street Cleaning & Flushing – Decrease (\$4,500.00)

Annual street cleaning completed under budget. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments, Gravel Pit Remediation Reserves.

Ice and Snow Removal & Sanding – Decrease (\$63,000.00)

To reflect actual. Redirected to Ice and Snow Control Reserve.

Sidewalk Snow Removal/Sanding – Decrease (\$17,500.00)

To reflect actual. Redirected to Ice and Snow Control Reserve.

Bridges and Approaches – Decrease (\$5,000.00)

To reflect actual. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments, Gravel Pit Remediation Reserves.

R.R. Grade Crossings – Decrease (\$10,000.00)

To reflect actual – no crossing upgrades required. Redirected to Ornamental Overhead lighting.

Overhead Lighting – Increase \$20,000.00

Attributed to energy costs.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Ornamental Overhead Lighting – Increase \$8,500.00

Attributed to energy costs.

Ornamental Lighting – Pole Refurbishment – Decrease (\$4,000.00)

To reflect actual. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Street Name Signs Maintenance – Decrease (\$6,300.00)

To reflect actual. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Traffic & Crosswalk Markings – Decrease (\$8,500.00)

To reflect actual. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Transit System – Decrease (\$18,100.00)

To reflect actual. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Transit Shelters Maintenance – Decrease (\$13,500.00)

Due to staff oversight – project was not completed. Redirected to other Transportation Expenses with remaining balance transferred to the following reserves - M&E Storage Building, Grade Rail Crossings Assessments and Gravel Pit Remediation Reserves.

Bridge Assessment – Decrease (\$2,500.00)

To reflect actual. Redirected to RCMP – Court Liaison/IT – Wages and Benefits.

Subdivision & Servicing Bylaw Review – Decrease (\$5,000.00)

To reflect actual – project complete. Redirected to increase in Gravel Pit Remediation – see below.

Gravel Pit Remediation – Increase \$5,000.00

Increase attributed to unforeseen permit cost through Ministry of Mines.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Outfall Rehabilitation/Cleaning – Decrease (\$25,000.00)

It was envisioned that the outfall west of Salmon Arm would be excavated, however this project was deferred as MOT was in the process of initializing a project that would require significant changes to the existing infrastructure. Redirected to reserve for same.

Agricultural Ditch Maintenance – Decrease (\$26,250.00)

Anticipated work was not completed in 2016 pending completion of DFO Ditch Maintenance Protocol. Work on the protocol was delayed due to time commitments with Consultant. Redirected to Agricultural Ditching Reserve.

Downtown Parking

Legion Parking Lot Maintenance – Increase \$4,500.00

Reflects more accurately coded timesheets for this parking lot. Redirected to Meters – Replace Mechanisms – see below.

Meters – Replace Mechanisms – Decrease (\$4,500.00)

Redirected to Legion Parking Lot Maintenance. It is envisioned that the balance of meter mechanisms will be replaced in 2017.

Airport Services

Fuel and Oil – Cost of Sales – Decrease (\$80,000.00)

To reflect actual. Offsets with fuel and oil sales.

Grounds Maintenance – Decrease (\$9,000.00)

Topsoil and seeding along west fence line behind hangers not being completed in 2016. Redirected to Airport - General O & M Reserve to address increase in the Airport Manager Contract in 2017.

Terminal Building Maintenance – Decrease (\$4,000.00)

Structural assessment not undertaken in 2016. Redirected to Airport - General O & M Reserve to address increase in the Airport Manager Contract in 2017.

Equipment Storage Shed – Maintenance – Decrease (\$4,000.00)

Minimum maintenance undertaken in 2016 as a structure assessment is scheduled for 2018. Redirected to Airport - General O & M Reserve to address increase in the Airport Manager Contract in 2017.

Hazard Beacon Maintenance – Decrease (\$3,000.00)

To reflect actual. Redirected to Airport - General O & M Reserve to address increase in the Airport Manager Contract in 2017.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Navigational Equipment Maintenance – Decrease (\$4,000.00)

To reflect actual. Redirected to Airport - General O & M Reserve to address increase in the Airport Manager Contract in 2017.

Brownfield Study – Phase II – Decrease (\$20,400.00)

As resolved by Council.

Environmental Health Services

Other Environmental Assessments – Decrease (\$10,000.00)

To reflect actual. Redirected to Drainage Reserve.

Environmental Water Utility Workshop – Decrease – (\$4,500.00)

To reflect actual. Redirected to Drainage Reserve.

Access Awareness – Decrease (\$13,500.00)

To reflect actual. Redirected to Drainage Reserve.

Solid Waste and Recycling Program – Decrease (\$66,495.00)

Analyzed and reallocated actual expenses; and balanced with user fees resulting in a transfer to the Solid Waste and Recycling Reserve.

Cemetery Services

Maintenance (Mt. Ida) – Net Decrease (\$25,000.00)

To reflect actual. Redirected to Cemetery Capital.

Maintenance (Shuswap Memorial)- Net Decrease (\$30,900.00)

To reflect actual. Redirected to Cemetery Capital.

Planning and Development Services

Administration – Net Change - Zero

To balance accounts.

DCC Bylaw Review – Decrease (\$80,000.00)

Transferred to reserve – project will be undertaken in 2017.

SA Hazard Risk Assessment – Increase \$100,000.00

As resolved by Council.

Inashiki, Japan Exchange – Decrease (\$5,000.00)

To reflect actual. Redirected to Canada 150 Celebrations.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Recreation and Cultural Services

Shaw Centre Operating – Decrease (\$20,000.00)

To reflect actual. Redirected to Shuswap Recreation Society – Recreation Centre as noted below.

Shaw Centre – Contracted Services – Decrease (\$20,000.00)

To reflect actual. Offsets with revenue for same.

Parks Services

Park and Facility Maintenance – Net Decrease (\$70,800.00)

Various increases and decreases throughout section. A diligent effort was undertaken to correctly allocate costs. Savings has been redirected to Parks Development and Blackburn Park Reserves. The more notable changes are as follows:

Blackburn Park Maintenance – Decrease (\$11,000.00)

Unable to undertake regular maintenance due to capital construction project in progress.

Little Mountain Sports – Decrease (\$21,000.00)

Unable to secure contractor to undertake the over seeding and deep tine aeration, once secured weather turned inclement and works could not proceed.

Jackson Campus Grounds (Joint Use) - Decrease (\$5,000.00)

Difficulty in securing a contractor to undertake the over seeding and deep tine aeration, once contractor secured, weather turned inclement and works and services could not proceed.

Special Events – Increase \$7,500.00

Attributed to additional work associated with the Roots and Blues and Canada Day Festival. There is an increase in the number of community sponsored events that crews are expected to do in-kind work for.

Parks Boulevards – Decrease (\$6,500.00)

Due to other priorities, boulevard maintenance was reduced.

Tree Canada Expenditure – Increase \$4,000.00

Offsets with grant for same.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

SASCU Recreation Centre

Recreation Centre - Operating – Increase \$20,000.00

Increase attributed to budget error in calculating receptionist coverage for a full year and unanticipated building/machinery repairs. Redirected from decrease in Shaw Centre – Operating as noted above.

Recreation Centre - Contracted Services – Increase \$23,670.00

To reflect actual. Offsets with revenue for same.

Wharf

Wharf Maintenance – Decrease (\$13,000.00)

A change in operation at the Wharf has resulted in fewer maintenance requirements.

Wharf Vandalism – Decrease (\$4,000.00)

To reflect actual.

Wharf – Washroom Building Upgrade – Decrease (\$10,000.00)

Project completed in 2015.

Fiscal Services

Interest and Bank Charges – Decrease (\$5,000.00)

To reflect actual. Redirected to Reserve for Future Expenditure.

Interest – Bylaw No. 3479 – CSA/Law Courts Facility – Decrease (\$7,000.00)

To reflect pay down of debenture debt resulting in lower interest costs. Redirected to Reserve for Future Expenditure.

Transfer to Reserves

General - Future Expenditure Reserve – Increase \$50,000.00

Provision for reserve for future expenditure.

General - Council Initiative – Decrease (\$14,225.00)

To reflect actual. Redirected to Reserve for Future Expenditure.

General - Civic Building – Major Maintenance – Increase \$20,000.00

Provision for building renovation in 2017.

General - Safety Initiatives – Increase \$34,500.00

Provision to complete the implementation of Safety Program including rollout of new procedures in 2017.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

General - Wages and Benefits – Increase \$35,000.00

As resolved by Council. To be reallocated in 2017.

General - Training and Development Reserve – Increase \$16,000.00

Provision for City-wide training and new manager development.

Environment - Climate Action – Energy Initiatives Reserve – Increase \$46,650.00

Provision for carbon tax rebate. It is envisioned that significant modifications will be made to these facilities to reduce energy consumption and green house gas emissions.

General - Legal Fees Reserve – Increase \$50,000.00

Provision for future extraordinary legal costs.

General - Council Expenses – FCM - Increase \$7,000.00

Provision for 2017 FCM expenditures.

General - Canada 150 Celebrations – Increase \$10,000.00

Provision for Canada 150 Celebrations in 2017.

Environmental - Solid Waste and Recycling Program – Increase \$71,345.00

Program surplus transferred to reserve to offset future increases.

Police – Prisoner Cell Retro-Fit – Increase \$30,000.00

Provision for upgrades as mandated by Federal Government.

Police – Storage Building – Increase \$20,000.00

Provision for construction of a secure exhibit storage building at the RCMP Detachment.

Transportation - Shoemaker Hill/Auto Road Extension – Increase \$26,000.00

Provision for future upgrade.

Transportation - Transit Services – Expansion – Decrease (\$30,000.00)

As resolved by Council. Redirected to West Bay Connector Trail Reserve.

Transportation - Drainage Reserve – Increase \$25,000.00

Provision for future drainage works.

Mayor Cooper and Council
Memorandum -- 2016 Final Budget

Transportation - Hudson Street NE Revitalization – Increase \$170,105.00

Provision for additional funds for 2017 project. Original budget based on Class C estimate and did not include the 4 Street works and services. In addition, confirmed prices have now been received from the other utilities (i.e. Telus, Hydro and Gas).

Transportation - Outfall Rehabilitation/Cleaning – Increase \$25,000.00

Redirected from expense for same. Shortfall in Utilities manpower due to various employees on short term disability resulting in program being reduced for 2016.

Transportation - Agricultural Ditching Reserve – Increase \$26,250.00

Redirected for expenditure for same. Annual funding is not sufficient to undertake – rationale is to accumulate funds and undertake in 2017.

Transportation - Public Works Building Improvements – Design – Increase \$35,000.00

Provision for the completion of a detailed design and construction of upgrades to the existing Public Works Building, which include creating more usable work areas and to address WorkSafe BC issues (i.e. proper first aid room, washroom upgrades, garage ventilation, etc.).

Transportation - Public Works – M & E Storage Building – Increase \$38,400.00

Provision for the design and construction of an indoor storage area for City equipment.

Transportation - Grade Rail Crossings Assessment – Increase \$20,000.00

Provision to undertake an assessment of the City's "at grade rail crossings" as required by Transport Canada.

Transportation - Gravel Pit Remediation – Increase \$20,000.00

Provision for the ongoing remediation of the gravel pit as required by the Ministry of Mines and in conjunction with the City's Operation Permit for the South Canoe Gravel Pit.

Transportation - Ice and Snow Control – Increase \$80,500.00

Redirected from expenditure for same. Provision to replenish reserve for Ice and Snow Removal expenditures.

Transportation - Carpenters Building Improvements – Increase \$15,000.00

Provision to undertake final completion of building (i.e. heat, gutters, etc.).

Mayor Cooper and Council
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Airport - Marketing and Promotion Reserve – Increase \$4,500.00

As per Council policy. Provision for 2% of gas and oil sales to be transferred to the Marketing and Promotion Reserve. Considerations should be given to reducing this percentage of sales from 2% to 1% as the reserve for the Airport Event is approximately \$42,000.00 and the 1% could be redirected to any one of several reserves such as tree encroachment.

Airport – General O & M – Increase \$24,000.00

Redirected from Airport expenditures to address increase in the Airport Manager Contract in 2017.

Development Services - DCC Bylaw Review – Increase \$80,000.00

To re-budget project in 2017.

Parks - Canoe Beach – Boat Launch Improvements - Increase \$50,000.00

Provision for the completion of boat launch improvements at Canoe Beach (contained in the 2017 Budget).

Parks – West Bay Connector Trail – Increase \$60,000.00

As resolved by Council. Provision for future trail.

Parks - Blackburn Park – Increase \$25,000.00

Provision for additional funding for Recreational Covered Structure. The Rotary Club has committed to fund \$50,000.00 of this project however; indications thus far have reflected that the structure will cost approximately \$75,000.00.

Fire Protection - Fire Emergency Apparatus Reserve – Increase \$25,000.00

To reflect transfer to underfunded reserve.

Fire Protection - Fire Buildings and Equipment – Increase \$25,000.00

To reflect transfer to underfunded reserve.

Parks Development - Increase \$50,000.00

Provision for future park developments.

Police Vehicle Reserve – Increase \$20,000.00

To reflect transfer to underfunded reserve. It is envisioned that three (3) vehicles will require replacing in 2017.

Water Frontage Tax – Increase \$20,000.00

Funded from revenue for same.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Sewer Frontage Tax – Increase \$20,000.00

Funded from revenue for same.

Other Government

Grant-in-Lieu – Increase \$3,500.00

To reflect actual as a result of supplemental assessments.

Capital

General Government

Jackson Property Acquisition/Revitalization – Increase \$210,000.00

As resolved by Council. Funded from Reserves.

Property Acquisition – 720 – 22 Ave Street NE – Increase \$550,000.00

As resolved by Council. Funded from Reserves.

Fire Protection Services

Trailer – Hazardous Materials – Increase \$3,500.00

To reflect portion funded through revenue from trade in proceeds.

Fire Training Centre

Thermal Imaging Camera – Decrease (\$2,000.00)

Redirected to purchase of television.

Television – Increase \$2,000.00

Redirected from Thermal Imaging Camera.

Transportation Services

Other Transportation Projects

Drainage – 28 St SE – Storm Sewer – Design – Decrease (\$10,000.00)

Attributed to decrease in design scope.

Drainage – 20 St NE – Catch Basin – Increase \$19,100.00

Completion of works funded through Developer Contributions.

S, C & G – 10 St NE (9 Ave NE Walkway) – Increase \$6,000.00

Additional cost is attributed to terrain issues and grade differential in sidewalk and adjacent properties resulting in construction of small retaining wall and additional landscaping.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

S, C & G – Walkway (4a and 4b Ave SE) – Decrease (\$10,000.00)

Project was quite straightforward and proceeded without encountering issues resulting in a savings.

S, C & G – 20 Ave SE (Byers) Sidewalk Connection – Increase \$7,000.00

Additional cost is attributed to increase in project scope as a result of grade differential in sidewalk and adjacent properties.

M & E – Radios – Handheld (Working Alone Procedure) – Increase \$3,000.00

Provision for specific handheld radio feature was not included in original estimate. Importance of feature (i.e. reminder alert to call in) was not identified until radios were tested.

Cemetery Services

Shuswap Memorial Cemetery Development – Increase \$40,000.00

Increase attributed to unexpected engineering costs due to extended construction, additional works required to address unforeseen issues on the internal roadway, redesign of main entrance, geotechnical requirements and additional materials required to complete the memorial wall.

Water Fund

Revenue

User Fees – Flat Rate - Increase \$15,000.00

To reflect actual. Redirected to Reserves.

User Fees – Metered Rate - Increase \$65,000.00

To reflect the ongoing conversion of accounts from flat rate to metered (i.e. commercial and stratas). Redirected to Reserves.

Water Connections – Increase \$130,000.00

To reflect actual – offsets with expenditure for same under Service Connections.

Water Supply – Increase \$15,000.00

To reflect actual. Redirected to Reserves.

NIB Cost Recovery - Gleneden Pump Station Pump – Decrease (\$9,000.00)

To reflect actual cost/reduction in expenditures.

Custom Work – Increase \$26,000.00

To reflect actual – attributed work completed by City crews where cost is recoverable.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Hydrant Rentals – Decrease (\$10,000.00)

To reflect actual – offsets with expenditure for same.

Back Flow Device – Rental - Increase \$15,000.00

To reflect actual. Redirected to Reserves.

Expenditures

Inventory Adjustments – Decrease (\$8,000.00)

To reflect actual. Offsets with increase in Property Insurance – see below.

Property Insurance – Increase \$8,000.00

To reflect actual. Redirected from Inventory Adjustments – see above.

Water Treatment Plant – Decrease (\$5,000.00)

Overall decrease is attributed to decrease in energy consumption (hydro).

Chlorination – Decrease (\$8,000.00)

Interior Health's turbidity target has increased resulting in fewer chemicals being required for disinfection at Metford Dam.

Monitor and Testing – Canoe Creek - Decrease (\$16,000.00)

To reflect actual – monitor and testing no longer required.

Main Repair – Decrease (\$25,000.00)

Decrease attributed to fewer significant (and costly) water main breaks and repairs.

Service Connections – Increase \$130,000.00

To reflect actual – offsets with revenue for same.

Line Flushing and Preventative Maintenance – Decrease (\$5,000.00)

To reflect actual. Shortfall in Utilities manpower due to various employees on short term disability resulting in program being reduced for 2016.

Hydrant Maintenance – Decrease (\$10,000.00)

To reflect actual – offsets with decrease in revenue for same.

Valve Maintenance – Decrease (\$7,500.00)

Decrease attributed to shortfall in Utilities manpower due to various employees on short term disability resulting in program being reduced for 2016.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

2020 Pump Station Maintenance – Decrease (\$4,000.00)

Decrease attributed to closely monitoring expenditures with a view of keeping expenditure to a minimum as pump station is being rebuilt in 2017.

Canoe Pump Station Maintenance – Increase \$14,000.00

Increase largely attributed to increase in energy costs to meet water demands.

ALIB/NIB Gleneden Pump Station Maintenance – Decrease (\$5,000.00)

To reflect actual. Offsets with decrease in revenue for same.

Interest – Bylaw No. 3551 – Decrease (\$5,000.00)

To reflect interest rate change resulting in lower interest costs.

Transfer to Reserve for Future Expenditure – Increase \$100,000.00

Provision for future capital upgrades and early debenture payouts.

Transfer to Water Major Maintenance Reserve Fund – Increase \$88,500.00

Provision for future capital upgrades.

Capital

SCADA iFix Upgrades – Increase \$5,000.00

To reflect actual.

TCH & 30 St NE Watermain Upgrade – Increase \$30,000.00

Increase attributed to boulevard trees which were located on the top of watermain; and irrigation infrastructure had to be removed to upgrade the watermain. As resolved by Council.

Zone 5 – Booster Station – Construction – Increase \$3,025,140.00

No budget impact – Funded by grant and long term debt.

Sewer Fund

Revenue

User Fees (net of discount) - Increase \$15,000.00

To reflect actual. Redirected to Reserves.

Service Connections – Increase \$35,000.00

To reflect actual. Offsets with expenditure for same under Service Connections.

Custom Work – Increase \$5,000.00

To reflect actual. Attributed work completed by City crews where cost is recoverable.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Expenditures

Wages and Benefits – Decrease (\$5,000.00)

To reflect actual – Attributed to staff vacancies. Redirected to Sewer Major Maintenance Reserve.

Risk Assessment Sessions – Decrease (\$5,000.00)

To reflect actual. Attributed to staff vacancies. Redirected to Sewer Major Maintenance Reserve.

Safety Meetings – Labour – Decrease (\$2,000.00)

To reflect actual.

Insurance – Decrease (\$3,000.00)

To reflect actual. Attributed to favourable renewal rates. Redirected to Reserves.

Manhole Maintenance - Decrease (\$12,000.00)

Decrease attributed to shortfall in Utilities manpower due to various employees on short term disability resulting in program being reduced for 2016.

Main Repairs – Decrease (\$28,000.00)

It was envisioned that the Utilities crew would undertake a sanitary mainline inspection program in 2016 however; due to manpower shortages attributed to various employees on short term disability; the program was deferred to 2017.

Brush Removal – Decrease (\$10,000.00)

Attributed to fewer areas being identified for tree removal.

Service Connections – Increase \$31,000.00

To reflect actual. Offsets with increased revenue for same.

Extensions and Replacements – Decrease (\$12,000.00)

It was envisioned that an exposed AC pipe would be removed in November/December, however due to weather conditions this project has been delayed to 2017.

Monitor and Testing – Decrease (\$12,000.00)

WPCC PO4 levels were very good all year reducing the requirement from 2015 levels.

Biosolids Handling – Decrease (\$5,000.00)

To reflect actual. Redirected to Reserves.

Mayor Cooper and Council
Memorandum – 2016 Final Budget

Wastewater Pollution Control Centre Maintenance – Decrease (\$28,000.00)

Decrease is largely attributed to continued reduced prices in chemicals of \$40,000.00 and fewer materials required. Redirected to Sewer Major Maintenance Reserve.

Transfer to Reserve for Future Expenditure – Increase \$100,000.00

Provision for future capital upgrades and early debenture payouts.

Transfer to Sewer Major Maintenance Reserve – Increase \$91,000.00

Provision for future capital upgrades.

Capital

6 St (City Hall) – Decrease (\$45,000.00)

Largely attributed to two (2) key factors: a) the grinding of the old asphalt which provided the City with the opportunity to reuse the material on site as backfill as opposed to having the old asphalt removed and bringing in new backfill; and b) the reduced pipe grade provided a savings in that the City did not have to install a deep trench line.

Genset – Rotten Row Lift Station – Decrease (\$15,000.00)

Attributed to contractor expenditures less than anticipated as there was no charge for the installation by Fortis.


Jackson Property Revitalization – Increase \$10,000.00

Increase attributed to error in as built drawing which reflected a misalignment in the City's sewer infrastructure.

Foreshore Main Rehabilitation – Phase 1 – Increase \$52,565.00

To reflect actual. No budget impact - funded by grant.

Respectfully Submitted,



Monica Dalziel, CPA, CMA

CITY OF SALMON ARM

BYLAW NO. 4195

A bylaw to amend the 2016 to 2020 Financial Plan

WHEREAS in accordance with the provisions of Section 165 of the Community Charter, the Council has adopted a financial plan for the period of 2016 to 2020;

AND WHEREAS it is deemed expedient to amend the Financial Plan;

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

1. "Schedule "A" of "City of Salmon Arm 2016 to 2020 Financial Plan Bylaw No. 4167" is hereby deleted in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.
2. "Schedule "B" of "City of Salmon Arm 2016 to 2020 Financial Plan Bylaw No. 4167" is hereby deleted in its entirety and replaced with Schedule "B" attached hereto and forming part of this bylaw.

3. 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.

4. 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.

5. EFFECTIVE DATE

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

6. CITATION

This bylaw may be cited for all purposes as "City of Salmon Arm 2016 to 2020 Financial Plan Amendment Bylaw No. 4195".

