

AGENDA

Regular Council Meeting

Monday, May 28, 2018

1:30 p.m.

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

Council Chamber of City Hall

500 – 2 Avenue NE

Page #	Item #	Description
	1.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ADOPTION OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	PRESENTATIONS / DELEGATIONS
3 - 4	1.	P. Ryley – Accessibility at Recreation Centre and Arena and Rainbow Sidewalk
5 - 6	2.	C. Massey and D. Paterson, The Adams River Salmon Society and J. John, Little Shuswap Indian Band – Shuswap Salmon Symposium Information
	6.	CONFIRMATION OF MINUTES
7 - 22	1.	Regular Council Meeting Minutes of May 14, 2018
	7.	COMMITTEE REPORTS
23 - 28	1.	Development and Planning Services Committee Meeting Minutes of May 22, 2018
29 - 32	2.	Housing Task Force Meeting Minutes of May 7, 2018
	8.	INTRODUCTION OF BYLAWS
33 - 48	1.	Zoning Amendment Bylaw No. 4272 [ZON-1127; Presch, B.; 7031 – 52 Street NE; R-1 to R-8] – First and Second Readings
	9.	RECONSIDERATION OF BYLAWS
49 - 82	1.	Official Community Plan Amendment Bylaw No. 4269 [OCP4000-35; Brautigam, K. & M.; 3820 – 20 Street NE; AR – LR] – Second Reading

9. **RECONSIDERATION OF BYLAWS - continued**
 - 83 - 86 2. Zoning Amendment Bylaw No. 4270 [ZON-1125; Brautigam, K. & M.; 3820 - 20 Street NE; A-2 to R-8] - Second Reading
 - 87 - 110 3. Official Community Plan Amendment Bylaw No. 4260 [OCP4000-34; City of Salmon Arm; 720 - 22 Street NE; MD to Institutional] -Final Reading
 - 111 - 116 4. Zoning Amendment Bylaw No. 4261 [ZON-1116; City of Salmon Arm; 720 - 22 Street NE; R-4 to P-1] - Final Reading
 - 117 - 120 5. Short Term Borrowing Bylaw No. 4244 - Final Reading
10. **CORRESPONDENCE**
 - 121 - 122 1. Informational Correspondence
 - 123 - 124 2. D. Boyd, General Manager, Shuswap Recreation Society - letter dated May 23, 2018 - Salmon Arm Pickleball Club
 - 125 - 126 3. G. Simms - letter dated May 19, 2018 - UBCM
11. **STAFF REPORTS**
 - 127 - 130 1. Director of Engineering & Public Works - Large Portable Generator and Transfer Switch Connection (Zone 4) Award
 - 131 - 172 2. Director of Development Services - Proposed Telecommunications Facility Referral (Cellular Tower Installation) [Rogers/Cypress Land Services; 2200 - 20 Avenue SE]
 - 173 - 180 3. Corporate Officer - Housing Task Force Appointments
12. **NEW BUSINESS**
13. **COUNCIL STATEMENTS**
14. **COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**
15. **SALMON ARM SECONDARY YOUTH COUNCIL**
16. **NOTICE OF MOTION**
17. **UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
18. **OTHER BUSINESS**
19. **QUESTION AND ANSWER PERIOD**

7:00 p.m.

Page #	Item #	Description
	20.	DISCLOSURE OF INTEREST
	21.	HEARINGS
181 - 194	1.	Temporary Use Permit Application No. TUP-15 [Salmon Arm Folk Music Society/847774 BC Ltd./Dedood, J./Thompson, J; 550 - 10 Avenue SW, 690 - 10 Avenue SW and 1300 - 10 Street SE; Temporary Camping for Roots and Blues Festival]
	22.	STATUTORY PUBLIC HEARINGS
195 - 206	1.	Zoning Amendment Application No. ZON-1126 [Hinchliff, M. & M.; 3070 - 20 Street NE; R-7 to R-8]
	23.	RECONSIDERATION OF BYLAWS
207 - 210	1.	Zoning Amendment Bylaw No. 4271 [ZON-1126; Hinchliff, M. & M.; 3070 - 20 Street NE; R-7 to R-8] - Third Reading
	24.	QUESTION AND ANSWER PERIOD
211 - 212	25.	ADJOURNMENT

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Item 2.

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

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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CITY OF SALMON ARM

Date: May 28, 2018

PRESENTATION

Name: Patrick Ryley
Accessibility at Recreation Centre and Arena
and Rainbow Sidewalks

Vote Record

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

Opposed:

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

I would like to address the following:

1. No handicap door on the gym side of the rec centre
2. No safety ladder on the kiddy pool
3. No handicapped door on the Shaw centre Hucul pond side (although there is a ramp)
4. Gay pride crosswalk and the placement of where it goes

With regard to the side walk, notice are everything, and I really feel that if it has to be located by Blackburn park, then it should join the two fair grounds. This would be a place that joins two active family oriented areas, and not involve the Church that is on the grounds as well. Any other location in that area would be awkward as it would not involve two family areas.

The outfitting of proper handicapped doors on the Shaw and rec centre properties is in my mind a requirement for access, safety, work safe and fire. I have mentioned this a few times and it is 7 months since I first realized the poor state of affairs at these facilities.

I was informed by a staff member that it was an un-needed expense and that the Gym was never used for public events. As an entertainer who has performed there on several occasions, I can assure you that this is not the case. Besides the lack of regard for all access to all people, this does present a fire hazard as well. Since the pool access doors are not open during public evening events, I see this as a top priority that needs to be addressed immediately.

Inside the pool, the children's wade pool has a 1 foot drop into the pool. Staff on duty have mentioned that they have requested a safety ladder on numerous occasions. I am now asking that this be addressed. People with mobility issues, elderly and others have a difficult time getting in and out of this pool, as I found myself when I was not able to exuit it and had to have some assistance. There needs to be a safety ladder installed so that this is not a hazard.

When we look at other town ie Revel stoke with a performing Arts center and a salt water pool, it fails me why it is up to someone such as myself to have to ask for this.

We have tourism dollars top spend now to promote our facilities, but don't have adequate standards in place.

I look forward to presenting to council my thoughts, so that perhaps we can elevate our expectations of the Rec Centre management.

Thanks and I look forward to your response as to when I can present.

Yours,
Pat

Patrick Ryley | APD and Announcer
Bell Media | t: 250 832-2161 | f: 250 832-2240 | pryley@ezrock.com
360 Ross Street, Box 69, Salmon Arm, British Columbia Canada V1E 4N2

Item 5.2

CITY OF SALMON ARM

Date: May 28, 2018

PRESENTATION

Name: Carmen Massey and Don Paterson, The Adams River Salmon Society
Julie John, Little Shuswap Lake Indian Band
Shuswap Salmon Symposium

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: May 28, 2018

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Regular Council Meeting Minutes of May 14, 2018, be adopted as circulated.

Vote Record

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

Opposed:

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

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Theatre at Salmon Arm Secondary, Sullivan Campus, 1641 – 30 Street NE, Salmon Arm, British Columbia, on Monday, May 14, 2018.

PRESENT:

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

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 B. Puddifant

ABSENT:

Councillor L. Wallace Richmond

1. CALL TO ORDER

Mayor Cooper called the meeting to order at 1:00 p.m.

2. IN-CAMERA SESSION

0199-2018

Moved: Councillor Harrison
Seconded: Councillor Jamieson
THAT: Pursuant to Section 90 (1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:00 p.m.
Council returned to Regular Session at 1:57 p.m.
Council recessed until 2:30 p.m.

3. REVIEW OF AGENDA

Addition of Item 10.2 – letter from N. Cooper dated December 13, 2017 – Property located at 451 Shuswap Street SW

Addition of Item 10.3 – email from P. Kassa dated May 9, 2018 – School District #83 Proposed sale of former Salmon Arm Elementary

3. REVIEW OF AGENDA - continued

Addition of Item 10.4 – email from K. Sinclair dated May 8, 2018 – Information around usage of the Downtown Activity Centre

Addition of Item 10.5 – email from J. Jacobson dated May 14, 2018 – Sale of old school building in Salmon Arm

4. DISCLOSURE OF INTEREST

Councillor Jamieson declared a conflict with Items 9.3, 10.2, 10.3, 10.4 and 10.5 as he is employed by School District No. 83.

5. PRESENTATIONS / DELEGATIONS**1. A. Morris, Co-chair, Salmon Arm Ecumenical KAIROS Committee - Prohibition of Nuclear Weapons**

Anne Morris, Co-chair, Salmon Arm Ecumenical KAIROS Committee, presented information on the prohibition and elimination of nuclear weapons and was available to answer questions from Council.

0200-2018

Moved: Councillor Jamieson
Seconded: Councillor Lavery
THAT: Council reaffirm adopted Resolution 0023-2005;

AND THAT: Council urge the Government of Canada to sign the Treaty on the Prohibition of Nuclear Weapons and to work urgently in the international community for the conclusion of a treaty that sets a timetable for the elimination of all nuclear weapons.

CARRIED UNANIMOUSLY

2. B. Healey, Head Coach, Columbia Shuswap Selkirks Swim Club/Wave Swimming Club - BC Masters Open Water Swimming Championships

Barry Healey, Head Coach, Columbia Shuswap Selkirks Swim Club/Wave Swimming Club presented regarding BC Masters Open Water Swim Championships and was available to answer questions from Council.

0201-2018

Moved: Councillor Flynn
Seconded: Councillor Eliason
THAT: Council authorize the use of Canoe Beach for the BC Masters Open Water Championships on Sunday Aug 12th 2018, subject to approval of the Province and the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

QUESTION AND ANSWER PERIOD - Students of Salmon Arm Secondary, Sullivan Campus - 3:00 p.m.

6. CONFIRMATION OF MINUTES**1. Regular Council Meeting Minutes of April 23, 2018**

0202-2018

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Regular Council Meeting Minutes of April 23, 2018, be adopted as circulated.

CARRIED UNANIMOUSLY**2. Special Council Meeting Minutes of May 7, 2018**

0203-2018

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the Special Council Meeting Minutes of May 7, 2018, be adopted as circulated.

CARRIED UNANIMOUSLY**7. COMMITTEE REPORTS****1. Development and Planning Services Committee Meeting Minutes of May 7, 2018**

0204-2018

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the Development and Planning Services Committee Meeting Minutes of May 7, 2018, be received as information.

CARRIED UNANIMOUSLY**2. Community Heritage Commission Meeting Minutes of March 16, 2018**

0205-2018

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the Community Heritage Commission Meeting Minutes of March 16, 2018, be received as information.

CARRIED UNANIMOUSLY**3. Agricultural Advisory Committee Meeting Minutes of April 18, 2018**

0206-2018

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the Agricultural Advisory Committee Meeting Minutes of April 18, 2018, be received as information.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS - continued

4. Environmental Advisory Committee Meeting Minutes of April 5, 2018

0207-2018

Moved: Councillor Lavery
Seconded: Councillor Harrison
THAT: the Environmental Advisory Committee Meeting Minutes of April 5, 2018 be received as information.

CARRIED UNANIMOUSLY

5. Housing Task Force Meeting Minutes of April 23, 2018

0208-2018

Moved: Councillor Lavery
Seconded: Councillor Jamieson
THAT: the Housing Task Force Meeting Minutes of April 23, 2018 be received as information.

CARRIED UNANIMOUSLY

8. INTRODUCTION OF BYLAWS

1. Official Community Plan Amendment Bylaw No. 4269 [OCP4000-35; Brautigam, K. & M.; 3820 - 20 Street NE; AR - LD] - First Reading

0209-2018

Moved: Councillor Eliason
Seconded: Councillor Flynn
THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4269 be read a first time;

AND THAT: Final reading of the Official Community Plan Amendment Bylaw be withheld pending either full construction of a Type 2 Trail or a 100% cash in lieu of trail construction contribution within the linear park to be dedicated.

Amendment:

Moved: Councillor Eliason
Seconded: Councillor Jamieson
THAT: the motion be amended to include the following:

AND THAT: Permanent pedestrian access from 20 Street NE to the Type 2 Trail be secured at the north end of the property and temporary access be secured at the south end; the temporary access to be closed and discharged when pedestrian access from 20 Street NE to a southern extension of the Type 2 Trail is secured from the property to the south.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

8. **INTRODUCTION OF BYLAWS - continued**

2. **Zoning Amendment Bylaw No. 4270 [ZON-1125; Brautigam, K. & M.; 3820 - 20 Street NE; A-2 to R-8] - First Reading**

0210-2018

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4270 be read a first time;

AND THAT: Second reading of the Zoning Amendment Bylaw be withheld pending approval of second reading of Official Community Plan Amendment Bylaw No. 4269;

AND THAT: Final reading of the Zoning Amendment Bylaw be withheld pending either full construction of a Type 2 Trail or a 100% cash in lieu of trail construction contribution within the linear park to be dedicated.

CARRIED UNANIMOUSLY

3. **Zoning Amendment Bylaw No. 4271 [ZON-1126; Hinchliff, M. & M.; 3070 - 20 Street NE; R-7 to R-8] - First and Second Readings**

0211-2018

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4271 be read a first and second time;

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to confirmation that the proposed suite meets Zoning Bylaw and BC Building Code requirements.

CARRIED UNANIMOUSLY

Councillor Eliason left the meeting at 3:58 p.m.

9. **RECONSIDERATION OF BYLAWS**

1. **Officer Designation and Establishment Bylaw No. 4267 - Final Reading**

0212-2018

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the bylaw entitled City of Salmon Arm Officer Designation and Establishment Bylaw No. 4267 be read a final time.

CARRIED UNANIMOUSLY

Councillor Eliason returned to the meeting at 3:59 p.m.

9. RECONSIDERATION OF BYLAWS - continued

2. Zoning Amendment Bylaw No. 4255 [ZON-1122; Glanville, B. & Rose, A.; 2621 - 30 Street NE; R-1 to R-8] - Final Reading

0213-2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4255 be read a final time.

CARRIED UNANIMOUSLY

Councillor Jamieson declared a conflict and left the meeting at 4:00 p.m.

3. Short Term Capital Borrowing (Bylaw No. 4158) Repeal Bylaw No. 4179 - Final Reading

0214-2018

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Short Term Capital Borrowing (Bylaw No. 4158) Repeal Bylaw No. 4179 be read a final time.

CARRIED UNANIMOUSLY

Councillor Jamieson returned to the meeting at 4:01 p.m.

4. Official Community Plan Amendment Bylaw No. 4257 [OCP4000-32; Homecraft Construction Ltd./Wilmark Homes Ltd./Onsite Engineering Ltd.; 6810 Park Hill Road NE; MD to LD] Final Reading

0215-2018

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4257 be read a final time.

CARRIED UNANIMOUSLY

5. Zoning Amendment Bylaw No. 4258 [ZON-1109; Homecraft Construction Ltd./Wilmark Homes Ltd./Onsite Engineering Ltd.; 6810 Park Hill Road NE; R-4 & R-7 to R-1] - Final Reading

0216-2018

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4258 be read a final time.

CARRIED UNANIMOUSLY

10. CORRESPONDENCE**1. Informational Correspondence****13. D. Mills, Shuswap Cycling Club - letter dated April 18, 2018 - 6th Annual Shuswap Cross Cyclocross Race**

0217-2018

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Council approve the 6th annual Shuswap Cross Cyclocross race to be held at Klahani Park on Sunday, October 7, 2018, subject to the following:

- the provision of adequate liability insurance;
- booking through Shuswap Recreation Society and payment of any associated fees; and
- compliance with the provisions of Bylaw No. 4240 (Mobile Food Vending).

CARRIED UNANIMOUSLY**15. P. Wright, President, The Salmon Arm and Shuswap Lake Agricultural Association - email dated May 4, 2018 - Overflow parking**

0218-2018

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: Council authorize The Salmon Arm and Shuswap Lake Agricultural Association to use the City owned grass field at the corner of 3 Street SW and 5 Avenue SW for overflow parking on Monday, July 16, 2018 to facilitate performances by the RCMP Musical Ride at 2:00 p.m. and at 7:00 p.m. subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY**14. J. Henderson, TOTE Organizing Committee - letter dated April 23, 2018 - 4th Annual Theatre on the Edge Festival**

0219-2018

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: Council approve the closure of the alley beside the Theatre at 41 Hudson Avenue NW to use as an extended patio for seating and entertainment from and including July 20 - July 22, 2018, subject to:

- the provision of adequate liability insurance; and
- compliance with the provisions of Bylaw No. 4240 (Mobile Food Vending).

CARRIED UNANIMOUSLY**12. L. Wong, Manager, Downtown Salmon Arm - letter dated May 4, 2018 - Salmon Arm Apple Fest**

0220-2018

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: Council authorize the closure of Hudson Ave, from Ross Street to Alexander Street, and the south end of the Ross Street parking lot from 7:00 a.m.

10. **CORRESPONDENCE - continued**

1. **Informational Correspondence - continued**

12. **L. Wong, Manager, Downtown Salmon Arm - letter dated May 4, 2018 - Salmon Arm Apple Fest - continued**

to 5:00 p.m. on September 29, 2018 for the Downtown Salmon Arm Askews Apple Fest, subject to receipt of adequate liability insurance.

CARRIED UNANIMOUSLY

10. **M. Kuster, ECD Coordinator Salmon Arm - email dated April 20, 2018 - Story Time in the Park 2018**

0221-2018

Moved: Councillor Jamieson

Seconded: Councillor Harrison

THAT: Council approve the Early Child Development Story Time in the Park at 10:00 a.m. at the following locations and dates:

- Fletcher Park - Wednesday, July 18, 2018
- Klahani Park - Wednesday, July 25, 2018
- William Baker Park - Wednesday, August 1, 2018

Subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

16. **R. Sutherland, Station Leader, Royal Canadian Marine Search & Rescue - letter dated April 11, 2018 - Lifeboat Day**

0222-2018

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: Council authorize the Royal Canadian Marine Search & Rescue to use Marine Peace Park for the Lifeboat Day display and demonstration on Wednesday, June 13, 2018 from 4:00 to 7:00 p.m., subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

2. **N. Cooper - Letter dated December 13, 2017 - Property located at 451 Shuswap Street SW.**

Received for information.

3. **P. Kassa - email dated May 9, 2018 - School District #83 Proposed sale of former Salmon Arm Elementary**

0223-2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Council write a letter to the Superintendent of School District No. 83 and

10. CORRESPONDENCE - continued**3. P. Kassa - email dated May 9, 2018 - School District #83 Proposed sale of former Salmon Arm Elementary - continued**

the Minister of Education to request an extension to the time line for the School District's disposal of the property until an elected Board of Trustees is in place;

AND THAT: Council will request to meet with the School District to discuss facilities planning.

CARRIED UNANIMOUSLY

The Meeting recessed at 4:34 p.m.

The Meeting reconvened at 4:46 p.m.

11. STAFF REPORTS

Councillors Eliason and Flynn entered the meeting at 4:48 p.m.

1. Chief Administrative Officer - Strategic Wildfire Prevention Initiative - Community Wildfire Protection Plan

0224-2018

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: Council direct staff to move forward with option 1, as outlined in the staff report dated May 1, 2018;

AND THAT: associated costs of data collection and/or preparation of an application for Provincial funding be shared with the Neskonlith Indian Band;

AND FURTHER THAT: Council authorize the sole sourcing of these works and services to Silvatech Consulting Ltd.

Councillor Flynn declared a conflict as the proposed Registered Professional Forester consultant is a client of his firm and left the meeting at 4:57 p.m.

CARRIED

Councillor Eliason Opposed

2. Director of Engineering & Public Works - Downtown Christmas Tree Acquisition

Councillor Flynn returned to the meeting at 5:16 p.m.

0225-2018

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: Council approves the purchase of (1) Christmas tree from Dekra-Lite, for the quoted amount of \$16,250.00 plus applicable taxes;

AND THAT: The City's Purchasing Policy No. 7.13 be waived in procurement of these works and services to authorize the sole sourcing to Dekra-Lite.

CARRIED UNANIMOUSLY

11. STAFF REPORTS - continued**3. Manager of Permits & Licensing – Cancellation of Bylaw Infraction**

0226-2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the notice filed against the property title of Lot A, Plan 13709, Section 13, Township 20, Range 10, W6M, KDYD (1460 Trans Canada Highway NE) be cancelled pursuant to Section 57 of the Community Charter.

CARRIED UNANIMOUSLY

4. Agricultural Land Commission Application No. ALC-375 [Hack, A. / Dorward, C. / Cheap Garbage Ltd.; 1121 Highway 97B - Exclusion]

0227-2018

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: Agricultural Land Commission Application No. ALC-375 be authorized for submission to the Agricultural Land Commission.

CARRIED

Councillor Jamieson Opposed

5. Director of Engineering & Public Works – 2018/2019 Annual Transit Operating Agreement & Transit Service Agreement

0228-2018

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Mayor and Corporate Officer be authorized to execute the 2018/2019 Annual Operating Agreement and the Transit Service Agreement between the City of Salmon Arm and BC Transit.

CARRIED UNANIMOUSLY

6. Director of Engineering & Public Works – Tender Award for Construction Contract ENG2018-56 – Hudson Avenue NE Revitalization Project and 10 Avenue SE Storm Sewer Extension

0229-2018

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: Council award Contract No. ENG2018-56 for Hudson Avenue NE Revitalization Project to D Webb Contracting Ltd. in accordance with the tendered unit price for an estimated \$1,306, 509.00 plus applicable taxes;

AND THAT: Council award Contract No. ENG2018-56 for 10 Avenue SE Storm Sewer Extension to D Webb Contracting Ltd. in accordance with the tendered unit price for an estimated cost of \$328,102.00 plus applicable taxes;

Subject to adoption of City of Salmon Arm Short Term Borrowing Bylaw No. 4244.

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. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

1. Board In Brief - April, 2018

Received for information.

15. SALMON ARM SECONDARY YOUTH COUNCIL

Allie Landy and Adam Berls from the Politics 12 class addressed Council.

16. NOTICE OF MOTION

17. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

18. OTHER BUSINESS

19. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 5:51 p.m.

The Meeting reconvened at 7:00 p.m. in Council Chambers at City Hall, 500 2 Avenue NE, Salmon Arm, BC.

PRESENT:

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

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

ABSENT:

Councillor L. Wallace Richmond

20. DISCLOSURE OF INTEREST**21. HEARINGS****1. Development Variance Permit Application No. VP-472 [Jobeck Enterprises Ltd.; 2081 - 11 Avenue NE; Servicing Variance]**

0230-2018

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: Development Variance Permit No. VP-472 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 (2081 - 11 Avenue NE) to vary provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0 - waive the requirement for upgrading the eastern half of 20 Street NE to the Urban Collector (RD-3) road standard along the eastern property frontage.

G. Richardson, the applicant, was available to answer questions from Council.

J. Stewart, #7, 2060 12 Avenue NE, expressed concerns regarding parking on 12 Avenue NE.

H. Turner, #6, 2060 12 Avenue NE, expressed concerns regarding parking and snow removal.

Following three calls for submissions and questions from Council, the Hearing for VP-472 was declared closed at 7:12 p.m. and the motion was:

CARRIED UNANIMOUSLY

2. Development Variance Permit Application No. VP-473 [Penner, L. & Rattray, H.; 1980 - 9 Avenue NE; Servicing Variance]

0231-2018

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Development Variance Permit No. VP-473 be authorized for issuance for Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 11830 to vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0
 - i) Waive the requirement to upgrade the south half of the 9 Avenue NE frontage to the Urban Local Road standard (RD-4);
 - ii) Waive the requirement to install street lighting on 20 Street NE; and

21. HEARINGS - continued**2. Development Variance Permit Application No. VP-473 [Penner, L. & Rattray, H.; 1980 - 9 Avenue NE; Servicing Variance - continued**

- iii) Waive the requirement to install underground Hydro and Telecommunications wiring.

H. Rattray, the applicant, spoke regarding the application and the option of providing cash in lieu of upgrading the frontage to the Urban Local Road standard, and was available to answer questions from Council.

Amendment:

Moved: Councillor Harrison
Seconded: Councillor Eliason

THAT: the motion be amended to delete the following:

- 1. Section 3.0
 - i) Waive the requirement to upgrade the south half of the 9 Avenue NE frontage to the Urban Local Road standard (RD-4); and
 - ii) Waive the requirement to install street lighting on 20 Street NE.

AND THAT: the motion be amended to include the following:

- i) Waive the requirement to install street lighting on the 9 Avenue NE and 20 Street NE frontages; and
- ii) Waive the requirement for 100% watermain contribution and follow staff recommendation to accept 50% contribution.

Following three calls for submissions and questions from Council, the Hearing for VP-473 was declared closed at 7:47 p.m. and the Amendment was:

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

3. Development Variance Permit Application No. VP-474 [Mt. Ida Nursery Ltd. / Barnard, B.; 1810 - 30 Street SE; Agricultural Building Setback Variance]

0232-2018

Moved: Councillor Lavery
Seconded: Councillor Jamieson
THAT: Development Variance Permit No. VP-474 be authorized for issuance for Lot 4, Section 7, Township 20, Range 9, W6M, KDYD, Plan KAP14219 which will vary Zoning Bylaw No. 2303 as follows:

21. HEARINGS - continued**3. Development Variance Permit Application No. VP-474 [Mt. Ida Nursery Ltd. / Barnard, B.; 1810 - 30 Street SE; Agricultural Building Setback Variance] - continued**

1. Section 35.13.4 - Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses - decrease the minimum setback of eight (8) agricultural buildings from the exterior parcel line from 30.0 m to 22.0 m as shown on Lawson Engineering & Development Site Plan dated March 18, 2018 (File No. 21-1) and attached as Appendix 3 to the staff report dated April 23, 2018.

Following three calls for submissions and questions from Council, the Hearing for VP-474 was declared closed at 7:49 p.m. and the motion was:

CARRIED UNANIMOUSLY

22. PUBLIC HEARING**1. Official Community Plan Amendment Application No. OCP-4000-34 [City of Salmon Arm; 720 - 22 Street NE; MD to Institutional]**

Councillor Harrison left the meeting at 7:52 p.m.

The Director of Development Services explained the proposed Official Community Plan Amendment Application.

Councillor Harrison returned to the meeting at 7:53 p.m.

Submissions were called at this time.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4260 was declared closed at 7:54 p.m. and consideration of the next item ensued.

2. Zoning Amendment Application No. ZON-1116 [City of Salmon Arm; 720 - 22 Street NE; R-4 to P-1]

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4261 was declared closed at 7:55 p.m.

23. RECONSIDERATION OF BYLAWS

1. Official Community Plan Amendment Bylaw No. 4260 [OCP4000-34; City of Salmon Arm; 720 - 22 Street NE; MD to Institutional] - Third Reading

0233-2018

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4260 be read a third time.

CARRIED UNANIMOUSLY

2. Zoning Amendment Bylaw No. 4261 [ZON-1116; City of Salmon Arm; 720 - 22 Street NE; R-4 to P-1] - Third Reading

0234-2018

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4261 be read a third time.

CARRIED UNANIMOUSLY

24. OTHER BUSINESS

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

0235-2018

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of May 14, 2018, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:02 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

Adopted by Council the 28th day of May, 2018.

MAYOR

Item 7.1

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the Development and Planning Services Committee Meeting Minutes of May 22, 2018, 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 Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Tuesday, May 22, 2018.

PRESENT:

Mayor N. Cooper
Councillor K. Flynn
Councillor T. Lavery
Councillor C. Eliason
Councillor A. Harrison

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

ABSENT:

Councillor L. Wallace Richmond
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

Councillor Eliason declared a conflict with Item 5.1 as the applicant is a client of his firm.

4. PRESENTATIONS

5. REPORTS

Councillor Eliason declared a conflict and left the meeting at 8:00 a.m.

1. Zoning Amendment Application No. ZON-1127 [Presch, B.; 7031 – 52 Street NE; R-1 to R-8]

Moved: Councillor Flynn

Seconded: Councillor Lavery

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

1. rezoning Lot 14, Block 5, Section 5, Township 21, Range 9, W6M, KDYD, Plan 1004 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone);
2. add a provision to Section 13.8 that would read:

The total maximum parcel coverage for principal and accessory buildings shall be 45% of the parcel area, of which 10% shall be the maximum parcel coverage for all accessory buildings, which may be increased to a maximum of 15% for all accessory buildings including those containing a detached suite provided the accessory building containing the detached suite has a lesser building area than the single family dwelling.

CARRIED UNANIMOUSLY

Councillor Eliason returned to the meeting at 8:03 a.m.

2. Temporary Use Permit Application No. TUP-15 [Salmon Arm Folk Music Society/847774 BC Ltd./Dedood, J./Thompson, J.; 550 – 10 Avenue SW/690 – 10 Avenue SW/1300 – 10 Street SW; Temporary Camping for Roots & Blues Festival]

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Temporary Use Permit No. TUP-15 be approved for:

- 1) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 (550 – 10 Avenue SW);
- 2) Parcel B (Plan B5839) of the NW ¼, Section 11, Township 20, Range 10, W6M, KDYD (690 – 10 Avenue SW); and
- 3) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166 (1300 – 10 Street SW);

AND THAT: TUP-15 permit the temporary use of campgrounds as shown in Appendix 2 of the staff report dated May 15, 2018 and in accordance with the following terms and conditions:

- 1) The total number of tent or recreational vehicle sites on the subject properties shall not exceed 600;
- 2) Check-in stations are to be setback appropriately from each entrance, ideally to provide a minimum cueing distance of 100 metres (15 vehicles);

5. REPORTS – continued

2. Temporary Use Permit Application No. TUP-15 [Salmon Arm Folk Music Society/847774 BC Ltd./Dedood, J./Thompson, J.; 550 – 10 Avenue SW/690 – 10 Avenue SW/1300 – 10 Street SW; Temporary Camping for Roots & Blues Festival] – continued

- 3) Plumbing Permit issuance by the City's Building Department is required prior to the commencement of the Roots and Blues Festival;
- 4) Approval of a Fire Safety Plan by the City's Fire Department; and
- 5) TUP-15 is valid for a two week period during the month of August for the years 2018, 2019 and 2020, with camping limited to a maximum four day time period during the Roots and Blues Festival.

CARRIED UNANIMOUSLY

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the Development and Planning Services Committee recommends to Council that the Salmon Arm Folk Music Society is authorized to use the southeast baseball diamond at the corner of 10 Avenue SW and 5 Street SW of Blackburn Park for use as a volunteer and overflow campground during the Roots and Blues Festival from and including August 13 to August 23, 2018.

CARRIED UNANIMOUSLY

3. Proposed Telecommunications Facility Referral [Rogers/Cypress Land Services; 2200 – 20 Avenue SE]

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Council concur with the proposed installation of a telecommunications facility on Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 3757, Except Plan 10183, as described in the information package dated April 25, 2018.

C. Marlatt, agent of Cypress Land Services, presented information regarding the proposed Tower and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

4. Recommendation to File Notice of Infraction of Building Bylaw No. 3939 [Brehm, E.J. & M.; 4781 Lakeshore Road NE]

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that a notice be filed against the Title of Lot 3, Plan 30664, Section 25,

5. REPORTS - continued

4. Recommendation to File Notice of Infraction of Building Bylaw No. 3939 [Brehm, E.J. & M.; 4781 Lakeshore Road NE] - continued

Township 20, Range 10, W6M, KDYD (4781 Lakeshore Road NE) pursuant to Section 57 of the Community Charter.

M. Roy, Manager of Permits and Licensing, explained the notice and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

1. Agricultural Land Commission Application No. ALC-372 [Agricultural Land Commission Resolution No. 131/2018; Schaefer, W.; 1940 - 60 Street NW - Subdivision within the ALR]

Received for information.

2. Agricultural Land Commission Application No. ALC-373 [Agricultural Land Commission Resolution No. 120/2018; Page, P.; 460 - 10 Avenue SW - Non-Farm Use]

Received for information.

3. Agricultural Land Commission Application No. ALC-374 [Agricultural Land Commission Resolution No. 156/2018; School District No. 83; 5970 - 10 Avenue SE - Non-Farm Use]

Received for information.

7. FOR DEVELOPMENT & PLANNING SERVICES COMMITTEE INPUT

1. Panhandling Bylaw

The Development & Planning Services Committee discussed issues relating to a potential Panhandling/Busking Bylaw.

8. IN CAMERA

9. LATE ITEMS

1. Airport Trees

For Information.

9. LATE ITEMS - continued

2. Flood Update

For Information.

10. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee meeting of May 22, 2018, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:23 a.m.

Minutes received as information by Council
at their Regular Meeting of , 2018.

Mayor Nancy Cooper
Chair

Item 7.2

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Housing Task Force Meeting Minutes of May 7, 2018, be received as information.

Vote Record

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

Opposed:

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

HOUSING TASK FORCE

Housing Task Force meeting held **Monday, May 7, 2018**, at 11:00 a.m. in Meeting Room 100, City Hall, Salmon Arm, British Columbia.

PRESENT:

Councillor Tim Lavery	City of Salmon Arm, Co-Chair
Jane Shirley	Shuswap Area Family Emergency (SAFE) Society
Dawn Dunlop	Canadian Mental Health Association (CMHA)
Jeff Ragsdale	Member at Large
Louis Thomas	Neskonlith Indian Band
Steven Teed	Adams Lake Indian Band
Barry Delaney	Salmon Arm Savings and Credit Union (SASCU)
Lana Fitt	Salmon Arm Economic Development Society
Kevin Pearson	City of Salmon Arm staff
Barb Puddifant	City of Salmon Arm staff

ABSENT:

Councillor Louise Wallace Richmond	City of Salmon Arm, Co-Chair
------------------------------------	------------------------------

The meeting was called to order at 11:00 a.m.

1. **Call to Order**
2. **Introductions**
3. **Presentations**
4. **Approval/ Changes/ Additions to Agenda**
5. **Approval of Minutes of April 23, 2018 Housing Task Force Meeting**

Moved: Jeff Ragsdale

Seconded: Jane Shirley

THAT: the minutes of the Housing Task Force meeting of April 23, 2018 be approved as circulated.

CARRIED UNANIMOUSLY

6. Old Business/Arising from Minutes

a) Additional members

Councillor Lavery will continue to attempt to speak with a representative from SCIP regarding membership in the Housing Task Force. No other Member at Large applications have been received.

7. New Business

b) CMHA and SAFE update

Dawn Dunlop from CMHA and SILA provided a recap of her presentation to BCNPHA including an overview of existing CMHA housing in Salmon Arm and provided a BCNPHA handout entitled Affordable Housing in BC, Municipal Election Toolkit.

Jane Shirley from Shuswap Area Family Emergency (SAFE) Society provided an overview of BC Housing proposals for new units which will include emergency, safe, 2nd stage and multi-purpose housing units in BC as well as provided information on anticipated upcoming BC Housing announcements.

c) BCNPHA overview

This discussion will be brought forward at the next meeting of the Housing Task Force.

d) R-4 Property Map

Kevin Pearson provided a map of the City of Salmon detailing existing and proposed R-4 and R-5 Zoned properties as well as properties with dormant zoning and/or development permit applications. He provided an overview of properties that are actively being developed with either R-4 or R-5 zoning. Kevin Pearson will be available in the event that BC Housing would like to tour properties with potential for affordable housing development.

Next Regular Meeting

The next Regular Meeting will be held on May 22, 2018 at 11:00 am.

8. Adjournment

MOVED: Jeff Ragsdale

SECONDED: Steven Teed

THAT: the Housing Task Force Meeting of May 7, 2018 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 12:12 pm

Chair

Minutes received as information by Council at their Regular Meeting of , 2018.

Item 8.1

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4272 be read a first and second time.

[ZON-1127; Presch, B.; 7031 - 52 Street NE; R-1 to R-8; Text Amendment]

Vote Record

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

Opposed:

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



To: Her Worship Mayor Cooper and Members of Council

Date: May 10, 2018

Subject: Zoning Bylaw Amendment Application No. 1127

Legal: Lot 14, Block 5, Section 5, Township 21, Range 9, W6M, KDYD, Plan 1004

Civic: 7031 – 52 Street NE

Owner: Presch, B.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by:

1. rezoning Lot 14, Block 5, Section 5, Township 21, Range 9, W6M, KDYD, Plan 1004 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone); and
2. add a provision to Section 13.8 that would read:

The total maximum parcel coverage for principal and accessory buildings shall be 45% of the parcel area, of which 10% shall be the maximum parcel coverage for all accessory buildings, which may be increased to a maximum of 15% for all accessory buildings including those containing a detached suite provided the accessory building containing the detached suite has a lesser building area than the single family dwelling.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 7031 52 Street NE (Appendix 1 and 2) and presently contains an existing single family dwelling. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction of a *detached suite*.

BACKGROUND – SECONDARY SUITES

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 & 4). The subject parcel is located in Canoe, largely comprised of R-1 zoned parcels containing single family dwellings. There are currently nine R-8 zoned parcels within the proximity of the subject parcel.

The subject parcel contains an existing single family dwelling, and meets the conditions as specified by the proposed R-8 zone. The intent of the applicant is to develop a conforming *detached suite* as shown in the site plans attached as Appendix 5. Site photos are attached as Appendix 6.

Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

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 parcel area, the subject property has potential to meet the conditions for the development of a *detached suite*, including sufficient space for an additional off-street parking stall.

The owner is proposing to construct a 576 square foot detached suite in the south-west corner of the double-fronting lot, adjacent to the lane. Maximum permitted height of an accessory building containing a detached suite is 7.5 metres. Applicable setbacks include 2 metres (6.5 feet) from the interior side parcel line, and 2.411 metres from the ultimate width of the lane (assuming an additional 1.211 m of future lane dedication). Proposed development (26%) would be well below the 45% maximum parcel coverage.

This application has allowed staff to consider a text amendment to address *detached suites* on smaller parcels. The applicant has proposed a modest-sized *detached suite* (576 square feet) above a reasonably-sized double garage (also 576 square feet), which slightly exceeds the *maximum parcel coverage* allotted for *accessory buildings* (10%, which would limit the building to 500 square feet), an unforeseen limitation. Staff recommend that in cases where a *detached suite* is proposed, that the allowance for parcel coverage be slightly increased to 15%, which would allow for a reasonable but still limited 750 square feet on the smallest permitted parcels (465 square meters or 5,005 square feet). Total parcel coverage would remain at 45%. By limiting this increase specifically to *accessory buildings* with *detached suites*, the intent is to avoid inadvertently permitting larger workshops, which could have potential for nuisance (industrial workshop) activity in residential areas. Potential nuisance (industrial workshop) activity could be limited by the presence of a residential suite. Additionally, by limiting the parcel coverage increase relative to the *building area* of the *single family dwelling*, the character of the parcel would not be unreasonably altered.

COMMENTS

Engineering Department

No concerns with rezoning. Building setbacks to conform to ultimate 7.3 metre setback (lane). Water meter installation will be required at time of building permit. Sufficient onsite parking to be provided. Comments attached as Appendix 7.

Building Department

BC Building Code will apply. Ultimate lane width may push the detached suite back further into the property. Amount of glazed openings permitted in the detached suite wall may be affected as the distance to the existing house is decreased.

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

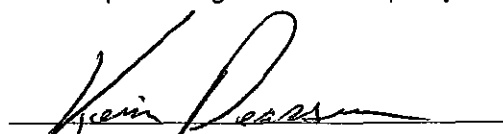
No concerns.

Planning Department

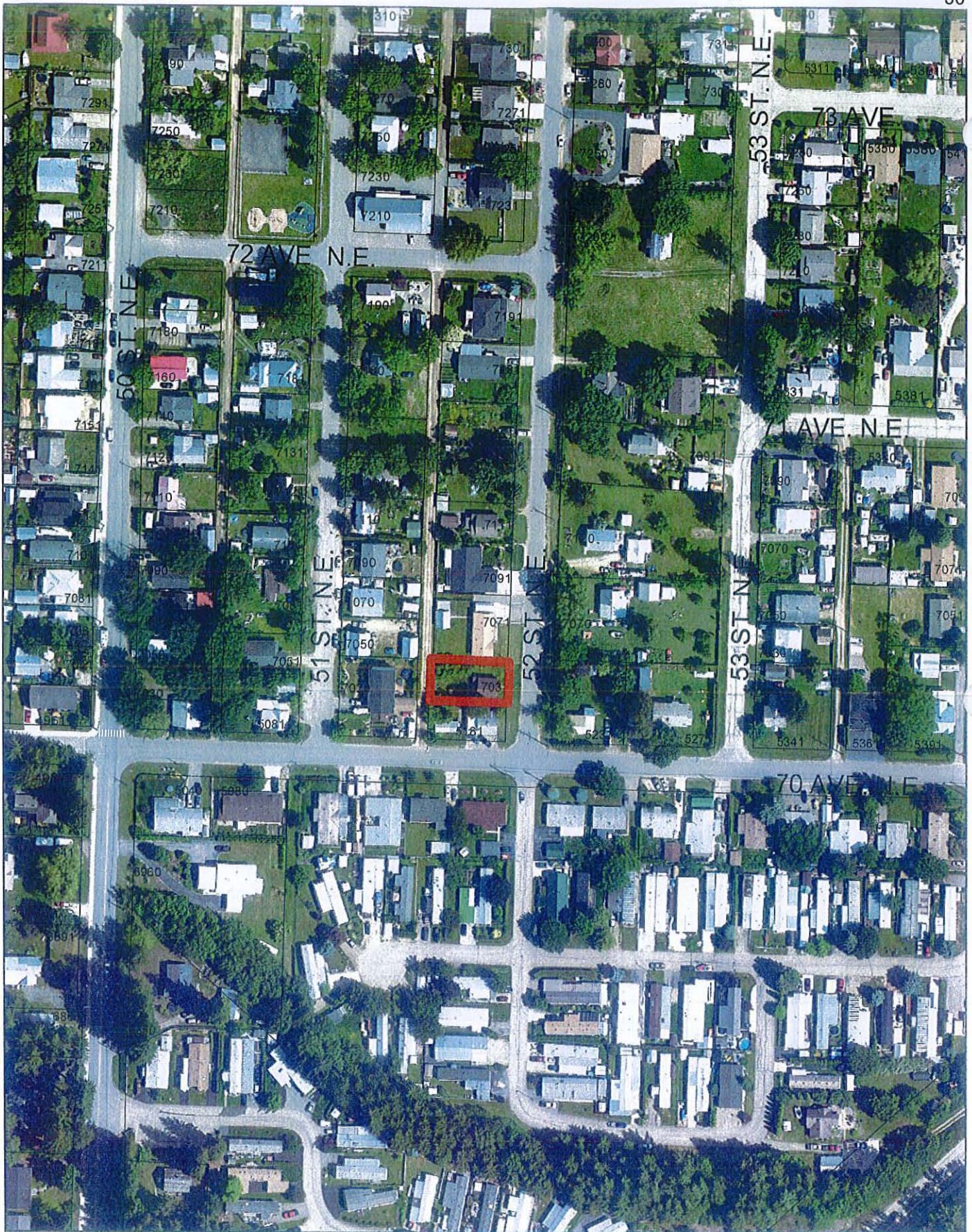
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a detached suite would require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements. The text amendment will reasonably support R-8 development aligned with OCP policy.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



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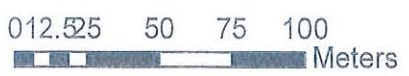
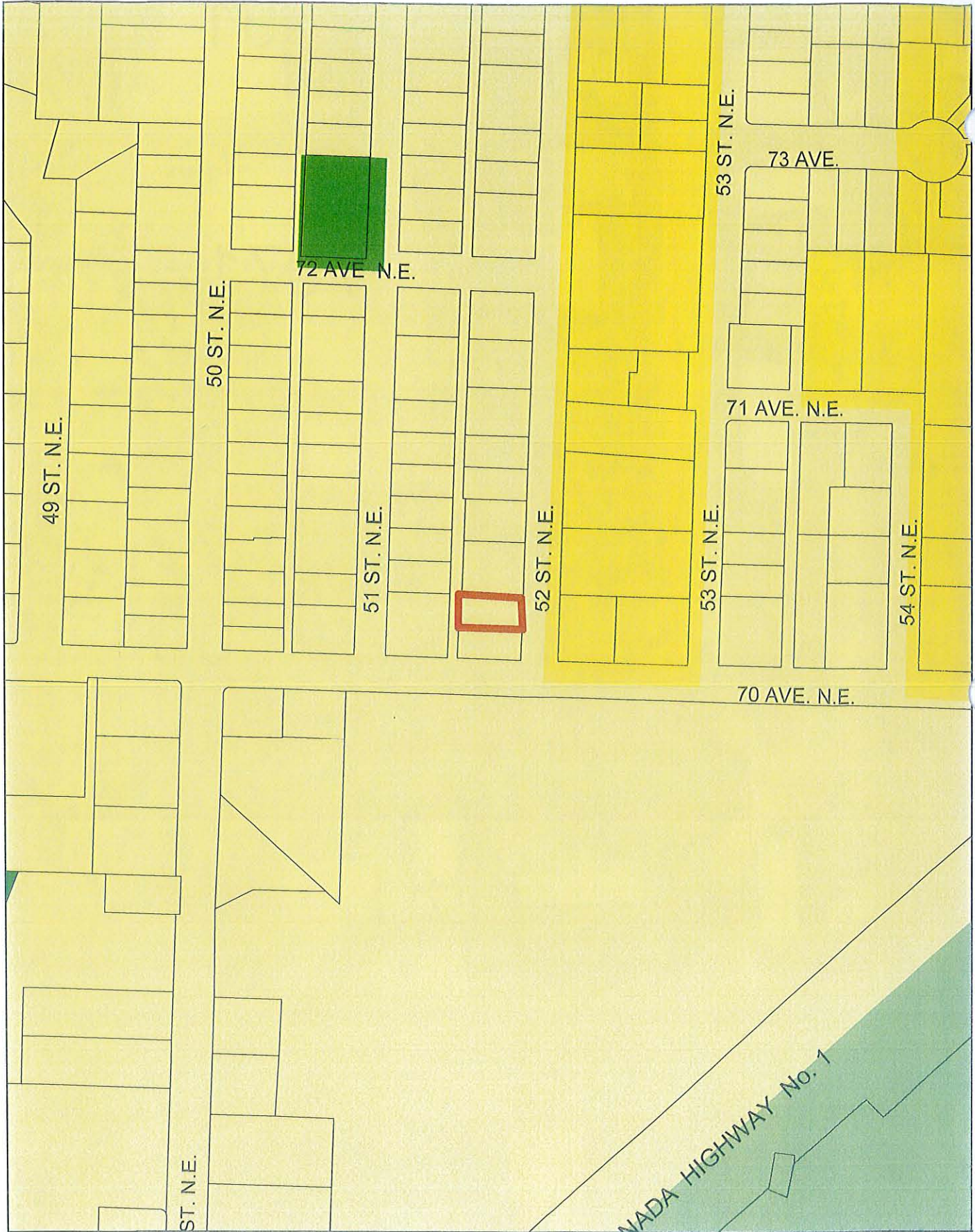
Subject Parcel




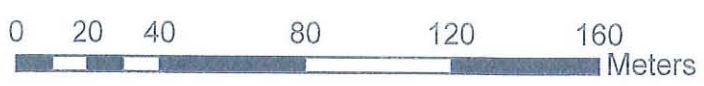
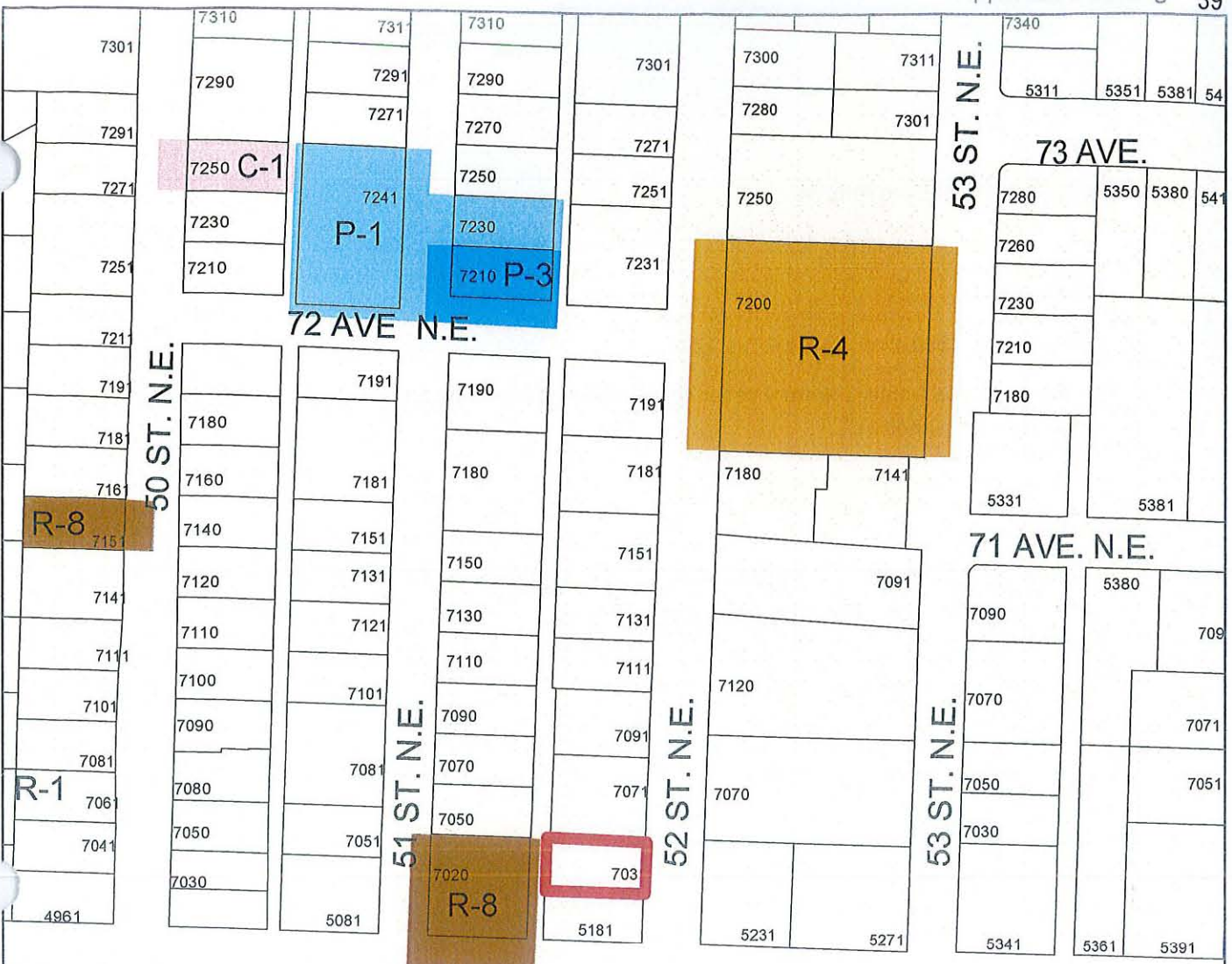
0 3.5 7 14 21 28 Meters



Subject Parcel



- | | | | |
|---|-----------------|---|------------------------------|
|  | Subject Parcel |  | Low Density Residential |
|  | Park |  | Medium Density - Residential |
|  | Acreage Reserve | | |



Subject Parcel

7031 52 St NE, Salmon Arm, BC

Existing use:

Age of house: 1950

Residential wood frame, 1 ½ story cedar house, updated plumbing and electrical, newer roof, hot water tank, windows.

Proposed use:

Addition of a 576 sq. ft. 2 car garage with a 1 bedroom, 1 bathroom suite above the garage. To be built in the area of the existing parking pad. Parking to accommodate at least 2 vehicles will be located on the north side of the garage. There is existing back lane access.

The existing shed will be removed.