READ A FIRST TIME THIS	DAY OF	2017
READ A SECOND TIME THIS	DAY OF	2017
READ A THIRD TIME THIS	DAY OF	2017
ADOPTED BY COUNCIL THIS	DAY OF	2017

MAYOR

CORPORATE OFFICER

Schedule "A" - Bylaw #4195

City of Salmon Arm

2016 - 2020 Financial Plan

	2016 Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget
Consolidated Revenues					
Property Taxes - Net	\$ 16,634,260	\$ 17,397,795	\$ 17,745,751	\$ 18,100,666	\$ 18,462,679
Frontage & Parcel Taxes	3,181,140	3,246,145	3,311,068	3,377,289	3,444,835
Sales of Service	7,835,255	7,562,645	7,713,898	7,868,176	8,025,539
Revenue From Own Sources	2,431,395	2,368,639	2,416,012	2,464,332	2,513,619
Rentals	792,305	787,655	803,408	819,476	835,866
Federal Government Transfers	75,000	75,000	-	-	-
Provincial Government Transfers	586,850	393,200	401,064	409,085	417,267
Other Government Transfers	212,780	210,160	214,363	218,650	223,023
Transfer From Prior Year Surplus	546,305	440,531	449,342	458,328	467,495
Transfer From Reserve Accounts	824,525	460,380	469,588	478,979	488,559
Transfer From Reserve Funds	12,810	12,810	12,810	12,810	12,810
Total Consolidated Revenues	\$ 33,132,625	\$ 32,954,960	\$ 33,537,303	\$ 34,207,793	\$ 34,891,693
Consolidated Expenditures					
General Government Services	\$ 3,132,915	\$ 3,636,765	\$ 3,709,500	\$ 3,783,690	\$ 3,859,364
Protective Services	5,147,310	5,436,405	5,545,133	5,656,036	5,769,156
Transportation Services	4,360,375	4,749,115	4,844,097	4,940,979	5,039,799
Environmental Health Services	48,272	57,772	58,927	60,106	61,308
Environmental Development Service	2,330,820	2,599,710	2,651,704	2,704,738	2,758,833
Recreation and Cultural Services	3,833,325	3,968,480	4,047,850	4,128,807	4,211,383
Fiscal Services - Interest	1,637,210	1,643,138	1,676,001	1,709,521	1,743,711
Fiscal Services - Principal	1,589,275	1,399,660	1,427,653	1,456,206	1,485,330
Capital Expenditures	2,507,973	2,623,735	2,717,440	2,684,154	3,021,834
Transfer to Surplus	-	-	-	-	-
Transfer to Reserve Accounts	2,937,245	1,836,665	1,755,412	1,877,899	1,631,204
Transfer to Reserve Funds	1,543,410	1,011,180	1,031,404	1,052,032	1,073,072
Water Services	2,239,715	2,105,750	2,147,865	2,190,822	2,234,639
Sewer Services	1,824,780	1,886,585	1,924,317	1,962,803	2,002,059
Total Consolidated Expenditures	\$ 33,132,625	\$ 32,954,960	\$ 33,537,303	\$ 34,207,793	\$ 34,891,693

City of Salmon Arm

2016 - 2020 Financial Plan

Capital Projects

Finances Acquired

	2016 Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget
General Operating Fund	\$ 1,764,533	\$ 1,757,160	\$ 1,882,440	\$ 1,959,154	\$ 1,896,834
Water Operating Fund	418,440	465,500	460,000	250,000	450,000
Sewer Operating Fund	325,000	401,075	375,000	475,000	675,000
Federal Government Grants	3,395,990	2,891,140	-	25,000	293,343
Provincial Government Grants	4,203,540	3,621,140	-	3,450,000	293,342
Prior Year Surplus	80,000	279,000	-	-	-
Reserve Accounts	6,660,870	3,323,905	90,000	754,700	1,068,315
Reserve Funds	1,162,685	1,700,000	725,000	2,831,575	698,500
Development Cost Charges	-	160,000	2,215,000	2,995,050	2,125,000
Short Term Debt	395,000	995,000	-	-	-
Long Term Debt	2,812,140	1,282,140	-	3,335,875	1,000,000
Developer Contributions	197,100	85,000	40,000	40,000	40,000

Total Funding Sources

\$ 21,415,298	\$ 16,961,060	\$ 5,787,440	\$ 16,116,354	\$ 8,540,334
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Finances Applied

Transportation Infrastructure	\$ 6,056,350	\$ 5,675,770	\$ 3,462,000	\$ 12,692,000	\$ 6,104,500
Buildings	4,592,030	4,711,390	165,300	335,476	117,000
Land	1,232,720	-	-	-	-
IT Infrastructure	488,555	766,500	180,000	115,000	125,000
Machinery and Equipment	737,150	1,465,900	550,140	656,378	383,834
Vehicles	135,000	125,000	130,000	-	90,000
Parks Infrastructure	2,335,203	815,000	495,000	322,500	260,000
Utility Infrastructure	5,838,290	3,401,500	805,000	1,995,000	1,460,000

Total Capital Expense

\$ 21,415,298	\$ 16,961,060	\$ 5,787,440	\$ 16,116,354	\$ 8,540,334
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Departmental Summary:

	2016 Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget
General Government Services	\$ 1,981,035	\$ 1,137,500	\$ 183,500	\$ 108,500	\$ 108,500
Protective Services	434,000	679,000	380,000	55,000	145,000
Transportation Services	6,746,350	6,820,770	3,770,000	12,875,000	6,401,000
Environmental Health Services	1,064,670	283,000	25,000	-	12,500
Environmental Development Services	-	-	-	-	-
Recreation and Cultural Services	1,845,758	884,150	553,940	1,012,854	333,334
Water Services	5,811,345	3,950,640	500,000	1,590,000	677,500
Sewer Services	3,532,140	3,206,000	375,000	475,000	862,500
Total by Department	\$ 21,415,298	\$ 16,961,060	\$ 5,787,440	\$ 16,116,354	\$ 8,540,334

02/03/2017

2016-2020 FP Bylaw (Cap)

Schedule "B" – Bylaw #4195
2016 Revenue Policy Disclosure

1. Table One (1) reflects the proportion of total revenue proposed to be raised from each funding source in 2016. Property taxes form the greatest proportion of revenue of the City. The first column details the proposed percentage of revenue including Conditional Government Transfers and the second column shows the proposed percentage of revenue excluding Conditional Government Transfers. Conditional Government Transfers are funds provided by other levels of government or government agencies to fund specific projects. The absence of this funding would result in an increase to property taxes, debt borrowing or funding from reserves or other sources (ie. developers, donations, etc.) or result in the project not being undertaken.

The City collects three (3) types of parcel tax; a water frontage tax; a sewer frontage tax and a transportation parcel tax. The water and sewer frontage tax rate is applied to each parcel of land taxable foot frontage. The frontage rate is comprised of a capital debt repayment component plus 10% of the water and sewer operation and maintenance budget for preventative maintenance of the utilities infrastructure. The City introduced a transportation parcel tax in 2003. The transportation parcel tax is collected to maintain the City's transportation network to an adequate level to minimize future reconstruction costs and ensure the network is safe from hazards and disrepair. To this end, the transportation parcel tax provides a stable and dedicated source of funding. The transportation parcel tax was specifically implemented on a "flat rate per parcel" rather than an "ad valorem tax" basis recognizing that all classes of property are afforded equal access to the City's transportation network and should contribute to it's sustainability equally. This method directed tax dollars away from business and industry to residential.

The City endorses a 'user pay' philosophy in its collection of fees and charges. Such fees and charges (ie. development, building, plumbing and fire permits, recreational program and rental fees and cemetery services) are reviewed annually to ensure adequate cost recovery for the provision of services. The policy of the City is to work towards full cost recovery for services provided. The objective in reviewing fees and charges periodically is to measure the cost of providing municipal services versus the cost recovery established through user fees and charges. Development Cost Charges are based on the City's Long Term Financial Plan. Included in this percentage is the City's investment income. The City exercises a stringent cash management plan to maximize investment and interest income.

Other sources of revenue provide funding for specific functions such as the Columbia Shuswap Regional District's contribution to the Shuswap Regional Airport, Recreation Centre, Sunwave Centre, Cemetery and Fire Training Centre.

The proceeds from borrowing and developer contributions fund capital projects pursuant to the City's Long Term Financial Plan.

Schedule "B" – Bylaw #4195
2016 Revenue Policy Disclosure

Table 1: Proportions of Total Revenue

Revenue Source	Percentage to Total Revenue Includes Conditional Government Transfers	Percentage to Total Revenue Excludes Conditional Government Transfers
Property Taxes	38.91%	48.00%
Parcel Taxes	7.44%	9.18%
User Fees, Charges and Interest Income	25.87%	31.91%
Other Sources	20.28%	1.66%
Proceeds From Borrowing	7.50%	9.25%
	100.00%	100.00%

2. Table Two (2) reflects the distribution of property tax between the different property classes. The objective of the City is to set tax rates in order to maintain tax stability while maintaining equality between the property classes. The policy of the City is to develop a tax rate which maintains the proportionate relationship between the property classes. Inflationary increases in assessments are reduced to reflect only the 'real' increase attributed to new construction for each property class. This allows the property owner to be confident that, in any year, their property tax bill will only increase as much as their proportion of the increase in tax revenue required year to year. The City has reviewed the property tax multiple structure and adjusted the property tax multiple for Class 4 (Major Industry) by shifting \$25,000.00 in general municipal taxes from Class 4 (Major Industry) to the other property tax classifications for the Taxation Year 2016 in keeping with its objective to maintain tax stability while maintaining equality between property classes

The City also reviewed the non market assessment for Class 4 (Major Industry) and reclassified the non market assessment as an inflationary assessment change, thereby not deriving any new general municipal tax revenue from the non market assessment in the 2016 Taxation Year. The objective of this reclassification was to adjust both the Class 4 general municipal tax rate and associated property tax multiple and eliminating any general municipal tax revenue associated with this non market assessment change.

In addition, the City reviewed the non market assessment for Class 1 (Residential) and reclassified a portion of the non market assessment as an inflationary assessment change, thereby reducing the new general municipal tax revenue from this portion of the non market assessment in the 2016 Taxation Year. The objective of this reclassification was to eliminate the estimated non market assessment change attributed to the increase in Class 1 assessments resulting from the BC Assessment Authority Inventory Survey conducted in 2015. This eliminated the general municipal tax revenue associated with the estimated increase attributed to the Inventory Survey.

Assessment values fluctuate as market values change in one class or another. It is this market value change that may precipitate an amendment to the class multiple.

The Provincial Government has legislated a municipal taxation rate cap for the Utilities Class of assessment. The City of Salmon Arm "Utilities" tax rate adheres to this legislation.

Schedule "B" -- Bylaw #4195
2016 Revenue Policy Disclosure

Table 2: Distribution of Property Taxes Between Property Classes

Property Class	2016 Tax Rate	Class Multiple	Percentage to Total Property Tax	Percentage to Total Property Assessment Value
Residential	4.5475	1.00:1	64.70%	84.04%
Utilities	27.3860	6.02:1	0.89%	0.19%
Supportive Housing	0.0000	0:1	0.00%	0.00%
Major Industry	66.9405	14.72:1	2.97%	0.26%
Light Industry	18.7052	4.11:1	2.97%	0.94%
Business	11.6603	2.56:1	27.66%	14.01%
Managed Forest Land	13.6422	3.00:1	0.00%	0.00%
Recreational/Non Profit	3.3289	0.73:1	0.13%	0.24%
Farm	12.6135	2.77:1	0.68%	0.32%

3. The City adopted a Permissive Tax Exemption Policy in 1998 which outlines the eligibility criteria to receive a permissive tax exemption. The Annual Municipal Report for 2013 contains a schedule of permissive tax exemptions granted for the year and the amount of tax revenue exempted.

Commencing in 1999, the City provided a three (3) year permissive tax exemption for each eligible organization. These include religious institutions, historical societies, some recreational facilities, service organizations and cultural institutions.

Table 3: Permissive Tax Exemptions

Organization	General Municipal Tax Exemption	Other Government Tax Exemption	Total
Churches	\$ 43,500.50	\$ 42,100.50	\$ 85,601.00
Non Profit Societies	349,918.00	241,414.00	591,332.00
Senior Centers	16,289.00	11,011.00	27,300.00
Other	14,188.00	14,116.00	28,304.00
Sports Clubs	241,235.00	167,881.00	409,116.00
Total	\$ 665,130.50	\$ 476,522.50	\$ 1,141,653.00

Schedule "B" – Bylaw #4195
2016 Revenue Policy Disclosure

4. The Official Community Plan for the City of Salmon Arm identifies the revitalization of the downtown as a priority. As a result, in 2005, the City established a Downtown Revitalization Tax Exemption Program pursuant to City of Salmon Arm Revitalization Tax Exemption Bylaw No. 3471.

The Revitalization Tax Exemption Program is a tool that Council is using to encourage property investment in the downtown area (hereinafter referred to as the Revitalization Area). Council's objective is to stimulate and reinforce development initiatives in the Revitalization Area by promoting property investment within the C-2, "Town Centre Commercial Zone" and to reinforce the City's investment in infrastructure upgrades and beautification projects.

City of Salmon Arm Revitalization Tax Exemption Bylaw No. 3741 establishes property tax exemptions in respect of construction of a new improvement or alteration of an existing improvement where the alteration has a value in excess of \$75,000.00 to encourage revitalization in the Revitalization Area.

Table 4: Revitalization Tax Exemptions

Area	2011 General Municipal Tax Exemption	2012 General Municipal Tax Exemption	2013 General Municipal Tax Exemption	2014 General Municipal Tax Exemption	2015 General Municipal Tax Exemption	2016 General Municipal Tax Exemption
C-2 "Downtown Commercial Zone"	\$ 41,245.67	\$ 41,619.87	\$ 46,974.30	\$ 47,032.50	\$ 45,846.66	\$ 34,828.47

5. The Official Community Plan for the City of Salmon Arm identifies the revitalization of the "Industrial Zones" as a priority. As a result, in 2014, the City established an Industrial Revitalization Tax Exemption Program pursuant to City of Salmon Arm Revitalization Tax Exemption Bylaw No. 4020.

The Revitalization Tax Exemption Program is a tool that Council is using to encourage property investment in the "Industrial Zones" (hereinafter referred to as the Revitalization Area). Council's objective is to stimulate and reinforce development initiatives in the Revitalization Area by promoting property investment within the "Industrial Zone" and to reinforce the City's investment in infrastructure upgrades and beautification projects.

City of Salmon Arm Revitalization Tax Exemption Bylaw No. 4020 establishes general municipal property tax exemptions in respect of construction of a new improvement or alteration of an existing improvement where the alteration has a value in excess of \$300,000.00 to encourage revitalization in the Revitalization Area.

This bylaw shall have an expiration date of five (5) years from the date of adoption.

Schedule "B" – Bylaw #4195
2016 Revenue Policy Disclosure

Table 5: Revitalization Tax Exemptions

Area	2014 General Municipal Tax Exemption	2015 General Municipal Tax Exemption	2016 General Municipal Tax Exemption
"Industrial Zone"	\$ 0.00	\$ 0.00	\$ 0.00

CITY OF SALMON ARM

BYLAW NO. 4196

A bylaw authorizing the expenditure of money in the Parks Development Reserve

WHEREAS under the provisions of Section 189 of the Community Charter, the Council may, by bylaw, provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS Council deems it desirable to expend a portion of the monies set aside under the District of Salmon Arm Parks Development Reserve Fund for the purpose of park development;

AND WHEREAS there is an unappropriated balance in the Parks Development Reserve Fund established under District of Salmon Arm Parks Development Reserve Fund Bylaw No. 2404 of \$340,545.22 as at December 31, 2016, which has been calculated as follows:

Balance in Parks Development Reserve Fund at December 31, 2015	\$137,074.85
Add: Additions to fund including interest earnings for current year to date	203,740.37
Deduct: Commitments outstanding under bylaws previously adopted	<u>Nil</u>
Balance in Parks Development Reserve Fund at December 31, 2016	<u>\$340,545.22</u>

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

1. The sum of One Hundred and Forty Thousand Dollars (\$140,000.00) is hereby appropriated from the Parks Development Reserve Fund to be expended on the acquisition of real property at 720 22 Street NE.
2. The expenditure to be carried out by monies hereby appropriated may be more particularly specified and authorized by resolution of the Council.
3. Should any of the above amount remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Parks Development Reserve Fund.

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.

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.

EFFECTIVE DATE

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

CITATION

This bylaw may be cited as "**City of Salmon Arm Parks Development Reserve Fund Expenditure Bylaw No. 4196**".

READ A FIRST TIME THIS	DAY OF	2017
READ A SECOND TIME THIS	DAY OF	2017
READ A THIRD TIME THIS	DAY OF	2017
ADOPTED BY COUNCIL THIS	DAY OF	2017

MAYOR

CORPORATE OFFICER

CITY OF SALMON ARM

BYLAW NO. 4197

A bylaw authorizing the expenditure of money in the Community Centre Major Maintenance Reserve Fund

WHEREAS under the provisions of Section 189 of the Community Charter, the Council may, by bylaw, provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS Council deems it desirable to expend a portion of the monies set aside under the Community Centre Major Maintenance Reserve Fund for the purpose of capital project expenditures and purchase of land, machinery or equipment at the Community Centre;

AND WHEREAS there is an unappropriated balance in the Community Centre Major Maintenance Reserve Fund established under District of Salmon Arm Community Centre Major Maintenance Reserve Fund Bylaw No. 3149 of \$627,729.64 as at December 31, 2016 which has been calculated as follows:

Balance in Community Centre Major Maintenance Reserve Fund at December 31, 2015	\$567,429.57
Add: Additions to fund including interest earnings for current year to date	60,300.07
Deduct: Commitments outstanding under bylaws previously adopted	<u>Nil</u>
Balance in the Community Centre Major Maintenance Reserve Fund at December 31, 2016	<u>\$627,729.64</u>

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

1. A sum of Forty Four Thousand Four Hundred Fifty Two Dollars and Ninety Two Cents (\$44,452.92) is hereby appropriated from the Community Centre Major Maintenance Reserve Fund to be expended on capital upgrades to the SASCU Recreation Centre - Cross Connection Control System.

2. The expenditure to be carried out by monies hereby appropriated may be more particularly specified and authorized by resolution of the Council.
3. Should any of the above amount remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Community Centre Major Maintenance Reserve Fund.

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.

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.

EFFECTIVE DATE

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

CITATION

This bylaw may be cited as "City of Salmon Arm Community Centre Major Maintenance Reserve Fund Expenditure Bylaw No. 4197".

READ A FIRST TIME THIS	DAY OF	2017
READ A SECOND TIME THIS	DAY OF	2017
READ A THIRD TIME THIS	DAY OF	2017
ADOPTED BY COUNCIL THIS	DAY OF	2017

MAYOR

CORPORATE OFFICER

CITY OF SALMON ARM

BYLAW NO. 4198

A bylaw authorizing the expenditure of money in the Cemetery Columbarium Reserve Fund

WHEREAS under the provisions of Section 189 of the Community Charter, the Council may, by bylaw provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS Council deems it desirable to expend a portion of the monies set aside under the District of Salmon Arm Cemetery Purchase and Development Reserve Fund for the purpose of cemetery development;

AND WHEREAS there is an unappropriated balance in the Cemetery Reserve Fund established under "District of Salmon Arm Cemetery Purchase and Development Reserve Fund Establishment Bylaw No. 2918" of \$ 95,852.63 as at December 31, 2016 which has been calculated as follows:

Balance in Cemetery Purchase and Development Reserve Fund at December 31, 2015	\$90,014.46
Add: Additions to fund including interest earnings for current year to date	5,838.17
Deduct: Commitments outstanding under bylaws previously adopted	Nil
Balance in Cemetery Purchase and Development Reserve Fund at December 31, 2016	<u>\$95,852.63</u>

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

1. The sum of Thirty Thousand Seven Hundred Forty Eight Dollars and Thirteen Cents (\$30,748.13) is hereby appropriated from the Cemetery Reserve Fund for the acquisition and installation of a Cemetery Columbarium located at Mt. Ida Cemetery.
2. The expenditure to be carried out by monies hereby appropriated may be more particularly specified and authorized by resolution of the Council.

3. Should any of the above amount remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Cemetery Development Reserve Fund.

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.

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.

EFFECTIVE DATE

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

CITATION

This bylaw may be cited as "City of Salmon Arm Cemetery Columbarium Reserve Fund Expenditure Bylaw No. 4198".

READ A FIRST TIME THIS	DAY OF	2017
READ A SECOND TIME THIS	DAY OF	2017
READ A THIRD TIME THIS	DAY OF	2017
ADOPTED BY COUNCIL THIS	DAY OF	2017

MAYOR

CORPORATE OFFICER

CITY OF SALMON ARM

BYLAW NO. 4199

A bylaw authorizing the expenditure of monies in the Vehicle and Equipment Acquisition or Replacement Reserve Fund for Police Protection Purposes

WHEREAS under the provisions of Section 189 of the Community Charter, the Council may, by bylaw, provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS Council deems it desirable to expend a portion of the monies set aside under the District of Salmon Arm Vehicle and Equipment Acquisition Replacement Reserve Fund for Police Protection purposes;

AND WHEREAS there is an unappropriated balance in the Vehicle and Equipment Acquisition Replacement Reserve Fund for Police Protection purposes established under District of Salmon Arm Bylaw No. 3059 of \$304,995.90 as at December 31, 2016, which amount has been calculated as follows:

Balance in Vehicle and Equipment Acquisition Replacement Reserve Fund as at December 31, 2015	\$257,589.87
Add: Additions to fund including interest earnings for current year to date	47,406.03
Deduct: Commitments outstanding under bylaws previously adopted	<u>Nil</u>
Balance in the Vehicle and Equipment Acquisition Replacement Reserve Fund as at December 31, 2016	<u>\$304,995.90</u>

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

1. The sum of Forty One Thousand Three Hundred Ninety Two Dollars (\$41,392.00) is hereby appropriated from the Vehicle and Equipment Acquisition or Replacement Reserve Fund for the purchase of Police Vehicles.
2. The expenditures to be carried out by monies hereby appropriated may be more particularly specified and authorized by resolution of the Council.

3. Should any of the above amount remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Vehicle and Equipment Acquisition or Replacement Reserve Fund for Police Protection Purposes.

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.

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.

EFFECTIVE DATE

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

CITATION

This bylaw may be cited as **"City of Salmon Arm Police Vehicle Reserve Fund Expenditure Bylaw No. 4199"**.

READ A FIRST TIME THIS	DAY OF	2017
READ A SECOND TIME THIS	DAY OF	2017
READ A THIRD TIME THIS	DAY OF	2017
ADOPTED BY COUNCIL THIS	DAY OF	2017

MAYOR

CORPORATE OFFICER

CITY OF SALMON ARM

BYLAW NO. 4200

A bylaw authorizing the expenditure of monies in the Equipment Replacement Reserve Fund

WHEREAS under the provisions of Section 189 of the Community Charter (S.B.C., 2003, c.26), the Council may, by bylaw, provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS Council deems it desirable to expend a portion of the monies set aside under the District of Salmon Arm Equipment Replacement Reserve Fund for the purpose of purchasing machinery and equipment;

AND WHEREAS there is an unappropriated balance in the Equipment Replacement Reserve Fund established under District of Salmon Arm Equipment Replacement Reserve Fund Bylaw, 1973 (Bylaw No. 1080) of \$2,453,415.64 as at December 31, 2016, which amount has been calculated as follows:

Balance in Equipment Replacement Reserve Fund at December 31, 2015	\$1,935,121.13
Add: Additions to fund including interest earnings for current year to date	518,294.51
Deduct: Commitments outstanding under bylaws previously adopted	<u>Nil</u>
Balance in Equipment Replacement Reserve Fund at December 31, 2016	<u>\$2,453,415.64</u>

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

1. The sum of forty eight thousand one hundred seventy three dollars and twenty six cents (\$48,173.26) is hereby appropriated from the Equipment Replacement Reserve Fund for the following purchases:

Mower - Unit No. 66	\$37,958.25
Sander - Unit No. 47	10,215.01
	<u>\$48,173.26</u>

2. The expenditures to be carried out by monies hereby appropriated may be more particularly specified and authorized by resolution of the Council.

3. Should any of the above amount remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Equipment Replacement Reserve Fund.

4. SEVERABILITY

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

5. ENACTMENT

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

6. EFFECTIVE DATE

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

7. CITATION

This bylaw may be cited as "City of Salmon Arm Equipment Replacement Reserve Fund Expenditure Bylaw No. 4136".

READ A FIRST TIME THIS	DAY OF	2017
READ A SECOND TIME THIS	DAY OF	2017
READ A THIRD TIME THIS	DAY OF	2017
ADOPTED BY COUNCIL THIS	DAY OF	2017

MAYOR

CORPORATE OFFICER

CITY OF SALMON ARM

BYLAW NO. 4202

A bylaw authorizing the expenditure of money in the Water Major Maintenance Reserve Fund

WHEREAS under the provisions of Section 189 of the Community Charter, the Council may, by bylaw, provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS Council deems it desirable to expend a portion of the monies set aside under the District of Salmon Arm Water Major Maintenance Reserve Fund for the purpose of Water capital works;

AND WHEREAS there is an unappropriated balance in the Water Major Maintenance Reserve Fund established under District of Salmon Arm Water Major Maintenance Reserve Fund Bylaw No. 2164 of \$902,398.47 as at December 31, 2016, which has been calculated as follows:

Balance in Water Major Maintenance Reserve Fund at December 31,	\$768,769.86
Add: Additions to fund including interest earnings for current year to date	133,628.61
Deduct: Commitments outstanding under bylaws previously adopted	<u>Nil</u>
Balance in Water Major Maintenance Reserve Fund at December 31, 2016	<u>\$902,398.47</u>

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

1. The sum of two hundred thousand dollars (\$210,575.00) is hereby appropriated from the Water Major Maintenance Reserve Fund to be expended on the Jackson Property Revitalization.
2. The sum of thirty eight thousand seven hundred sixty eight dollars and twelve cents (\$38,768.12) is hereby appropriated from the Water Major Maintenance Reserve Fund to be expended on the watermain catch basin design at 53 Street East.

3. The expenditure to be carried out by monies hereby appropriated may be more particularly specified and authorized by resolution of the Council.
4. Should any of the above amount remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Water Major Maintenance Reserve Fund.

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.

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.

EFFECTIVE DATE

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

CITATION

This bylaw may be cited as "City of Salmon Arm Water Major Maintenance Reserve Fund Expenditure Bylaw No. 4202".

READ A FIRST TIME THIS	DAY OF	2017
READ A SECOND TIME THIS	DAY OF	2017
READ A THIRD TIME THIS	DAY OF	2017
ADOPTED BY COUNCIL THIS	DAY OF	2017

MAYOR

CORPORATE OFFICER

Item 8.2

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4204 be read a first and second time.

[ZON-1087; Harding, R. & J., 4890 – 13 Street NE, 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

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: March 8, 2017

Subject: Zoning Bylaw Amendment Application No. 1087

Legal: Lot 4, Section 25, Township 20, Range 10, W6M, KDYD, Plan 32303
 Civic: 4890 13 Street NE
 Owner / Applicant: Harding, R. & J.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 25, Township 20, Range 10, W6M, KDYD, Plan 32303 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 4890 13 Street NE and currently contains a single family dwelling (Appendix 1 and 2). 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 new detached suite.

BACKGROUND

The subject parcel is located in the Raven subdivision. This area is largely comprised of R-1 zoned parcels containing single family dwellings. The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3). There are currently eight R-8 zoned parcels within close proximity of the subject parcel.

A site plan is attached as Appendix 4, while site photos are attached as Appendix 5. The intent of the applicant is to construct a new two-storey accessory building featuring an approximately 90 square metre detached suite above a garage. The relatively large subject parcel is approximately 0.35 acres, and easily exceeds the applicable requirements of minimum parcel area and minimum parcel width to permit a detached suite within the proposed R-8 zone.

The site plan indicates that the proposed siting of the suite in the south-east yard can meet the applicable minimum setback requirements: 3 m or 9.8 feet from the rear (east) and 2 m or 6.5 feet from the interior (south) parcel line). Parking for the suite is also specified in the site plan and should be easily provided.

Detached Suites

Policy 8.3.25 of the OCP provides for the consideration of detached suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on Zoning Bylaw parcel area requirements, the subject property has potential for the development of a detached suite, including sufficient space for an additional off-street parking stall to serve the suite as indicated in the attached site plans.

COMMENTSEngineering Department

No objections to the proposed rezoning, subject to owner satisfying servicing requirements at time of development (water meter). Comments attached as Appendix 6.

Building Department

No concerns with rezoning. Construction subject to BC Building Code. Water meter required.

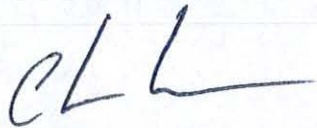
Development Cost Charges (DCCs) are payable at the time of Building Permit for a Detached Suite in the amount of \$6,064.31 (same as the DCCs for a High Density Residential Unit).

Fire Department

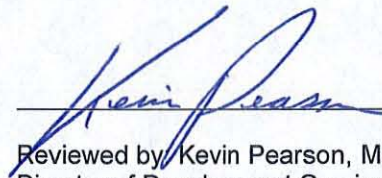
No concerns.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The sloping terrain, as well as existing vegetation, should limit impacts on neighbouring parcels to the east, while the existing driveway has sufficient parking area to serve both the suite and primary dwelling. Development of a detached suite requires 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



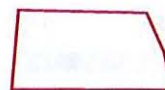
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Meters



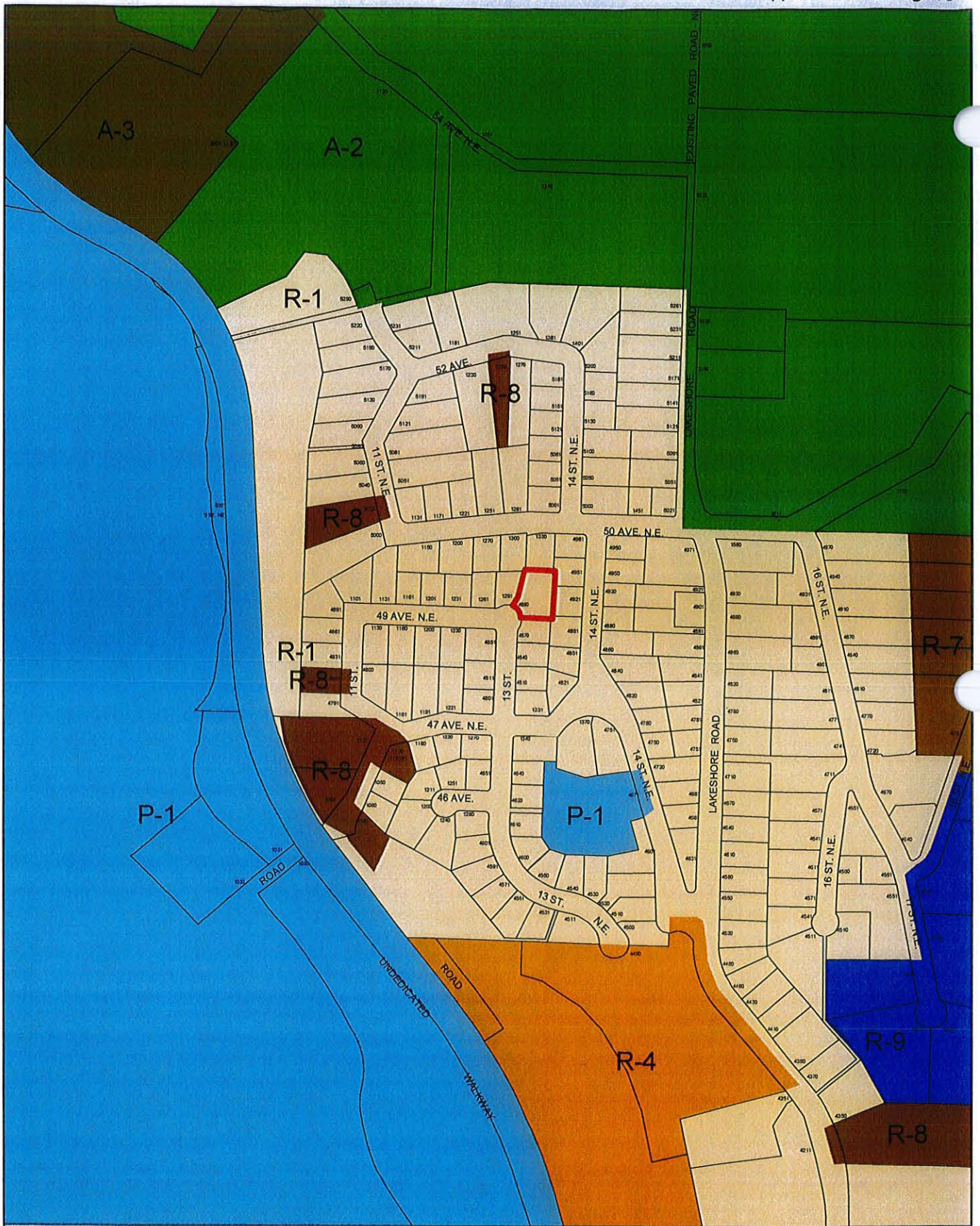
Subject Property



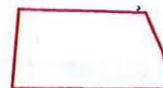
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Subject Property

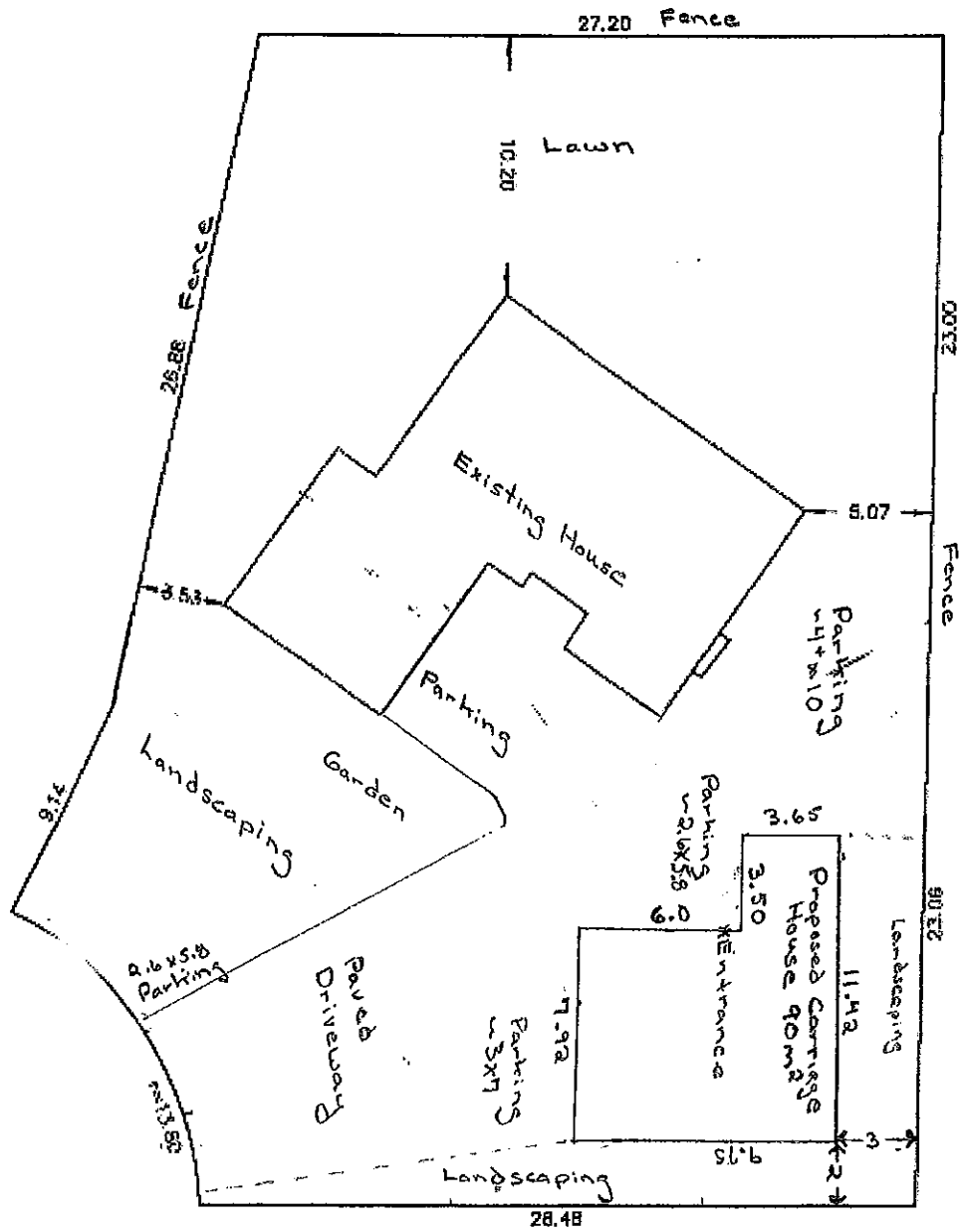


0 40 80 160 240 320 Meters



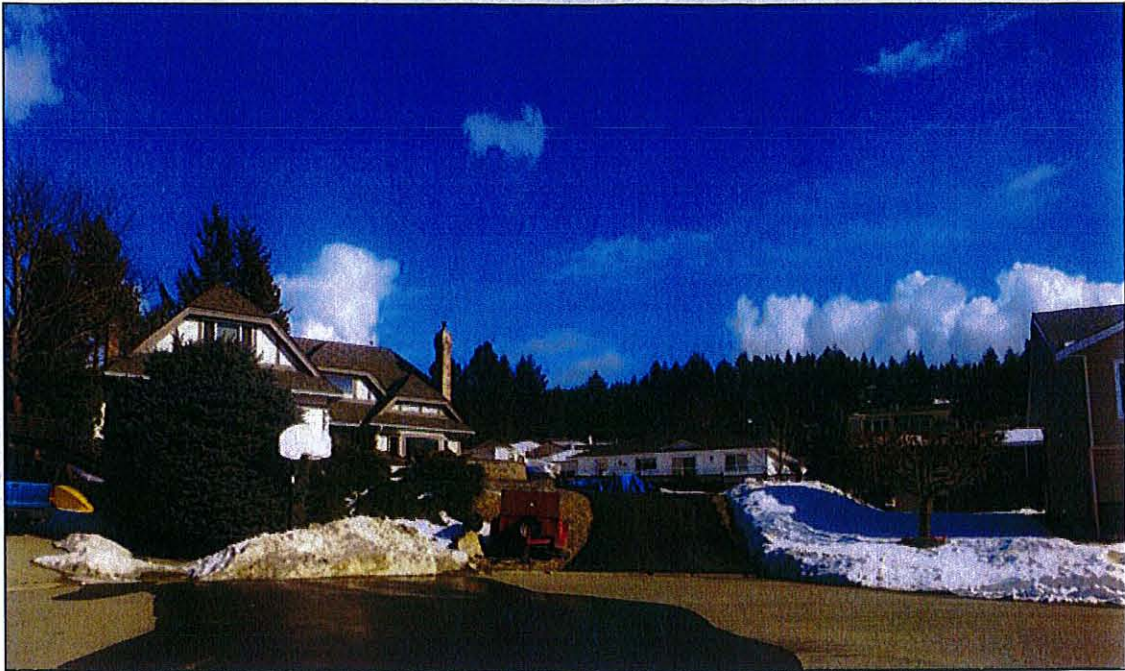
Subject Property

Appendix 4: Site Plan



"Harding Carriage House"
 Tentative Site Plan
 4890-13th St NE
 Salmon Arm
 1/4" = 1m

Appendix 5: Site Photos



View of subject parcel looking east from 49 Avenue NE showing adjacent properties.



View north-east from 13 Street NE showing adjacent properties.



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

To: Kevin Pearson, Director of Development Services
 Date: February 27, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: Proposed Rezoning Application ZON-1087E
 Legal: Lot 4, Section 25, Township 20, Range 10, W6M, KDYD, Plan 32303
 Civic: 4890 – 13 Street NE
 Owner: Harding
 Applicant: Owner

Further to your referral dated February 16, 2017, the Engineering Department has thoroughly reviewed the site and has no objections to the proposed rezoning.

The following comments and servicing requirements are not conditions for rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

- Owner/developer to install water meter at time of building permit (as per specification No. W-10). City will supply the meter at the owners cost. Inspection will be required to ensure meter has been provided before the connection to the detached suite.
- Sufficient onsite Parking shall be provided.

Darin Gerow, ASCT
Engineering Assistant

Rob Niewenhuizen, ASCT
Director of Engineering & Public Works

CITY OF SALMON ARM

BYLAW NO. 4204

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 , 2017 at the hour of 7:00 p.m. was published in the and , 2017 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 4, Section 25, Township 20, Range 10, W6M, KDYD, Plan 32303 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. 4204**".

READ A FIRST TIME THIS DAY OF 2017

READ A SECOND TIME THIS DAY OF 2017

READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER



INFORMATIONAL CORRESPONDENCE – MARCH 27, 2017

1. S. Haines, C. Adams and K. Jonker – letter received March 9, 2017 – Alain Boucher Memorial Project
2. M. Kluckner – email dated March 9, 2017 – Demolition of Dilkusha
3. J. Hauser – email dated March 13, 2017 – Foreshore Trail
4. W. Collins – letter dated March 15, 2017 – Dilkusha House
5. B. Grier – email dated March 20, 2017 – Tourism: Margaret Falls, Dilkusha
6. Shuswap Middle School (SMS) – petition dated March 15, 2017 – The Orchard House should not be destroyed or moved
7. D. Wood, President, Shuswap Community Foundation – letter dated February 20, 2017 – City of Salmon Arm Endowment
8. K. Neil, Wild Soles Trail Running Series – letter dated March 13, 2017 – Wild Soles Trail Running Race Series in Salmon Arm
9. D. Gonella, Executive Director, Salmon Arm Folk Music Society – letter dated March 13, 2017 – Street Closure/Noise Bylaw
10. D. Gonella, Executive Director, Salmon Arm Folk Music Society – letter dated March 13, 2017 – Access to Volunteer Parking Area
11. P. McIntyre-Paul, Executive Director, the Shuswap Trail Alliance – news release dated March 6, 2017 – Province Announces Funding to Grow Shuswap Trails
12. C. VanBuskirk, Terratech Consulting Ltd. – email dated March 20, 2017 – Highway Upgrading
13. R. Kariz, BC Hydro Vegetation Management Specialist – dated March 2017 – Summary of BC Hydro vegetation management within the City of Salmon Arm
14. Okanagan Mainline Real Estate Board – media release dated March 6, 2017 – Okanagan Residential Market Picks Up In February
15. B. Gerding, Reporter, Vernon Morning Star – article dated March 9, 2017 – Inspecting for invasive mussels
16. L. Facio, Mayor, Harrison Hot Springs – letter dated March 13, 2017 – Provincial Private Moorage Program
17. Shuswap Watershed Council – memorandum received March 20, 2017 – Council Meeting Highlights: March 8, 2017

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Item 10.2

CITY OF SALMON ARM

Date: March 27, 2017

M. Shaffer, Secretary, Preserving Dilkusha
letter dated March 10, 2017
Dilkusha Revitalization Project (Proposal) and Petition
For Information

[See: <http://www.salmonarm.ca/index.aspx?NID=364> for attachments]

Vote Record

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

Opposed:

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

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Item 11.1

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Mayor and Corporate Officer be authorized to execute a contract with East West Transportation (2000) Corp. for Airport Management and Maintenance Services for a three (3) year term commencing April 1, 2017 for an annual amount of \$118,662.00 (2107), \$120,442.00 (2018), \$122,249.00 (2019) plus applicable taxes, plus \$0.05/ per Litre for fuel dispensed.

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

SUBMITTED BY: Robert Niewenhuizen, Director of Engineering and Public Works

DATE: February 27, 2017

**SUBJECT: AIRPORT MANAGEMENT AND MAINTENANCE SERVICES CONTRACT
 AWARD FOR SHUSWAP REGIONAL AIRPORT**

RECOMMENDATION:

That the Mayor and Corporate Officer be authorized to execute a contract with East West Transportation (2000) Corp. for Airport Management and Maintenance Services for a three (3) year term commencing April 1, 2017 for an annual amount of \$118,662.00 (2017), \$120,442.00 (2018) , \$122,249.00 (2019) plus applicable taxes, plus \$0.05/ per Litre for fuel dispensed.

BACKGROUND:

The request for proposal was re-advertised on January 26, 2017 seeking the services of a qualified contractor to provide the City with the Airport Management and Maintenance Services for the Shuswap Regional Airport (Salmon Arm).

The Request for Proposals (RFP) closed on February 23, 2017. A total of three (3) RFP packages were registered and sent out. Two (2) submissions were received by the City. All submissions were reviewed and graded according to the evaluation criteria which was based the proponent's qualifications, experience, knowledge, pricing, references. All contractors submitted their pricing in accordance with the quotation documents. The cost summary is as follows:

Cost Summary

Contractor	Year 1	Year 2	Year 3	Total
East West Transportation (2000) Corp.	\$118,662.00	\$120,442.00	\$122,249.00	\$361,353.00
Executive Flight Centre	\$200,000.00	\$206,000.00	\$212,000.00	\$618,000.00

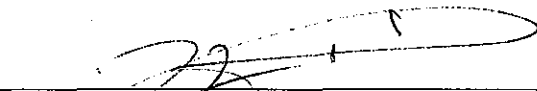
East West Transportation (2000) Corp. currently leases property at the Shuswap Regional Airport (Salmon Arm) and owns a hangar operating a helicopter business serving the forestry, construction and fire fighting services in the Southern Interior. East West Transportation (2000) Corp. has successfully managed the Airport contract for over five (5) years (since April 2012).

The financing of the award recommendation was discussed and reviewed by the Regional Airport Commission.

Please note that the fuel dispensing charge of \$0.05/ per Liter will end when the card lock system becomes operational in 2017, all hot fueling services and dispensing commission of \$0.05/ per Liter will remain in effect.

Based on our review, staff recommends that Council accept the proposal from East West Transportation (2000) Corp. for a three (3) year term commencing April 1, 2017 to March 31, 2019.

Respectfully submitted,



Robert Nieuwenhuizen
Director of Engineering and Public Works

cc Monica Dalziel, Chief Financial Officer

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Item 11.2

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: Council award Contract No. ENG5280-WNV2017 for West Nile Virus Vector Mosquito larval control, to BWP Consulting Inc. in accordance with the quotes price for an estimated cost of \$15,000.00 plus GST.

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**

File: ENG5280-WNV 2017

TO: Her Worship Mayor Cooper and Members of Council

FROM: Rob Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Rob Hein, Manager of Roads and Parks

DATE: 13 March 2017

SUBJECT: **West Nile - Mosquito Control Program**

RECOMMENDATION:

THAT: Council award Contract No. ENG5280-WNV2017 for West Nile Virus Vector Mosquito larval control, to BWP Consulting Inc. in accordance with the quoted prices for an estimated cost of \$15,000 plus GST;

BACKGROUND:

Since 2005, the City has conducted a West Nile Virus Vector Mosquito Abatement Program. The primary focus of this program is public education, mosquito habitat mapping, species identification, vector larval control, and adult mosquito surveillance. As part of the abatement of mosquitoes, larvaciding is performed where larvae are present in standing water, ponds and low lying areas and storm water catch basins. In past years, this program has received annual funding in the form of a grant from the UBCM and BC Health Services; however, that funding ceased in 2011. The budget for this expenditure had been \$30,000 annually; however with the loss of the grant the decision was made to carry on with a reduced program, monitoring standing water bodies applying the larvacide when populations warrant it and doing a single application to catch basins in late June.

Salmon Arm has several high risk traits, such as at risk people (higher susceptibility to serious affects of the virus), high vector mosquito counts, high temperature degree days and large geographical area for standing water sites. This is an important program which helps to mitigate the risk of West Nile Virus in the community. The approved 2017 Budget for this initiative was \$15,000. A grant is no longer available from the Province of BC and/or UBCM.

BWP Consulting Inc. (BWP) has conducted the City's mosquito abatement program for the last 9 years and they have exceeded our performance expectations. They know the area and have a good working relationship with the land owners. And they have again for the fourth year held their price at \$15,000 for the same program.

The proposed program is for 10 weeks of surface water monitoring and treatments and 1 complete application to our catchbasin system. We are therefore recommending that BWP be awarded the contract for the 2017 Mosquito Larval Control and Surveillance program for the quoted amount of \$15,000 plus GST.