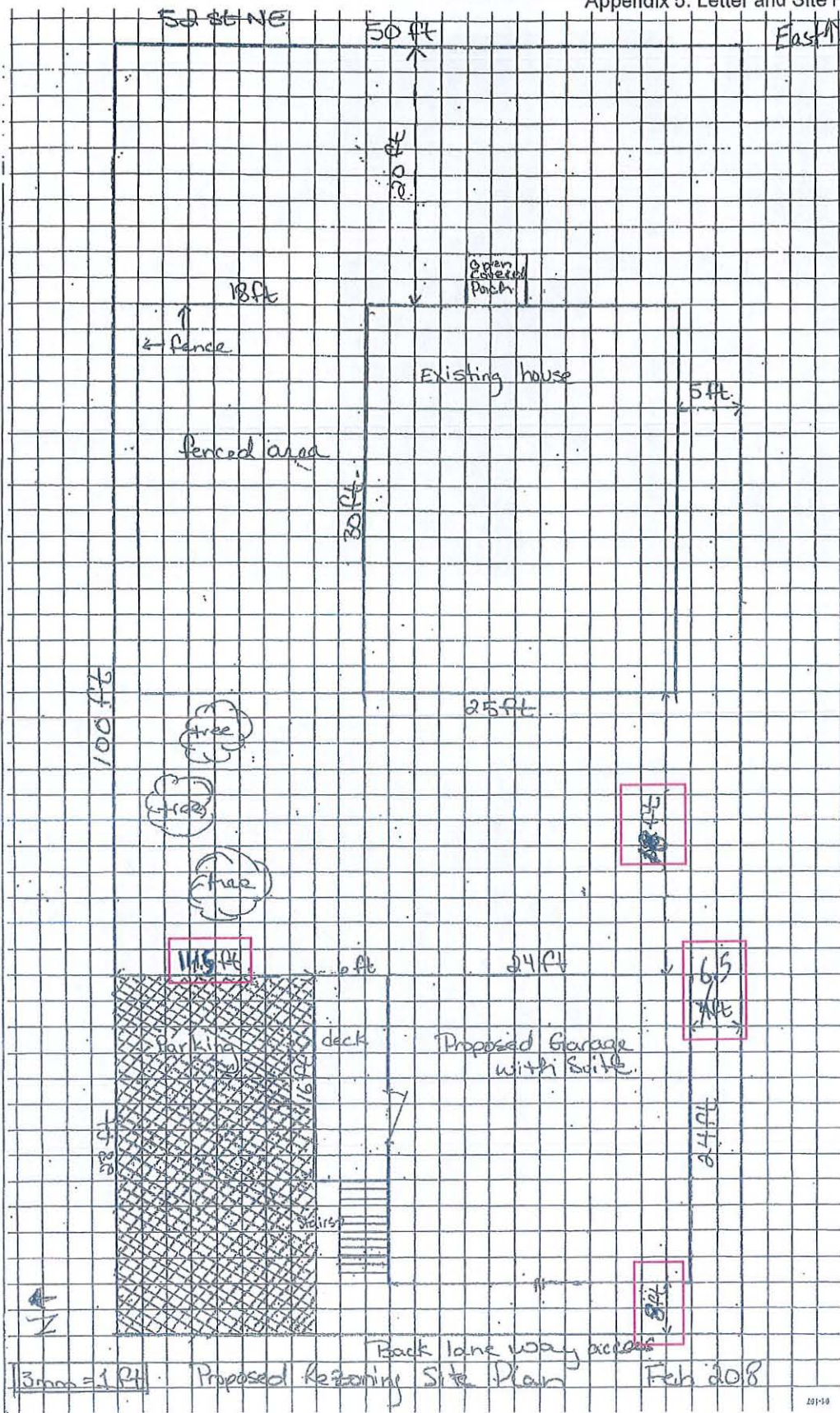


Front (52 ST NE)



Back

Appendix 5: Letter and Site Plan





Subject parcel looking south-west from 52 Street NE.



Subject parcel looking north-west from 52 Street NE.




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

To: Kevin Pearson, Director of Development Services
 Date: March 28, 2018, 2018
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: Proposed Rezoning Application ZON-1127E – **AMMENDMENT 1**
 Legal: Lot 14, Black 5, Section 5, Township 21, Range 9, W6M, KDYD, Plan 1004
 Civic: 7031 – 52 Street NE
 Owner: Presch, Barbara, 4009 – 19 Street SE, Calgary, AB, T2T 4Y1
 Applicant: Owner

Further to your referral dated March 28, 2018, the Engineering Department has thoroughly reviewed the site and has no objections to the proposed rezoning, subject to the following:

- The laneway on the subject properties western property boundary requires 7.3 meters road dedication. (3.65 meters on either side of road centerline). Available records indicate that 1.211 meters of additional road dedications is required. City does not require the dedication at this time, however all building setbacks will be required to conform to the ultimate 7.3 meter cross section. To be confirmed by BCLS.
- Owner/developer to install a water meter at time of building permit (as per specification Drawing No. W-10). City will supply the meter at the owners cost. Inspection will be required to ensure the meter has been provided before the connection to the detached suite.
- Sufficient onsite parking being provided.


 Darin Gerow, ASCT
 Engineering Assistant


 Jenn Wilson, P, Eng.
 City Engineer

CITY OF SALMON ARM

BYLAW NO. 4272

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 Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on June 11, 2018 at the hour of 7:00 p.m. was published in the _____, 2018 and _____, 2018 issues of the Salmon Arm Observer;

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

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

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

1) Add the following:

Rezone Lot 14, Block 5, Section 5, Township 21, Range 9, W6M, KDYD, Plan 1004 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; and

2) add a provision to Section 13.8:

The total maximum parcel coverage for principal and accessory buildings shall be 45% of the parcel area, of which 10% shall be the maximum parcel coverage for all accessory buildings, which may be increased to a maximum of 15% for all accessory buildings including those containing a detached suite provided the accessory building containing the detached suite has a lesser building area than the single family dwelling.

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. 4272**"

READ A FIRST TIME THIS DAY OF 2018

READ A SECOND TIME THIS DAY OF 2018

READ A THIRD TIME THIS DAY OF 2018

ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



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Item 9.1

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4269 be read a second time;

AND THAT: Pursuant to Section 475 of the *Local Government Act* Council has consulted with the appropriate affected organizations and authorities;

AND THAT: Pursuant to Section 477(3)(a) of the *Local Government Act* Council has considered:

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

[OCP4000-35; Brautigam, K. & M.; 3820 - 20 Street NE; AR - LR]

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: April 19, 2018

SUBJECT: Official Community Plan Amendment Application No. OCP4000-35
Zoning Amendment Application No. 1125

Legal: Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890
Civic: 3820 – 20 Street NE
Applicants: Brautigam, K. & M.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan (OCP) Bylaw No. 4000 as follows:

1. Map A-1 (Land Use) - redesignating the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 from AR (Acreage Reserve) to LR (Low Density Residential); and
2. Map 4.1 (Urban Containment Boundary) - Including the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 within the Urban Containment Area.

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: Subsequent to First Reading and Prior to Second Reading, and Pursuant to Section 477 (3) (a) of the *Local Government Act*, Council has considered the proposed OCP amendment in conjunction with:

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

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 from A-2 (Rural Holding Zone) to R-8 (Residential Suite Zone).

AND THAT: The Zoning Amendment Bylaw for westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 receive First Reading only, with Second Reading withheld subject to approval of Second Reading of the associated OCP Amendment Bylaw.

AND FURTHER THAT: Final reading of the Official Community Plan and rezoning bylaws be withheld pending construction of a Type 2 Trail within the linear park to be dedicated.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 3820 20 Street NE in the Upper Lakeshore area of the City (Appendix 1). The owners have received conditional approval from the Agricultural Land Commission (ALC) to exclude a 1.78 ha (3.7 acre) portion of the parcel from the Agricultural Land Reserve (ALR). The owners are now applying for OCP and zoning amendments to permit residential subdivision (10 new lots) and development in alignment with ALC conditions. A letter of intent and preliminary subdivision plan are attached (Appendix 2 and 3).

BACKGROUND

The subject parcel is designated Acreage Reserve in the City's Official Community Plan (OCP) and zoned A-2 (Rural Holding) in the Zoning Bylaw (Appendix 4 and 5). The 6.8 ha (39.5 ac) subject parcel is largely forested, has not been farmed and contains a single family dwelling with accessory buildings. This 1.78 ha portion under application has been identified to be added into the Urban Containment Boundary and Residential Development Area C (Appendix 6) as per OCP Policy 4.4.2. The dwelling is centrally located near the southern boundary of the parcel and is accessed from 20 Street NE to the west. Site photos are attached as Appendix 7.

Adjacent land uses include the following:

- North: Forested A-2 zoned parcel
- South: Forested A-2 zoned parcel
- East: Proposed remainder of the subject parcel (forested A-2 zoned parcel)
- West: 20 Street NE, with R-1 zoned parcels ranging in area from 0.30 ha – 0.88 ha (each containing a single family dwelling) beyond

The subject parcel was previously considered by Council in June 2015, with application No. ALC-362, for the exclusion of a portion of the parcel from the ALR (to permit residential subdivision and development). That application was authorized for submission to the ALC with support by resolution of Council on June 8, 2015.

In December 2015, the ALC approved the application (resolution #450/2015) to exclude the properties from the ALR subject to the following conditions:

- the submission of a subdivision plan delineating the proposed exclusion area and linear park that is in substantial compliance with the plan submitted with the application;
- the construction of a trespass proof fence on both sides of the linear park;
- the registration of covenants that prohibit the construction of a new residence within 30 metres of the ALR boundary, and a 5 metre wide "no disturbance" area adjacent to the linear park; and
- the subdivision must be completed within three (3) years from the date of this decision.

A copy of the ALC's decision is attached as Appendix 8.

The ALC's conditional approval for exclusion is consistent with Policy 4.4.2 of the OCP which states:

"Support two areas of UCB (Urban Containment Boundary) expansion for low density residential development (see Map 4.1 Urban Containment Boundary). ALR exclusion in these areas will be subject to a public linear park as a buffer (a minimum of 10 metres wide) in addition to fencing, vegetative buffering and residential setbacks of a minimum of 30 metres from the ALR boundary.

For these two areas, ALR exclusion applications will need to be approved by the ALC and OCP amendment applications will need to be approved by City Council."

In July 2013, Council adopted OCP Amendment Bylaw No. 3982, which designates a proposed Type 2 Greenway over the required linear park. A copy of OCP Map 11.2 (Existing and Proposed Greenways) is attached as Appendix 9.

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 March 8, 2018:

Adams Lake Indian Band: No response to date

Neskonlith Indian Band: No response to date

Economic Development Society: The Salmon Arm Economic Development Society Board of Directors felt that this location is very suitable for the proposed residential development (comments attached as Appendix 10).

Section 882 - Local Government Act

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

Agricultural Advisory Committee

This proposal was reviewed by the Agricultural Advisory Committee (AAC) at its meeting of May 13, 2014. The Committee adopted the following resolution:

THAT: the Agricultural Advisory Committee advises Council that it supports the application for exclusion.

Unanimous

The Committee discussed points including: buffer requirements of fencing and covenants, the benefit of park trails as buffers, access off of 20 Street NE, and similar developments to the north and south.

COMMENTS

Engineering Department

No concerns. Engineering comments attached as Appendix 11.

Fire Department

No Fire Department concerns.

Building Department

No concerns.

Planning Department

The ALC's conditional approval, the proposed OCP and zoning amendments and the associated subdivision are all consistent with the OCP and are supported by staff. The OCP supports the inclusion of the subject parcel into the Urban Containment Area and the proposed Low Density Residential designation and the R-8 zoning is consistent with adjacent residential land uses.

The preliminary subdivision plan, showing a total of 11 lots (10 proposed lots and 1 remainder lot) and a linear park buffer (Appendix 3), comply with the ALC's conditional approval and OCP Policy 4.4.2:

- i) The plans are the same as those submitted with the ALC exclusion application and there are no roads terminating at the ALR boundary;
- ii) The plans include a 10 metre wide linear park of approximately 0.79 hectare along the east boundaries of all the proposed properties that will be dedicated to the City as parkland; and
- iii) The applicants have confirmed they are prepared to complete the fencing requirements along the linear park and register the necessary covenants to prohibit the construction of residential dwellings within 30 metres of the ALR boundary and the removal of vegetation (trees) within 5 metres of the north boundary of the linear park.

The alignment of the linear park approximately coincides with a proposed trail identified in the City's Greenways Strategy and OCP (see Appendix 9). Policy 11.3.18 of the OCP states "Require, at the discretion of City Council, land to be dedicated and paths, trails and roadside corridors to be constructed for greenways as a consideration for the approval of rezoning applications." In instances where a greenway is designated but rezoning is not required, Policy 11.3.19 of the OCP provides similar direction to the Approving Officer with subdivision applications.

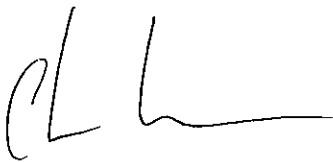
Should the proposed OCP and zoning bylaw amendments proceed to third reading, the motion for consideration indicates that final reading of the bylaws are to be withheld subject to the construction of a trail (a Type 2 Greenway) within the linear park to be dedicated

If Council chooses to approve the proposed OCP and Zoning bylaw amendments, and the ALC confirms exclusion of the portion of the subject property from the ALR, the owner/applicant would then be able to proceed with meeting the conditions for the proposed residential subdivision (an application has been made to the City and preliminary approval has been granted subject to a range of conditions including OCP and Zoning amendments). The proposed subdivision will require full municipal services to the "Urban Development Standard" of the Subdivision and Development Servicing Bylaw.

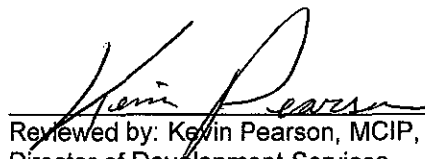
The proposed layout (Appendix 3) involves fairly large panhandle lots (0.33 to 0.4 acres) with individual driveways (required panhandle width is a minimum of 6 metres). The 5 eastern parcels have somewhat restricted building envelopes based on the requisite 30 metre ALC setback.

CONCLUSION

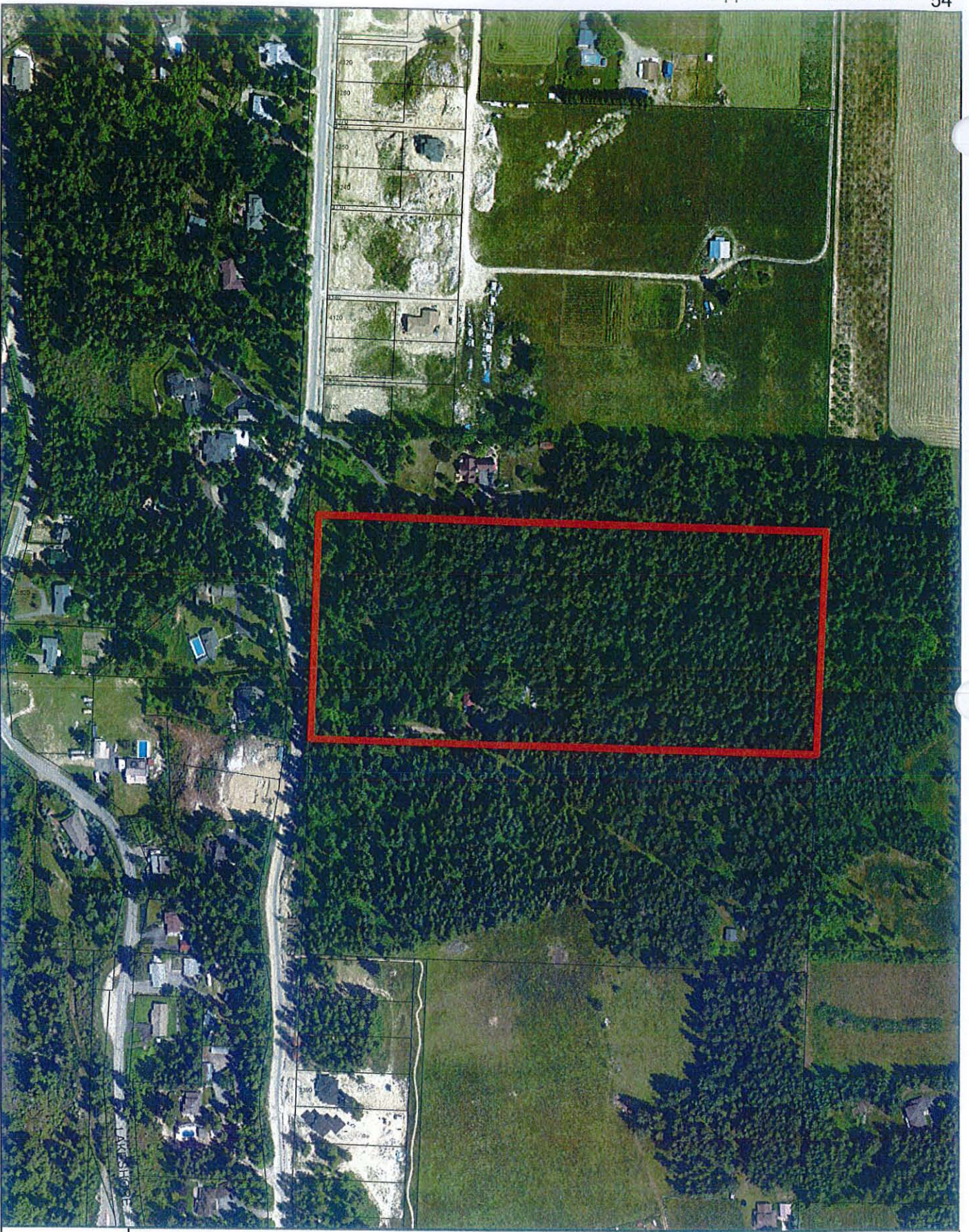
The owners have received conditional approval from the ALC to exclude an approximate 1.78 ha (3.7 acre) portion of the subject parcel from the ALR. The owners are now applying for OCP and zoning amendments to permit residential subdivision and development. The proposed OCP and Zoning bylaw amendments as presented are consistent with OCP policies and therefore supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



0 37.5 75 150 225 300 Meters

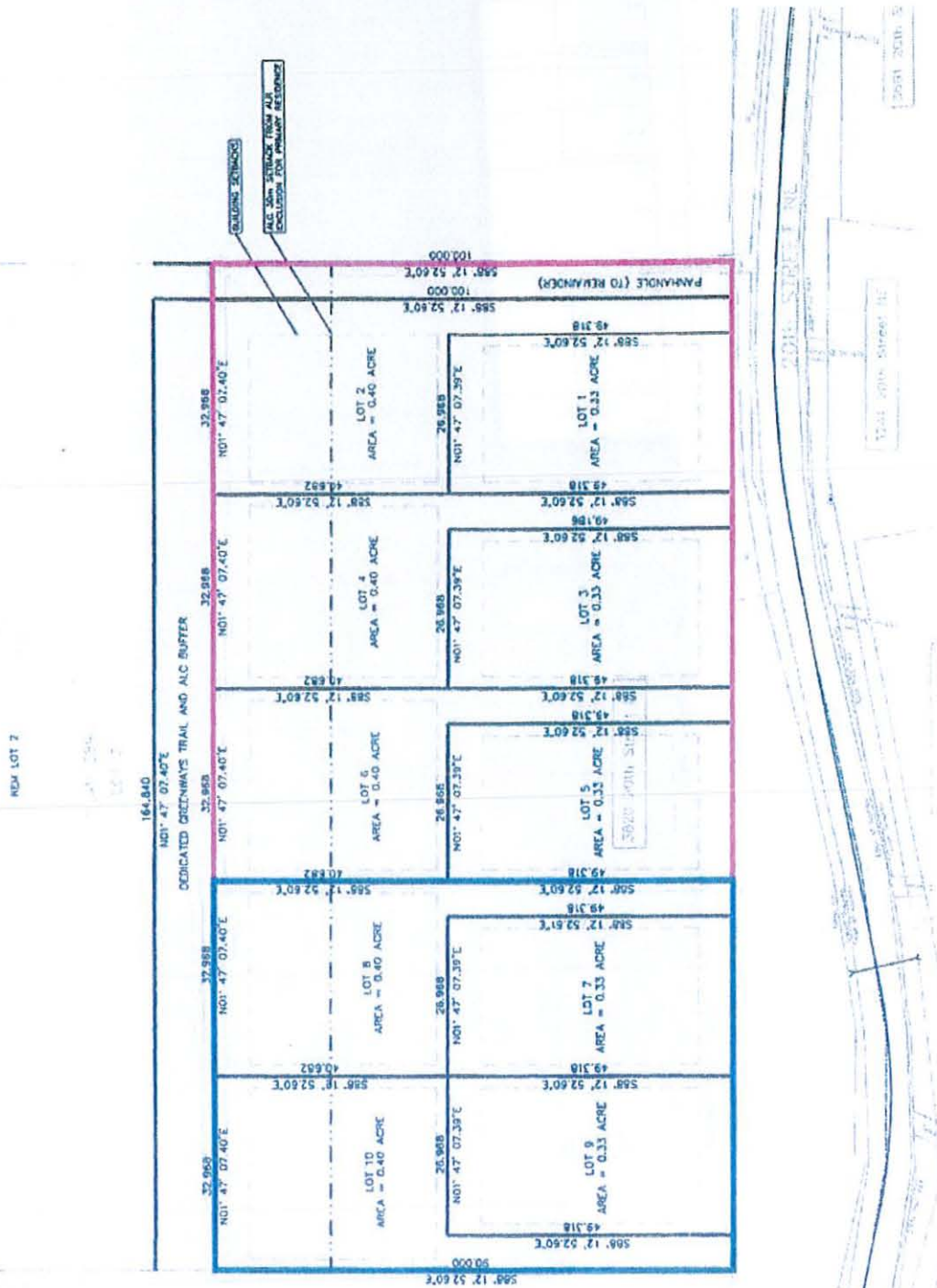


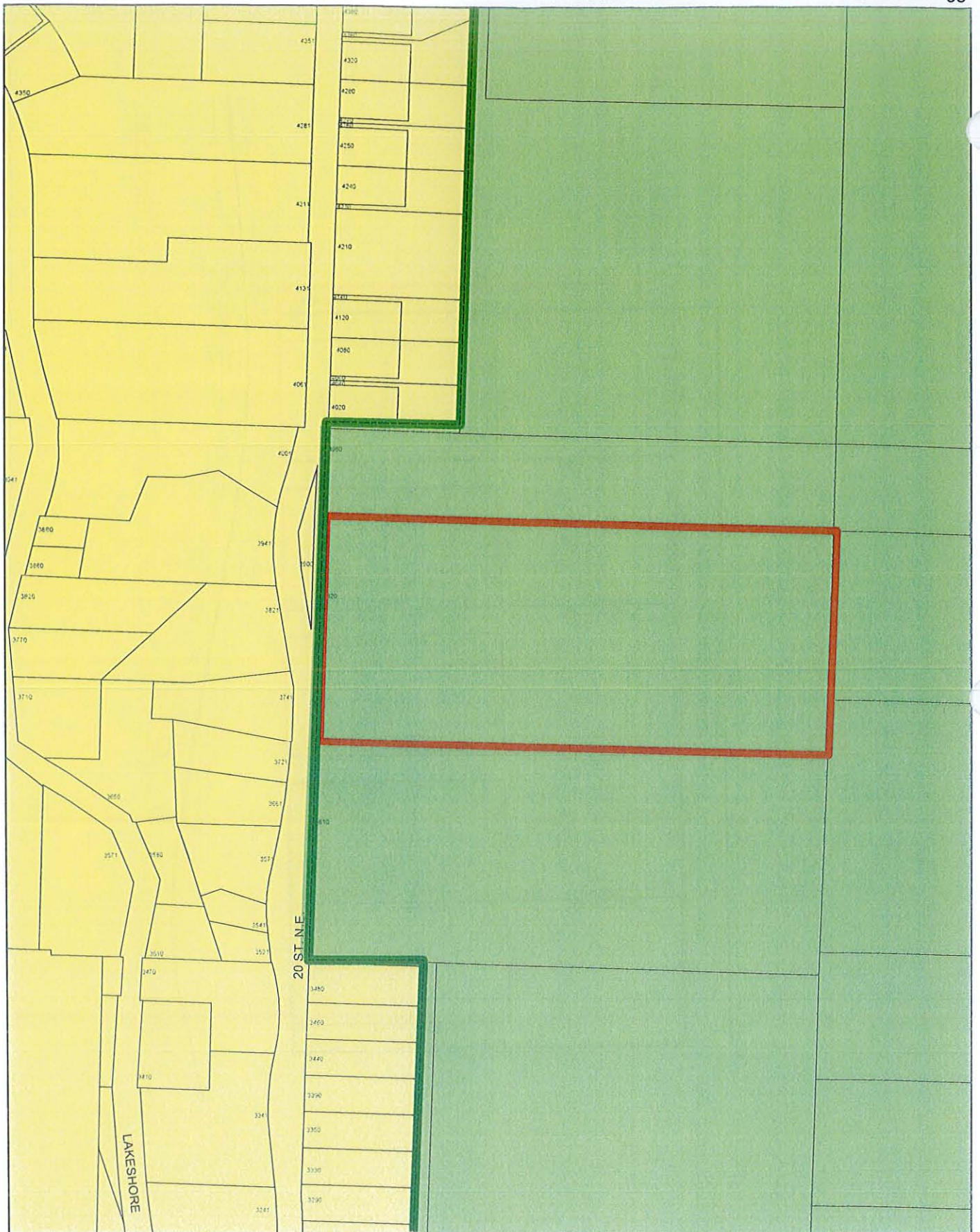
Subject Parcel

Feb 15, 2018

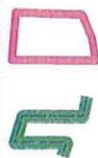
The subject property is located at 3820 – 20th st NE as shown in appendices 1 & 2. The property is approximately 6.83 ha in size. 5.05 ha of this property will remain in the ALR and contains the primary residence and a small accessory building.

The proposal is to subdivide the 1.78 ha of land along the 20th street NE frontage already removed from the ALR. Our plan is to create 10 lots of roughly equal size, rezoned R8, while allowing access to the remainder of the property where the lane to the residence already exists. These lots will be roughly 0.14 ha in size which will fit in with recent developments in the area.