West Nile - Mosquito Control Program
Page 2

Upon approval the program would be initiated in April 2017 to insure we catch the initial hatch with the spring freshet.

Respectfully submitted,



Robert Niewenhuizen,
Director of Engineering and Public Works

cc Monica Dalziel, Chief Financial Officer

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Item 11.3

CITY OF SALMON ARM

Date: March 27, 2017

2016 Yearend Surplus For Information

Vote Record

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

Opposed:

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



City of Salmon Arm

Memorandum from the Chief Financial Officer

Date: March 13, 2017
 To: Mayor Cooper and Council
 Subject: 2016 Yearend Surplus

FOR INFORMATION

The 2016 yearend operating surpluses are summarized below.

General Revenue Fund - \$78,295.80

The surplus for 2016 is \$813,195.80; however a number of operational projects were not completed and are carried forward to 2017. The projects are listed below:

- Mt. Ida Cemetery - Digitization Project - \$65,000.00;
- Shuswap Memorial Cemetery - Business Plan/ Bylaw Dev. - \$20,000.00;
- Shuswap Memorial Cemetery - Major Maintenance - \$28,000.00;
- Airport - Brownfield Study - \$40,000.00;
- Planning and Development Initiatives - \$3,200.00
- General - Safety Manual & Stairs (West Entrance), Grant - Wrestling Championships - \$31,000.00;
- General - Fair Market Value of Investment Portfolio (will be offset with sales in 2017) - \$75,000.00;
- Transportation - Assessment & Studies - \$25,000.00;
- Transportation - Major Maintenance Projects - \$15,000.00;
- Wharf - Assessments & Studies - \$10,000.00;
- Wharf - Building/Structure - Major Maintenance - \$12,000.00;
- Parks - Greenway Projects - \$85,500.00;
- Parks - Major Maintenance Projects - \$53,000.00;
- Fire - Superior Tanker Shuttle Accreditation, FF Training and Bargaining issues - \$60,000.00;
- Environment - Downtown Recycling Collection - O & M - \$7,200.00;
- Police - Assessments and Studies - \$27,000.00; and
- Police - CCVE and Front Counter Modifications - \$178,000.00.

Mayor and Council
Memorandum - 2016 Yearend Surplus

Page 2

Regional Fire Training Centre - \$6,892.98

The Fire Training Centre surplus is due to expenses being lower than anticipated.

Downtown Parking Specified Area - (\$5,358.88)

The Downtown Parking Specified Area loss is attributed to less than anticipated revenue from reserved parking lot rentals.

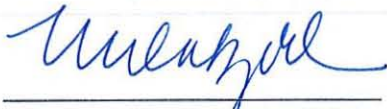
Water Revenue Fund - \$70,623.03

The surplus for 2015 is \$100,623.03; however the Metford Dam - Geotechnical Study (\$20,000.00) and the Fire Underwriters Survey (\$10,000.00) were not completed and will be carried forward to 2017.

Sewer Revenue Fund - \$82,430.22

The surplus for 2015 is \$127,430.22; however the Sanitary Sewer Master Study (\$10,000.00), WPCC - Audit Update (\$30,000.00) and the Liquid Waste Management Plan (\$5,000.00) was not completed and will be carried forward to 2017.

Respectfully Submitted,



Monica Dalziel, CPA, CMA

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Item 11.4

CITY OF SALMON ARM

Date: March 27, 2017

Municipal Tax Rates – Class 5 and Class 6 For Information

Vote Record

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

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



City of Salmon Arm

Memorandum from the Chief Financial Officer

Date: March 15, 2017
 To: Mayor Cooper and Members of Council
 Subject: Municipal Tax Rates – Class 5 and Class 6

For Information

In early July, 2016, the Chief Administrative Officer, Chief Financial Officer and the Mayor met with Valid Manufacturing Ltd. to hear their perspective regarding the tax rate associated with Class 5 and Class 6. Valid Manufacturing Ltd. along with the BC Assessment Authority was then invited to present at the December 5, 2016 Development and Planning Services Meeting.

At the December 5, 2016 Meeting, Council requested a staff report regarding the tax and revenue implications of shifting/equalizing property tax between the various classes of assessment.

While this is a very complex issue with many variables (i.e. new construction values, assessment inflation/deflation changes, etc.) with many different scenarios, staff have provided a broad spectrum of options as noted below.

Please note that the analyses presented below use the 2016 Assessment Values and Municipal Tax Rates. The 2017 Assessment Roll has not been received nor have the 2017 tax rates been determined therefore, results could vary accordingly. However, for the purposes of discussion utilizing the 2016 data will provide sufficient information for decision making.

Scenario No. 1

Tax Rate Equalization - Business and Light Industry Tax Rates – Shift to Business Class

Approximately \$169,740.00 in existing taxation revenue would need to be shifted from Light Industry to the Business to equalize the tax rates.

<i>Business</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>	<i>Light Industry</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>
\$100,000.00	12.1040	\$1,210.40	\$100,00.00	12.1040	\$1,210.40
\$100,000.00	11.6603	<u>\$1,166.03</u>	\$100,00.00	18.7052	<u>\$1,870.52</u>
	Increase:	\$ 44.37		Decrease:	(\$ 660.12)

\$500,000.00	Increase:	\$ 221.87	\$500,000.00	Decrease:	(\$3,300.59)
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Mayor Cooper and Council
Memorandum - Municipal Tax Rates - Class 5 and Class 6

Page 2

Scenario No. 2*Tax Rate Equalization - Business and Light Industry Tax Rates - Shift to all Property Tax Classes*

Approximately \$169,740.00 in existing taxation revenue would need to be shifted from Light Industry to all Property Classes and then equalize the remaining tax rate difference.

<i>Business</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>	<i>Light Industry</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>
\$100,000.00	11.7866	\$1,178.66	\$100,00.00	12.1040	\$1,210.40
\$100,000.00	11.6603	<u>\$1,166.03</u>	\$100,00.00	18.7052	<u>\$1,870.52</u>
	Increase:	\$ 12.63		Decrease:	(\$ 660.12)
	Equalization:	\$.61		Equalization:	(\$ 29.14)
	Increase:	\$ 13.24		Decrease:	(\$ 689.25)

\$500,000.00	Increase:	\$ 66.20	\$500,000.00	Decrease:	(\$3,446.27)
--------------	-----------	----------	--------------	-----------	--------------

<i>Residential</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>
\$100,000.00	4.5968	\$459.68
\$100,000.00	4.5475	\$454.75
	Increase:	\$ 4.93

\$500,000.00	Increase:	\$ 24.63
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Scenario No. 3*Shift an incremental amount of \$25,000.00 - Business and Light Industry Tax Rates - Shift to all Property Tax Classes*

Approximately \$25,000.00 in existing taxation revenue would need to be shifted from Light Industry to all Property Classes.

<i>Business</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>	<i>Light Industry</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>
\$100,000.00	11.6789	\$1,167.89	\$100,00.00	17.7322	\$1,773.22
\$100,000.00	11.6603	<u>\$1,166.03</u>	\$100,00.00	18.7052	<u>\$1,870.52</u>
	Increase:	\$ 1.86		Decrease:	(\$ 97.30)

\$500,000.00	Increase:	\$ 9.30	\$500,000.00	Decrease:	(\$ 486.52)
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<i>Residential</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>
\$100,000.00	4.5548	\$455.48
\$100,000.00	4.5475	\$454.75
	Increase:	\$.73

\$500,000.00	Increase:	\$ 3.63
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Scenario No. 4

Two (2) Year shift of \$35,000.00 in each year - Business and Light Industry Tax Rates - Shift to all Property Tax Classes

Shift approximately \$35,000.00 in each year over two (2) years of existing taxation revenue and shift from Light Industry to the all Property Classes.

At the end of the second year the class multiple will be closer to the Provincial Tax Multiple for Business and Light Industry. Business - 2.56 and Light Industry - 3.50. Provincial Multiple - Business - 2.45 and Light Industry - 3.40.

<i>Business</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>	<i>Light Industry</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>
\$100,000.00	11.6863	\$1,168.63	\$100,00.00	17.3429	\$1,734.29
\$100,000.00	11.6603	\$1,166.03	\$100,00.00	18.7052	\$1,870.52
	Increase:	\$ 2.60		Decrease:	(\$ 136.23)

\$500,000.00	Increase:	\$ 13.02	\$500,000.00	Decrease:	(\$ 681.13)
--------------	-----------	----------	--------------	-----------	-------------

<i>Residential</i>	<i>Tax Rate</i>	<i>Tax Revenue</i>
\$100,000.00	4.5577	\$455.77
\$100,000.00	4.5475	\$454.75
	Increase:	\$ 1.02

\$500,000.00	Increase:	\$ 5.08
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Respectfully Submitted,


Monica Dalziel, CPA, CMA

March 20, 2017

City of Salmon Arm
Mayor Cooper and Council
PO Box 40
Salmon Arm BC V1E4N2

Dear Mayor Cooper and Council

Re: Municipal Tax Rates – Class 5 and Class 6

At the March 14th meeting of the Salmon Arm Economic Development Society (SAEDS), the Board of Directors reviewed and discussed information related to the City of Salmon Arm's municipal tax rates for Class 5 and Class 6 properties. This discussion was in follow-up to a presentation received from Valid Manufacturing Ltd. After a review of the presentation and further research and consideration, the SAEDS Board passed the following motion:

"That the SAEDS Board encourages City Council to consider equalizing the general municipal levy for Class 5 (light industry) and Class 6 (business and other) in an effort to support both attraction and retention of industry in Salmon Arm." – all in favour, approved.

The SAEDS Board recognizes that the City of Salmon Arm has taken a proactive approach towards the attraction and retention of industry under previous initiatives, including establishing the industrial taxation incentive program and taking steps towards reducing the Class 4 (major industry) tax rates, among others. The SAEDS Board views the equalization of Class 5 and Class 6 tax rates as one more important step towards ensuring a competitive, fair and equitable approach to both business attraction and business retention/expansion for Salmon Arm. Following is a summary of discussions leading up to above motion.

Business Attraction: Taxation rates remain important site selection factors as businesses consider communities for the location of their new start-up or expansion. Several communities in the Okanagan have recognized this and taken a proactive approach towards equalizing tax rates among Class 5 and 6 properties. This not only signals a community's commitment to ensuring a fair and equitable business climate but it also positions them with a comparatively lower light industrial tax rate. These are important considerations for Salmon Arm when assessing this issue.

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

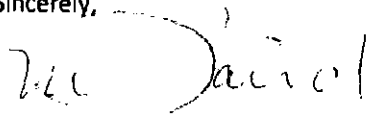
it's happening
here

Business Retention & Expansion: The SAEDS Board noted concern regarding the definition and related practices and procedures utilized by BC Assessment in distinguishing between Class 5 and Class 6 properties. The existing definition/process appears to result in the potential for businesses undertaking relatively the same activities, to be classified under different categories. The difference in Class 5 & 6 tax rates established by the City of Salmon Arm then creates an inequity and/or competitive disadvantage for those classified as Class 5 by BC Assessment by effectively increasing their cost of doing business.

Recognizing that equalizing tax rates between Class 5 & 6 categories will result in an increase to Class 6 property taxation, it is important to recognize that this approach will also safeguard Class 6 businesses from any future risk of BC Assessment reclassifying their property, which is the scenario that occurred to prompt this discussion.

When considering the bigger picture, BC Assessment should be taking a more active role in reviewing the definition and related classification process for Class 5 and Class 6 properties and perhaps considering the rationale for continuing with separate classifications when, in many cases, businesses in different categories are undertaking very similar activities and utilizing similar (if not equivalent) city services. Addressing this issue at the local level, however, ensures that the inequity among Salmon Arm businesses is resolved and continues to build on the important messaging that Salmon Arm is supportive and responsive to local businesses. The SAEDS Board thanks Council for considering this important issue.

Sincerely,

A handwritten signature in dark ink, appearing to read "William Laird", written over a horizontal line.

William Laird,
Chairperson

Item 15.1

CITY OF SALMON ARM

Date: March 27, 2017

720 22 Street NE – Orchard House

Vote Record

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

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

7. COMMITTEE REPORTS5. Extract of the Community Heritage Commission Meeting Minutes of December 20, 2016 - For Information

0010-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Community Heritage Register is an ongoing process and the demolition of the 'Orchard House' be delayed for a period of two months after the January 16, 2017 Regular Council Meeting to allow for an evaluation of its heritage values and for the Commission to provide recommendations to Council.

CARRIED UNANIMOUSLY

Item 19.1

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: Development Variance Permit No. VP-447 be authorized for issuance for the N ½ of the NW ¼ Section 31, Township 20, Range 9, W6M, KDYD Except Plan H90 which will vary Section 4.2 of the Subdivision and Development Servicing Bylaw No. 3596 as follows:

1. Waive the requirement to upgrade Park Hill Road NE frontage to the Urban Arterial Street Standard (RD-4);
2. Waive the requirement to extend sanitary sewer main from 46 Street NE along the frontage of Proposed Lot A;
3. Waive the requirement to extend storm sewer main from 70 Avenue NE along the frontage of Proposed Lot A.

AND FURTHER THAT: issuance of Development Variance Permit No. VP-447 be withheld subject to the following:

- 1) Road dedication of 2.8 m, or required dedication confirmed by a BC Land Surveyor, along Park Hill Road NE to meet the 25 m Urban Arterial Street Standard;
- 2) An alternative storm water disposal system be installed which has been designed by a qualified geotechnical engineer and approved by the City through an Integrated Stormwater Management Plan.

[Shaule, J. & Trautman, S./ Cannon, D.; 6510 - 30 Street NE; Servicing Variance]

Vote Record

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

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



City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: March 10, 2017

SUBJECT: Variance Permit Application No. VP-447 (Servicing)
 Legal: The N ½ of the NW ¼, Section 31, Township 20, Range 9, W6M, KDYD Except Plan H90
 Civic Address: 6510 – 30 Street NE
 Owner: Jack Shaule & Sharyl Trautman
 Applicant: Debbie Cannon

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-447 be authorized for issuance for The N ½ of the NW ¼ Section 31, Township 20, Range 9, W6M, KDYD Except Plan H90 which will vary Section 4.2 of the Subdivision and Development Servicing Bylaw No. 3596 as follows:

1. Waive the requirement to upgrade Park Hill Road NE frontage to the Urban Arterial Street Standard (RD-4);
2. Waive the requirement to extend sanitary sewer main from 46 Street NE along the frontage of Proposed Lot A;
3. Waive the requirement to extend storm sewer main from 70 Avenue NE along the frontage of Proposed Lot A.

AND FURTHER THAT: Issuance of Development Variance Permit No. VP-447 be withheld subject to the following:

- 1) Road dedication of 2.8 m, or required dedication confirmed by a B.C. Land Surveyor, along Park Hill Road NE to meet the 25 m Urban Arterial Street Standard;
- 2) An alternative storm water disposal system be installed which has been designed by a qualified geotechnical engineer and approved by the City through an Integrated Stormwater Management Plan.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted subject to:

- 1) Registration of a Section 219 *Land Title Act* Covenant restricting any further subdivision of Proposed Lot A until the lot is fully serviced to City standards.

PROPOSAL

The subject property is located at 6510 – 30 Street NE (APPENDICES 1 and 2). The applicant is requesting three variances to accommodate a proposed subdivision which would create one, 1.1 ha new lot. The requested variances are for frontage upgrades and servicing requirements along Park Hill Road NE.

The site plan is attached as APPENDIX 3 and applicant has provided a rationale letter and Class C Opinion of Probably Cost attached as APPENDIX 4. Site photos are attached as APPENDIX 5.

Note: the application for subdivision and PLA were finalized under the City's previous servicing bylaw and prior to the adoption of the current bylaw. Therefore, the variances being applied for pertain to the previous Subdivision and Development Servicing Bylaw No. 3596.

BACKGROUND

The subject property is split designated Acreage Reserve and Low Density Residential in the City's Official Community Plan (OCP) and is split zoned A-2 (Acreage Reserve) and R-9 (Estate Residential). The parcel is hooked across Park Hill Road with the larger agricultural side on the west and the residential portion on the east. Adjacent land uses include the following:

North: P-1 Park
South: A-2 (Rural Holding) / A-3 (Small Holding)
East: Vacant Residential (R-1/R-4/R-7/R-9)
West: A-2 (Rural Holding)

Proposed Lot A was approved for rezoning from A-2 to R-9 on June 27, 2016 (ZON-1060). At the meeting when this rezoning bylaw was adopted, Council requested a covenant to be registered on the title which would have restricted further subdivision until fully serviced to City standards (APPENDIX 7). However, that motion was made after final reading and adoption of the rezoning bylaw and the owner/applicant did not draft and register the requested covenant.

COMMENTS

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

Engineering comments attached as APPENDIX 6.

Planning Department

The applicant is requesting three variances to the Subdivision and Development Servicing Bylaw No. 3596 to accommodate a subdivision to create one new lot. The property is currently hooked across Park Hill Road NE and the subdivision would essentially unhook the smaller, residential portion. The applicants engineering consultant has estimated the full servicing costs to be \$946,307.

Park Hill Road NE – Frontage Upgrades

Park Hill Road NE is currently constructed to an interim paved rural standard and is designated as an Urban Arterial Street with an ultimate road right of way width of 25.0 m. The proposed subdivision would

require the applicants to dedicate approximately 1.7 m, to obtain minimum 20.0 m right of way width and upgrade the south-east half of the road for the entire frontage. The applicant is requesting to waive the required frontage upgrades in lieu of dedicating the full 2.8 metres on both sides of Park Hill Road NE to provide the City with the ultimate road right of way width of 25.0 m. This would equal land dedication of approximately 1,734 m² or 0.43 acres with an estimated assessed land value of \$40,000. Exact road dedication and total area to be confirmed by a BC Land Surveyor.

Park Hill Road NE is considered an important link for both pedestrian and vehicular traffic however is not anticipated to be upgraded in the near future. Staff support the variance subject to full road dedication and a Section 219, Land Title Act restrictive covenant for no further subdivision of proposed Lot A until fully serviced to City standards. The applicants do not wish to register the covenant as it is an added cost and in their opinion is not necessary. As proposed Lot A is 1.11 ha in size and the minimum lot size in the R-9 zoning is 0.4 ha the proposed lot has further subdivision potential for the parcel based on the current zoning and proposed lot size. A covenant is consistent with similar approvals granted in the past and is considered common practice by staff.

Sanitary Sewer Servicing

Within the Urban Containment Boundary connection to City sanitary sewer is required for any subdivision or development. Generally staff are not in support of varying this requirement, however in this case it is not financially feasible or practical to extend the sanitary sewer from 46 Street NE. The proposed lot is large enough to accommodate onsite septic and in this case is considered appropriate. Staff support this variance request for the above noted reasons.

Storm Sewer Servicing

Similarly to the sanitary sewer, the proposed subdivision is required to connect to the City storm sewer which would be required to be extended from 70 Avenue NE. This is also not considered financially feasible or practical for the proposal and is supported by staff to be waived subject to an approved Integrated Stormwater Management Plan (ISMP) for onsite storm water disposal. Incidentally, under the new servicing bylaw an ISMP would be an option for the owner/applicant versus the main extension estimated at \$234,350.

CONCLUSION

The applicant is requesting three variances to accommodate a proposed subdivision which will create one new lot. Staff support the requested variances with the condition of registering a Section 219, Land Title Act restrictive covenant for no further subdivision on proposed Lot A until fully serviced to City standards.

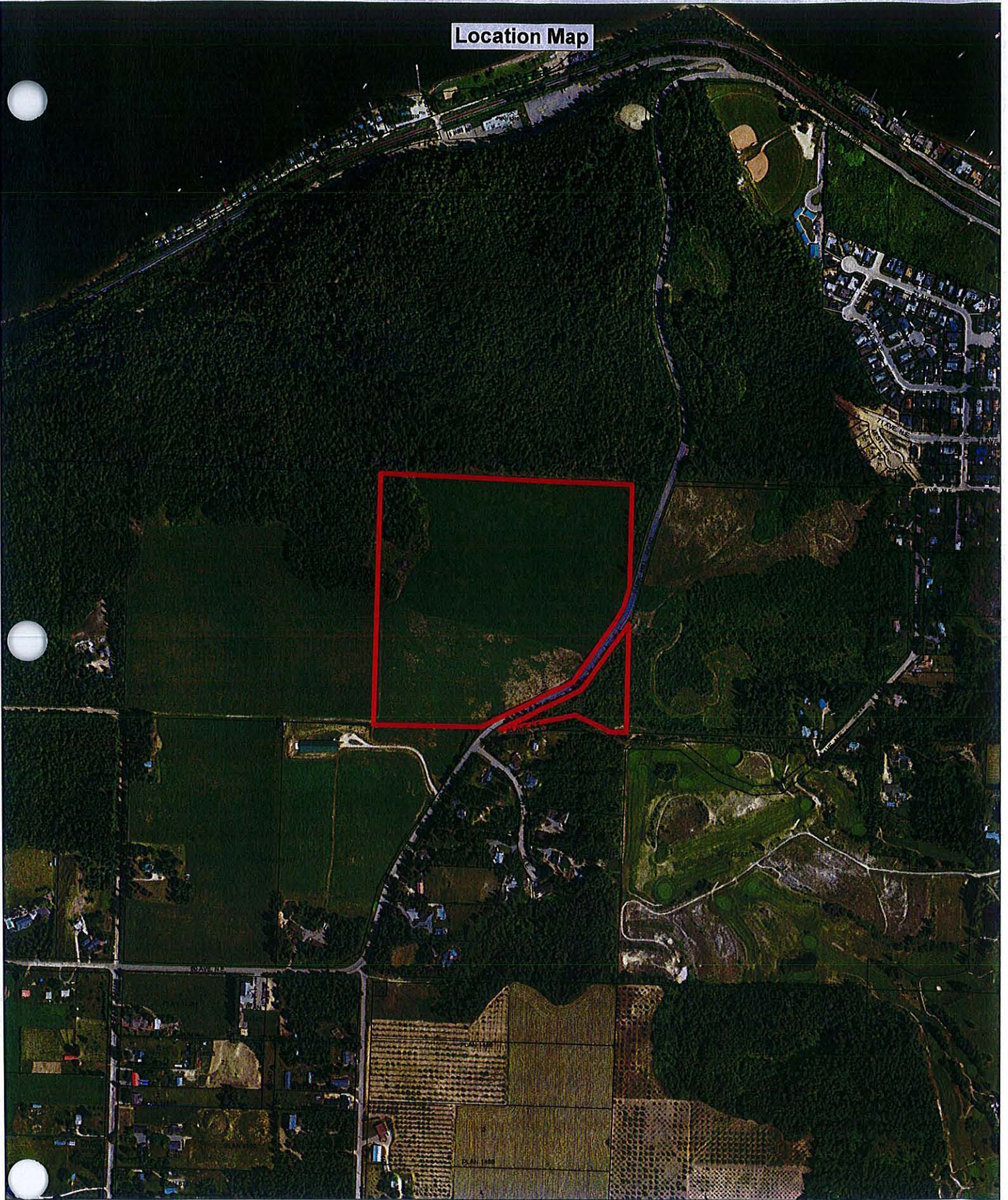


Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



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

Location Map



0 90 180 270 360
Meters



Subject Parcel

Orthophoto



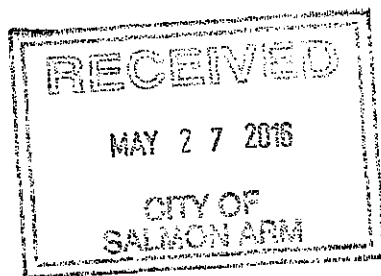
0 30 60 90 120
Meters



Subject Parcel

**SKETCH PLAN OF PROPOSED SUBDIVISION OF PART OF THE NORTH 1/2 OF THE
NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH
MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT PLAN H90**