0 20 40 80 120 160
Meters



Subject Parcel

ALR Boundary



Acreage Reserve

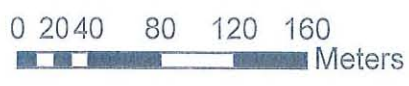
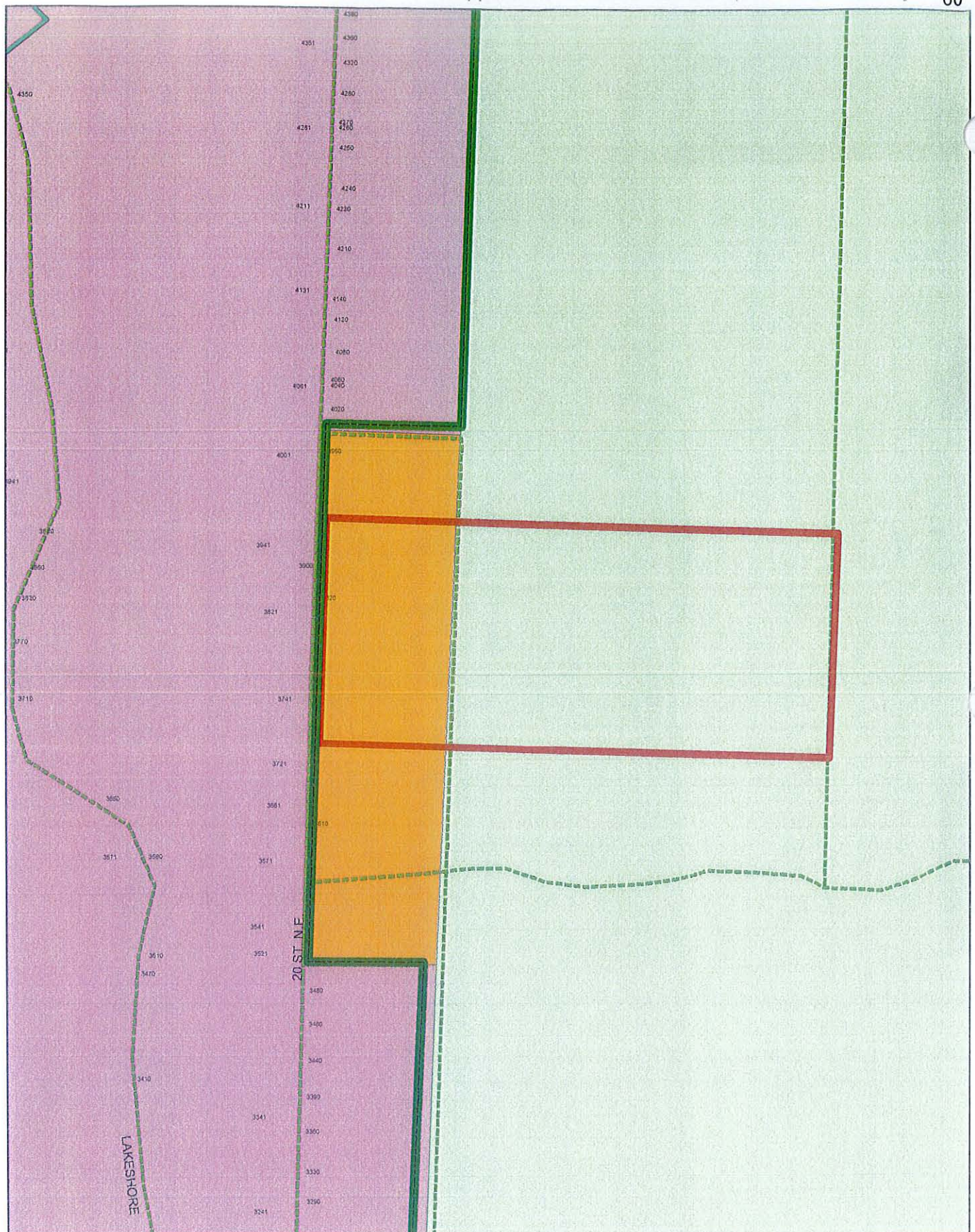
Residential - Low Density








0 37.5 75 150 225 300 Meters



Subject Parcel



- | | | | |
|---|-------------------|---|--------------------------|
|  | Subject Parcel |  | ALR |
|  | ALR/UCB Boundary |  | Residential - Area C |
|  | Proposed Greenway |  | Potential Exclusion Area |



View south along 20 Street NE at the north-west corner of the subject property.



View north along 20 Street NE at the south-west corner of the subject property.



AGRICULTURAL LAND COMMISSION FILE 54366

REASONS FOR DECISION OF THE OKANAGAN PANEL

Application submitted pursuant to s. 30(1) of the *Agricultural Land Commission Act*

Applicant:

**Patricia Marsh
Krista Marsh
(the "Applicants")**

Agent:

**Jason Wagner
Onsite Engineering Ltd.
(the "Agent")**

Application before the Okanagan Regional Panel:

**Gerry Zimmermann, Panel Chair
Jim Johnson
Greg Norton**

Agricultural Land Commission Decision, ALC File 54366**THE APPLICATION**

- [1] The legal description of the property involved in the application is:

Parcel Identifier: 005-563-275

Lot 2, Section 25, Township 20, Range 10 West of the 6th Meridian, Kamloops

Division Yale District, Plan 3890

(the "Property")

- [2] The Property is 6.8 ha in area.

- [3] The Property has the civic address 3820 – 20th Street NE, Salmon Arm.

- [4] The Property is located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

- [5] The Property is located within Zone 1 as defined in s. 4.2 of the *ALCA*.

- [6] Pursuant to s. 30(1) of the *ALCA*, the Applicants are applying to exclude 1.78 ha of land along the 20 Street NE frontage to accommodate future subdivision. The remainder will stay within the ALR and be buffered by fencing, dedicated park, setback and vegetation covenants. The proposal meets the intent of the agricultural policies of the OCP as well as the UCB expansion policies (the "Application").

- [7] On November 4, 2015, the Chair of the Agricultural Land Commission (the "Commission") referred the Application to the Okanagan Regional Panel (the "Panel").

RELEVANT STATUTORY PROVISIONS

- [8] The Application was made pursuant to s. 30(1) of the *ALCA*:



Agricultural Land Commission Decision, ALC File 54366

30 (1) An owner of land may apply to the commission to have their land excluded from an agricultural land reserve.

[9] The Panel considered the Application within the context of s. 6 of the *ALCA*:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD BEFORE THE PANEL

[10] The Panel considered the following evidence:

- 1. The Application
- 2. Local government documents
- 3. Previous application history
- 4. Agricultural capability map, ALR context map, and satellite imagery

All documentation noted above was disclosed to the Agent in advance of this decision.

[11] The City of Salmon Arm Council authorized the Application be forwarded to the Commission with a recommendation of support. The Property is located in the proposed Urban Containment Boundary (UCB) expansion area as identified in the City's OCP for the east side of 20 Street NE with developments of similar nature to the north and south.

[12] The Panel reviewed two relevant applications relating to the application:

Application ID: 53218
(Miller, 2013)

To exclude 4 ha from the westerly edge (along the



Agricultural Land Commission Decision, ALC File 54366

frontage to 20th Street NE) of the 16 ha property for residential development and a 10 meter wide linear park. The Commission endorsed a revised Urban Growth Boundary (UGB) for the City of Salmon Arm in 2011; the UGB identified the subject property for exclusion. The Commission, by Resolution #269/2013, approved the application subject to the following:

- A 10 m wide public linear park buffer which borders the east property line of the proposed ALR exclusion boundary.
- The fencing of both sides of the linear park with trespass proof fencing.
- A 5 m wide buffer no soil disturbance / tree removal covenant immediately west of the linear park to provide a buffer for the vegetation in the linear park.
- Registration of a covenant prohibiting the construction of residential dwellings within 30 m of the ALR boundary.

Application ID: 17936
Legacy File: 21560
(1987, Kelln)

To exclude 4.0 ha of the 11.53 ha property along the eastern boundary (20 Street NE) for residential development. The Commission, by Resolution #1312/87, allowed the proposal on the grounds this area of the property is comprised of rock outcropping, and subject to the registration of the proposed restrictive covenant to ensure that residential uses are kept to the west of the rock outcropping in order to lessen the impact on ALR lands to the east.



Agricultural Land Commission Decision, ALC File 54366

SITE VISIT

[13] On November 18, 2015, the Panel conducted a walk-around and meeting site visit in accordance with the *Policy Regarding Site Visits in Applications* (the "Site Visit").

COMMISSION REPRESENTATIVES:

Gerry Zimmermann	Vice Chair, Okanagan Panel
Jim Johnson	Commissioner, Okanagan Panel
Greg Norton	Commissioner, Okanagan Panel
Ron Wallace	Land Use Planner

AGENT:

Jason Wagner	Onsite Engineering Ltd.
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The Commission representatives met the Agent along 20 Street NE adjacent to the Property. The participants viewed the portion of the Property proposed for exclusion from the ALR and noted that the western portion of the Property has topographic and rocky outcropping limitations.

FINDINGS

[14] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings identified on CLI map sheet 82L/11 for the mapping units encompassing the Property is Class 6 specifically 6TR.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The limiting subclasses associated with this parcel of land are T (topographic limitations) and R (rock outcropping).

[15] The Panel concurs with the agricultural capability rating from the site visit.



Agricultural Land Commission Decision, ALC File 54366

[16] The Panel supports the Application as it is consistent with the Commission's endorsement of the City of Salmon Arm Urban Growth Boundary in 2011.

DECISION

[17] For the reasons given above, the Panel approved the Application to exclude 1.78 ha of land along the 20 Street NE frontage to accommodate future subdivision.

[18] The approved Application is subject to the following conditions:

- a. the submission of a subdivision plan to delineate the approved exclusion area and linear park that is in substantial compliance with the plan submitted with the Application;
- b. the construction of a trespass proof fence on both sides of the linear park;
- c. the registration of covenants that prohibit the construction of a new residence within 30 meters of the ALR boundary, and a 5 meter wide no soil disturbance / tree removal covenant immediately west of the linear park;
- d. the subdivision plan must be completed within three (3) years from the date of this decision;

[19] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[20] Panel Chair **Gerry Zimmermann**, concurs with the decision.

Commissioner **Jim Johnson**, concurs with the decision.

Commissioner **Greg Norton**, concurs with the decision.

[21] Decision recorded as Resolution #450/2015.

A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the Agricultural Land Commission Act.



Agricultural Land Commission Decision, ALC File 54366

Upon instruction of the Panel, I have been authorized to release the Reasons for Decision by Resolution #450/2015. The decision is effective upon release.



Colin J. Fry, Chief Tribunal Officer

December 10, 2015

Date Released

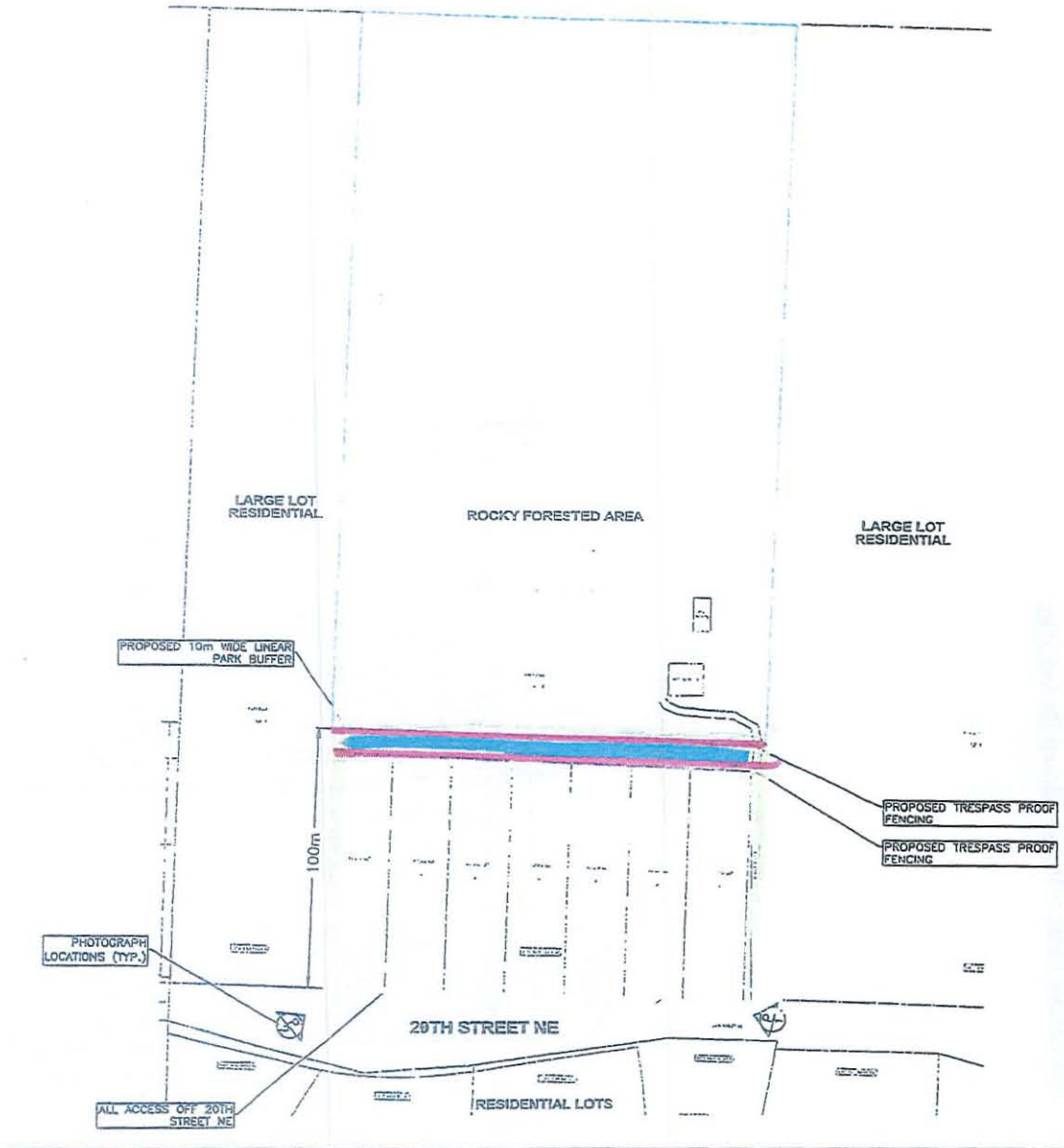


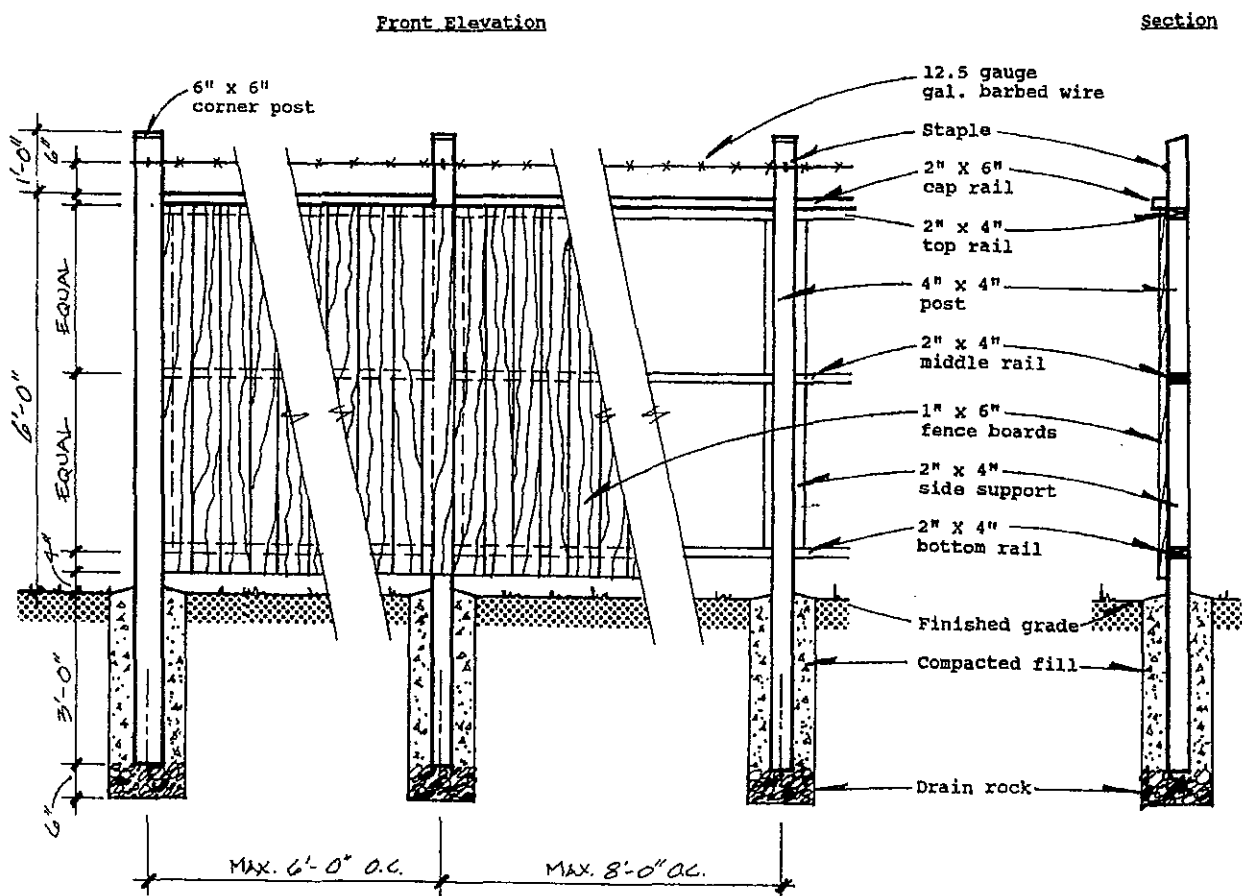
SUBJECT PROPERTY:

LOT 2, SEC. 25, TP 20, R 10, WEST
OF THE 6TH MERIDIAN, KAMLOOPS
DIVISION YALE DISTRICT PLAN 3890
(6.83 HA.)

Provincial Agricultural Land Commission
Application #54366
Resolution #450/2015

-  ±1.78 ha approved for exclusion
-  Approved 10 m wide linear park
-  Location of fencing



SCHEDULE D: FENCING SPECIFICATIONS**D.2: Solid Wood Fence with One Strand Barbed Wire**

Not to Scale

SCHEDULE D: FENCING SPECIFICATIONS**D.2: SOLID WOOD FENCE WITH ONE STRAND BARBED WIRE**

1. All posts and rails shall be rough sawn of "No. 1 Structural" grade, pressure treated with a wood preservative non-toxic to surrounding plant material, in accordance with CSA Standard 080.2 and compatible with staining requirements below. Stain to match fence boards.
2. All fence boards and planks shall be rough sawn of "Quality Fencing" grade, finished with penetrating stain with preservative, conforming to CGSB Standards 1-GP145M and 204M, applied to all surfaces prior to installation and on any cuts thereafter.
3. Line posts shall be minimum 10.0 ft. in length and at least (standard) 4"x 4".
4. Corner posts shall be minimum 10.0 ft. in length and at least (standard) 6"x 6".
5. Fence rails (min. 3) shall be maximum 7.5 ft. in length and at least (standard) 2"x 4".
6. Cap rails shall be maximum 7.5 ft in length and at least (standard) 2"x 6". Cant to drain.
7. The finished height of opaque fencing shall be at least 6.0 ft.
8. The barbed wire shall meet the following specifications:
 - 8.1 Number of wire strands - 2
 - 8.2 Minimum wire gauge - 12.5 A.W.G.
 - 8.3 Maximum spacing between barbs - 6"
 - 8.4 Number of points per barb - 4
9. Fastening materials (nails and staples) shall meet the following specifications:
 - 9.1 Minimum gauge of nails used - #9, common in post/rail connections
 - 9.2 Minimum gauge of nails used - #11.5, common in rail/fence board connections
 - 9.3 Minimum wire gauge of staple - 9.0 A.W.G.
 - 9.4 Minimum length of staple - 2"
 - 9.5 Galvanized - CSA G164
10. Line posts shall be placed no more than 8.0 ft. O.C. and be firmly anchored in the soil to a depth of not less than 3.0 ft.
11. The fence shall be constructed in accordance with these specifications and details provided in the Schedule D.1 drawing which forms part of these specification.

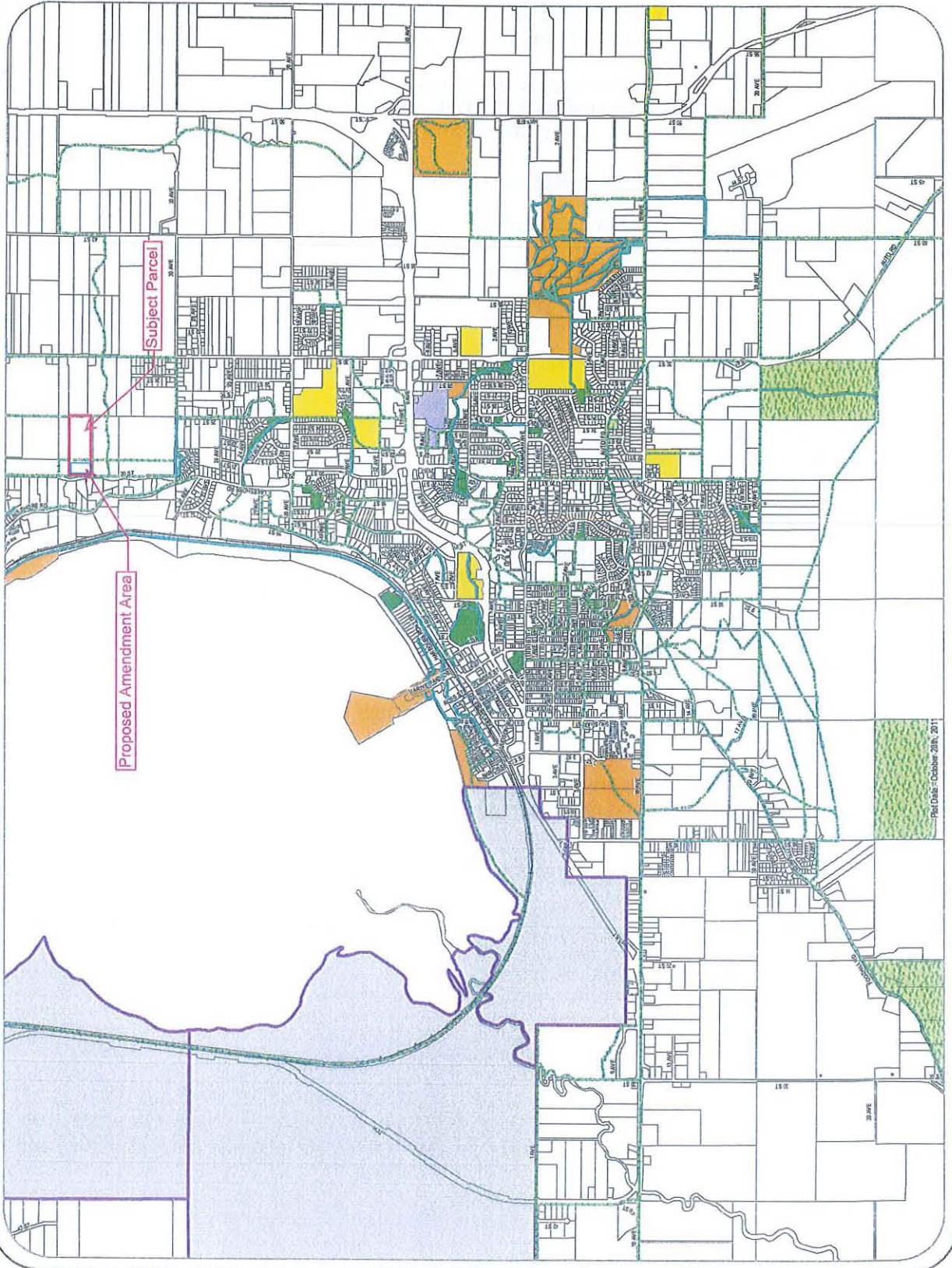
**Map 11.2
Existing and Proposed
Greenways**

- Legend**
- Existing Greenways
 - Proposed Greenways
 - Community Park
 - Neighbourhood Park
 - Open Space
 - Indoor Recreation Facilities
 - Schools
 - City Boundary
 - Indian Reserves
 - East Canoe Creek Watershed Boundary
 - Parcels

Note:

For Type and Priority of each existing and proposed greenway refer to Greenways Strategy.

Key Map



Salmon Arm

economic development society

Appendix 10: EDS Comments

April 11, 2018

City of Salmon Arm
PO Box 40
Salmon Arm BC
V1E 4N2

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-35

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to redesignate the property located at 3820 – 20 Street NE from AR- Acreage Reserve to LR – Low Density Residential, to facilitate a phased subdivision of 10 lots.

The SAEDS Board fully supports this application, with no noted concerns.

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

Sincerely,



William Laird, Chairperson
Salmon Arm Economic Development Society



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

TO: Kevin Pearson, Director of Development Services
 DATE: 22 March 2018
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: K. Brautigam, 3820 – 20 Street NE, Salmon Arm, BC V1E 2G9
 APPLICANT: Owner
 SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT APP. NO. OCP4000-35**
ZONING AMENDMENT APPLICATION FILE NO. ZON-1125
 LEGAL: Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890
 CIVIC: 3820 – 20 Street NE

Further to your referral dated 8 March 2018, 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. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties to be serviced completely by underground electrical and telecommunications wiring.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of subdivision the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will

show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

9. For the off-site improvements at the time of subdivision/building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of 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 subject properties western boundary, is designated as a Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 20 Street NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road Standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. An Urban / Rural Transition Section was approved by Council for similar properties to the north and south of the subject property through a Variance Permit and may be utilized on this subdivision, subject to approval of a variance application. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible in ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 300mm diameter Zone 2 watermain on 20 Street NE. No upgrades will be required at this time.
2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Records indicate that the existing property is serviced by a 19mm service from the 300mm diameter watermain on 20 Street NE, installed in 2011. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed lots are each to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meets the Low Density residential spacing requirements of 150m.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 20 Street NE which was installed by Green Emerald Investments Ltd under Subdivision 15-04. No improvements are required, however a Latecomers Charge has been registered against the property and this charge must be paid in full by the Owner / Developer before connecting to this sewer or final subdivision.
2. The proposed lots are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is outside of the Urban Containment Boundary and is served by a private on-site disposal system. Owner / Developer to confirm that the septic system is contained entirely within the remainder property and that it does not trespass on the new lots or the proposed trail and ALC buffer.