25m 0m 25m 50m
SCALE: 1:1250



REMAINDER PART
N1/2 NW1/4 SEC.
31 TP. 20 RGE. 9

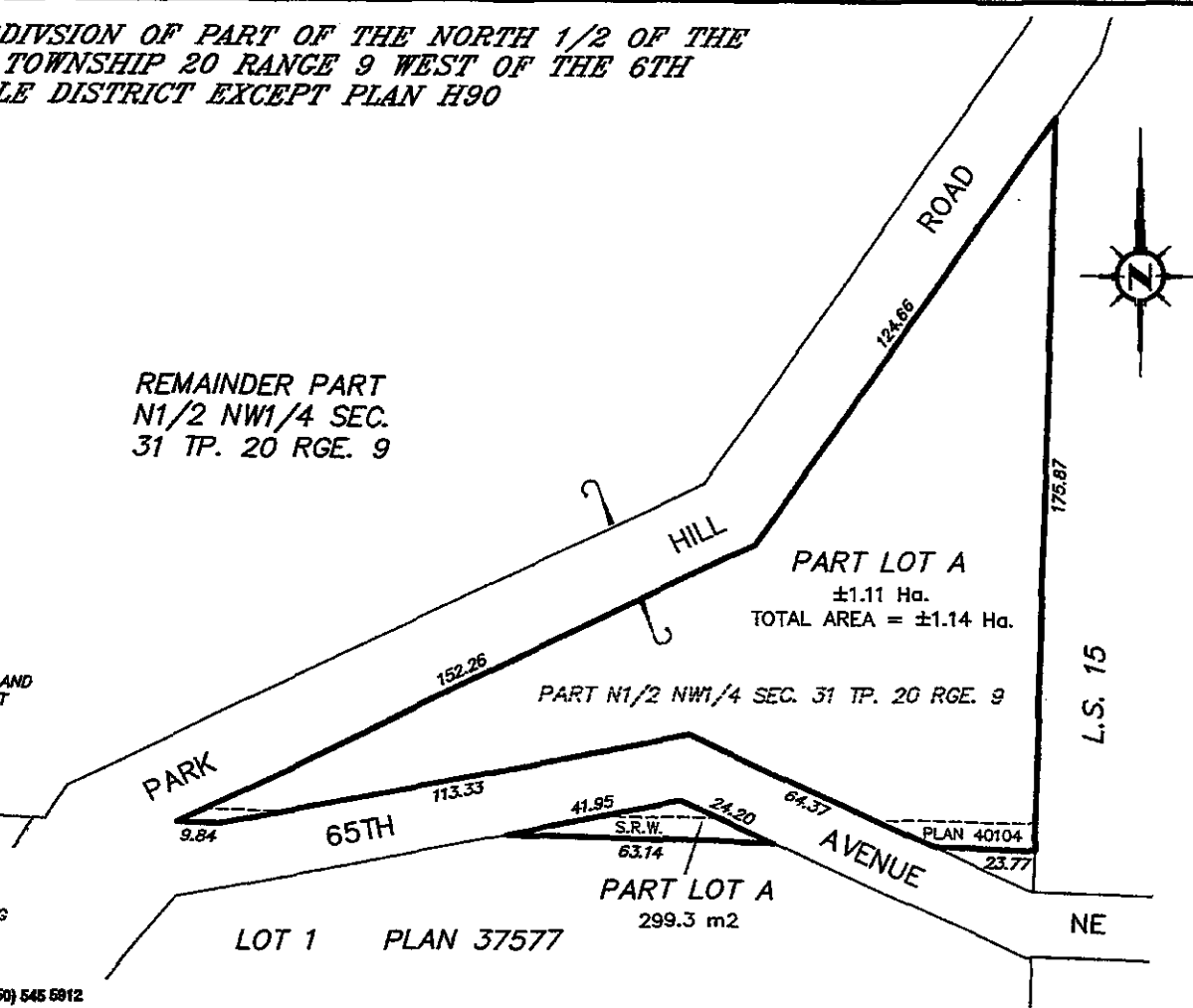
NOTES:

LOT DIMENSIONS ARE BASED ON LAND TITLE OFFICE RECORDS AND
COULD CHANGE UPON A COMPLETE RESURVEY OF THE SUBJECT
PROPERTY.

MONASHEE
SURVEYING - GEOMATICS

FILE: 5106
DRAWING: 5106 SK1.DWG

3011A 28th Street Vernon, B.C. V1T 2G4 Tel. (250) 545 5990 Fax (250) 545 5912



Monday, November 21, 2016

Kevin Pearson, Approving Officer
City of Salmon Arm
Box 40 500 2nd Avenue NE
Salmon Arm, B.C. V1E 4N2

RE: 6510 – 30th Street NE Subdivision Variances (CoSA File #16.15)

Dear Mr. Kevin Pearson:

Further to the variance permit application for subdivision application number 16.15 this letter is intended to provide insight into the variances the developer/agent have proposed regarding this application. The variances proposed are requested for the reasons stated below and to allow the developer to proceed with the subdivision in a financially feasible manner. The proposed subdivision is located at 6510 30th Street NE in Salmon Arm, BC on a 75.38 acre parcel of land that is to be divided into two parcels the first being the remainder lot which will be 72.56 acres and the second (proposed lot A) which will be 2.82 acres.

The remainder parcel is accessed off of Park Hill Road, and the proposed new lot will access off of Park Hill Road. Based on the City Subdivision and Development Servicing Bylaw No. 3596 an upgrade must occur on the frontage of the proposed lot B, along Park Hill NE and in order to service the property with City sanitary sewer and storm sewer, mains must be extended from nearly a kilometer away from the site. As a result the developer is requesting the following variances:

Variance to the Subdivision & Development Servicing Bylaw (Schedule B, Part 2):

- 1) Waive the requirement to upgrade the south-east half of Park Hill NE road frontage to a modified Urban Arterial Street Standard (RD-4).

The reason for this request is:

- a) Although this portion of the property is currently zone R-9 and does have the potential to be developed into a higher density, the owners feel that this parcel presents itself better as a single 2.82 acre lot (due to topography, access, storm water control and onsite sewage disposal). Frontage improvement along the entirety of this lot would make this subdivision infeasible to complete.
- 2) Waive the requirement to extend the 200mm sanitary sewer main from 46th Street NE to the frontage of the proposed Lot A.

The reason for this request is:

- a) The closest location for gravity sanitary sewer main connection is located down on 46th Street NE near the Lakeside Pines Subdivision. The Subdivision and Development Servicing Bylaw requires that this parcel be serviced with City sanitary sewer, however, all adjacent lots are currently being serviced by an on-site sewage disposal system. The owners have proposed a larger lot size in order to keep sufficient area to enable the future lot owner to do the same.
- b) The length of main extension required to get the City sanitary system to the proposed property line and service this single lot is in excess of 900m. The cost of an extension of this magnitude would make this project infeasible financially.

- 3) Waive the requirement to extend the storm sewer main from the 70th Avenue NE detention pond to along the frontage of proposed Lot A.

The reason for these requests are:

- a) The closest location for gravity storm sewer main connection is located down on 70th Avenue NE and due to the inadequate size of this storm main, the City is requesting that a main be brought up from the detention pond on 70th Avenue NE. The Subdivision and Development Servicing Bylaw requires that this parcel be serviced with City storm sewer, however, all adjacent lots are currently being serviced by on-site storm water disposal. The owners have proposed a larger lot size in order to keep sufficient area to enable the future lot owner to do the same.
- b) The length of main extension required to get the City storm system to the proposed frontage and service this single lot is in excess of 1000m. The cost of an extension of this magnitude would make this project infeasible financially.

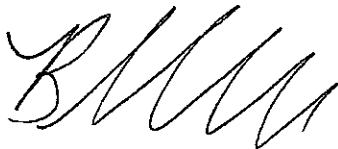
In lieu of completing these frontage improvements the developer would propose to put a covenant on the property to restrict any further subdivision from the proposed two-lot subdivision until full municipal frontage improvements are completed. In doing so, they are limiting themselves to two lots only – any further subdividing will, as stipulated in the covenant, require full road frontage upgrades as required in the Subdivision & Development Services Bylaw. As seen in the Opinion of Probable Costs (attached) holding this subdivision to full upgraded standards accompanied with the sanitary and storm main extensions for the full extent of proposed lot A makes this subdivision financially unrealistic.

Based on the information above, it is at the owner/developer's request that the City provide these variances to this two-lot subdivision to allow for the creation of a new highly desirable 2.82 acre lot. Should council approve this variance request, a new family home can be built within one of the most desirable areas of Salmon Arm where currently only one house exists.

If you have questions or concerns, please don't hesitate to call.

Best Regards,

Lawson Engineering and Development Services Ltd.



Blake Lawson, P.Eng
Project Engineer
blake@lawsondevelopments.com

Attachments:

- Class 'C' Opinion of Probable Costs – Full Frontage Improvements and Service Extensions

JACK SHAULE & SHARYL TRAUTMAN SUBDIVISION
25-Oct-16
CLASS D OPINION OF PROBABLE COSTS - WITH VARIANCES

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
 (*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
	SECTION 1				
	Supply & Install, Complete				
1.1	Clearing & Grubbing	LS	LS	1,500.00	1,500.00
1.2	Supply & Install Asphalt (100mm)	m2	50	34.00	1,700.00
1.3	Supply & Install Asphalt (65mm)	m2	0	26.00	-
1.4	Remove & Dispose Asphalt	m2	50	8.00	400.00
1.5	Common Excavation & Disposal	m3	20	14.00	280.00
1.6	Supply & Place 75mm WGB Sub-Base Agg.	m3	20	56.00	1,120.00
1.7	Supply & Place 25mm WGB Base Aggregate	m3	5	74.00	370.00
1.8	Asphalt Milling - Key-in Joints	LS	LS	1,000.00	1,000.00
2.0	WATER DISTRIBUTION WORKS				
	SECTION 2				
	Supply & Install, Complete				
2.1	Supply & Install 25ø Water Service c/w CS	ea	1	2,500.00	2,500.00
3.0	SANITARY SEWER WORKS				
	SECTION 3				
	Supply, & Install Complete				
3.1	Supply & Install Onsite Sewerage System	LS	LS	20,000.00	20,000.00
3.2	Supply & Install 200ø PVC Sanitary	m	0	155.00	-
3.3	Supply & Install Sanitary Manhole	ea	0	3,000.00	-
3.4	Tie-in to Existing Sanitary Manhole	ea	0	3,500.00	-
3.5	Supply & Install 100ø PVC Sanitary Service c/w Inspection Chamber	ea	0	1,800.00	-

CLASS D OPINION OF PROBABLE COSTS - WITH VARIANCES

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	AMOUNT \$	
4.0	STORM SEWER WORKS				
	SECTION 4				
	Supply & Install, Complete				
4.1	Supply & Install Onsite Storm Disposal System	LS	LS	5,000.00	5,000.00
4.2	Supply & Install 300Ø PVC Storm	m	0	165.00	-
4.3	Supply & Install 1050 Storm Manhole	ea	0	3,500.00	-
4.4	Supply & Install Concrete Catch-Basin c/w Leads	ea	0	2,500.00	-
4.5	Tie-in to Existing Storm Manhole	ea	0	2,500.00	-
4.6	Supply & Install 150Ø PVC Storm Service c/w Inspection Chamber Inspection Chamber	ea	0	1,800.00	-
5.0	CONCRETE, CURB, GUTTERS, SIDEWALKS				
	SECTION 5				
	Supply, & Install Complete				
5.1	Concrete Sidewalk (CGS-4)	m ²	0	68.00	-
5.2	Supply & Install High-Back Concrete Curb (CGS-1)	m	0	70.00	-
6.0	HYDRO, TEL & LIGHTING				
	SECTION 6				
	Supply & Install, Complete				
6.1	Supply & Install Post Top Street Lights c/w Ducting	ea	0	5,800.00	-
6.2	Supply & Install Overhead Hydro & Tel	LS	LS	5,000.00	5,000.00

CLASS D OPINION OF PROBABLE COSTS - WITH VARIANCES

Page 3

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	AMOUNT \$
	SUMMARY			
1.0	ROADS & EARTHWORKS			\$ 6,370.00
2.0	WATER DISTRIBUTION WORKS			\$ 2,500.00
3.0	SANITARY DISTRIBUTION WORKS			\$ 20,000.00
4.0	STORM SEWER WORKS			\$ 5,000.00
5.0	CONCRETE, CURB, GUTTERS, SIDEWALKS			\$ -
6.0	HYDRO, TEL & LIGHTING			\$ 5,000.00
	SUB TOTAL			\$ <u>38,870.00</u>
	GST (5%)			\$ <u>1,943.50</u>
	TOTAL			\$ <u><u>40,813.50</u></u>
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost. 2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost. 3) Excludes BC Hydro Contribution, BCLS, Site Geotechnical, Environmental Impact Assessments.			

JACK SHAULE & SHARYL TRAUTMAN SUBDIVISION**25-Oct-16****CLASS D OPINION OF PROBABLE COSTS - FULL FRONTAGE IMPROVEMENTS AND SERVICE EXTENSIONS****SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES**

(*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
	SECTION 1				
	Supply & Install, Complete				
1.1	Clearing & Grubbing	LS	LS	15,000.00	15,000.00
1.2	Supply & Install Asphalt (100mm)	m2	3825	34.00	130,050.00
1.3	Supply & Install Asphalt (65mm)	m2	525	26.00	13,650.00
1.4	Remove & Dispose Asphalt	m2	2565	8.00	20,520.00
1.5	Common Excavation & Disposal	m3	2500	14.00	35,000.00
1.6	Supply & Place 75mm WGB Sub-Base Agg.	m3	2200	56.00	123,200.00
1.7	Supply & Place 25mm WGB Base Aggregate	m3	400	74.00	29,600.00
1.8	Asphalt Milling - Key-in Joints	m	510	4.50	2,295.00
2.0	WATER DISTRIBUTION WORKS				
	SECTION 2				
	Supply & Install, Complete				
2.1	Supply & Install 250 Water Service c/w CS	ea	1	2,500.00	2,500.00
3.0	SANITARY SEWER WORKS				
	SECTION 3				
	Supply, & Install Complete				
3.1	Supply & Install 2000 PVC Sanitary	m	910	155.00	141,050.00
3.2	Supply & Install Sanitary Manhole	ea	12	3,000.00	36,000.00
3.3	Tie-in to Existing Sanitary Manhole	ea	1	3,500.00	3,500.00
3.4	Supply & Install 1000 PVC Sanitary Service c/w Inspection Chamber	ea	1	1,800.00	1,800.00

CLASS D OPINION OF PROBABLE COSTS - FULL FRONTAGE IMPROVEMENTS AND SERVICE EXTENSION

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	AMOUNT \$	
4.0	STORM SEWER WORKS				
	SECTION 4				
	Supply & Install, Complete				
4.1	Supply & Install 300ø PVC Storm	m	1070	165.00	176,550.00
4.2	Supply & Install 1050 Storm Manhole	ea	15	3,500.00	52,500.00
4.3	Supply & Install Concrete Catch-Basin c/w Leads	ea	4	2,500.00	10,000.00
4.4	Tie-in to Existing Storm Manhole	ea	1	2,500.00	2,500.00
4.5	Supply & Install 150ø PVC Storm Service c/w Inspection Chamber	ea	1	1,800.00	1,800.00
5.0	CONCRETE, CURB, GUTTERS, SIDEWALKS				
	SECTION 5				
	Supply, & Install Complete				
5.1	Concrete Sidewalk (CGS-4)	m2	510	68.00	34,680.00
5.2	Supply & Install High-Back Concrete Curb (CGS-1)	m	275	70.00	19,250.00
6.0	HYDRO, TEL & LIGHTING				
	SECTION 6				
	Supply & Install, Complete				
6.1	Supply & Install Post Top Street Lights c/w Ducting	ea	6	5,800.00	34,800.00
6.2	Supply & Install U/G Hydro & Tel	LS	LS	15,000.00	15,000.00

CLASS D OPINION OF PROBABLE COSTS - FULL FRONTAGE IMPROVEMENTS AND SERVICE EXTENSION

Page 3

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	AMOUNT \$
	SUMMARY			
1.0	ROADS & EARTHWORKS			\$ 369,315.00
2.0	WATER DISTRIBUTION WORKS			\$ 2,500.00
3.0	SANITARY DISTRIBUTION WORKS			\$ 182,350.00
4.0	STORM SEWER WORKS			\$ 243,350.00
5.0	CONCRETE, CURB, GUTTERS, SIDEWALKS			\$ 53,930.00
6.0	HYDRO, TEL & LIGHTING			\$ 49,800.00
	SUB TOTAL			\$ 901,245.00
	GST (5%)			\$ 45,062.25
	TOTAL			\$ 946,307.25
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost. 2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost. 3) Excludes BC Hydro Contribution, BCLS, Site Geotechnical, Environmental Impact Assessments.			



View north-east showing subject parcel from Park Hill Road and 65 Avenue NE (unopened).



View south showing northern most corner of subject parcel from Park Hill Road.



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

TO: Kevin Pearson, Director of Development Services
 DATE: January 09, 2017
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Shaule, Jack & Trautman, Sharyl, 3341 - 60 Avenue NE,
 Salmon Arm, BC, V1E 2A9
 APPLICANT: Cannon, Debbie, 11 - 2 Street SE, Salmon Arm, BC V1E 1G8
 SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-447
 LEGAL: The N. ½ of the NW. ¼ of Section 31, Township 20, Range 9 W6M KDYD,
 Except Plan H90
 CIVIC: 6510 - 30 Street NE
 ASSOCIATED: 16.15
 PREVIOUS: ZON-1060

Further to the request for variance dated December 12, 2016; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variances requested:

The applicant is requesting the following variance to the Subdivision and Development Servicing Bylaw No. 4163:

1. Waive the requirement to upgrade the SE half of Park Hill Road NE to a RD-4 Standard

Park Hill Road NE is currently constructed to an interim paved Rural standard. Upgrading to a "Subdivision and Development Servicing Bylaw No. 4163" Urban Arterial Road standard (RD-4: Interim 20m ROW) is required. Improvements may include but are not limited to boulevard, paving, curb & gutter, sidewalk and street lighting, street drainage, fire hydrants and underground hydro and telecommunications.

Although the applicant indicates the intent to develop the property as a single 2.82 Acre lot, the property does have significant development potential. Proposed subdivision of the adjacent property to the north (Sub 08-26) included the requirement for full frontage upgrades along the east side of Park Hill Road. Once the frontage of both properties is constructed, this will provide a important link from the properties to the south to the trail network to the north and provide for safer pedestrian movement along this section of this busy road. It is also noted that once completed, the adjacent subdivision to the north will contain over 100 new lots, significantly increasing both vehicular and pedestrian traffic.

Recommendation:

In order to build Park Hill Road to the Arterial cross-section, additional dedication of 2.5m (east and west side) beyond the 20.0m required for subdivision, is required.

The Engineering Department recommends that the request to waive the requirement to upgrade the SE half of Park Hill Road NE to a RD-4 Standard be approved; subject to:

1. Dedicating the remaining 2.5m on the east and west side of Park Hill Road.
2. Dedication the small hooked triangle of land, south of 65 Avenue NE.
3. Registration of a covenant on title preventing any further subdivision until full frontage works have been completed.

This will allow the applicant to subdivide the property, while protecting future City interests.

2. Waive the requirement to extend the sanitary sewer main

The subject property does not front on the City's sanitary sewer collection system. Extension of the system from the nearest sanitary sewer on 65 Avenue NE, is required by the bylaw.

Connection to the City's sanitary sewer collection system is desirable within the Urban Development Area. However, in this instance connection is not financially viable due to the distance from the nearest sanitary sewer. For a single lot, onsite disposal is an appropriate solution.

Recommendation:


The Engineering Department recommends that the request to waive the requirement to extend the sanitary sewer main be approved, subject to the registration of a covenant preventing any further subdivision until the property is serviced with City sanitary sewer.

3. Waive the requirement to extend the storm sewer main

The subject property does not front on the City's storm drainage system. The traditional approach to Storm Drainage is to make a connection to a suitable storm sewer / outfall offsite. In this location the nearest suitable connection would be the storm detention pond on 70th Avenue NE. However, subject to approval of a comprehensive Storm Water Management Plan (SWMP), storm water could be disposed of onsite, in accordance with Section 7.2 for the bylaw. The SWMP would also be required to address existing flows from Park Hill Road and the property to the west.

Recommendation:

The Engineering Department recommends that the request to waive the requirement to extend the storm sewer main be approved, subject to the approval of a comprehensive Storm Water Management Plan. On-site storm water disposal systems shall be designed to accommodate flows for a 25 year peak storm. Major storm routing is to be designed for a 100 year peak storm and may flow overland through clearly defined routes.


Chris Moore
Engineering Assistant
Jenn Wilson, P.Eng., LEED® AP
City Engineer

2. Zoning Amendment Bylaw No. 4153 [ZON-1060, Shaule, J. & Trautman, S. / Cannon, D., 6510 - 40 Street NE; A-2 to R-9]

0262-2016

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4153 be read a third and final time.

AMENDMENT:

0263-2016

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: Council requests that a Section 219 Land Title Act Covenant be registered on the title of the subject property, which will restrict the R-9 zoned area of approximately 1.11 hectares fronting Park Hill Road and 65 Avenue NE from being subdivided beyond one additional lot from the remainder until such time that a new lot is fully serviced to municipal standards, including, at a minimum, the extensions of and connections to the municipal sanitary and storm sewers.

CARRIED UNANIMOUSLY

Motion as Amended

CARRIED UNANIMOUSLY

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CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing at the **Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, BC, on Monday, March 27, 2017 at 7:00 p.m**

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

Redesignate Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 from HC (Highway Service/Tourist Commercial) to HR (Residential - High Density).

b) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone).

Civic Address: 2081 - 11 Avenue NE

Location: Northeast parcel at the intersection of 20 Street NE & 11 Avenue NE

Present Use: Vacant Property

Proposed Use: To facilitate future residential development

Owner / Applicant: Affinity Development Ltd./ Jobeck Enterprises Ltd.



Reference: OCP4000-29 & ZON-1084/ Bylaw No. 4190 & 4191

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 March 14, 2017 to March 27, 2017, 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

March 15 and 22, 2017

20.1/20.2



Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: March 1, 2017

Subject: Official Community Plan Amendment Application No. OCP4000-29
Zoning Bylaw Amendment Application No. 1084

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980

Civic: 2081 - 11 Avenue NE

Owner: Affinity Developments Ltd.

Applicant: Jobeck Enterprises 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 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 (2081 - 11 Avenue NE) from HC (Highway Service/Tourist Commercial) to HR (Residential - High Density).

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 THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 (2081 - 11 Avenue NE) from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone).

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

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

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The subject parcel is located at 2081 - 11 Avenue NE (Appendix 1 and 2), 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).

Previously, application ZON-710 for Bylaw No. 3122 proposing C-6 Tourist / Recreation Commercial zoning at this site received third reading on November 13, 2001. Conditions were not followed through with by the owners at that time.

The current proposal includes amending the OCP land use designation to Residential - High Density (HR) to facilitate multi-family development and rezoning the parcel from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone). The subject parcel is currently vacant (site photos attached as Appendix 5).

A conceptual site plan (Appendix 6) has been submitted to illustrate the development proposal featuring 16 residential units, comprised of 11 three-storey units, and 5 two-storey units to a proposed maximum height of 10.5 metres. Note the maximum height in the R-5 zone is 12 metres (39.4 feet), without a height bonus. The maximum height permitted on neighbouring R-4 zoned parcels is 10 metres (32.8 feet), while the maximum height permitted in the C-6 zone (envisioned by the OCP "HC" designation) is 19 metres (62.3 feet).

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-1 and R-4), with Institutional zones to the east and south, with Commercial zones further to the east. Land uses adjacent to the subject parcels include the following:

South: Road (11 Avenue NE), with RCMP station/vacant lot beyond (zoned P-3 – Institutional)
North: Multi-Family Residential (R-4) parcel (9 dwelling units in 3 two-storey buildings)
West: Road (20 Street NE), with Medium Density (R-4) and Single-Family (R-1) parcels beyond
East: Church (zoned P-3 – Institutional)

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

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.