Drainage:

1. The subject property fronts a 450mm diameter storm sewer on 20 Street NE which was installed by Green Emerald Investments Ltd under Subdivision 15-04. No improvements are required, however a Latecomers Charge has been registered against the property and this charge must be paid in full by the Owner / Developer before connecting to this sewer or final subdivision.
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.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed lot(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

OFFICIAL COMMUNITY PLAN AMENDMENT APP. NO. OCP4000-35

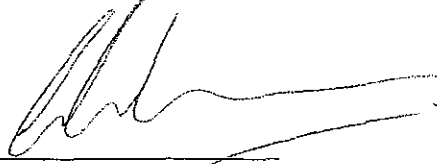
ZONING AMENDMENT APPLICATION FILE NO. ZON-1125

22 March 2018

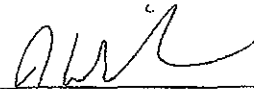
Page 4

Geotechnical:

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



Chris Moore
Engineering Assistant



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

CITY OF SALMON ARM

BYLAW NO. 4269

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on June 11, 2018, at the hour of 7:00 p.m. was published in the _____, 2018 and _____, 2018, issue of the Salmon Arm Observer;

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

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

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

1. Re-designate the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 from "Acreage Reserve" to "Low Density Residential", on the Land Use Map A-1, A-1a and A-1b as shown on Schedule "A" attached hereto and forming part of this bylaw; and
2. Amend Map 4.1 (Urban Containment Boundary) include the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 within the Urban Containment Area.

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. 4269**”.

READ A FIRST TIME THIS 14th DAY OF May 2018

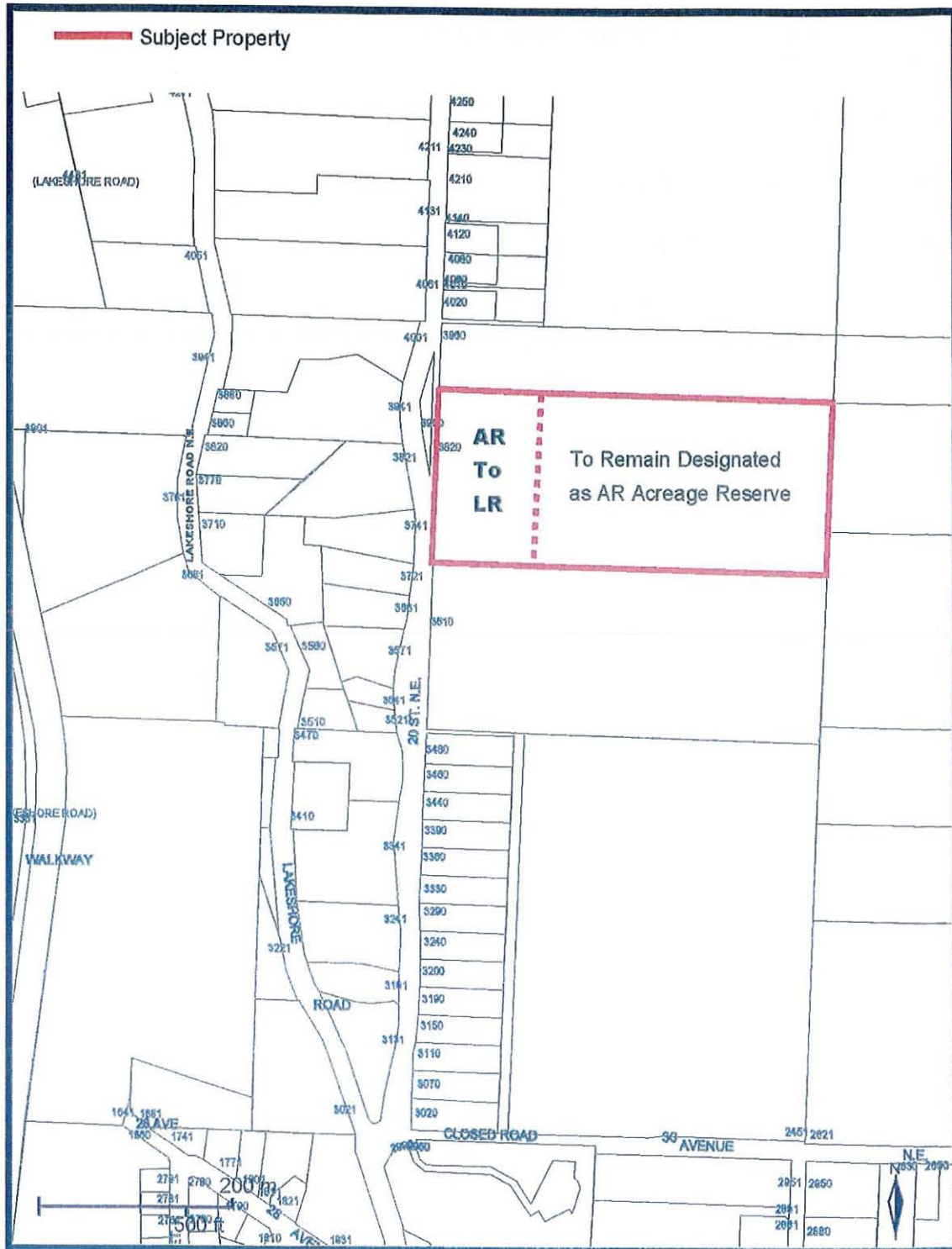
READ A SECOND TIME THIS DAY OF 2018

READ A THIRD TIME THIS DAY OF 2018

ADOPTED BY COUNCIL THIS DAY OF 2018

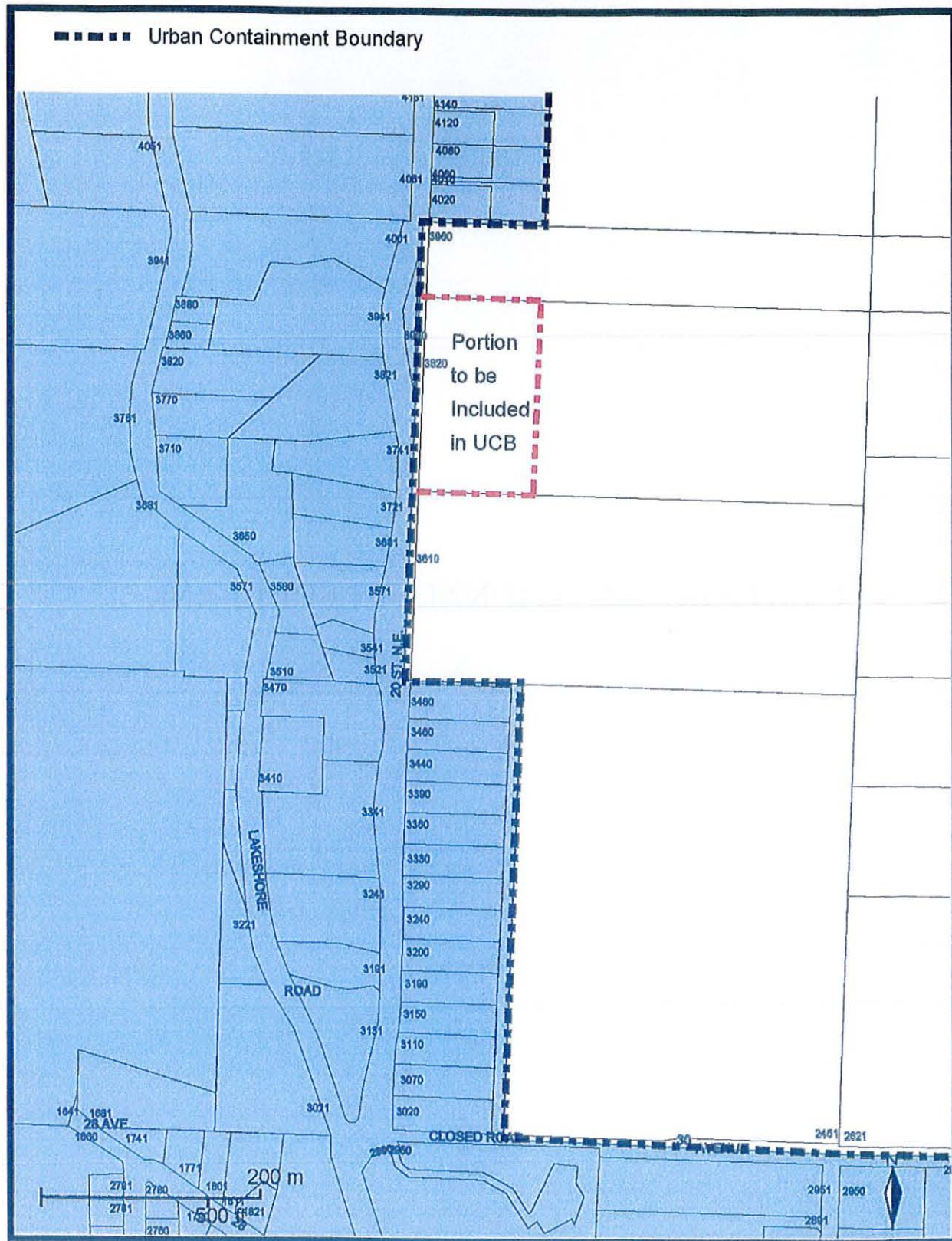
MAYOR

CORPORATE OFFICER



AR - Acreage Reserve

LR - Low Density Residential



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Item 9.2

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4270 be read a second time.

[ZON-1125; Brautigam, K. & M.; 3820 - 20 Street NE; A-2 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. 4270

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 Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on June 11, 2018 at the hour of 7:00 p.m. was published in the _____, 2018 and _____, 2018 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 the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 from A-2 Rural Holding 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. 4270"

READ A FIRST TIME THIS 14th DAY OF May 2018

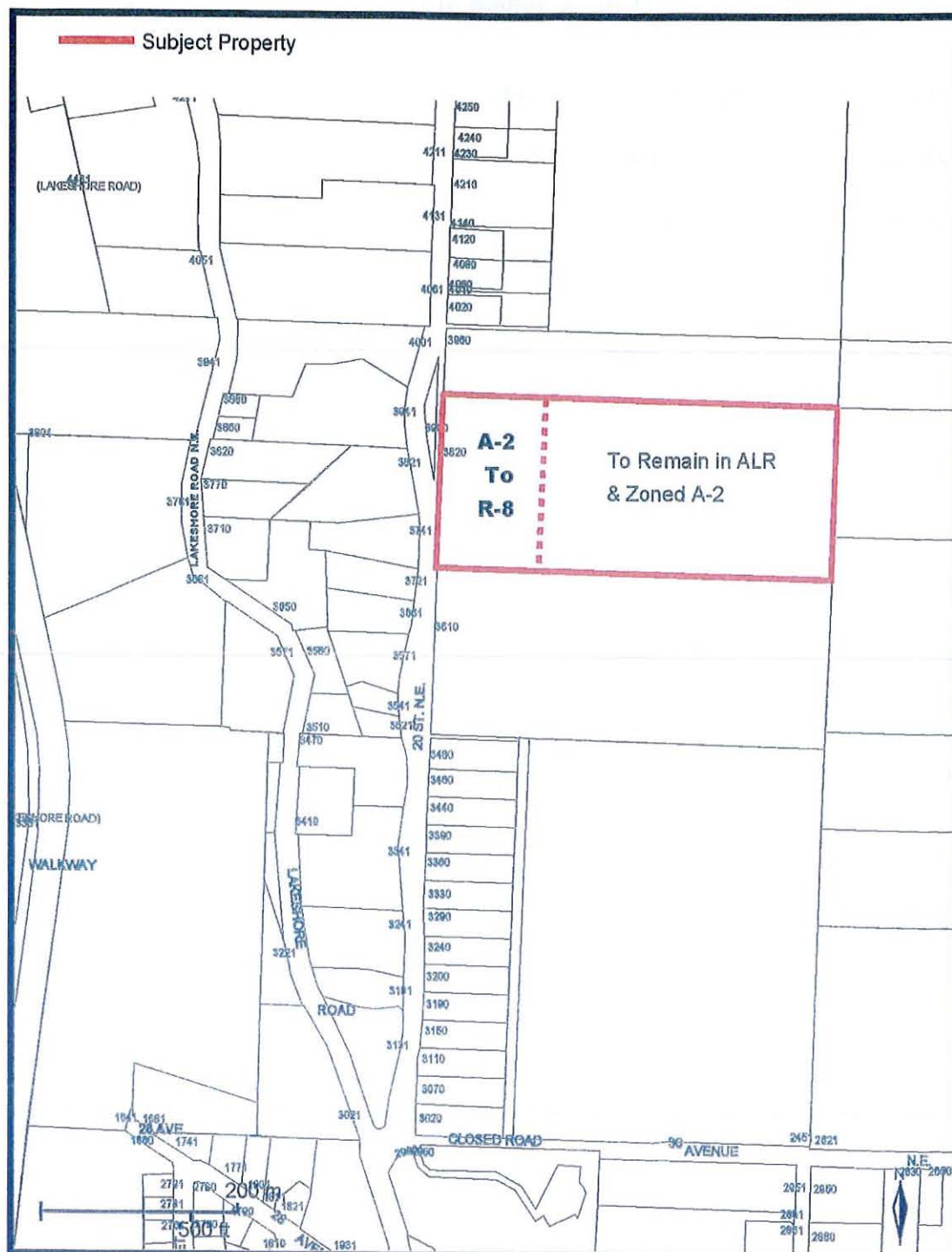
READ A SECOND TIME THIS DAY OF 2018

READ A THIRD TIME THIS DAY OF 2018

ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER



Item 9.3

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the bylaw entitled Official Community Plan Amendment Bylaw No. 4260 be read a final time.

[OCP4000-34; City of Salmon Arm; 720 - 22 Street NE; MD to Institutional]

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 Council

FROM: Development Services

DATE: March 27, 2018

SUBJECT: Official Community Plan Amendment Application File No. OCP4000-34
 Zoning Amendment Application File No. ZON.1116
 Lot A, Plan 20121, Sec. 13, Tp. 20, R. 10, W6M, KDYD;
 720 - 22 Street NE
 Owner: City of Salmon Arm

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) Re-designate Lot A, Plan 20121, Sec. 13, Tp. 20, R. 10, W6M, KDYD, as shown on Appendix 1, from Medium Density Residential to Institutional; and
- 2) Amend Official Community Plan Map No. 14.1 to identify Lot A, Plan 20121, Sec. 13, Tp. 20, R. 10, W6M, KDYD as "Future Recreational Facility".

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

AND THAT: Pursuant to Section 477(3)(a) of the *Local Government Act*, Second Reading of the Official Community Plan Amendment be withheld pending Council's consideration of the 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 as follows:

- 1) Rezone Lot A, Plan 20121, Sec. 13, Tp. 20, R. 20, W6M, KDYD from R-4 (Medium Density Residential) to P-1(Park and Recreation).

AND THAT: Final Reading of the Zoning Bylaw be withheld pending:

- 1) Approval of the Ministry of Transportation & Infrastructure; and
- 2) Final Reading of the Official Community Plan Amendment Bylaw.

Proposal

The subject property is located at 720 - 22 Street NE. The City acquired the property in the 2016 to provide additional land for development of a recreation/aquatics facility and is now applying for Official Community Plan and Zoning Bylaw amendments to accommodate future construction of the facility. A location map and ortho photo are attached as Appendices 1 and 2.

Background

The subject property is designated Medium Density Residential in the Official Community Plan and is zoned R-4 (Medium Density Residential). O.C.P. and Zoning maps are attached as Appendices 3 and 4.

In 1982, the property was re-designated from Low Density Residential to Highway/Tourist Commercial in the Official Community Plan and was rezoned from R-1 (Single Family Residential) to C-3 (Service Commercial). The purpose of these amendments was to permit conversion of a residence on the property to a restaurant (the 'Orchard House').

In 2004, the property was re-designated from Highway/Tourist Commercial to Medium Density Residential and was rezoned from C-3 (Service Commercial) to R-4 (Medium Density Residential) to permit a multi-family residential development. The owner did not proceed with the development and when the property became available, it was purchased by the City to provide additional land for its recreational facilities. In 2017, the City removed the existing residence in preparation for the property's future development.

Site Context

The 0.44 hectare site is located at the south end of 22 Street NE, which is a narrow dead-end roadway. The property also has frontage on 24 Street NE and adjoins another City-owned property to the north (Part of Lot A, Plan 62641), which is part of the recreational facilities on the east side of 24 Street NE (SASCU Recreation, Sunwave Center & Curling Club).

Surrounding land uses include the following:

North: City owned parcel zoned P-1 (Park & Recreation)
 South: Residential strata development zoned R-4 (Medium Density Residential)
 East: 24 Street NE; then City owned parcel zoned P-1 (Park & Recreation)
 West: 22 Street NE; then residential parcels zoned R-1 (Single Family Residential)

Local Government Act - Section 475

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 on December 4, 2017:

Adams Lake Indian Band	No response to date
Neskonlith Indian Band	No response to date
Economic Development Society	See Appendix 5
Columbia Shuswap Regional District	No response to date
Interior Health Authority	See Appendix 6
School District 83	No response to date

Local Government Act - Section 477

Pursuant to Section 477(3)(a) of the Local Government Act (adoption procedures for an OCP amendment), Council must consider OCP amendments in relation to the City's Financial and Liquid Waste Management Plans. In the opinion of staff, the proposed development is consistent with both the City's Financial and Liquid Waste Management Plans.

Staff and external agencies have reviewed the proposal and provide the following:

Ministry of Transportation & Infrastructure

See Appendix 7.

Telus

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

See Appendix 8.

Planning Department

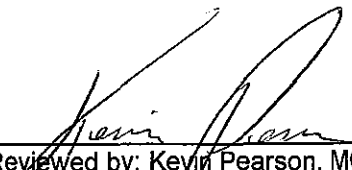
The proposed bylaw amendments are in keeping with the existing O.C.P. designations and zoning on the adjacent parcels to the north and east and the proposed land use is consistent with the existing recreational facilities on these lands.

Official Community Plan Map No. 14.1 identifies all Community Facilities and an extract from this map is attached as Appendix 9. The extract shows existing facilities in close proximity to the subject property. and the Motion for Consideration includes an amendment to this map which will add the subject property to the City's Community Facilities inventory.

The P-1 Zone allows for a wide range of uses intended to serve the park, recreation and cultural needs of the City. A copy of the P-1 Zone is attached as Appendix 10.

The City has budgeted \$60,000.00 for a Recreation Facilities Plan which is scheduled to commence this year. The plan will consider various options and design concepts for the existing facilities, the subject property and the adjacent parcel to the north. It should also be noted however, that the proposed OCP amendments would not bind the City to commit to financing the construction of any new recreational facilities.

The application is supported by staff and as of this writing, no concerns have been expressed by outside agencies.

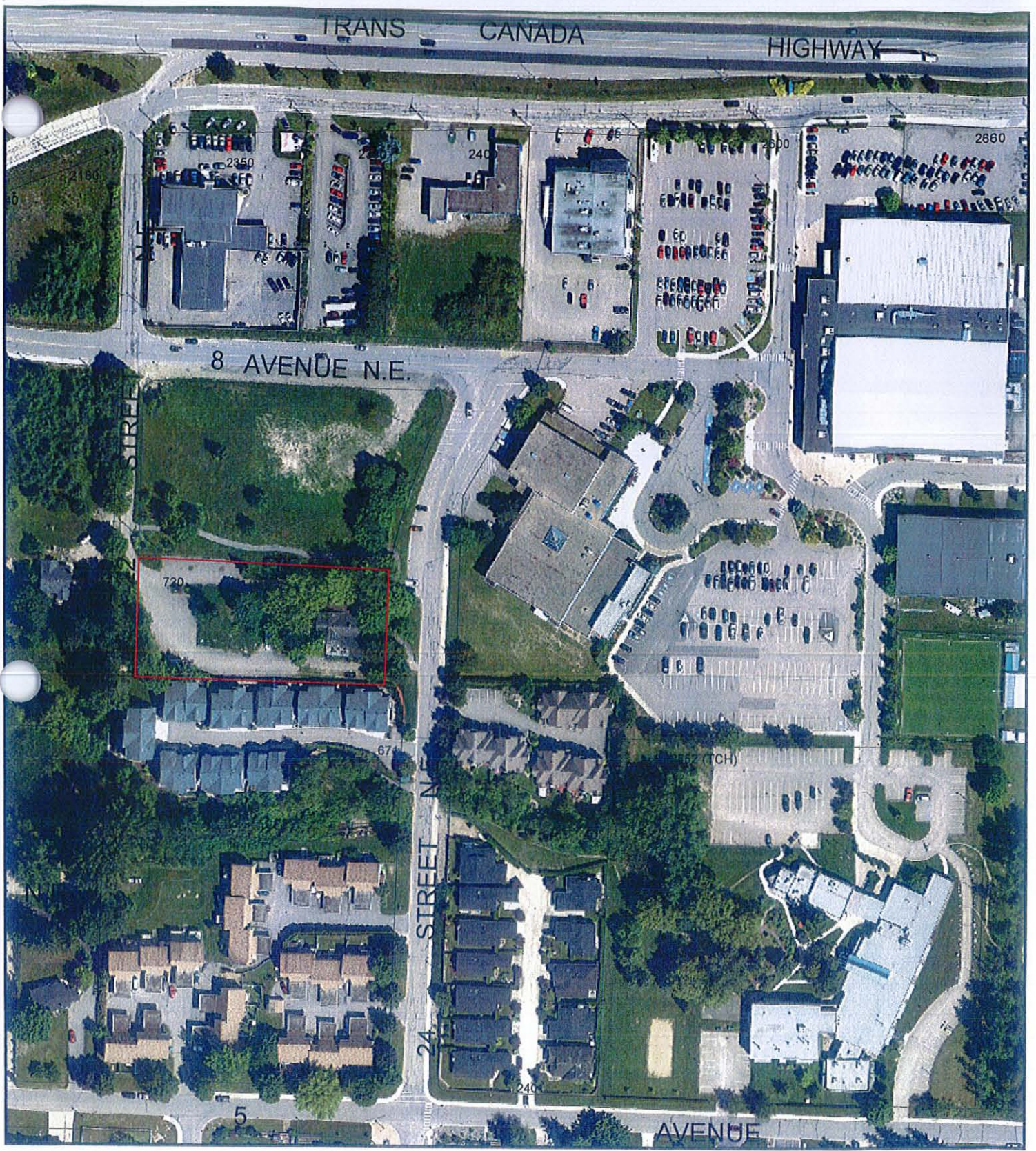

Prepared by: Jon Turlock
Planning & Development Officer
Reviewed by: Kevin Pearson, MCIP
Director of Development Services

Appendices

1. Location map
2. Ortho photo
3. OCP map
4. Zoning map
5. SAEDS comments
6. IHA comments
7. MoTI comments
8. Engineering Dept. comments
9. OCP Map No. 14.1 (extract)
10. P-1 Zone of Bylaw No. 2303



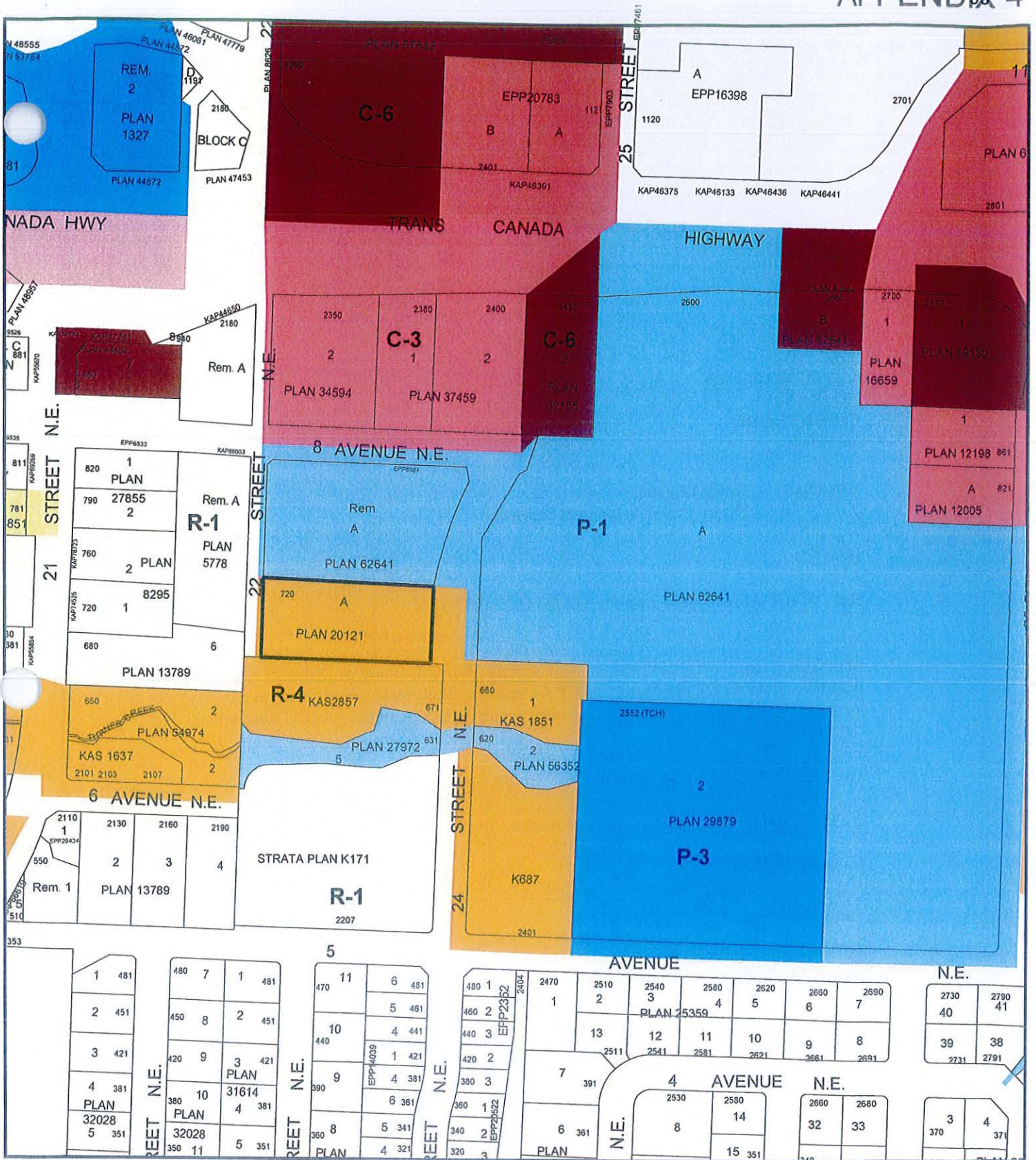
Location Map



Subject Property



Subject Property



Subject Property

Zoning



December 13, 2017

City of Salmon Arm
PO Box 40
Salmon Arm BC
V1E 4N2

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-34

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to redesignate the property located at 720-22 Street NE to accommodate future expansion of the SASCU Recreational Centre.