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 January 12, 2017:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	No response to date
Economic Development Society:	No response to date, receipt of comment pending.

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

Preliminary approval has been granted.

Engineering Department

While not conditions of rezoning, full municipal services are required, including upgrades to 11 Avenue NE and 20 Street NE. Comments attached as Appendix 7.

Building Department

No concerns. Building design subject to BC Building Code.

Fire Department

No Fire Department concerns.

Interior Health

Comments attached (Appendix 8).

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 parcel is located in an area well-suited for higher density residential development featuring developed sidewalks, greenways, bike and transit routes, being within close walking distance of the commercial node to the east, the recreation centre and arena, schools including Okanagan College, as well as the City Centre and hospital just over 1 km to the west.

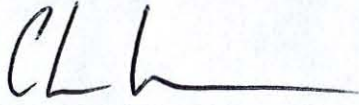
At present, the subject parcel may be considered less ideal for Highway Service / Tourist Commercial development as presently designated, considering the lack of direct highway access, the commercial node established to the east, the availability of commercial land at potentially better suited locations, and the proximity of residential development. In fact, the subject property has been for sale and marketed as a potential commercial development property for approximately 10 years.

The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. As the subject property is 0.26 hectares in area, the maximum permitted density would be 26 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 33 units on 0.26 hectares. The minimum residential density permitted under R-5 zoning is 3 units in the form of a *triplex*. The applicant is currently proposing a 16 unit development (which equates to a density of 61 units per hectare) subject to a development permit application. While slightly more dense (61 units/ha), the proposed development should align well with the medium density multi-family development directly north, as well as the undeveloped parcels to the west directly across 20 Street NE (40 units/ha).

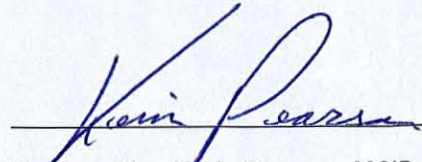
Considering the proposed development concept, a 16 unit development would be required to provide 20 parking stalls. The site plan provided by the applicant demonstrates the site can meet this requirement with 20 full size spaces. The provision of on-site parking is practical and necessary, as the opportunity 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 is 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



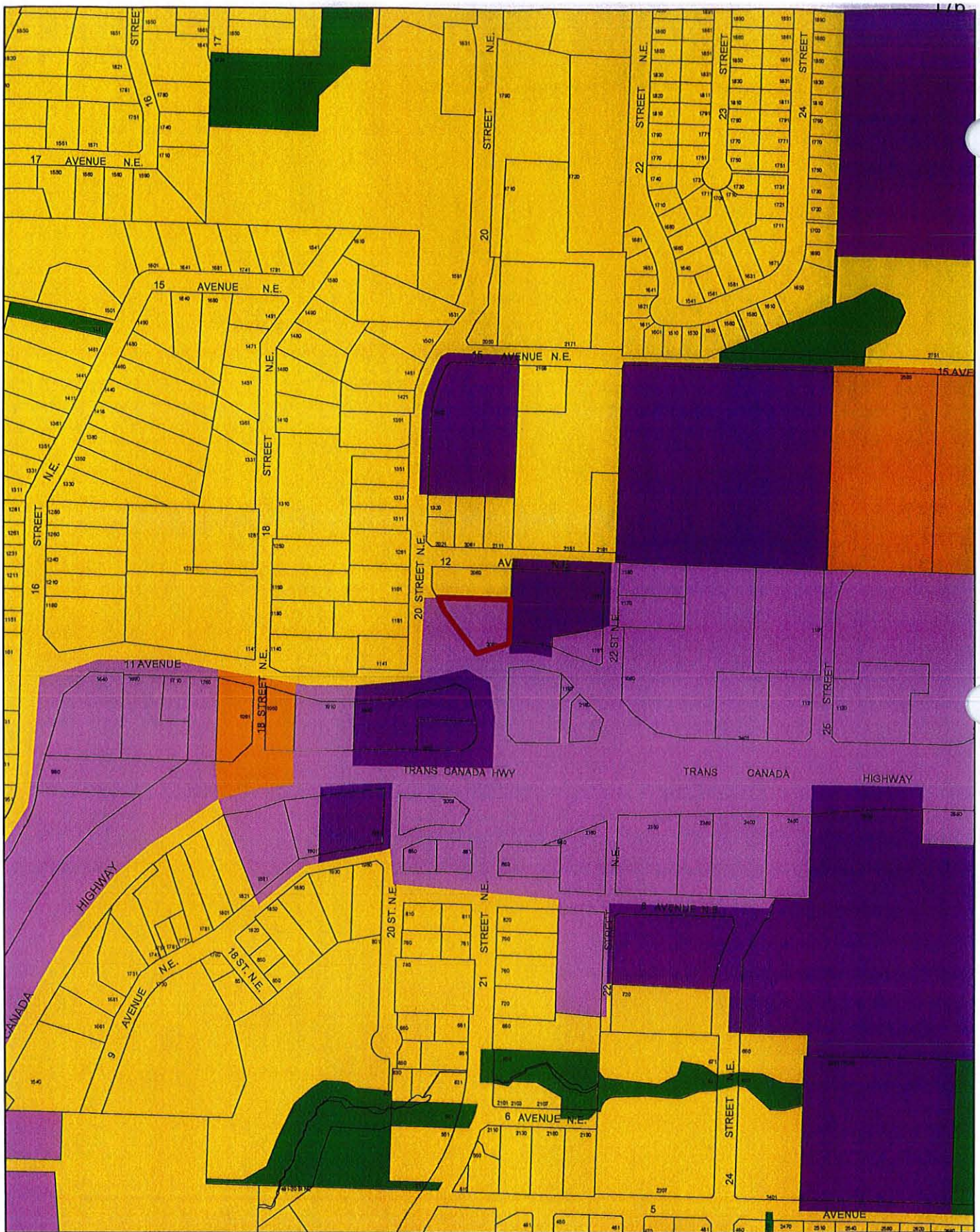
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 5 10 20 30 40
Meters



Subject Parcel



0 15 30 60 90 120
Meters



Subject Parcel



Park



Institutional



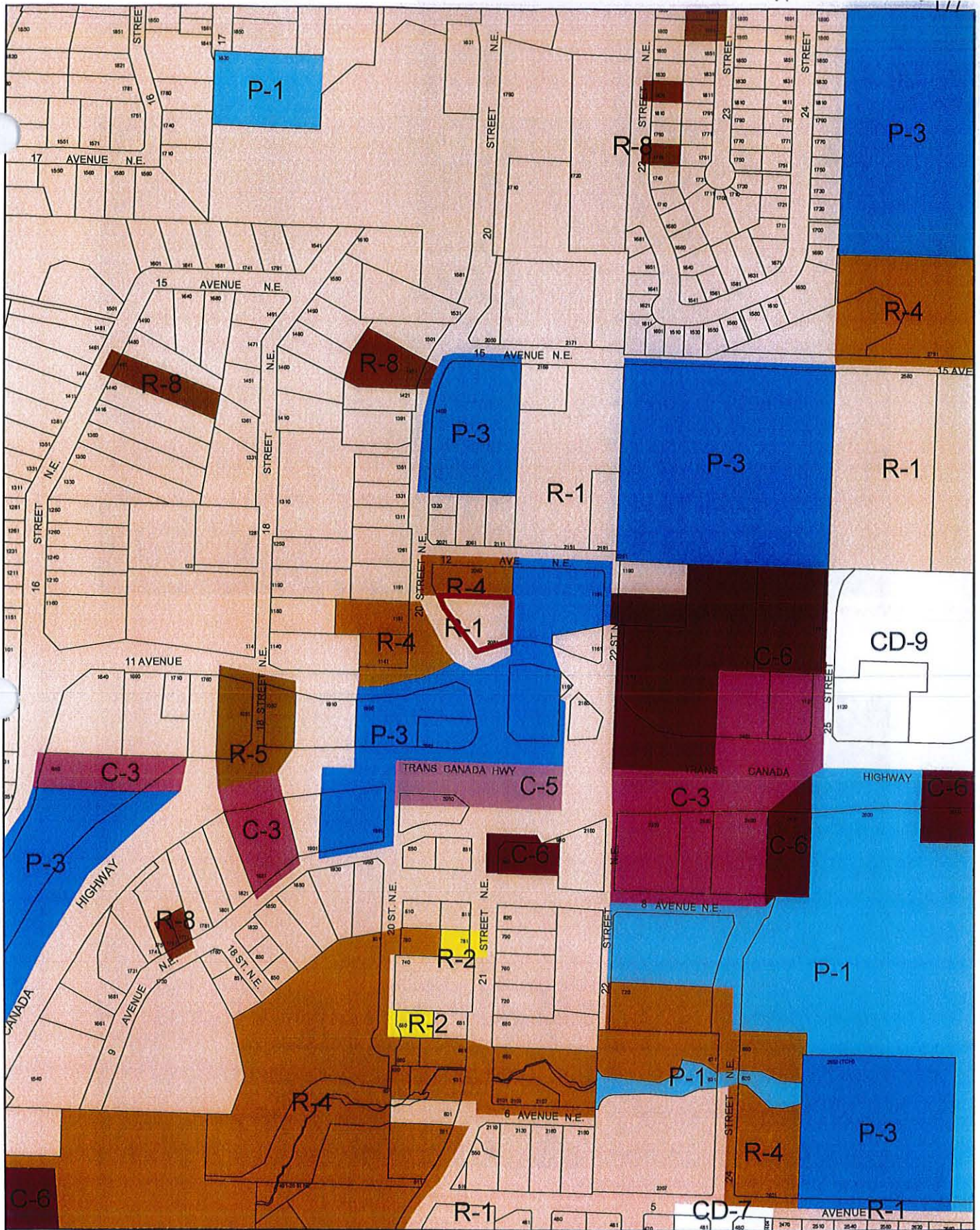
High Density Residential



Commercial - Highway/Service Tourist



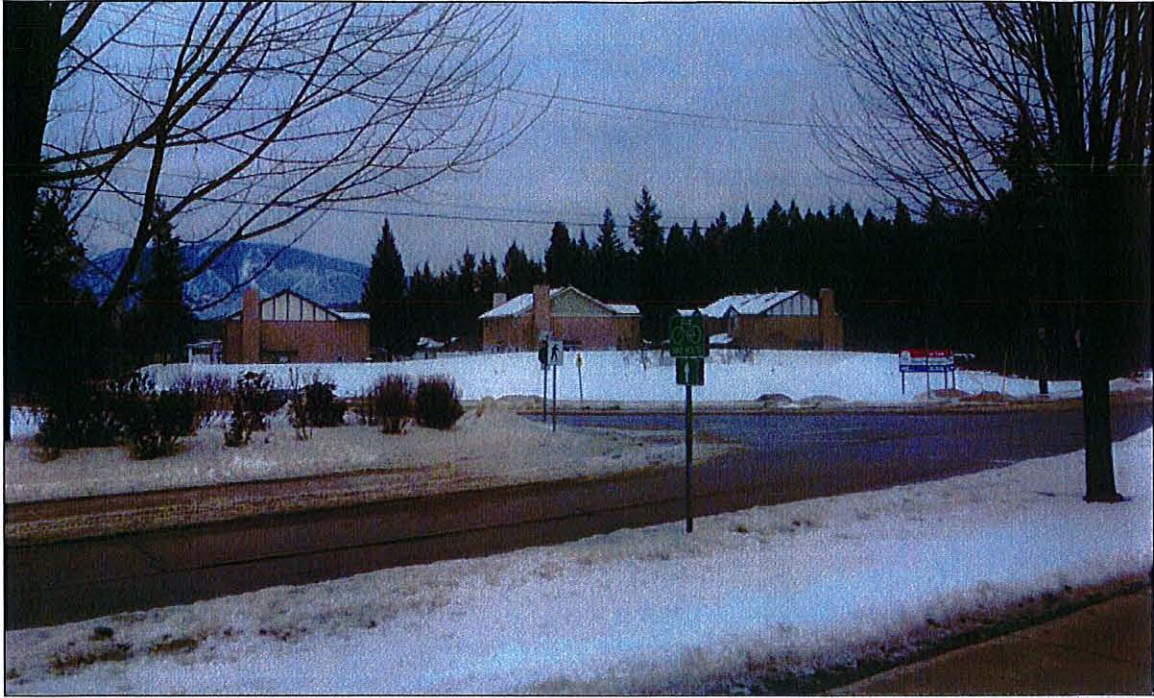
Medium Density Residential



0 45 90 180 270 360 Meters



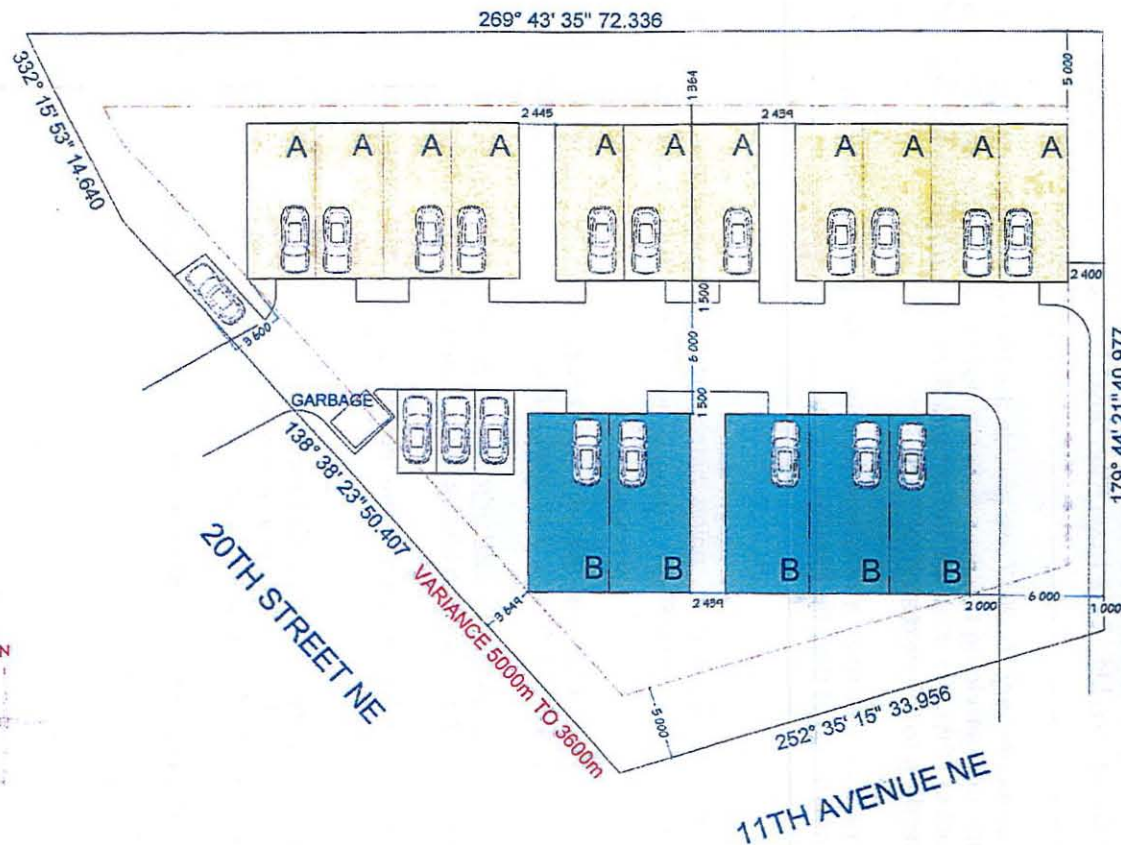
Subject Parcel



View of subject parcel looking north.



View of subject parcel looking south-east.



UNIT A 3-STOREY: 15'W x 36'L PER UNIT (11)
UNIT B 2-STOREY: 18'W x 40'L PER UNIT (5)

CIVIC ADDRESS:
2081 11TH AVENUE, SALMON ARM, BC
LEGAL DESCRIPTION:
LOT 2 PL KAP75980 S24 T20 R10 W6M

ZONING INFORMATION:
EXISTING: R-1
PROPOSED: R-5

SITE AREA = 2600sm (0.26ha)
SITE COVERAGE:
ALLOWED = 55% = 1430sm
PROPOSED = 34% = 886.6sm

MAXIMUM DENSITY:
ALLOWED = 100 UNITS PER ha x 0.26ha = 26 UNITS
PROPOSED = 16 UNITS

REQUIRED SETBACKS:
FRONT: 5.0m
SIDE: 2.4m
REAR: 5.0m
PROPOSED VARIANCE:
3.6m SIDE SET-BACK (20TH STREET)

BUILDING HEIGHT:
ALLOWED: 12m
PROPOSED: 3-STOREY = 10.5m

PARKING ANALYSIS:
REQUIRED PARKING = 16 UNITS x 1.25 = 20
PROVIDED GARAGE PARKING = 16 SPACES
PROVIDED SURFACE PARKING = 4 SPACES

PROPOSED SITE PLAN
2081 11 AVENUE NE

DESIGNED BY:
MOTIVO ENGINEERING + DESIGN INC.
1001 10TH AVENUE, SALMON ARM, BC
V2S 1A1
250.456.1234

LEGAL DESCRIPTION:
LOT 2 PL KAP75980 S24 T20 R10 W6M
AREA: 2600 SM (0.26 HA)
ZONING: R-5
PROPOSED: 16 UNITS
GARAGE: 16 SPACES
SURFACE: 4 SPACES
TOTAL: 20 SPACES
SETBACKS:
FRONT: 5.0M
SIDE: 2.4M
REAR: 5.0M
VARIANCE: 3.6M SIDE SET-BACK (20TH STREET)

DATE: 10/10/2023

BY: [Signature]

FOR: [Signature]

SCALE: 1:1000

PROJECT: 2081 11 AVENUE NE

CLIENT: [Signature]

DATE: 10/10/2023

BY: [Signature]

FOR: [Signature]

SCALE: 1:1000

PROJECT: 2081 11 AVENUE NE

CLIENT: [Signature]

DATE: 10/10/2023

BY: [Signature]

FOR: [Signature]

SCALE: 1:1000

PROJECT: 2081 11 AVENUE NE

CLIENT: [Signature]

DATE: 10/10/2023

BY: [Signature]

PROPOSED SITE PLAN - 16 RESIDENTIAL UNITS



2181 11TH AVENUE SALMON ARM, BC

1



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

To: Kevin Pearson, Director of Development Services
 Date: January 18, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: **Official Community Plan Amendment Application No. OCP4000-29E**
Zoning Amendment Application File No. ZON-1084E
 Civic: 2081 – 11 Avenue NE
 Legals: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980
 Owner: Affinity Developments Ltd., 183 Nolancrest Rise NW, Calgary, T3R 0T2
 Applicant: Jobeck Enterprises Ltd., 2079 Hugh Allan Drive, Kamloops, BC, V1S 2B6

Further to your referral dated January 10, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Engineering Department does not have any concerns related to the Re-zoning and OCP Amendment and recommends that they be granted

General:

1. Full municipal services are required as noted herein. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties to be serviced completely by underground electrical and telecommunications wiring. 3-Phase wiring will not be required to be placed underground.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
7. Owner/developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
8. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.

Official Community Plan Amendment Application No. OCP4000-29E
Zoning Amendment Application File No. ZON-1084E
Affinity Developments Ltd.
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9. At the time of development the applicant will be required to submit for City review and approval a detailed site servicing/lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
10. For the off-site improvements at the time of development the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads/Access:

1. 20 Street NE on the west side of the subject property is classified as an Urban Collector Street (RD-3) requiring a road dedication of 20.0 meters (10.0 meters on either side of centerline). Based on review of existing records, road dedication is not required (to be confirmed by BCLS).

20 Street NE is currently constructed to an Interim Urban Local Street standard. Upgrading 20 Street NE to an Urban Collector Street standard (Specification Drawing No. RD-3) is required. Roadwork upgrades are not required, however owner/developers engineer to confirm the Fire Hydrant and Street Light spacing meets the criteria set out in Subdivision & Development Servicing Bylaw.

2. 11 Avenue NE on the subject properties south boundary is classified as an Urban Local Street (RD-2) and requires an ultimate 20.0 meters dedication (10.0 meters from centerline). Based on review of existing records, road dedication is not required (to be confirmed by BCLS).

11 Avenue NE is currently developed to an interim Urban Local Street standard. Roadwork upgrades are not required, however owner/developers engineer to confirm the Fire Hydrant and Street Light spacing meets the criteria set out in Subdivision & Development Servicing Bylaw.

3. A 5.0 meter x 5.0 meter corner cut will be required at the intersection of 20 Street NE and 11 Avenue NE.
4. Owner/developer is responsible in ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway at time of building permit.
5. Access shall be utilized off 11 Avenue NE where applicable. Access's off 20 Street NE to be confirmed with City Engineering Department. Driveway letdowns shall be completed at the owner/developers cost.

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Zoning Amendment Application File No. ZON-1084E
Affinity Developments Ltd.
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6. Driveway access shall be as per Subdivision and Development Servicing Bylaw No. 4163, Section 4.13; in no case will an access be less than 5.0 meters from an intersection, as measured from the ultimate property line closest to the intersection. Covenant will be required limiting access as described above.

Water:

1. The subject property fronts a 250mm diameter Zone 2 watermain on 11 Avenue NE, a 200mm diameter Zone 2 watermain and a 450mm diameter Zone 1 watermain at the Northwest property corner on 20 Street NE. No upgrades are anticipated.
2. The available fire flows are satisfactory according to the 2011 Water Study (Opus Dayton Knight 2012).
3. Fire protection requirements to be confirmed with the Building Department and Fire Department.
4. The subject property is to be serviced by single metered water service connection (as per Specification Drawing No. W-10) adequately sized to satisfy the proposed use (minimum 25mm). Water meter(s) will be required at time of building permit (meter provided by the City of Salmon Arm at the developers cost). Existing records indicate that the existing lot is currently not serviced. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

Sanitary Sewer:

1. The subject property fronts a 200mm diameter sanitary main on 11 Avenue NE and a 200mm diameter sanitary main at the Northwest property corner on 20 Street NE. No upgrades are anticipated.
2. Subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100 mm diameter) to satisfy the servicing requirements of the development. Existing records indicate that the existing lot is currently not serviced. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

Drainage:


1. The subject fronts on a 525 mm diameter storm main on 11 Avenue NE and a 600mm diameter storm main at the Northwest property corner of 20 Street NE. No upgrades are anticipated. Alternative methods of managing stormwater may be considered, with specific approval from the City Engineer as part of an Integrated Stormwater Management Plan. Owner/developer is responsible for all associated costs.

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Affinity Developments Ltd.
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2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development.
3. The subject property may be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. All existing inadequate/unused services must be abandoned at the main; applicant is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building foundation design and site drainage) is required.



Darin Gerow, ASCT
Engineering Assistant



Jennifer Wilson, P.Eng.
City Engineer

COMMENTS for OCP4000-29 & ZON-1084: Thank you for the opportunity to respond to this OCP re-designation and rezoning application from HC to HR and R-1 to R-5, respectively.

I support high density residential land use for the subject parcel as it has the potential to increase the diversity of housing forms and tenure types available in Salmon Arm. In addition, the central location, close to transit and many daily travel destinations, such as schools, places of work, the recreation centre, grocery store, bank and medical services will foster an active, less costly, more socially connected lifestyle for the future residents; thereby supporting their overall health and well being.

Lastly, developing this parcel has the potential to enhance walkability for the community at large because it is located at a hub for active transportation. I encourage any development of this parcel to consider including features which would enhance walkability and perceptions of pedestrian safety in the neighbourhood.

SIGNATURE: Anita Ely, Environmental Health Officer, Interior Health

DATE: February 8, 2017

March 16, 2017

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

Re: OCP Amendment Application No OCP4000-29
2081 – 11th Avenue 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 2081 – 11th Avenue NE from Highway Service/Tourist Commercial to High Density Residential.