The SAEDS Board fully supports this application, with no noted concerns.

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

Sincerely,

A handwritten signature in cursive script, which appears to read "William Laird", is written over a large, stylized circular flourish.

William Laird, Chairperson
Salmon Arm Economic Development Society

PO Box 180
20 Hudson Avenue NE
Salmon Arm, BC V1E 4N2
Tel: 250 833.0608
Fax: 250 833.0609
www.saeds.ca

it's happening
here



Interior Health
Every person matters

December 28, 2017

Kevin Pearson
City of Salmon Arm
Development Services
Box 40, 500 – 2nd Avenue NE
Salmon Arm, BC V1E 4N2

kpearson@salmonarm.ca

Dear: Mr. Pearson

Re: Official Community Plan Amendment Application No. OCP4000-34

Interior Health welcomes the opportunity to comment on the proposal. The proposed change from the existing medium density housing to Institutional could allow for expansion of the Salmon Arm recreational facilities adjacent to the existing facilities.

Interior Health would not object to additional area being available for recreational facilities within the City of Salmon Arm.

We would recommend expansion of recreational facilities in areas where the most vulnerable community members, such as children, older adults, people living with physical mobility or chronic health challenges, as well as low income, housing insecure or other marginalized community members have easy access.

Recreational venues are important facilities for physical activity, therefore access by vulnerable populations should reduce the distance they need to travel or allow for active and public transportation options.

Interior Health endorses the concept of creating development where the easy choice is the healthy choice which helps to improve population health. The location for the recreational expansion would be in an area that is serviced with transit

We have a number of portfolios with specific content expertise and resources in the form of staff, health evidence and data, community health profiles and examples of case studies, to help support you in creating a healthier community.

Thank you for the opportunity to provide a health perspective to this proposal.

Yours Sincerely

Clare Audet
Environmental Health Officer – Healthy Built Environment



Your File #: ZON-1116
eDAS File #: 2017-07230
Date: Dec/07/2017

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

Attention: Kevin Pearson, Director of Development Services

Re: Proposed Bylaw for: Lot A Section 13 Township 20 Range 10 W6M KDYD
Plan 20121 - 720 – 22 Street NE

Thank you for the opportunity to provide comments on the above referenced file.

Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*, as the Ministry interests are unaffected.

If you have any questions please feel free to call Elizabeth KEAM at (250) 833-7404.
Yours truly,

Elizabeth KEAM
District Development Technician

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 503-3664 Fax: (250) 833-3380



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

TO: Kevin Pearson, Director of Development Services
DATE: December 20, 2017
PREPARED BY: Chris Moore, Engineering Assistant
OWNER: **City of Salmon Arm**, Box 40, Salmon Arm, BC, V1E 4N2
APPLICANT: Owner
SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP4000-34**
ZONING AMENDMENT APPLICATION FILE NO. ZON-1116
LEGAL: Lot A, Section 13, Township 20, Range 10 W6M KDYD, Plan 20121
CIVIC: **720 – 22 Street NE**

Further to your referral dated 4 December, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning or OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Erosion and Sediment Control measures will be required as per the Subdivision and Development Services Bylaw 4163, Section 3.1.
6. 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.
7. 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.

OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP4000-34 &
ZONING AMENDMENT APPLICATION FILE NO. ZON-1116

December 14, 2017
Page 2

Roads/Access:

1. 24 Street NE on the subject property's east boundary is designated as an Urban Local Road requiring a 20.0m dedication. Current records indicate that no additional dedication is required at this time.
2. 24 Street NE is constructed to the Urban Local Road standard, no upgrades are anticipated.
3. 22 Street NE on the subject property's west boundary is designated as an Urban Local Road requiring a 20.0m dedication. Current records indicate that 10.0m additional dedication is required together with dedication for a full turnaround. However, the future status and alignment of this road will be dependent on the proposed redevelopment plans for the Recreation Centre.
4. 22 Street NE is currently constructed to a laneway standard. Upgrading to the Urban Local Road standard (RD-2) will require road construction, curb and gutter, sidewalk, road drainage, boulevard, street lighting and underground hydro and telus.

Water:

1. The subject property fronts a 150mm diameter Zone 4 water main on 24 Street NE and a 150mm diameter Zone 2 water main on 23 Street. Both watermains require upgrading to 200mm, however, this work is premature at this time and further offsite upgrading may also be required.
2. The property is to be serviced with a single, metered water service connection, adequately sized to satisfy the proposed use, as per specification drawing W-11 (minimum 25mm diameter). The property is currently not serviced with water, the original service was disconnected at the main prior to demolition of Minos.
3. The subject property is in an area with sufficient fire flows, according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary Sewer:

1. The subject property fronts a 200mm diameter sanitary sewer on 24 Street NE, a 200mm diameter sanitary sewer on 22 Street NE. No upgrades are anticipated
2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs. City records indicate that the property is currently serviced by a service of unknown size from the sewer on 22 Street NE. All existing

OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP4000-34 &
ZONING AMENDMENT APPLICATION FILE NO. ZON-1116

December 14, 2017

Page 3

inadequate/unused services must be abandoned at the main. Owner/developer is responsible for all associated costs.

Drainage:

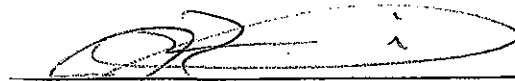
1. The subject property fronts a 375mm diameter storm sewer on 24 Ave NE. There is currently no storm sewer on 22 St NE. Storm sewer will require extending to the south end of 22 St NE, however, the future status and alignment of this road will be dependent on the proposed redevelopment plans for the Recreation Centre.
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. Subject to approval of the ISMP, the proposed lots may be serviced by 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. City records indicate that the existing property was not serviced with a City storm service.

Geotechnical:

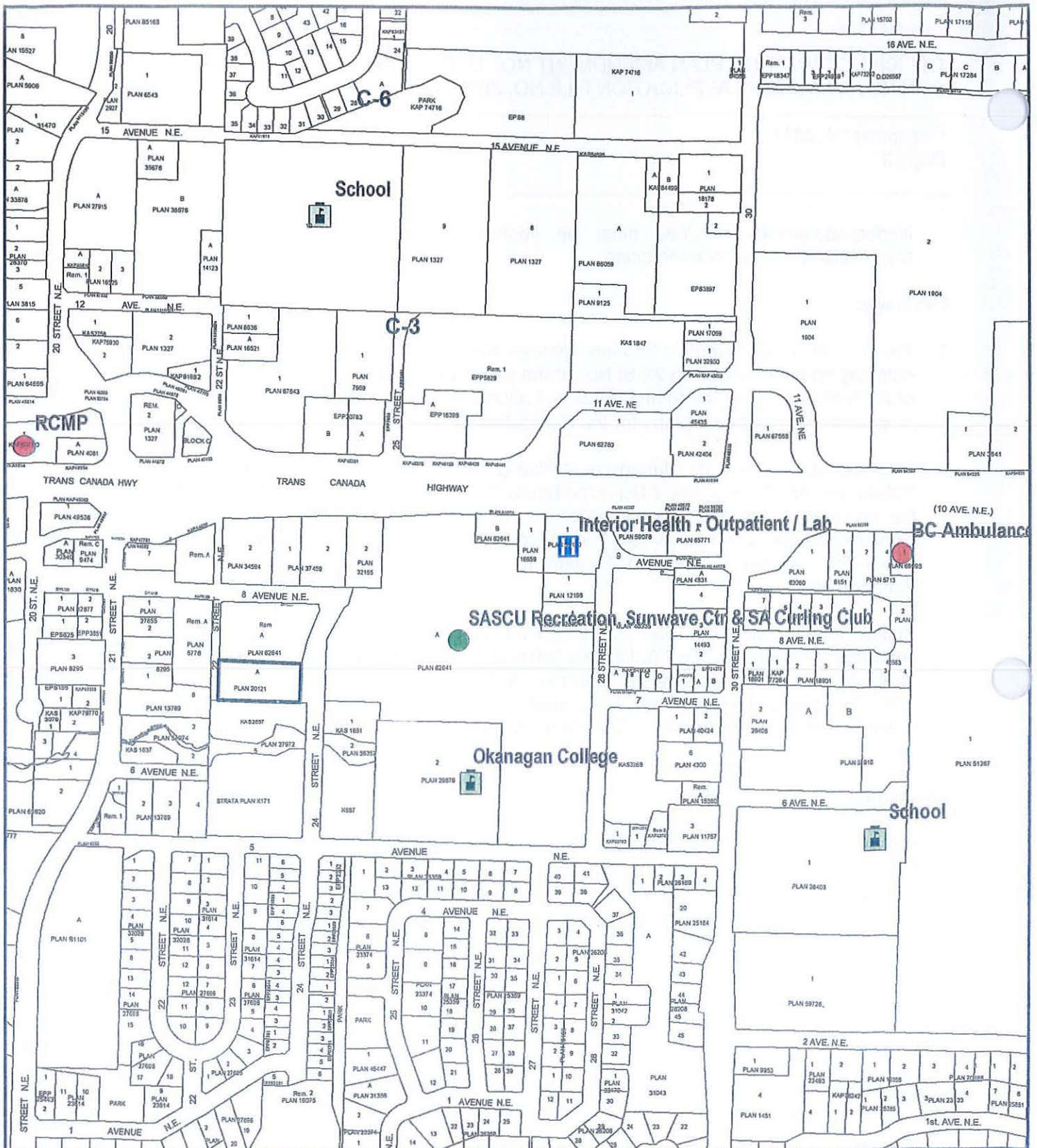
1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage) and Category B (Pavement Structural design) are required.



Chris Moore
Engineering Assistant



Rob Niewenhuizen
Director of Engineering



Subject Property

SECTION 24 - P-1 - PARK AND RECREATION ZONE

Purpose

- 24.1 The P-1 Zone is intended to provide for the location, *development* and preservation of public and private land to serve the *park* and recreational needs of the *Municipality*.

Regulations

- 24.2 On a *parcel zoned P-1*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 24.3 The following uses and no others are permitted in the P-1 Zone:

- .1 *assembly hall;*
- .2 *boat launch;*
- .3 *botanical gardens;*
- .4 *bowling green;*
- .5 *campground;*
- .6 *cemetery;*
- .7 *cultural facilities;*
- .8 *entertainment facility;*
- .9 *exhibition grounds and buildings;*
- .10 *home occupation;*
- .11 *marina;*
- .12 *museum;*
- .13 *outside vending;*
- .14 *park;*
- .15 *picnic grounds;*
- .16 *public use;*
- .17 *public utility;*
- .18 *recreation facility - indoor;*
- .19 *recreation facility - outdoor;*
- .20 *wildlife sanctuary;*
- .21 *accessory use, including one single family dwelling or caretaker's suite.*

Maximum Height of Principal Buildings

- 24.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 24.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

SECTION 24 - P-1 - PARK AND RECREATION ZONE - CONTINUED

Minimum Parcel Size or Site Area

- 24.6 The minimum *parcel* size or *site* area shall be 0.2 hectare (0.49 acre).

Minimum Parcel or Site Width

- 24.7 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal and Accessory Buildings

- 24.8 The minimum *setback* of the *principal* and accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a lane shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Outside Storage

- 24.9 Outside storage shall be screened as per Appendix III.

Parking and Loading

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

22. PUBLIC HEARING

1. **Official Community Plan Amendment Application No. OCP-4000-34 [City of Salmon Arm; 720 - 22 Street NE; MD to Institutional]**

The Director of Development Services explained the proposed Official Community Plan Amendment Application.

Submissions were called at this time.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4260 was declared closed at 7:54 p.m. and consideration of the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4260

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on May 14, 2018, at the hour of 7:00 p.m. was published in the May 2, 2018 and May 9, 2018, issue of the Salmon Arm Observer;

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

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

1. "City of Salmon Arm Official Community Plan Bylaw No. 4000" is hereby amended as follows:
 1. Re-designate Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 2012, from Medium Density Residential to Institutional, on the Land Use Maps A-1 and A-1a as shown on Schedule "A" attached hereto and forming part of this bylaw; and
 2. Amend Official Community Plan Map No. 14.1 to identify Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 20121 as "Future Recreational Facility", as shown on Schedule "B" 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. 4260**".

READ A FIRST TIME THIS 9th DAY OF April 2018

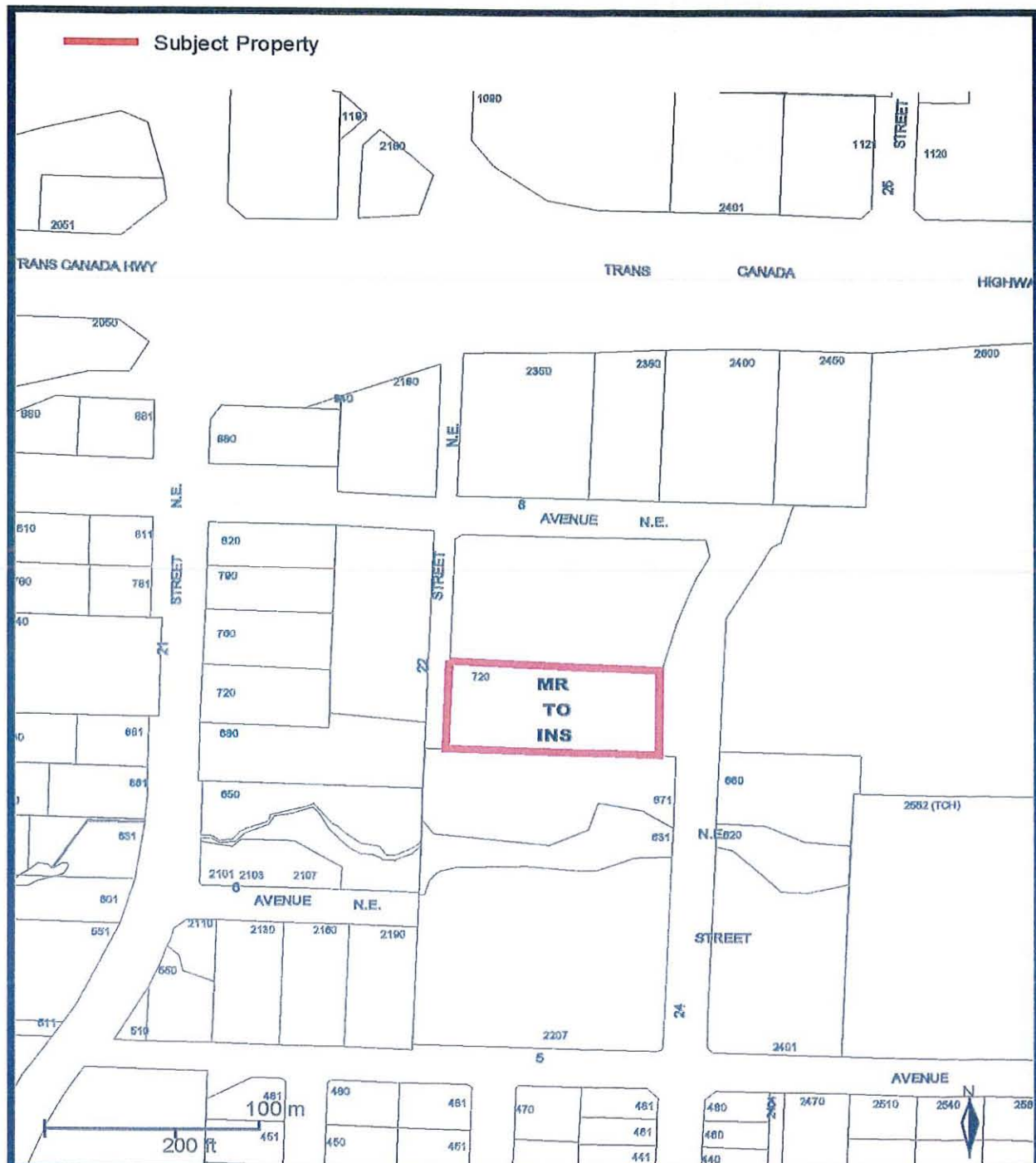
READ A SECOND TIME THIS 23rd DAY OF April 2018

READ A THIRD TIME THIS 14th DAY OF May 2018

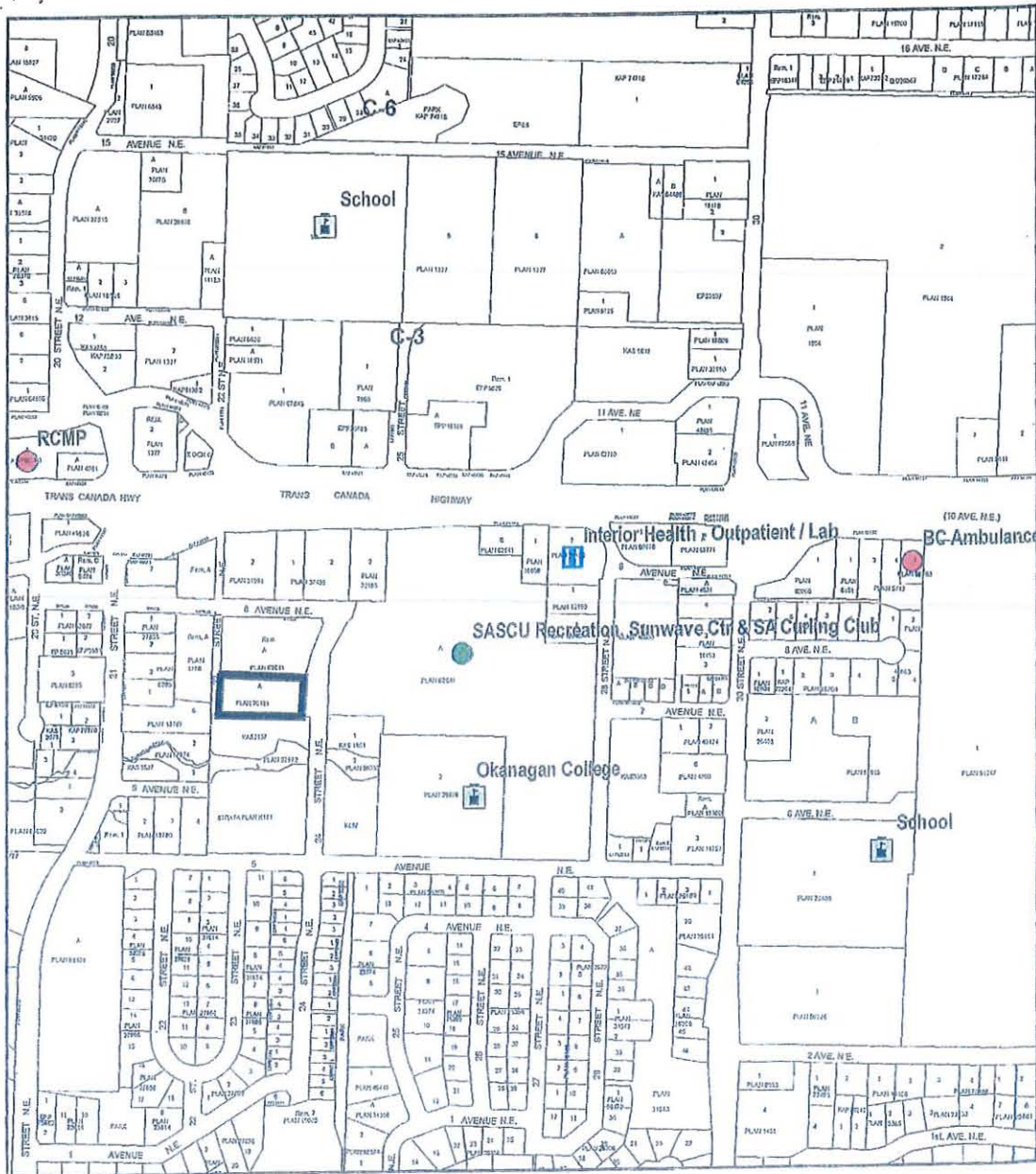
ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER



Schedule "B"



Subject Property

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Item 9.4

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4261 be read a final time.

[ZON-1116; City of Salmon Arm; 720 – 22 Street NE; R-4 to P-1]

Vote Record

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

Opposed:

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

22. PUBLIC HEARING**2. Zoning Amendment Application No. ZON-1116 [City of Salmon Arm; 720 - 22 Street NE; R-4 to P-1]**

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4261 was declared closed at 7:55 p.m.

CITY OF SALMON ARM

BYLAW NO. 4261

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 Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on May 14, 2018 at the hour of 7:00 p.m. was published in the May 2, 2018 and May 9, 2018 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 A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 20121 from R-4 Medium Density Residential Zone to P-1 Park & Recreation 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. 4261"**

READ A FIRST TIME THIS 9th DAY OF April 2018

READ A SECOND TIME THIS 23rd DAY OF April 2018

READ A THIRD TIME THIS 14th DAY OF May 2018

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 22nd DAY OF May , 2018

"E. KEAM"

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



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Item 9.5

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the bylaw entitled City of Salmon Arm Short Term Borrowing Bylaw No. 4244 be read a final time.

[Short Term Borrowing]

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: May 23, 2018
To: Mayor Cooper and Members of Council
Subject: City of Salmon Arm Short Term Capital Borrowing Bylaw No. 4244

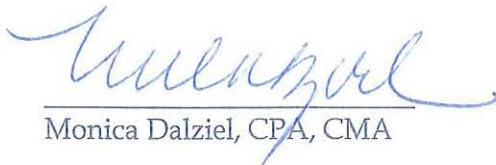
Recommendation

That Bylaw No. 4244, cited as "City of Salmon Arm Short Term Capital Borrowing Bylaw No. 4244", be given final reading.

Background

Council recently approved three (3) readings of City of Salmon Arm Short Term Capital Borrowing Bylaw No. 4244 in the amount of \$835,000.00 to fund drainage improvements.

Pursuant to the provisions of Section 178 of the Community Charter, Inspector approval has now been received and it is appropriate for Council to approve final reading of the Bylaws.


Monica Dalziel, CPA, CMA

CITY OF SALMON ARM

BYLAW NO. 4244

A bylaw to authorize the borrowing of money for the purposes of Capital Works

WHEREAS under the provisions of Section 178 of the Community Charter, Council may, by bylaw adopted with the approval of the Inspector, contract a debt for any purpose of a capital nature, such debt must not cause the municipality to exceed the limit prescribed by regulation. The debt and securities must be payable no later than the lesser of five (5) years from the date on which the securities were issued or the reasonable life expectancy of the capital asset for which the debt is contracted;

AND WHEREAS the amount of the existing obligations of the municipality authorized under said Section 178 at the date hereof is \$0.00;

AND WHEREAS the Council deems it necessary to borrow the sum of Eight Hundred and Thirty-Five Thousand Dollars (\$835,000.00) for the purpose of drainage improvements;

AND WHEREAS the approval of the Inspector of Municipalities has been obtained;

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

1. The Council is hereby authorized and empowered to borrow upon the credit of the City of Salmon Arm from the Municipal Finance Authority, the sum of Eight Hundred and Thirty-Five Thousand Dollars (\$835,000.00), to be repaid, with interest, over a term of five (5) years for the purposes hereinbefore recited.
2. The purpose for which the debt is contracted shall be for the purpose of undertaking drainage improvements at the following locations:
 - 10 Avenue SE - Storm Extension and Upgrade;
 - 10 Avenue NW - Culvert Upgrade; and
 - 44 and 42 Street SW - Gleneden - Culvert Upgrade,
3. The interest on the debt shall be at a rate as prescribed by the Municipal Finance Authority.
4. There shall be raised and levied during the currency of the obligation hereby created by a rate sufficient therefore over and above all other rates upon all land and improvements subject to taxation for general municipal purposes in the municipality for the repayment of the principal in the respective years the amount as follows:

PRINCIPAL

2019	\$167,000.00
2020	\$167,000.00
2021	\$167,000.00
2022	\$167,000.00
2023	\$167,000.00

5. The Mayor and Chief Financial Officer are hereby authorized to do all necessary acts and things to carry out the intent of this bylaw.
6. This bylaw may be cited as "City of Salmon Arm Short Term Capital Borrowing Bylaw No. 4244."

READ A FIRST TIME THIS	26th	DAY OF	March	2018
READ A SECOND TIME THIS	26th	DAY OF	March	2018
READ A THIRD TIME THIS	26th	DAY OF	March	2018

APPROVED BY THE INSPECTOR OF MUNICIPALITIES PURSUANT TO SECTION 178
OF THE COMMUNITY CHARTER THIS 18th DAY OF May 2018

ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER

INFORMATIONAL CORRESPONDENCE - MAY 28, 2018

1. N. Cooper, Mayor, City of Salmon Arm - letter dated May 16, 2018 - Disposition of the Downtown Activity Centre and Future Facilities Planning
2. C. Bannister, Chief Administrative Officer, City of Salmon Arm - letter dated April 18, 2018 - Professional Service Award Nomination for Monica Dalziel, CMA, CPA
3. A. Smith - email dated April 9, 2018 - Need for shelter, community space
4. N.R. Fowler - letter dated May 7, 2018 - Sinclair Park
5. D. Rolin, President, Salmon Arm Branch of the Okanagan Historical Society - email dated May 16, 2018 - School District #83 Proposed Sale of former Salmon Arm Elementary School
6. A. May, Sage Orienteering Club board member - email dated May 18, 2018 - Spring orienteering events in SA
7. J. B. Healey, Head Coach, Waves Masters and CSSSC - letter dated May 22, 2018 - BC Masters Open Water Championship Grant Request
8. L. Wong, Manager, Downtown Salmon Arm - letter dated May 22, 2018 - Block Party and #thursdaysonthetown kick-off
9. N. Whitticase, Committee Member, Peace in the Park - letter dated May 9, 2018 - Peace in the Park - Free community Yoga Event, August 25, 2018
10. Salmon Arm Chamber of Commerce - email dated May 15, 2018 - Committee Invitation & 2018 Scholarship Application
11. C. Pecknold, Assistant Deputy Minister and Director of Police Services, Policing and Security Branch - letter dated May 18, 2018 - 2018 G7 Leaders Summit RCMP Resource Redeployment
12. FCM - email dated May 7, 2018 - FCM Voice May 7; National Housing Strategy; Seizing our moment; CISAL study tour
13. Interior Health - May 18, 2018 - Healthy Communities Update
14. E. Findlay, President, Andrew Sheret Limited - letter dated April 27, 2018 - Road Repairs - 2690 13 Avenue SW
15. A. Morris, Public Policy and Outreach Manager, SPCA - letter dated May 17, 2018 - Standards of Care Bylaws & Cat-Related Bylaws, Bylaw No. 2398
16. S. Rideout, Citizens for Safe Technology - email dated May 10, 2018 - Upcoming FCM Agenda
17. L. Copas, Executive Director, SPARC BC - Access Awareness Day - June 2, 2018
18. K. Kenney, Corporate Officer, City of Langley - letter dated May 17, 2018 - Provincial Employer Health Tax
19. J. Brown, Mayor, Township of Spallumcheen - letter dated May 8, 2018 - Cannabis Production Facilities on Agricultural Land Reserve Lands
20. L. Dysart, Chief Administrative Officer, Village of Belcarra - letter dated May 10, 2018 - Human Trafficking Task Force

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Item 10.2

CITY OF SALMON ARM

Date: May 28, 2018

D. Boyd, General Manager, Shuswap Recreation Society
Letter dated May 23, 2018
Salmon Arm Pickleball Club

Vote Record

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

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

salmon arm recreation

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

May 23, 2018

Attention: City of Salmon Arm Council

Dear Councillors:

We are writing to outline the proposed agreement with Salmon Arm Pickleball Club. After a number of meetings and related correspondence with the Club, the Shuswap Recreation Society is recommending the following fees and benefits:

- Annual playing fees of \$50 per player. Based on original membership numbers (80) this will equate to an annual amount of \$4,000;
- Exclusive playing privileges on the public courts from 9:00 am to 12:00 noon on Monday Wednesday and Friday from May 1 to September 30;
- Exclusive playing privileges on the public courts from 5:00 pm to dusk on Tuesday and Thursday evenings from May 1 to September 30;
- The placement of a storage container at the Klahanie site for the storage of Club equipment for the maintenance of the courts subject to conditions as established by the CSA;
- Exclusive playing privileges on the public courts for one weekend each season for the purposes of hosting a tournament;
- We will provide one free room rental per season for the Club for a meeting;

We have compared these fees and benefits with other regional municipalities and we feel they are a good compromise for both the Club and the community of Salmon Arm. We believe that exclusive the times are a significant benefit to the Club that will allow diverse programming to accommodate varying levels of play and specific programming (i.e. Men's/Ladies time, etc.) for Club members.

Please do not hesitate to contact us should you have any questions regarding the items outlined in this letter.

Yours truly,



Darby Boyd

General Manager
Shuswap Recreation Society
Salmon Arm BC

Item 10.3

CITY OF SALMON ARM

Date: May 28, 2018

G. Simms
Letter dated May 19, 2018
UBCM

Vote Record

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

Opposed:

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

May 19, 2018

Dear Mayor and Council,

I am applying to SILGA through the CSRD to attend UBCM in September 2018. I would very much appreciate a letter of support from the City of Salmon Arm to add to my application letter.

Thank-you,

A handwritten signature in blue ink that reads "M. Gray Simms". The signature is fluid and cursive, with a large "M" and a stylized "S".

M. Gray Simms

mgsimms28@gmail.com

250-463-2156

Item 11.1

CITY OF SALMON ARMDate: May 28, 2018

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: the 2018 Budget contained in the 2018 to 2022 Financial Plan be amended to increase the Large Portable Generator Budget by \$10,000.00 funded from a decrease to the Transfer Switch Connection (Zone 4) project of \$10,000.00;

AND THAT: Council award the Large Portable Generator project to All Phase Electric Ltd. in the amount of \$245,827.00 plus applicable taxes;

AND THAT: Council award the Transfer Switch Connection (Zone 4) project to All-Phase Electric Ltd. in the amount of \$48,532.52 plus applicable taxes;

AND THAT: The City's Purchasing Policy No. 7.13 be waived in procurement of the services relative to Project No. ENG2018-57 to authorize the sole sourcing of same to All-Phase Electric Ltd.

[Large Portable Generator and Transfer Switch Connection (Zone 4) Award]

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: ENG2018-57

To: Her Worship Mayor Cooper and Members of Council
 Submitted By: Rob Niewenhuizen, Director of Engineering and Public Works
 Prepared By: Jenn Wilson, City Engineer
 Date: May 11, 2018
 Subject: Large Portable Generator and Transfer Switch Connection (Zone 4) Award

Recommendation:

- That: The 2018 Budget contained in the 2018 to 2021 Financial Plan be amended to increase the Large Portable Generator Budget by \$10,000.00 funded from a decrease to the Transfer Switch Connection (Zone 4) project of \$10,000.00;
- And That: Council award the Large Portable Generator project to All Phase Electric Ltd. in the amount of \$245,827.00 plus applicable taxes;
- And That: Council award the Transfer Switch Connection (Zone 4) project to All Phase Electric Ltd. in the amount of \$48,532.52 plus applicable taxes;
- And That: The City's Purchasing Policy No. 7.13 be waived in procurement of the services relative to Project No. ENG2018-57 to authorize the sole sourcing of same to All-Phase Electric Ltd.

Background:

During the summer of 2017 the City of Salmon Arm received minimal precipitation resulting in extreme water usage in the range of 24 ML (winter usage is approx. 6.5 ML). In the midst of the very high water demand, a serious wind storm resulted in an extended power outage to the Water Treatment Plant in Canoe and nearby pump station. The inability to treat and pump water to the reservoirs led to a concern that the high irrigation usage throughout the City would compromise the available water to the residents. City staff went door to door requesting all irrigation to be shut off to conserve water. BC Hydro was able to restore power to the Water Treatment Plant in a timely enough fashion that the system was able to recover.

With extreme weather events occurring more frequently, staff budgeted in 2018 for a large standby generator capable of servicing the Canoe pumping station to minimize future risk to the water system in regards to lost power. To maximize cost effectiveness the generator is proposed to be a portable generator with a custom trailer allowing the generator to be transported to any site requiring a temporary power source.

All Phase Electric Ltd. (All Phase) currently holds the permit for Zone 1 pump station and has completed all upgrades to the station for the last 10 years. Familiarity with the pump station an operational controls is paramount in the installation/operation of the generator and transfer switches. As such the City approached All Phase to put together specifications for the generator,

Her Worship Mayor Cooper and Members of Council
 Memorandum - Large Portable Generator and Transfer Switch Connection (Zone 4) Award

trailer and transfer switch components. After reviewing the specifications with City staff, All Phase solicited quotes on each component and provided an estimate for the installation work. A minimum of two (2) quotes were obtained for each component that had multiple sources available and three (3) or more obtained where possible, with the exception of the installation work which is a sole source quote from All Phase for the reasons noted above.


The Large Portable Generator approved project budget is \$240,000 which includes costs for the generator (\$145,000), the custom trailer (\$40,000) and the low lift transfer switch (\$60,827). The sole source component of this project is for installation of the low lift transfer switch and is estimated at \$28,650.00.

The Zone 4 Transfer Switch approved project budget is \$75,000 and is estimated at \$48,532.52. The sole source component of this project is for installation of the Zone 4 Transfer Switch and is estimated at \$26,923.52.

With respect to the above, staff recommend that the project budgets be amended transferring \$10,000.00 from the Zone 4 Transfer Switch project to the Large Portable Generator project. Staff further recommend that the City's Purchasing Policy No. 7.13 be waived to allow award of the the Large Portable Generator (\$245,827.00) and Zone 4 Transfer Switch (\$48,532.52) projects to All Phase in the amount of \$294,359.52 plus applicable taxes.

All Phase Electric Ltd. is a company based out of Salmon Arm. They have successfully completed similar projects for the City and currently hold the permit for the Zone 1 pump station.

Respectfully Submitted,


 Rob Niewenhuizen, A.Sc.T.
 Director of Engineering and Public Works

cc Monica Dalziel, Chief Financial Officer

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Item 11.2

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the City of Salmon Arm has been consulted regarding the proposed installation of a telecommunications facility on Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 3757, Except Plan 10183, as described in the information package dated April 25, 2018;

AND THAT: Council concurs with the proposed installation of a telecommunications facility on the subject parcel as proposed.

[Proposed Telecommunications Facility Referral (Cellular Tower Installation)]

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: May 3, 2018

Subject: Proposed Telecommunications Facility Referral (Cellular Tower Installation)

Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 3757, Except Plan 10183

Civic: 2200 – 20 Avenue SE

Proponent: Rogers

Agent: Cypress Land Services

MOTION FOR CONSIDERATION

THAT: the City of Salmon Arm has been consulted regarding the proposed installation of a telecommunications facility on Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 3757, Except Plan 10183, as described in the information package dated April 25, 2018;

AND FURTHER THAT: the City of Salmon Arm concurs with the proposed installation of a telecommunications facility on the subject parcel as proposed.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

Cypress Land Services (CLS), on behalf of Rogers (the proponent), has proposed the installation of a 60.0 metre (m) cellular tower and associated facilities (i.e. fencing, equipment shelter and generator) on the southern portion of the parcel at 2200 – 20 Avenue SE (Appendix 1). The large, roughly 30 hectare (ha) subject parcel is designated Acreage Reserve in the Official Community Plan (OCP) and zoned A-2 Acreage Reserve (Appendix 2 & 3). The parcel is occupied by a single-family dwelling and agricultural development on the northern portion of the property, while the southern portion is steep and forested. A hydro transmission line runs along the south and eastern portion of the parcel, including large hydro towers. Surrounding land uses include:

North: 20 Avenue SE with A-2 parcels beyond;
 South: large crown land parcel zoned A-1;
 East: Cemetery zoned P-1; and
 West: crown and private parcels zoned A-2.

CLS has submitted a consultation and information package to the City (Appendix 4). In accordance with Industry Canada's Client Procedures and City Policy no.3.18, the proponent is required to consult with the City prior to installation of the tower. CLS is seeking concurrence from the City in the form of a resolution from Council.

The proposed cellular tower does not fall within the City Policy's exemption criteria, thus the policy requires that the proponent complete a community consultation process prior to installation including

preliminary consultation, proposal submission, and public consultation. In its preliminary consultation, alternative sites have been discussed with City staff. Staff note that a site on the crown parcels west and south of this site would have been exempt from the City Policy and consultation process. In adherence with City Policy, a resolution from Council is expected to complete the consultation process.

Consultation and Public Notification

The City's public consultation requirements are generally aligned with Industry Canada's Default Public Consultation Process (CPC) as follows (additional details are contained in the CPC):

1. Posting of a notification sign on site, publication of a notice in the local newspaper, and submission of a notification package to all owners, occupiers and authorities within a radius of three times the tower height, measured from the base of the tower or perimeter of the supporting structure. The notification package is provided within Appendix 4;
2. Following the public comment period, the proponent must respond to all reasonable and relevant concerns and provide for an additional 21 days for a reply to the proponent's response; and
3. Once the proponent has made adequate efforts to address or resolve all reasonable and relevant concerns, the public notification and consultation process is considered complete.

The proponent has met the consultation requirements detailed in the City's Policy, with the closing date for comments set at April 2, 2018. Based on comments from staff, the proponent widened the notification area to include additional parcels, in excess of the policy requirements. The proponent has provided a summary of the consultation process and responses received (Appendix 4).

COMMENTS

Building Department

The BC Building Code does not apply to the construction of cellular towers, except where the tower is affixed to a building. A Building Permit is not required for the proposed equipment shelter (under 10 m²).

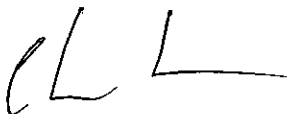
Planning Department

The regulation of the installation of cellular towers is under the exclusive jurisdiction of the federal government and its agencies (e.g. Industry Canada and Health Canada), meaning that the City's bylaws do not apply to the proposed cellular tower. However, in accordance with Industry Canada's requirements, the proponent is required to consult with the City and notify the public prior to installation. The proponent has adhered to the City's Policy and has provided the City with details of the proposed installation and the completed consultation process.


From a land use perspective, the current and anticipated or future land use patterns in and around the proposed site appear compatible and aligned with the direction of the City Policy for such structures to be sited in rural areas, an option substantially less conflicted than siting the towers within urbanized, residential areas of the City. As detailed in their submission, the applicant has explored co-location options, and has offered other providers the option to utilize the proposed tower. In the opinion of staff, the visual impact of the structure is mitigated by its position relative to the tall slopes of Mount Ida and the existing large hydro transmission towers, as well as the confirmation from the proponent that the tower will be painted to match surrounding vegetation.

CONCLUSION

Staff recommends that Council advise the proponent that consultation has occurred and that the City concurs with the proposed site as requested.



Prepared by: Chris Larson, MCP
Planning and Development Officer



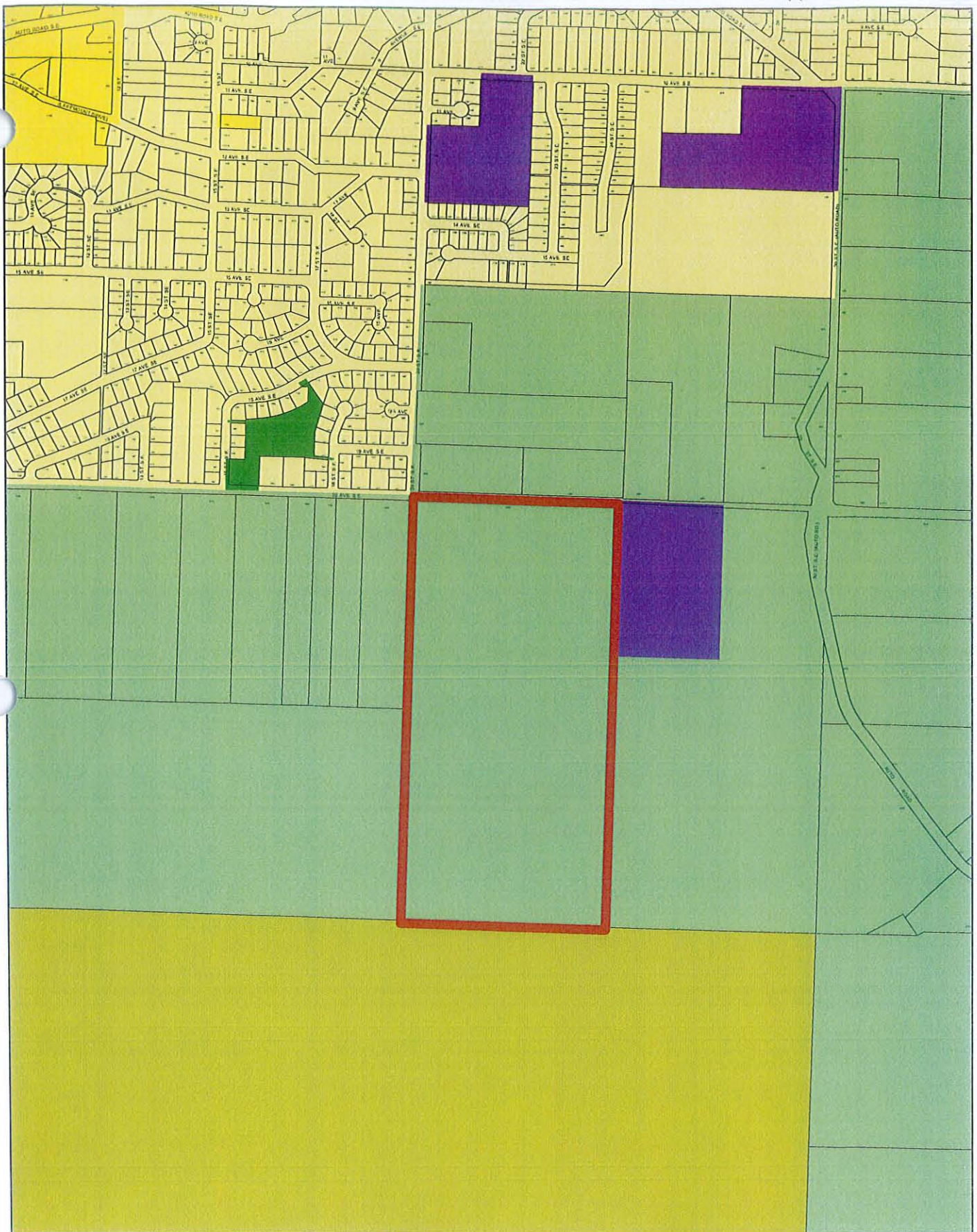
Reviewed by: Kevin Pearson, MCIP
Director of Development Services



0 115 230 460 690 920 Meters



Subject Parcel



0 4080 160 240 320
Meters



Subject Parcel



Institutional



Park



Acreage Reserve



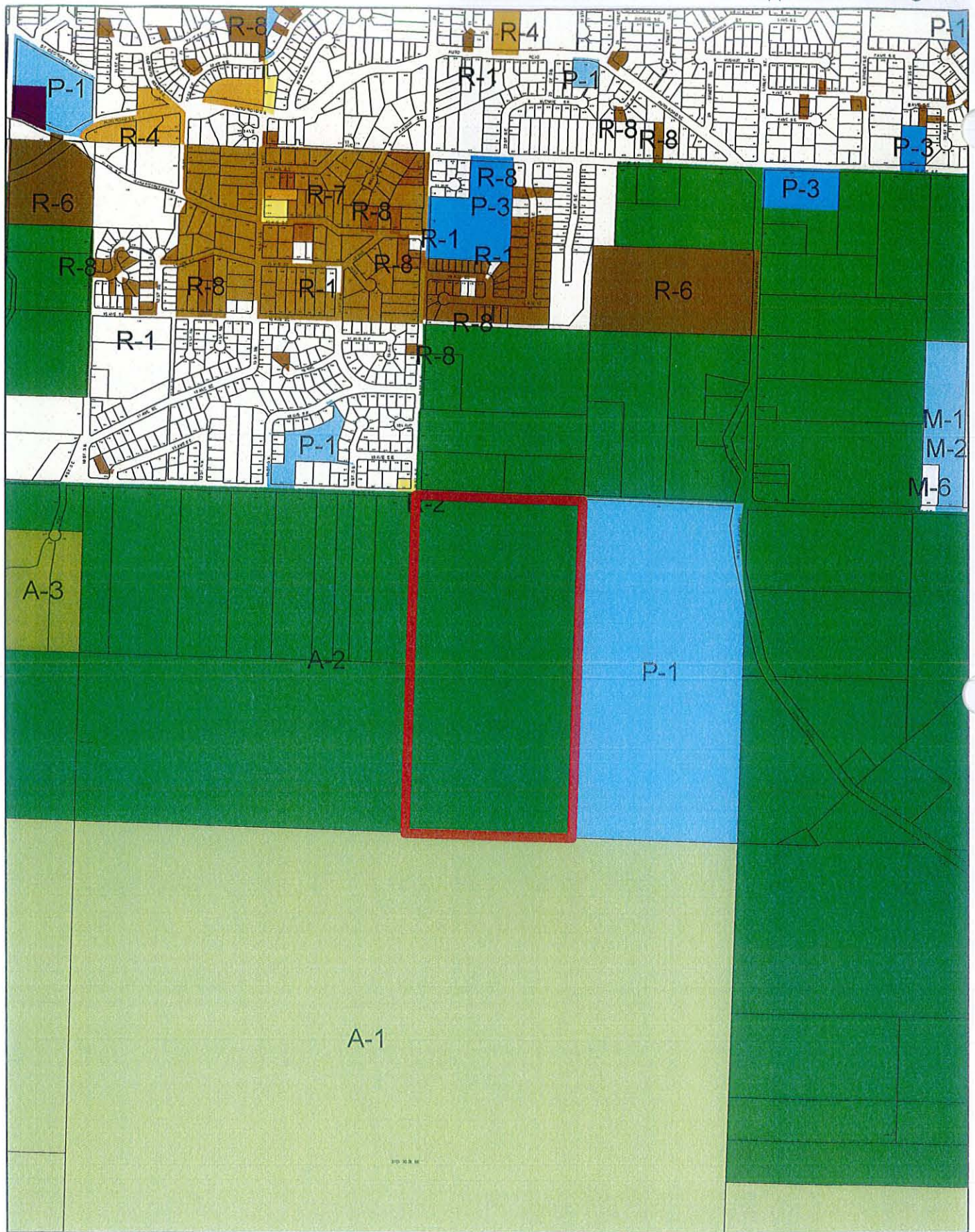
Forest Reserve



Residential - Low Density



Residential - Medium Density



0 115 230 460 690 920 Meters

A horizontal scale bar with markings at 0, 115, 230, 460, 690, and 920 meters.



Subject Parcel



April 25, 2018

Via Email: clarson@salmonarm.ca

Chris Larson
City of Salmon Arm
Development Services Department
500 2 Ave. NE Box 40
Salmon Arm, BC V1E 4N2

Dear Mr. Larson,

Subject: Request for Concurrence for a Rogers Communications Inc. "Rogers" Wireless Communications Facility Proposal

Rogers Site:	W3067 – Salmon Arm
Proposed Location:	2200 20 th Ave SE, Salmon Arm, BC
Description:	60.0 metre self-support wireless communications facility

Please be advised that Rogers c/o Cypress Land Services Inc. has completed the public consultation process, following the City of Salmon Arm's "POLICY NO. 3.18 TOPIC: Communication Antenna System Location and Consultation" as it relates the proposed temporary wireless antenna installation in the above noted subject line. Rogers is respectfully requesting, from the City of Salmon Arm Council, that concurrence be issued for the Rogers tower proposal in an effort to provide improved Rogers wireless communications services in Salmon Arm. Enclosed please find evidence of the following efforts regarding this public consultation process.

On January 29th, 2018, Antenna System Siting Proposal was submitted to the City of Salmon Arm formalizing the initiation of the consultation process with the City.

On February 20th, 2018 notification letters were sent to residents and other affected parties within three (3) times the height of the proposed facility, as well as additional adjacent properties identified by City staff. The notification letter was to advise residents of the proposed installation and offer an opportunity to obtain additional information and provide comments. Please see **Appendix 1: Affidavit of Notification**. A total of 16 notification letters were sent. A newspaper notice was also placed in the March 2nd edition of the Salmon Arm Observer/Shuswap Market News, inviting the community to comment on the proposal (please see **Appendix 2: Newspaper Tear Sheet**). Additionally, Rogers posted a large format notice board sign on the site of the proposed antenna system, clearly visible from 20th Ave SE roadway abutting the site. Please see **Appendix 3: Photo of Sign**.

On April 2, 2018 the consultation period ended. During the consultation period, 18 residents provided comments (please see **Appendix 4: Comments & Responses Tracker**).

The proposed telecommunications structure will provide improved Rogers wireless services to the City of Salmon Arm. If Council concurs with the proposed wireless communications facility project, please find in **Appendix 5: Sample Resolution**, a sample resolution which may be used.

Rogers is committed to working with the community and staff to supply Rogers wireless services to the community. Should you require any additional information, please do not hesitate to contact us 604-620-0877 or by e-mail at tawny@cypresslandservices.com.

Sincerely,

Tawny Verigin
Municipal Affairs Specialist

A handwritten signature in blue ink, appearing to read 'Tawny Verigin', is written over a horizontal line.


Cypress Land Services
Agents for Rogers

Appendix 1: Affidavit of Notification

Affidavit of Cypress Land Services

I, Tawny Verigin, Municipal Affairs Specialist, in the City of Vancouver in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on February 20, 2018.


Tawny Verigin, Municipal Affairs Specialist
Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 20th day of February 2018.


(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

A Commissioner for Taking Affidavits


For British Columbia

Cypress Land Services Inc.

1051 - 409 Granville Street

Vancouver, BC V6C 1T2

Tel: 604-601-2518


(Commissioner's Stamp or printed name and expiry date)

Appendix A: Notification Letter

Public Consultation Package – Wireless Communications Site

Rogers Site: W3067 – Salmon Arm

Location: 50.679362° N, 119.258343° W

Contact

Rogers Communications Inc.
c/o Cypress Land Services, Attn: Tawny Verigin
Agents to Rogers Communications Inc.
Suite 1051 - 409 Granville Street
Vancouver, BC V6C 1T2
Telephone: 1-855-301-1520
Fax: 604-620-0876
Email: publicconsultation@cypresslandservices.com

February 20, 2018

Purpose of the Notice

This notification package is an invitation to the public to provide comments regarding a proposed wireless communication site to be located on a private land in the Salmon Arm area, coordinates: N 50.679362°, W 119.258343°.

Introduction

Rogers Communications Inc. ("Rogers") strives to improve coverage and network quality to remain the leading wireless provider in Canada. Rogers has identified a suitable site in order to provide dependable wireless data and voice communication services in Salmon Arm.

Rogers is proposing a wireless installation which consists of a self-support tower. Once completed the antenna system will measure 60.0 metres in height. Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, is responsible for the approval of this antenna system and requires Rogers to consult with the nearby public and local municipality. After reviewing this proposal, the City of Salmon Arm will make its recommendation to ISED and Rogers.

The antenna system will be located here:



Antennas in the Vicinity

The closest tower is owned by TELUS and is approximately 3 km northwest of the proposed location. It does not offer adequate height or location for Rogers to collocate on in order to support its network requirements, therefore Rogers is proposing to build their own tower.