The SAEDS Board specifically notes the strong demand for rental housing which is reflected in the low vacancy rate for Salmon Arm. As such, this project for purpose built rental housing is supported.

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

Sincerely,



William Laird, Chairperson



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CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing at the **Prestige Harbourfront Resort**, 251 Harbourfront Drive NE, Salmon Arm, BC, on **Monday, March 27, 2017 at 7:00 p.m**

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

Delete the following: "7.3.16 Either a conventional secondary suite contained within a dwelling or a detached suite is supported as an accessory residential use in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations, except that detached suites are not supported within the Agricultural Land Reserve."

And replace with the following: "7.3.16 Either a conventional secondary suite contained within a dwelling or a detached suite is supported as an accessory residential use in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations."

b) Proposed Amendment to Zoning Bylaw No 2303:

Delete Sections: 34.3.4 (A-1 Zone), 35.3.4 (A-2 Zone), 36.3.4 (A-3 Zone) and 41.3.4 (CD-3 Zone):
 "Detached suite on a parcel or site not located within the Agricultural Land Reserve"

And replace Sections 34.3.4 (A-1 Zone), 35.3.4 (A-2 Zone), 36.3.4 (A-3 Zone) and 41.3.4 (CD-3 Zone) with the following: "Detached suite (development of a detached suite in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations)"

Owner / Applicant: C. Laitinen

Reference: OCP-4000-30 & ZON-1085/ Bylaw No. 4192 & 4193

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 March 14, 2017 to March 27, 2017, 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

March 15 and 22, 2017

20.3/204



City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: February 28, 2017

SUBJECT: Official Community Plan Bylaw Amendment Application No. 4000-30
Zoning Bylaw Amendment Application No. 1085
Legal: Lot 1, Section 25, Township 20, W6M, KDYD, EPP40905
Civic Addresses: 2451 – 30 Avenue NE
Applicant: Colleen Laitinen

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 as follows:

1) Section 7.3 – Rural and Agricultural Policies:

Delete the following:

"7.3.16 Either a conventional secondary suite contained within a dwelling or a detached suite is supported as an accessory residential use in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations, except that detached suites are not supported within the Agricultural Land Reserve."

And replace with the following:

"7.3.16 Either a conventional secondary suite contained within a dwelling or a detached suite is supported as an accessory residential use in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations."

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

AND THAT: Pursuant to Section 477 (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;**

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 Sections 34.3.4 (A-1 Zone), 35.3.4 (A-2 Zone), 36.3.4 (A-3 Zone), and 41.3.4 (CD-3 Zone) as follows:

Delete the following:

"Detached suite on a parcel or site not located within the Agricultural Land Reserve"

And replace with the following:

"Detached suite (development of a detached suite in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations)

AND FURTHER THAT: Final Reading of the zoning amendment bylaw be withheld subject to:

- 1) Adoption of the associated Official Community Plan Amendment Bylaw.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The proposed bylaw amendments are to allow for detached suites within the Agricultural Land Reserve (ALR) as per the Agricultural Land Commission (ALC) Act and Regulations. The proposal will affect all properties within the City of Salmon Arm which are located in the ALR.

The applicants property is located at 2451 – 30 Avenue NE and is entirely within the ALR. The proposed bylaw amendments would allow for the construction of a detached suite and allow them an option to come into conformance with current bylaws.

BACKGROUND

The Laitinen's have two single family dwellings on the existing property located at 2451 – 30 Avenue NE, which only one is permitted as per provincial legislation and City bylaw. The other dwelling would be considered to have legal non-conforming status and falls under Division 14 of the Local Government Act. An application was made to subdivide the property in 2016 (ALC-364) and was approved for submission to the ALC by Council, however was not approved by the ALC. If the proposed bylaw amendments were approved by Council, the applicants plan to demolish one of the existing residences and reconstruct a detached suite within the same footprint. This would bring the property and dwellings into conformance with current regulations.

In February, 2014 Council approved bylaw amendments which allowed for detached suites in the R-8 Zone, CD-3 and the A-1, A-2 and A-3 Zones for lands outside the ALR. Section 4.2 General Regulations for Detached Suites are attached as APPENIDX 1 and the definition of detached suite is as follows:

"DETACHED SUITE means a dwelling unit with a maximum floor area of 90 square metres (968.8 square feet) that is contained within a building which is accessory to a single family dwelling, and shall not include a mobile home, manufacture home, travel trailer, recreational vehicle, or storage container."

At the time the ALC did not permit detached suites within the ALR and therefore were prohibited. In 2016 a number of changes were made to ALC regulation including Policy #8 – Residential Uses in the ALR-Zone 1 (APPENDIX 2) which allows for a detached suite subject to a number of conditions.

Development Services staff wanted to allow detached suites in all A-zones and in the ALR, but at that time, the ALC advised staff that detached suites are not permitted and our idea was not supported.

COMMENTS

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns.

Agricultural Advisory Committee

The proposal was brought forward to the Agricultural Advisory Committee (AAC) at its meeting of January 18, 2017 however quorum was not met.

The Committee had no concerns with the specific proposal for the Laitinen's property given the history and non-conforming status of the dwellings. However, the Committee did express concerns over permitting detached suites to all ALR lands within the City. The Committee discussed points including increased density and development on farm land, and increased pressure for subdivision of farm land.

While staff understands the AAC's concerns it is felt that the blanket approach under proposal, which is endorsed by the ALC, should proceed.

Planning Department

The proposal is to amend the OCP and Zoning Bylaw No. 2303 to permit detached suites within the ALR. If the amendments were approved it would allow for detached suites within the ALR similarly to current detached suites with rural and agricultural areas outside of the ALR. Under Agricultural Land Reserve Use, Subdivision and Procedures Regulation (BC Regulation 171/2002) Sections 3(1) the local government has the authority to permit or prohibit the uses provided in Policy #8.

ALC Policy Requirements for Detached Suites

The regulation of detached suites within the ALR is generally consistent with the City's current regulations. However, there are the following significant differences which would apply:

1. Properties must be operated as a farm and classified as a "farm" under the *Assessment Act* through the BC Assessment Authority.
2. ALC policy permits both a secondary suite in a single family dwelling and a detached secondary suite per parcel. However, Staff is recommending only one (1) secondary suite or one (1) detached suite per parcel as this is consistent with the City's current regulations.
3. The accommodation must be only a single level constructed above an *existing building* on a farm.

Note: The definition of *existing building* from Policy #8 means "a building constructed or under construction, in accordance with the ALCA and Regulation"

There is no restriction on who can occupy the detached suite, unlike other related ALR policies for second residences for farm help, or manufactured homes for an immediate family member.

Subdivision of Rural and Agricultural Lands

The proposed amendments would not change the regulation or policy for subdivision of ALR lands. OCP policy does not support subdivision for rural and agricultural lands outside the Urban Containment Boundary with the exception of the Gleneden area. In some cases, greater expectation or perception of subdivision may occur due to a second dwelling or detached suite.

Building Permit, Development Cost Charges and Servicing

Any proposed detached suite within the ALR would require a Building Permit and be required to meet BC Building Code. The detached suite would need to be serviced to City of Salmon Arm standards and Development Cost Charges as per DCC Bylaw No. 3600 would be applied at the High Density Residential rate of \$6,064.31 per unit.

Section 475 – Local Government Act

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

Economic Development Society	(no response to date)
Adams Lake Indian Band	(no response to date)
Neskonlith Indian Band	(no response to date)
Agricultural Land Commission	The ALC has no objection to the proposed bylaw amendments.

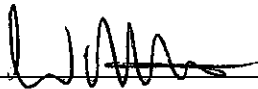
Note: Pursuant to Section 46 of the ALCA all local government bylaws must be consistent with the Act or be deemed they are of no force or effect.

Section 477 – Local Government Act

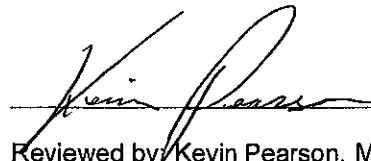
Pursuant to Section 477 of the *Local Government Act* (adoption procedures for an OCP amendment), Council must consider this proposed OCP amendment in relation to the financial and waste management plans of the City. In the opinion of staff, this OCP amendment is consistent with the City's financial plans and the Liquid Waste Management Plan.

CONCLUSION

The proposal is to amend the OCP and Zoning Bylaw No. 2303 to allow for detached suites with the ALR in accordance with ALC Policy #8. Staff supports the bylaw amendments both for the Laitinen's property and all ALR lands within the City for the above noted reasons.



Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



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

SECTION 4 - GENERAL REGULATIONS

Application

- 4.1 Except as otherwise specified in this Bylaw, Sections 4.2 to 4.14 inclusive apply to all *zones* established under this Bylaw.

Notwithstanding any other provision of this Bylaw, and in keeping with the goals and objectives of City of Salmon Arm Official Community Plan Bylaw No. 2301, rezoning, subdivision and/or Agricultural Land Commission applications may not be approved by the City for any *parcels* located within the "Rural Area" as designated on Schedule "D" attached hereto and forming part of this Bylaw, except as otherwise provided in the *Official Community Plan*.

Detached Suite


- #3996 4.2 .1 No accessory *building* or *structure* shall be used as a *dwelling unit* except for an approved *detached suite*.
- .2 A *detached suite* shall be constructed to meet the requirements of the BC Building Code.
- .3 A *detached suite* shall be accessible by a cleared and constructed pathway from the offstreet parking stall(s) to the building entrance.
- .4 A *detached suite* shall be oriented and appropriately screened with landscaping or solid fencing to provide privacy in relation to neighbouring properties.
- .5 A *detached suite* shall have sufficient access and be appropriately serviced.
- .6 Subdivision of a *detached suite* is not permitted.

#3545

Setback Exceptions

- 4.3 No *building* or *structure* other than the following shall be located in the *setbacks* required by this Bylaw:

- .1 signs;
- .2 steps;
- .3 uncovered patios or terraces not greater than 0.6 metre (2.0 ft) above surrounding *grade*;
- .4 arbours, trellises, fish ponds, ornaments, flag poles, or similar landscaping;
- .5 *duplexes* where there is a common wall that coincides with an *interior side parcel line* of the strata *parcel* shown on a registered plan pursuant to the Strata Property Act;
- .6 *fences*;
- .7 *retaining walls*;
- .8 temporary *buildings* such as *offices*, lunch rooms, first aid stations or storage *buildings* on active construction sites in conjunction with a valid building permit;
- .9 display yard or unenclosed *parking space*;
- #2851 .10 projection of sills, belt courses, cornices and roof eaves to a maximum depth of 0.6 metres (1.9 ft); for each suite, the total combined area of chimney, fireplaces, bay windows, china cabinets or bathroom kickouts and cantilevered balconies is not to exceed 1.6 square metres (17 square feet) in area to a maximum depth of 0.6 metres (1.9 ft) in each required yard. No projection is permitted closer than 0.6 metres (1.9 ft) to a parcel line in a residential area.

 <p>Agricultural Land Commission Act</p>	<p style="text-align: right;">Policy #8 January 2016</p> <p style="text-align: center;">ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE: RESIDENTIAL USES IN THE ALR- ZONE 1</p>
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This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of June 2015, (the "Regulation"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Reserve Use, Subdivision and Procedures Regulation, (BC Regulation 171/2002) Sections 3(1)(b) and 1(1)

3(1) *The following non-farm uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government:*

(b) *for a parcel located in Zone 1,*

- (i) *one secondary suite in a single family dwelling, and*
- (ii) *either*

(A) *one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family, or*

(B) *accommodation that is constructed above an existing building on the farm and that has only a single level;*

1(1) *In this regulation:*

"immediate family" *means, with respect to an owner, the owner's*

- (a) *parents, grandparents and great grandparents,*
- (b) *spouse, parents of spouse and stepparents of spouse,*
- (c) *brothers and sisters, and*
- (d) *children or stepchildren, grandchildren and great grandchildren;*

"farm" *means an occupation or use, for farm purposes, of one or several parcels of land or tenured areas of Crown land;*

Agricultural Land Commission Act S.B.C. 2002 c. 36 Section 4.2:

4.2 *The following zones are established:*

- (a) *Zone 1, consisting of the Island Panel Region, the Okanagan Panel Region and the South Coast Panel Region.*
- (b) *Zone 2, consisting of all geographic areas of British Columbia not in Zone 1.*

Note - The Panel Regions are described in more detail in the Schedule to the ALCA and on the Agricultural Land Commission website

Section 18(a):

18 *Unless permitted under this Act,*

(a) *a local government, a first nation government or an authority, or a board or other agency established by a local government, a first nation government or an authority, or a person or agency that enters into an agreement under the Local Services Act may not*

(i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use, or

(ii) approve more than one residence on a parcel of land unless the additional residences are necessary for farm use,

INTERPRETATION:

Subject to applicable local government bylaws, one single family residential dwelling is allowed on land in the Agricultural Land Reserve (the "ALR"). This residence is considered a single family dwelling and referred to as the "single family dwelling" in this policy. A local government may permit one single family dwelling.

The Regulation permits, unless otherwise prohibited by a local government bylaw, a secondary suite for residential purposes, wholly contained within the single family dwelling on a parcel in the ALR. The secondary suite does not need to be occupied by immediate family.

The Regulation provides for one manufactured home, in addition to the single family dwelling, on a parcel in the ALR. The manufactured home may only be occupied by the property owner's immediate family.

The maximum width of a manufactured home allowed is 9 metres (commonly known as a 'double-wide').

If the manufactured home is no longer occupied by member of the property owner's immediate family, it is not a permitted use in the ALR and must be removed from the parcel. If it remains, the manufactured home must not be used for residential purposes except by the owner's immediate family.

An alternative to a manufactured home, is an accommodation that is only a single level constructed above an existing building on a farm. In order to add an accommodation to an existing building, the parcel on which the structure is located must be operated as a farm and classified as a "farm" under the [Assessment Act](#). There is no restriction on who can occupy this additionally constructed accommodation (family, renter, farm workers); however, the accommodation must be consistent with the definition below.

Note - The Regulation does not permit both a manufactured home and accommodation constructed above an existing building on the farm.

TERMS:

secondary suite means an area set aside for residential use, within the footprint of a single family dwelling, and secondary or ancillary to the residential use of that single family dwelling.

manufactured home means a transportable prefabricated structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for residential use by a single family. The structure normally conforms to the CSA Z240 series standards of the Canadian Standards Association for manufactured homes built on concrete pile or surface pier foundation systems.

accommodation means a single residential unit that may have more than one bedroom, but does not have more than one kitchen, and does not serve as the residence for more than one person or family.

existing building means a building, constructed or under construction, in accordance with the *ALCA* and Regulation.

Unless defined in this policy, terms used herein will have the meanings given to them in the *ALCA* or the Regulation.

March 16, 2017

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

Re: OCP Amendment Application No OCP4000-30
2451 - 30th Avenue NE

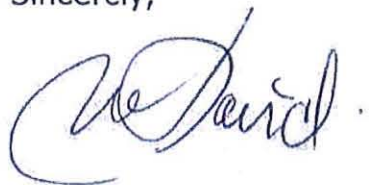
Dear Kevin

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP amendment referral to permit a detached suite in the ALR.

The SAEDS Board supports this application and has no noted concerns.

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

Sincerely,



William 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 a Public Hearing at the Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, BC, on **Monday, March 27, 2017 at 7:00 p.m**

3) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 11, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 3290 -20 Street NE

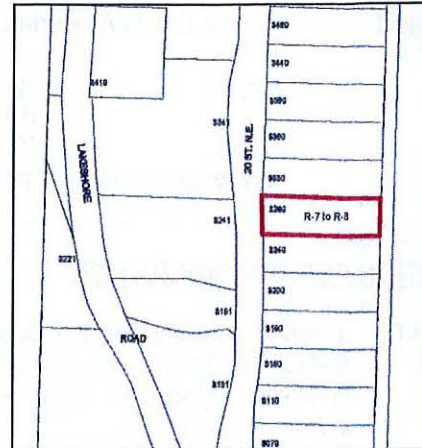
Location: Woodland Heights Subdivision, east of Lakeshore Road NE on the east side of 20th Street NE

Present Use: Vacant Property

Proposed Use: Single family dwelling containing a suite

Owner / Applicant: D. & E. Kipp

Reference: ZON-1086/ Bylaw No. 4194



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 March 14, 2017 to March 27, 2017, 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

March 15 and 22, 2017



Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: February 28, 2017

Subject: Zoning Bylaw Amendment Application No. 1086

Legal: Lot 11, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746

Civic: 3290 20 Street NE

Owner/Applicant: Kipp, D. & E.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 11, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot 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 3290 20 Street NE (Appendix 1 and 2). The proposal is to rezone the parcel from R-7 (Large Lot Single Family Residential) to R-8 (Residential Suite) to permit development and subsequent use of a secondary suite within a single-family home.

BACKGROUND

The subject parcel is located in a new subdivision (Woodland Heights) on 20 Street NE between Appleyard and Raven, just east of Lakeshore Road. The parcel is approximately 0.6 acres, currently under development, and designated Low Density Residential in the Official Community Plan (OCP).

The subject parcel is currently zoned R-7 (Large Lot Single Family Residential) in the Zoning Bylaw (see Appendix 3). The surrounding area is largely comprised of R-7 and R-1 zoned parcels, with large A2 parcels to the north and east. The directly adjacent lots to the north and south are in the early stages of development. There are six parcels within the surrounding area zoned R-8, including the parcel directly north.

Site and floor plans are attached as Appendix 4, while site photos are attached as Appendix 5. The plans indicate a home similar to development in the area on properties along 20 Street NE. A 546 square foot secondary suite is proposed within the single-family home, limiting any impact on the streetscape.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on Zoning Bylaw requirements, the subject parcel has potential for the development of a secondary suite (or a detached suite), including sufficient space for the required additional off-street parking stall to serve the suite.

COMMENTSEngineering Department

No concerns with the proposed rezoning. Furthermore, there are no traffic safety concerns with an increase in unit density along the recently upgraded section of 20 Street NE.

Building Department

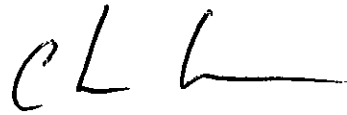
No concerns with rezoning. BC Building Code to apply.

Fire Department

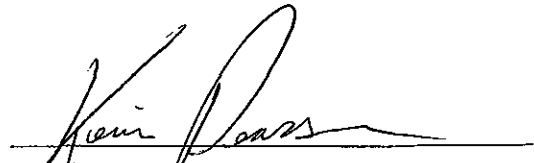
No concerns.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The site plan provided by the applicant is consistent with the zoning regulations and the relatively large subject parcel is well-suited to such development. While the parcel has sufficient space for either a *secondary suite* or a *detached suite*, staff note that following the development of a *secondary suite* as proposed, a *detached suite* would not be permitted unless the *secondary suite* was removed. 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 45 90 180 270 360 Meters



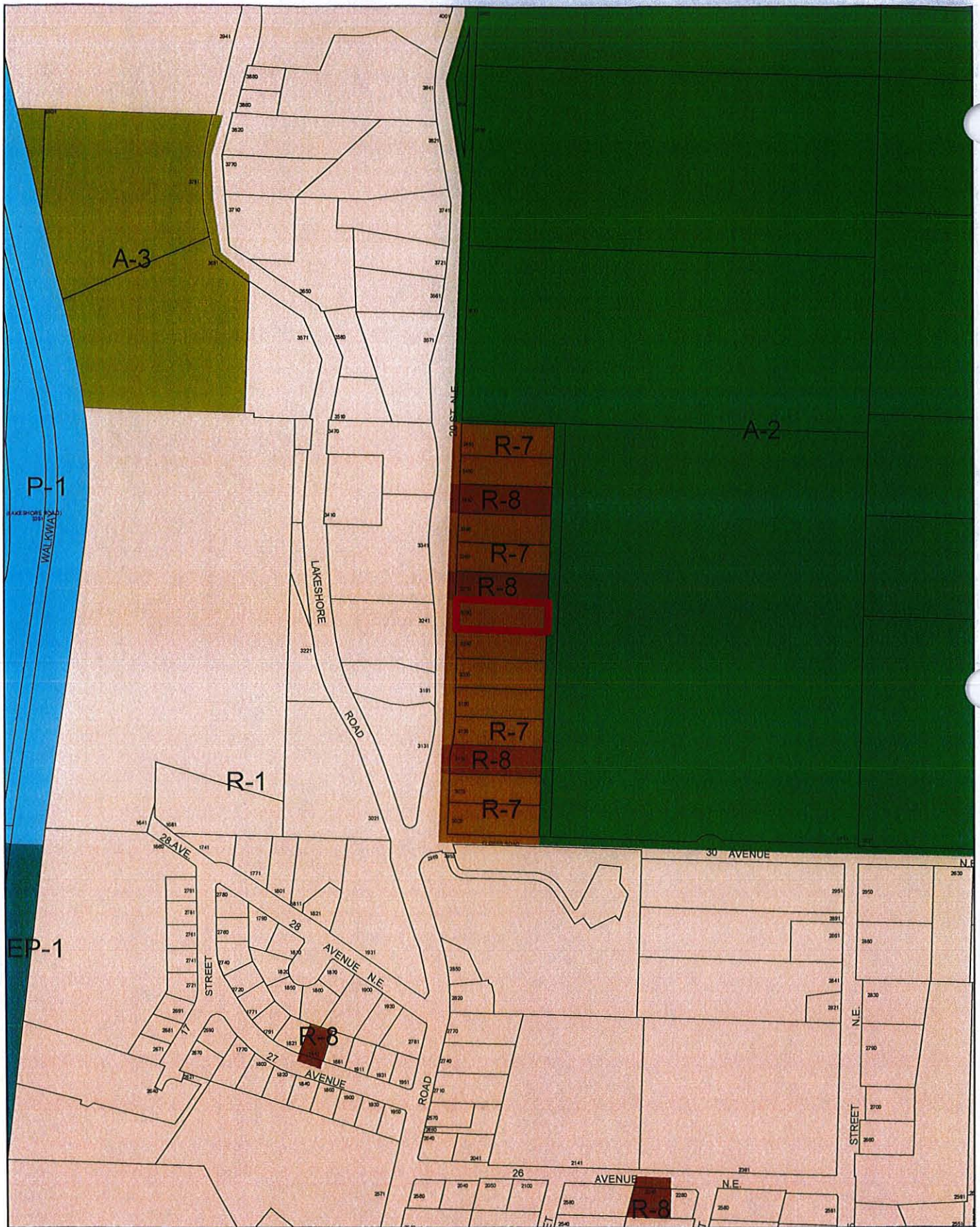
Subject Parcel



0 10 20 40 60 80 Meters



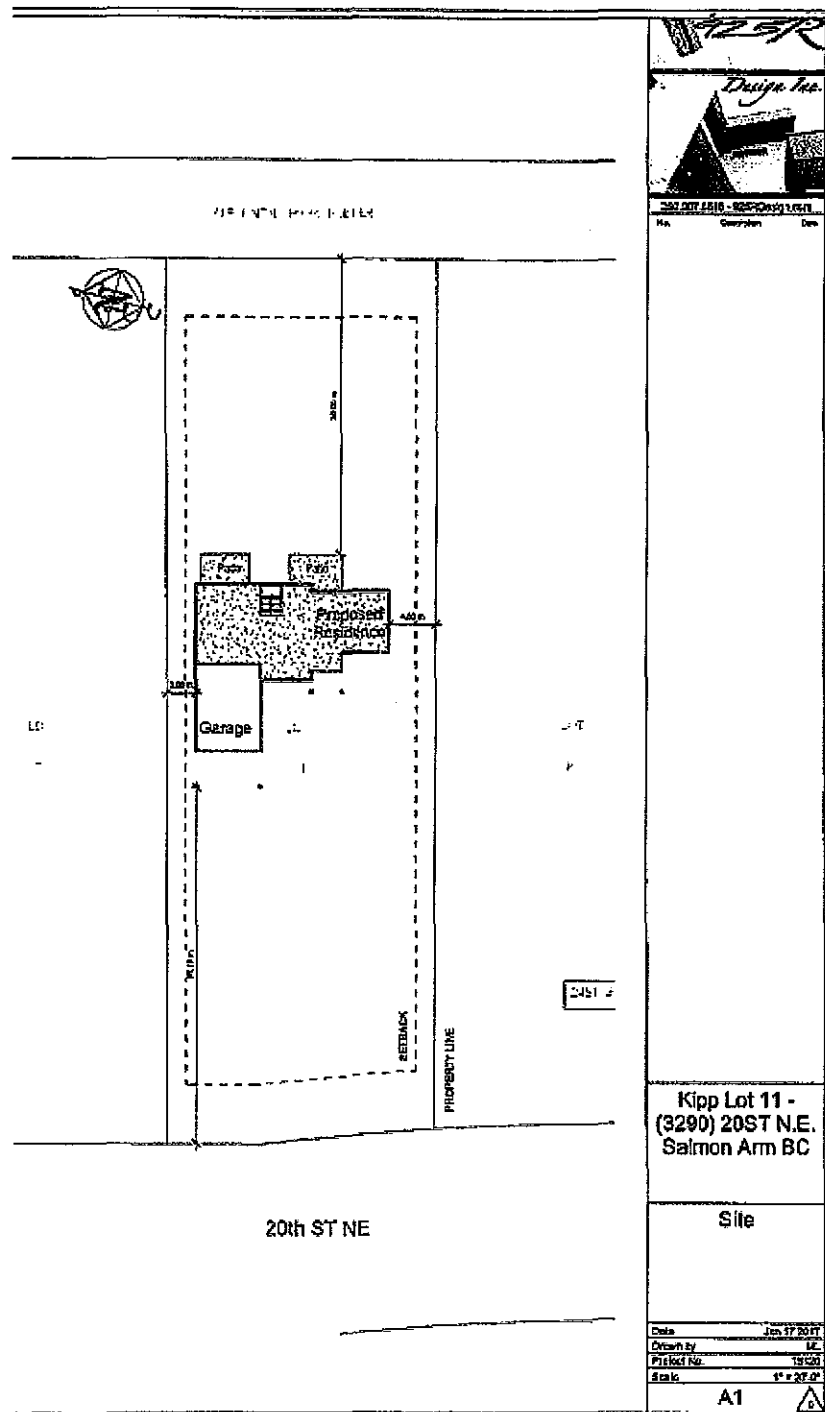
Subject Parcel



0 45 90 180 270 360
Meters



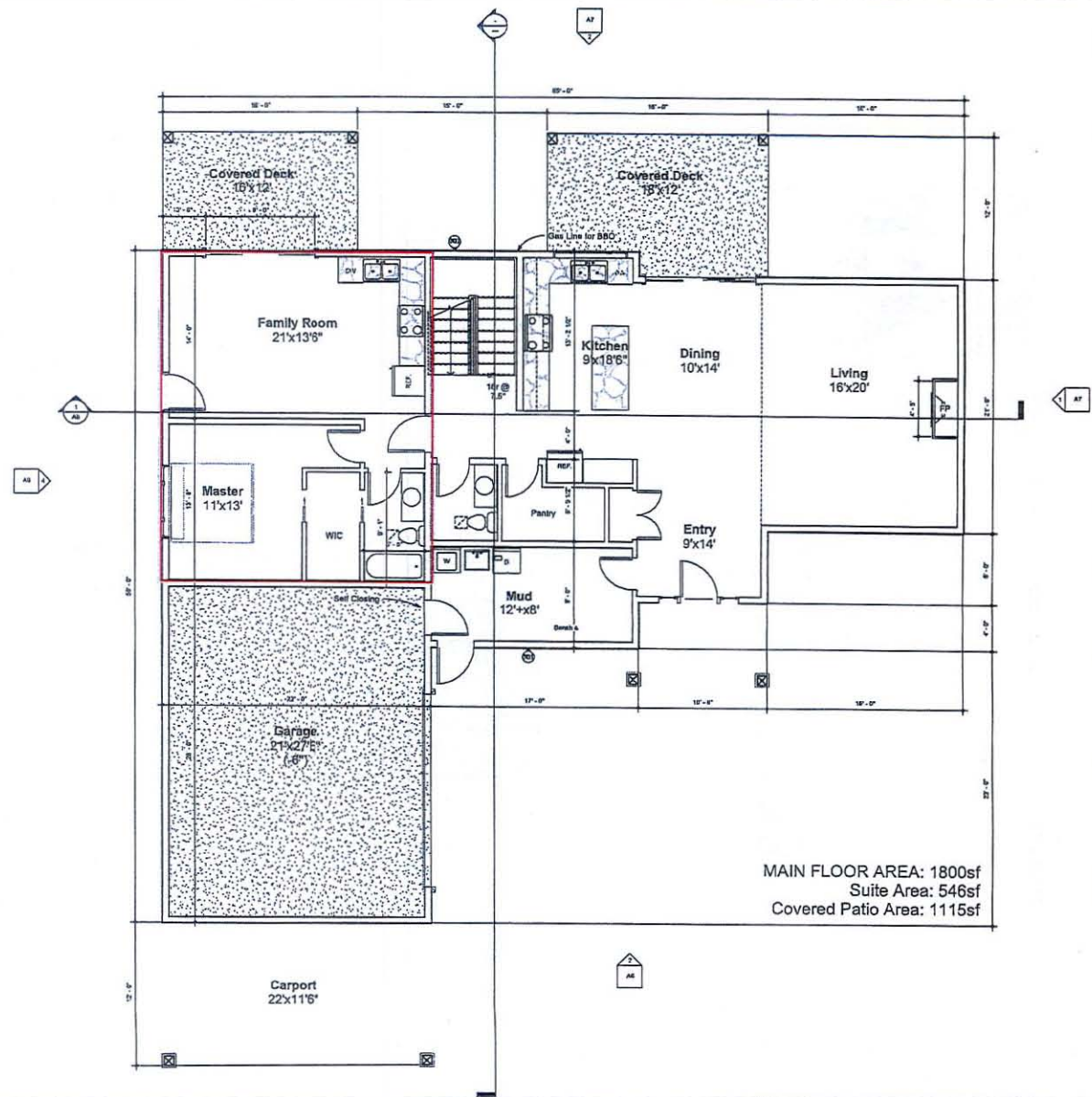
Subject Parcel





250.307.6616 - 925RDesign.com

No. Description Date



Kipp Lot 11 -
(3290) 20ST N.E.
Salmon Arm BC

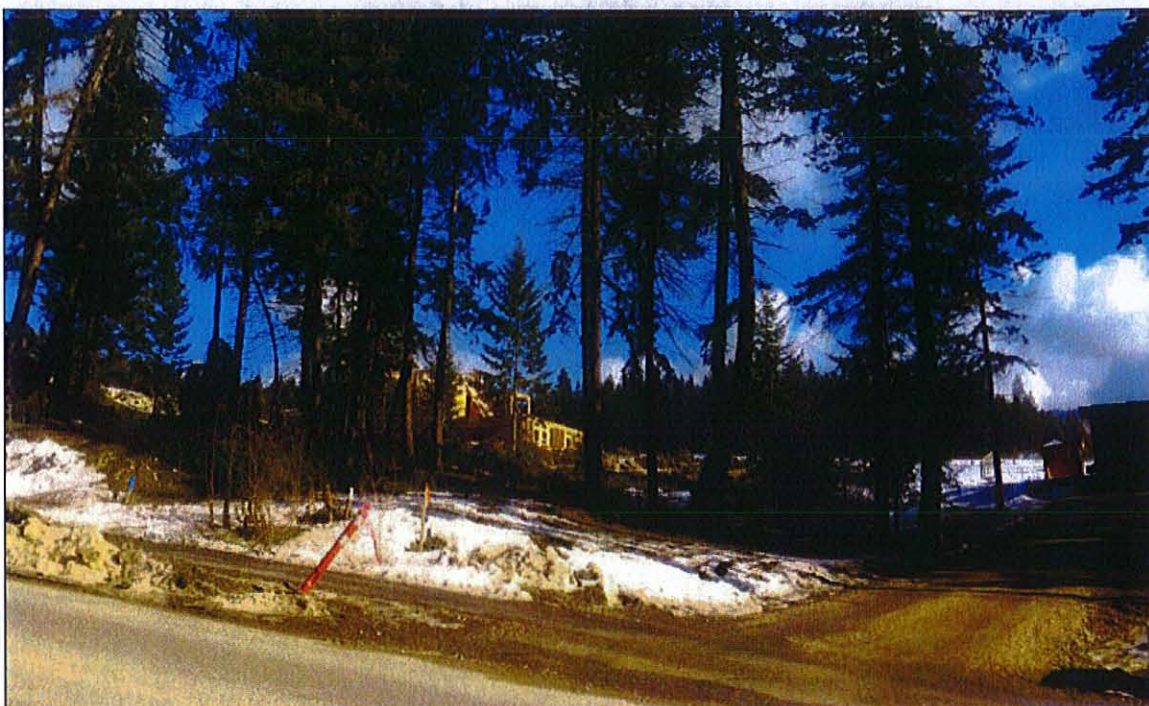
Main Floor

Date Feb 14 2017
Drawn by 1765
Project No. 1765
Scale 1/4" = 1'-0"
A3

Appendix 4: Site Plans



View of subject parcel looking east from 20 Street NE showing adjacent properties.



View north-east from 20 Street NE showing adjacent properties.

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Item 21.1

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4190 be read a third time.

[OCP4000-29; Affinity Developments Ltd. / Jobeck Enterprises Ltd.; 2081 – 11 Avenue NE; HC - HR]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4190

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 at the Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, British Columbia, on _____ 2017, at the hour of 7:00 p.m. was published in the _____ and _____, 2017, 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:

- a) Redesignate Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 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. 4190”.

READ A FIRST TIME THIS 13th DAY OF March 2017

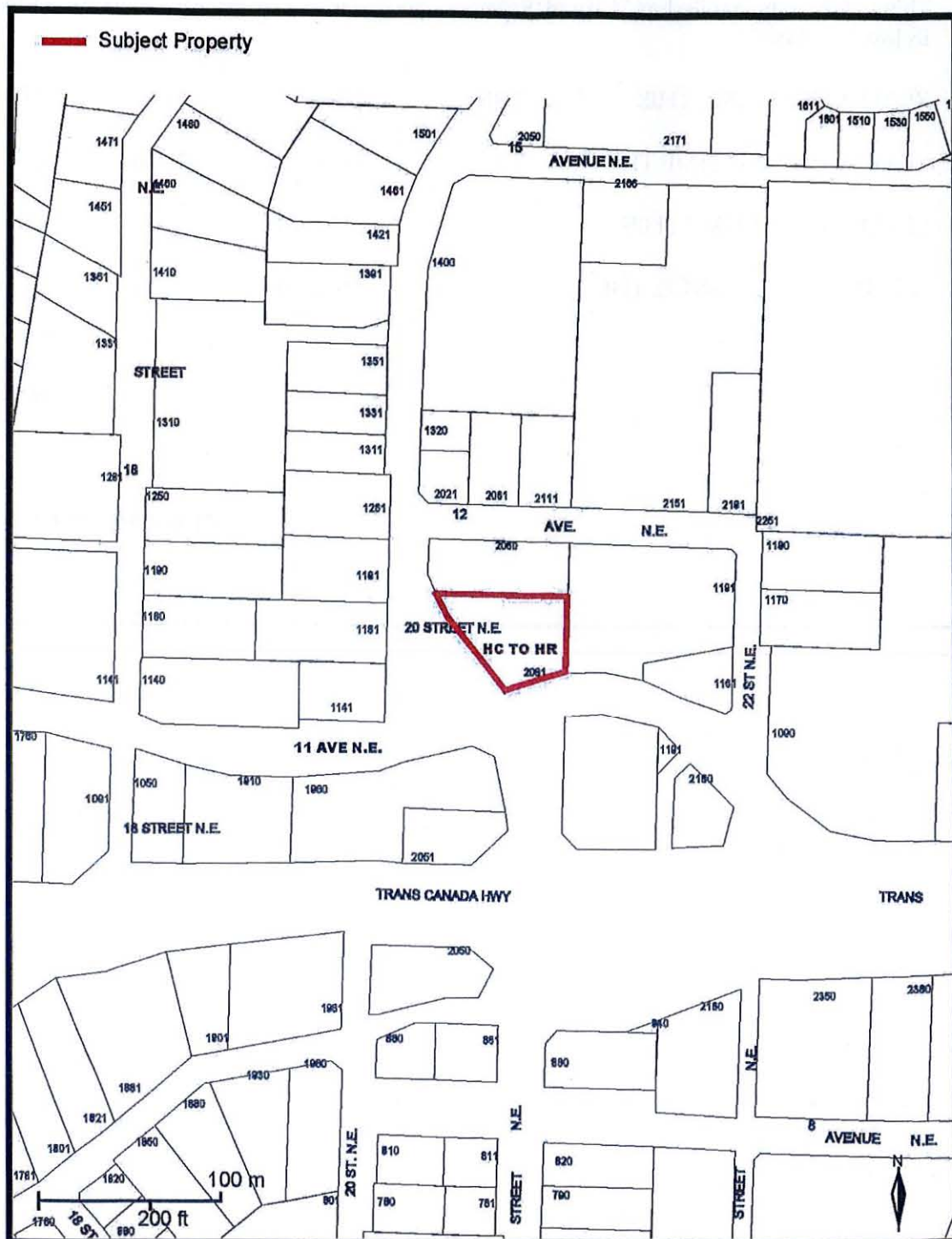
READ A SECOND TIME THIS 13th DAY OF March 2017

READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER



Item 21.2

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4191 be read a third time.

[ZON-1084; Affinity Developments Ltd. / Jobeck Enterprises Ltd.; 2081 – 11 Avenue 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. 4191

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 at the Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, British Columbia, on _____, 2017 at the hour of 7:00 p.m. was published in the _____ and _____, 2017 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 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. 4191".

READ A FIRST TIME THIS 13th DAY OF March 2017

READ A SECOND TIME THIS 13th DAY OF March 2017

READ A THIRD TIME THIS DAY OF 2017

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2017

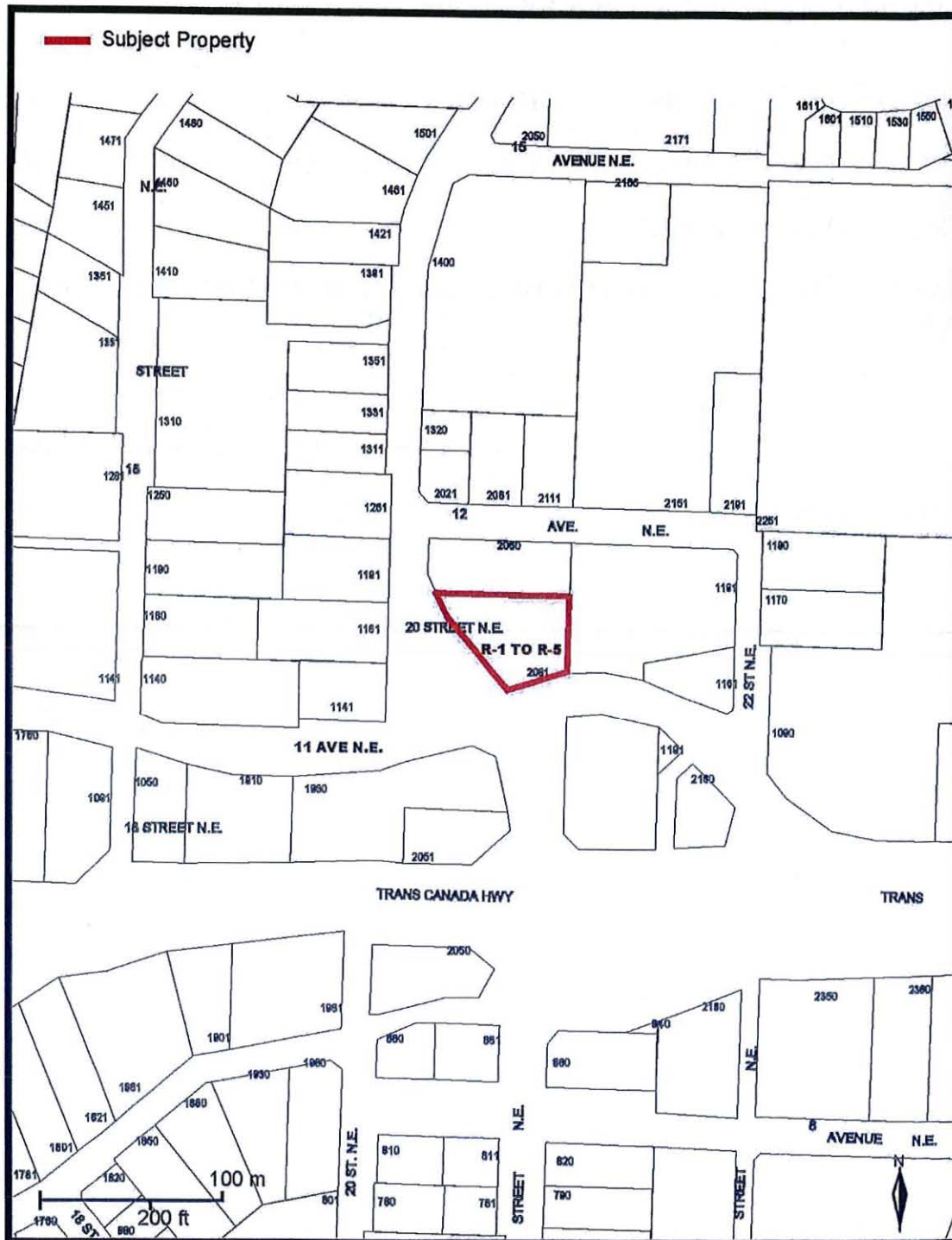
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 21.3

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4192 be read a third and final time.

[OCP4000-30; Laitinen, C. 2451 – 30 Avenue NE; Rural Agricultural Policies]

Vote Record

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

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

CITY OF SALMON ARM

BYLAW NO. 4192

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 at the Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, British Columbia, on _____ 2017, at the hour of 7:00 p.m. was published in the _____ and _____, 2017, 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:

- a) Section 7.3 – Rural and Agricultural Policies:

Delete the following:

"7.3.16 Either a conventional secondary suite contained within a dwelling or a detached suite is supported as an accessory residential use in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations, except that detached suites are not supported within the Agricultural Land Reserve."

And replace with the following:

"7.3.16 Either a conventional secondary suite contained within a dwelling or a detached suite is supported as an accessory residential use in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations."

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. 4192"**.

READ A FIRST TIME THIS 13th DAY OF March 2017

READ A SECOND TIME THIS 13th DAY OF March 2017

READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

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Item 21.4

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4193 be read a third and final time.

[ZON-1085; Laitinen, C.; 2451 – 30 Avenue NE; detached suite in agricultural zones]

Vote Record

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

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

CITY OF SALMON ARM

BYLAW NO. 4193

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 at the Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, British Columbia, on _____, 2017 at the hour of 7:00 p.m. was published in the _____ and _____, 2017 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:

Sections 34.3.4 (A-1 Zone), 35.3.4 (A-2 Zone), 36.3.4 (A-3 Zone), and 41.3.4 (CD-3 Zone):

Delete the following:

"Detached suite on a parcel or site not located within the Agricultural Land Reserve"

And replace with the following:

"Detached suite (development of a detached suite in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations)"

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. 4193**”.

READ A FIRST TIME THIS 13th DAY OF March 2017

READ A SECOND TIME THIS 13th DAY OF March 2017

READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

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Item 21.5

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4194 be read a third and final time.

[ZON-1086; Kipp, D. & E.; 3290 – 20 Street NE; R-7 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. 4194

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 at the Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, British Columbia, on _____, 2017 at the hour of 7:00 p.m. was published in the _____ and _____, 2017 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 11, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot 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. 4194"**.

READ A FIRST TIME THIS 13th DAY OF March 2017

READ A SECOND TIME THIS 13th DAY OF March 2017

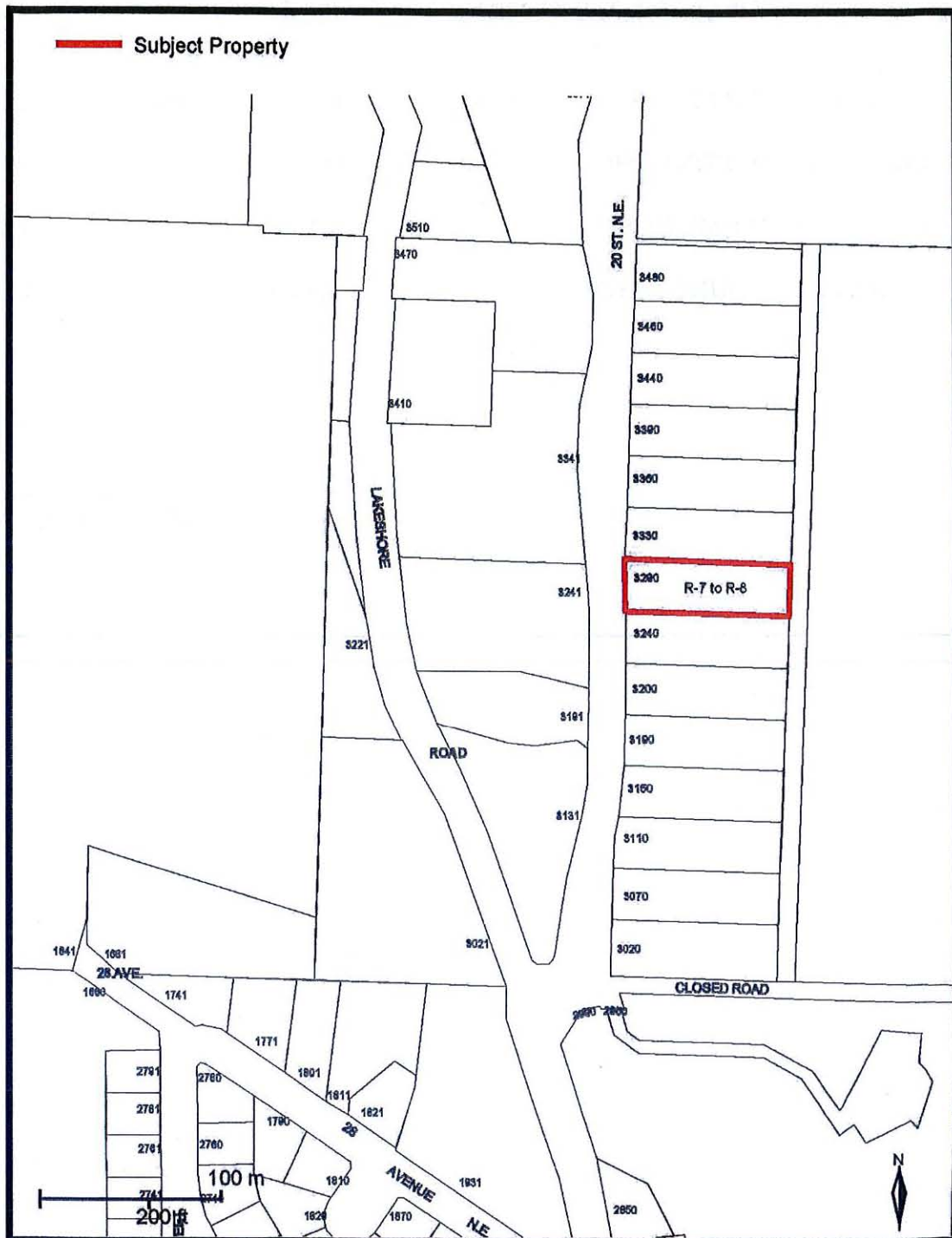
READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 23.

CITY OF SALMON ARM

Date: March 27, 2017

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of March 27, 2017, be adjourned.

Vote Record

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

Opposed:

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

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