Network Requirements and Site Selection

The proposed site location is a result of many considerations. Existing structures, including towers, were initially reviewed during the site selection process. After careful examination, it has been determined there are no viable existing structures in the area that would be suitable for the operations of Rogers' network equipment. The only towers in the area are owned by BC Hydro and are not able to be used.

The proposed location is considered to be appropriate given the surrounding areas and network requirements. The tower will be minimally visible from any residential properties as it is approximately 600 metres from the closest residential property. The tower could be painted green or brown to blend in with the trees in the area. Rogers has invited Freedom Mobile and TELUS to collocate on the proposed tower. Both companies have declined.

Details of the Proposed Tower

Rogers has completed preliminary design plans and a photo-simulation. These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. The Photo-Simulation is a close representation and is for conceptual purposes only. Applications to both Nav Canada and Transport Canada have been submitted; the tower will require day lighting.



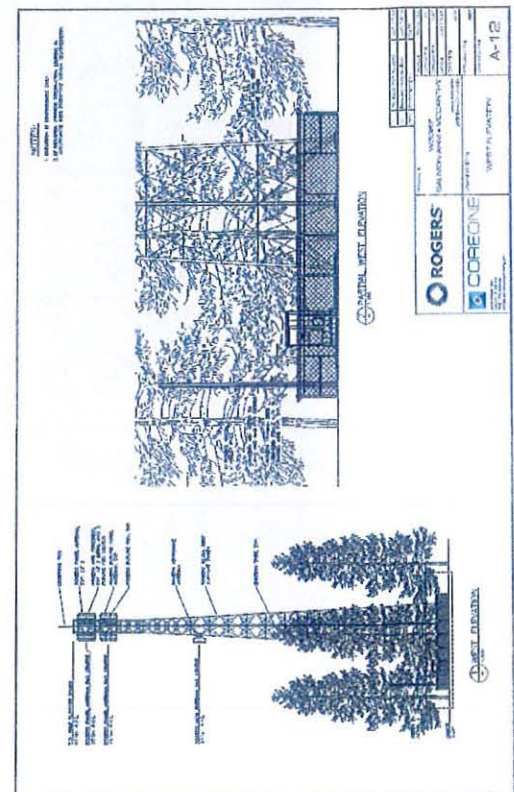
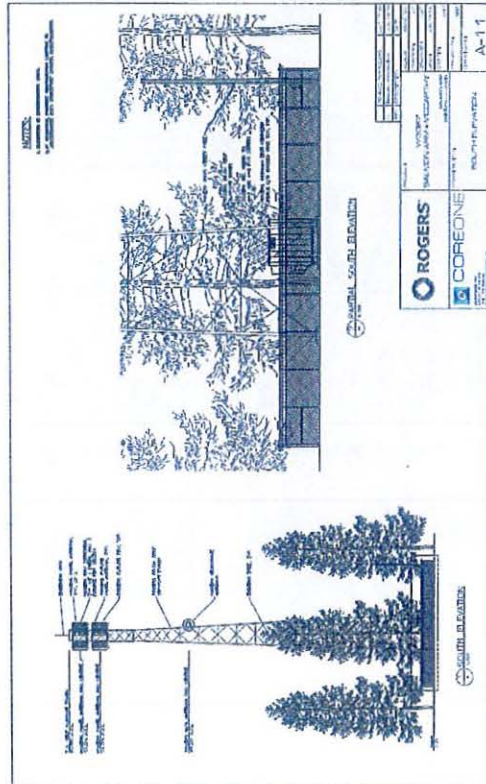
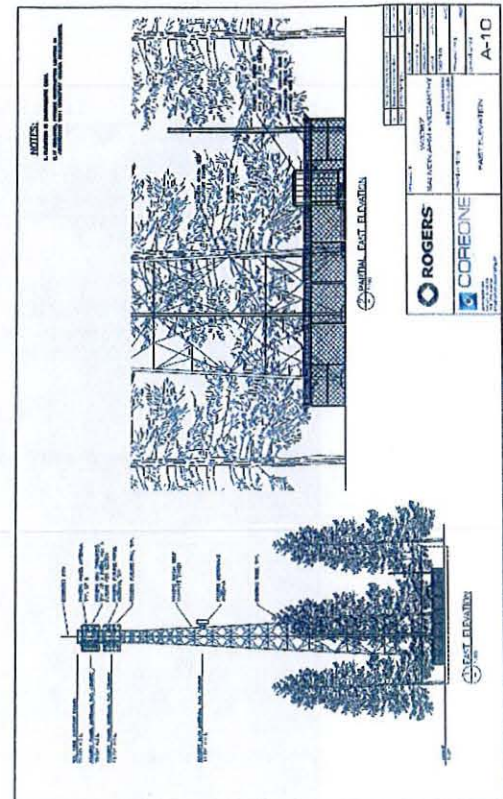
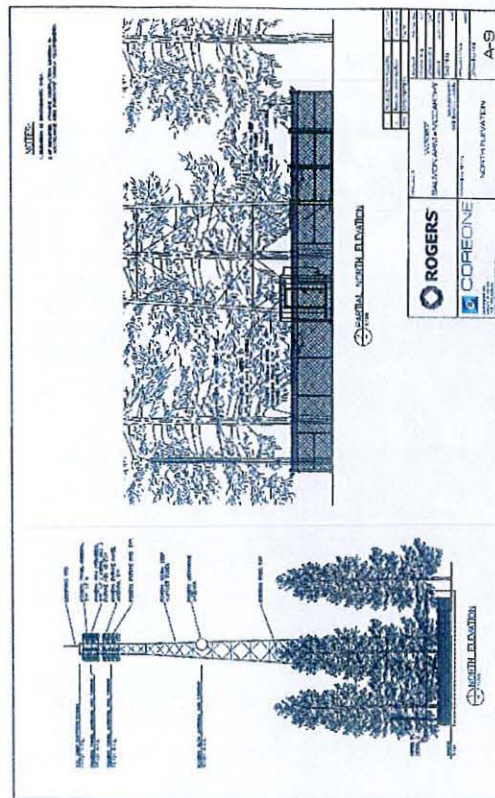


PHOTO-SIMULATIONLooking Southeast along 20th Ave SELooking South along 20th Ave SE

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.

Proposed design is subject to change based on final engineer plans

The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate the health protection guidelines/limits for exposure to electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Field in the Frequency Range from 3kHz to 300 GHz – Safety Code 6". Canada's exposure limits are among the most stringent guidelines that are based on established effects.

ISED, under its authority, has adopted Safety Code 6 for the protection of the general public. As such, ISED requires all proponents and operators to ensure that their installations comply with the Safety Code 6 at all times.

Rogers attests that the radio antenna system described in this notification package will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

More information in the area of radiofrequency exposure and health is available at the following web site:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. Rogers will make all necessary applications to Transport Canada and NAV Canada. Transport Canada has confirmed no marking though day lighting of the tower will be required.

For additional detailed information, please consult Transport Canada at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

Canadian Environmental Assessment Act

ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation, including the Canadian Environmental Assessment Act. Rogers attests the installation proposed will comply with the Environmental Assessment Act requirements.

Engineering Practices

Rogers attests that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

ISED's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through ISED. For more information on ISED's public consultation guidelines including CPC-2-0-03 contact (<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>) or the local ISED office at:

Okanagan-Kootenay Office

1726 Dolphin Avenue, Room 603

Kelowna BC V1Y 9R9

Telephone: 250-470-5026 or 1-800-667-3780

Fax: 250-470-5045

Email: ic.spectrumkelowna-kelownaspectre.ic@canada.ca

(By appointment only)

Contact Information - Rogers and Public Comment Submission

Rogers is committed to effective public consultation. The public is invited to provide comments to Rogers about this proposal by mail, electronic mail, phone or fax. Please send your comments to the address below by the close of business day on date April 2, 2018.

Rogers will respond to all reasonable and relevant concerns. The City will be taking into account comments from the public and the proponent's response to each when providing its position to the proponent and ISED.

Closing Date for Submission of Written Public Comments

ISED's rules contain requirements for timely response to your questions, comments or concerns. We will acknowledge receipt of your communication within **14 days** and will provide a formal response to the Municipality and those members of the public who communicated to Rogers, within **60 days**. The members of the public who communicated with Rogers will then have **21 days** to review and reply to Rogers a final response.

Proponent's Contact Information

Rogers c/o Cypress Land Services, Attn: Tawny Verigin

Agents to Rogers

Suite 1051, 409 Granville Street

Vancouver, BC V6C 1T2

Telephone: 1-855-301-1520 | Fax: 604-620-0876

Email: publicconsultation@cypresslandservices.com

Contact Information – Local Gov't

Chris Larson, MCP - Planning and Development Officer

City of Salmon Arm

500 2nd Avenue NE, Box 40

Salmon Arm, BC V1E 4N2

Phone: 250-803-4051 | Fax: 250-803-4041 | clarson@salmonarm.ca



Public Comment Record
Rogers Proposed Wireless Communications Installation
W3067 – Salmon Arm

Name: _____

Address: _____

Telephone: _____ **E-mail:** _____

Comments

To be considered part of this consultation, comments must be received by close of business day on April 2, 2018. Please forward your comments to:

Rogers Communications Inc.
c/o Cypress Land Services
Suite 1051 - 409 Granville Street
Vancouver, BC V6C 1T2
Email: publicconsultation@cypresslandservices.com
Fax: 604-620-0876

* Comments received shall form part of ISED's Public Consultation Process under the Spectrum Management and Telecommunications Client Procedures Circular CPC-2-0-03, Issue 5, and will be made public as part of a report issued to the City of Salmon Arm and ISED.

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Appendix B: List of Property Owners, Occupants and Other Recipients

Appendix 4

SMITH, JAYNE H
1930 20 AVENUE SE
SALMON ARM, BC V1E 1L4

VAN DE VOSSE, BONNIE E
1860 20 AVENUE SE
SALMON ARM, BC V1E 2N2

PIGGOTT, JAMES E
1780 20 AVENUE SE
SALMON ARM, BC V1E 1L4

HANNA, MANUELA & KEITH W
1980 18 STREET SE
SALMON ARM, BC V1E 1L4

WRIGHT, CHRISTINE S & PETER S
1881 20 AVENUE SE
SALMON ARM, BC V1E 1L4

MIERAU, BRUCE W & ROSA M
3831 20 AVENUE SE
SALMON ARM, BC V1E 1X9

GERVAIS, LORI-ANN
1981 20 AVENUE SE
SALMON ARM, BC V1E 1N6

GRIDLEY-HAACK, VIKTORIA & DARREN
1961 20 STREET SE
SALMON ARM, BC V1E 1N6

SELTENRICH, EUGENE A
1980 19 AVENUE SE
SALMON ARM, BC V1E 4N6

CLANCY, JANICE R & GERALD W
1940 20 STREET SE
SALMON ARM, BC V1E 2N2

GONA, DONALD A
2391 20 AVENUE SE
SALMON ARM, BC V1E 1L4

REMPEL, DIANNE & JOHN
2551 20 AVENUE SE
SALMON ARM, BC V1E 1X9

CYPRESS LAND SERVICES INC.
SUITE 1051, 409 GRANVILLE STREET
VANCOUVER, BC V6C 1T2

ISED
OKANAGAN-KOOTENAY OFFICE
1726 DOLPHIN AVENUE, ROOM 603
KELOWNA, BC V1Y 9R9

CHRIS LARSON, MCP
PLANNING AND DEVELOPMENT OFFICER
CITY OF SALMON ARM
500 2ND AVENUE NE, BOX 40
SALMON ARM, BC V1E 4N2

ROGERS COMMUNICATONS INC.
1900 – 4710 KINGSWAY
BURNABY, BC V5H 4M5

TOTAL: 16
ROGERS SITE: W3067 – SALMON ARM

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Appendix C: Envelope



c/o Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

**IMPORTANT INFORMATION ENCLOSED REGARDING A PROPOSED TELECOMMUNICATIONS FACILITY
WITHIN APPROX. 180 METRES OF A PROPERTY YOU HAVE AN INTEREST IN**

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Appendix 2: Tear Sheet

Employment

Employment

Legal

Legal

Legal

Legal

CAREER OPPORTUNITIES with Black Press (Interior South)

Black Press is Canada's leading private independent newspaper company with more than 170 community, daily and urban newspapers in Canada, Washington State, Hawaii, California and Ohio and has extensive digital and printing operations.

Multi-Media Journalist (Vernon)

The Vernon Morning Star has an opening for a full-time, permanent position for a multimedia journalist with a focus on a full range of community features, sports, arts and hard news.

The successful applicant joining our editorial team, which includes the editor and 6 reporters, will play a key role in contributing to our website, 3 time-weekly print product, special features & publications and robust social media interaction with our viewers. Advanced video, social media and photography skills will be fundamental attributes, along with working knowledge of InDesign, Photoshop and iMovie.

Creative Designer (Kelowna)

We are looking to fill a full time position within our Creative Services hub at our Kelowna Division which now services many Black Press Community Newspapers.

You are proficient in Adobe InDesign CS6, Adobe Acrobat, and Adobe Photoshop in a Mac environment. You can also handle multiple deadlines at one time for our print and digital products.

Multi-Media Editor (Vernon)

This is an exciting career opportunity for the right individual. The successful candidate will be required to work as the lead of a very busy fast paced newsroom, while contributing to a larger regional news team.

The successful applicant will possess exceptional writing and oral communication skills and a clear understanding of copy-editing, grammar and Canadian Press style. The Multi-Media Editor is responsible for a complete range of writing assignments, photography, and page layout. The successful candidate will also represent the newspaper in the community. Flexibility, attention to detail, and the ability to meet deadlines in a busy production environment are necessary.

Circulation Clerk (Vernon)

Do you love working with kids? Do you know Vernon?

Join our team at the Vernon Morning Star.

Vernon Morning Star has an opening for a full time Circulation Clerk.

The successful applicant will enjoy working in a fast-paced customer service oriented environment. In addition, this person must possess strong computer skills, be familiar with accounting practices, good communication skills (both verbal and non-verbal) and a pleasant telephone manner.

Circulation Clerk (Kelowna)

Do you love working with kids? Do you know Kelowna?

Join our team at the Kelowna Capital News.

Kelowna Capital News has an opening for a full time Circulation Clerk.

The successful applicant will enjoy working in a fast-paced customer service oriented environment. In addition, this person must possess strong computer skills, be familiar with accounting practices, good communication skills (both verbal and non-verbal) and a pleasant telephone manner.

Temporary Multi Media Sales Consultant (Vernon)

Enjoy a creative environment? Understand the power of marketing on multiple platforms? The Vernon Morning Star is on the hunt for a full-time Multi-media Advertising Consultant on a temporary basis. We are looking for an exceptional sales person that's as comfortable talking to tattoo artists as boardroom executives.

You are creative, persuasive, fearless and have passion in everything you do. Every day you will take our incredible brand out into the Vernon market and convey the many benefits of advertising with the Morning Star both in print and through our digital options.



For more information on these vacancies and other regions throughout B.C., visit: www.blackpress.ca/careers

SMALL ADS, BIG DEALS

BCClassifieds.com
1.866.865.4460

Legal Notices

Legal Notices

Legal Notices

Legal Notices



Notice of Proposed Rogers Communication Inc. Telecommunications Facility

Description: As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, Rogers Communication Inc. is inviting the public to comment on a proposed telecommunications facility consisting of a 60-metre self-support tower and ancillary radio equipment in order to provide dependable wireless data and voice communication services in the Salmon Arm area.

Location: 2200 20th Avenue SE, Salmon Arm, B.C. (PID: 007-263-899)

Coordinates: 50.679362 ° N, 119.258343 ° W

For More information:

Contact Rogers Communications Inc. at:

Tawny Verigin

c/o Cypress Land Services

Agents to Rogers Communications Inc.

Suite 1051, 409 Granville Street

Vancouver, BC V6C 1T2

Eel: 1.855.301.1520

Email: publicconsultation@cyprsslandservices.com

The public is welcome to comment on the proposal by the end of the business day on April 2, 2018 respect to this matter.

Rogers File: W3067 – Salmon Arm



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LETHAL DRUGS ARE OUT THERE

Find out how you can save a life.

Every day, people are losing their lives to overdoses. In B.C., these deaths are preventable. Many illegal drugs, including party drugs, have been found to contain deadly fentanyl. And even more toxic carfentanyl is now being detected in B.C. Not using drugs is the best defence – using alone is the greatest risk.

If you use drugs or know someone who does, help is available.

Learn about treatment, and where to find naloxone and overdose prevention sites in your area by calling 8-1-1 or visiting www.gov.bc.ca/overdose. Your knowledge, compassion and action can save a life.



Learn more at gov.bc.ca/overdose



CALL 8-1-1 #JUSTPOVERTY

CRIME STOPPERS

1-800-222-TIPS



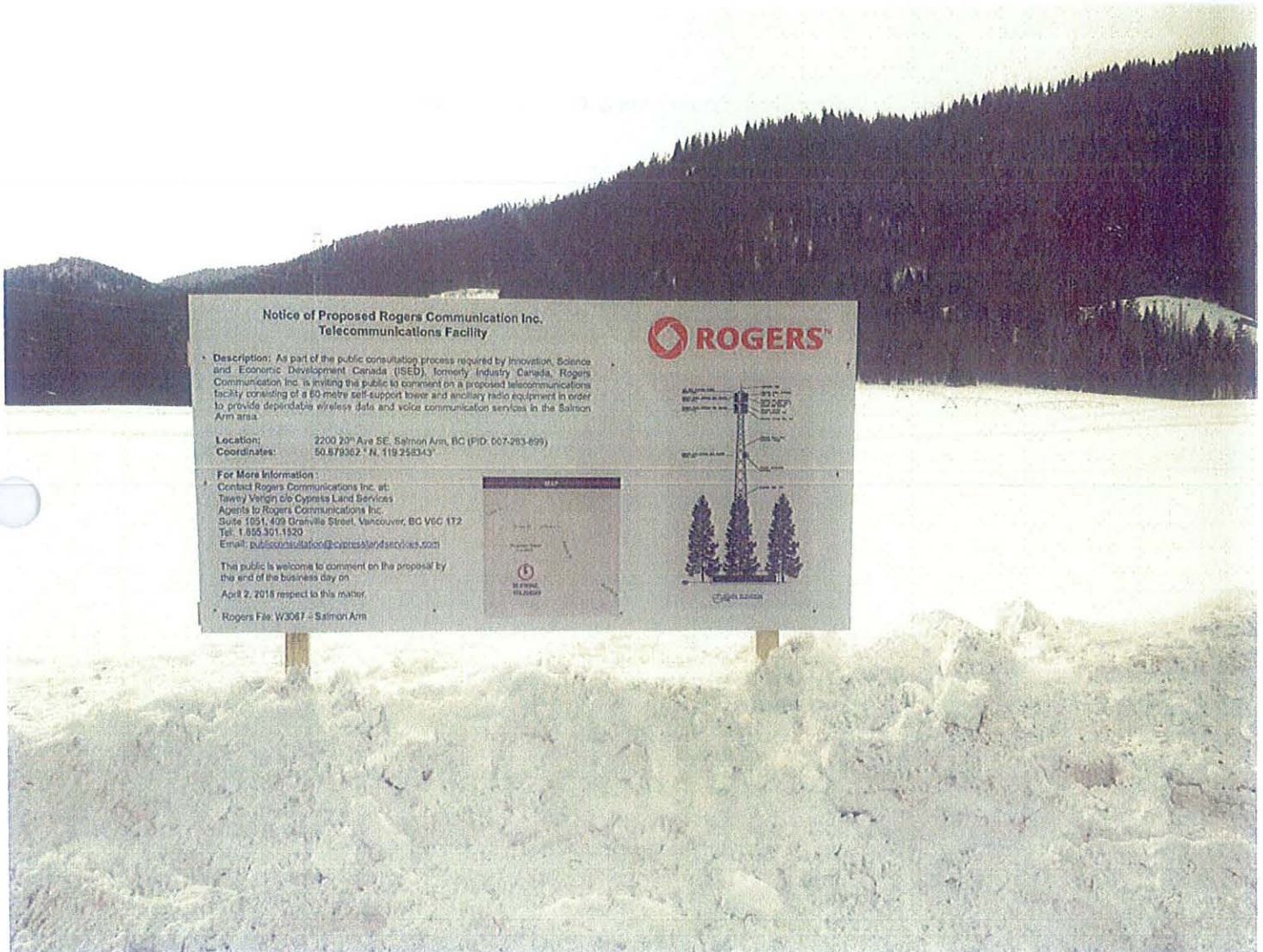
Here's A Bright Idea,

RECYCLE



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Appendix 3: Photo of Sign



Appendix 4: Comments & Responses Tracker

Consent to Respond to a Request for Information									
Name of Person	Address	Email	Phone	Date Message Received	Local Letter, Consent Sheet or Message	Comments or Questions	Support / non-support / neutral	Response in Consent or Question	Date Response Sent
Mr. John Doe	501-111 St., Salmon Arm, BC	john.doe@example.com	250-432-1234	05-May email	05-May phone call	Residents saw multiple advertisements and called to see if this tower could provide faster TV services. To whom it may concern, I am NOT in favor of the proposed tower call phone tower south of different school on 20th avenue. I believe it is too close to residential areas and the school. I believe communication towers such as these should be located well away from residential and school areas. Thank you John Doe 501-111 St. Salmon Arm, BC	neutral	Thank you for providing your comments regarding the proposed Rogers Communications Inc. tower in Salmon Arm. On your comment sheet you said that you do not feel this is an appropriate location for the proposed facility because it is too close to residential areas and the school. The location of this tower is considered appropriate because it is well set back from residential areas and is partially screened by the existing trees in the forested area where it is proposed to be located. When a telecommunications carrier is planning a wireless network it must consider any constraints when locating and designing individual wireless installations. Some of the factors that must be considered are the frequency of operation, local topography, patterns of wireless use, building heights, road patterns, availability of land and existing structures. We appreciate your feedback. Should you have any further questions or concerns, please do not hesitate to contact us. Sincerely, Terry Wright Regional Affairs Specialist Cypress Land Services Inc. 111-111 St., Salmon Arm, BC	05-May 12-May
Mr. John Doe	501-111 St., Salmon Arm, BC	john.doe@example.com	250-432-1234	13-May email	13-May phone call	Thank you for your quick response. While I am obviously not a communications planning expert, I wonder why a location such as the one suggested below and not others. It has rural access and it has a higher elevation so likely has better transmitting potential. Additionally it is further from dense residential zones and the school. Thank, John Doe	non-support	Unfortunately the alternate location you have identified is too far from town and will not provide adequate service to Rogers customers. The location of this tower is considered appropriate because it is well set back from residential areas and is partially screened by the existing trees in the forested area where it is proposed to be located. When a telecommunications carrier is planning a wireless network it must consider any constraints when locating and designing individual wireless installations. Some of the factors that must be considered are the frequency of operation, local topography, patterns of wireless use, building heights, road patterns, availability of land and existing structures. We appreciate your feedback. Should you have any further questions or concerns, please do not hesitate to contact us. Sincerely, Terry Wright Regional Affairs Specialist Cypress Land Services Inc. 111-111 St., Salmon Arm, BC	15-May
Mr. John Doe	501-111 St., Salmon Arm, BC	john.doe@example.com	250-432-1234	15-May email	15-May phone call	Thank you for your response. I understand you are only trying to provide the best service as possible to your customers. It is however my request that you review your proposed location and look at other options further away from schools and residential areas. Thank you for your consideration John Doe	non-support	Thank you for providing your comments regarding the proposed Rogers Communications Inc. tower in Salmon Arm. On your comment sheet you said that you do not feel this is an appropriate location for the proposed facility because it is too close to residential areas and the school area. Please know that the proposed tower is located over 1 km from the school and the closest residence is over 1 km away. The tower is located in a forested area where it is proposed to be located. When a telecommunications carrier is planning a wireless network it must consider any constraints when locating and designing individual wireless installations. Some of the factors that must be considered are the frequency of operation, local topography, patterns of wireless use, building heights, road patterns, availability of land and existing structures. We appreciate your feedback. Should you have any further questions or concerns, please do not hesitate to contact us. Sincerely, Terry Wright Regional Affairs Specialist Cypress Land Services Inc. 111-111 St., Salmon Arm, BC	N/A
Mr. John Doe	501-111 St., Salmon Arm, BC	john.doe@example.com	250-432-1234	24-May email	24-May phone call	Open Letter to Rogers Communications Inc. Dear Mr. Smith, In a recent walk along 20th Ave. SE in Salmon Arm I noticed the sign indicating the proposed telecommunications facility consisting of a 60-metre self-support tower and ancillary radio equipment in order to provide acceptable wireless data and communication services in the Salmon Arm area. I am not in favor of this proposed tower. I believe it is too close to residential areas and the school. I believe communication towers such as these should be located well away from residential and school areas. I believe it is important to inform themselves by looking at the following issues that outline the potential dangers of wireless telecommunications. The impact is especially great in populated areas and I believe Rogers and the City of Salmon Arm should follow the 'precautionary principle' and prevent problems, especially as they relate to public health. S. Doe, Salmon Arm, BC	non-support	Thank you for providing your comments regarding the proposed Rogers Communications Inc. tower in Salmon Arm. On your comment sheet you said that you do not feel this is an appropriate location for the proposed facility because it is too close to residential areas and the school area. Please know that the proposed tower is located over 1 km from the school and the closest residence is over 1 km away. The tower is located in a forested area where it is proposed to be located. When a telecommunications carrier is planning a wireless network it must consider any constraints when locating and designing individual wireless installations. Some of the factors that must be considered are the frequency of operation, local topography, patterns of wireless use, building heights, road patterns, availability of land and existing structures. We appreciate your feedback. Should you have any further questions or concerns, please do not hesitate to contact us. Sincerely, Terry Wright Regional Affairs Specialist Cypress Land Services Inc. 111-111 St., Salmon Arm, BC	28-May

[illegible]

[illegible]

[illegible]

[illegible]

Name of Recipient	Address	Email	Phone	Date Message Received	Content of Question	Content of Answer	Support / Non-support / Neutral	Response to Comment or Question	Date Response Sent
Carele Jeffries	11111 Bay, BC, C0E 1A2	carele.jeffries@bc.ca		02-Apr-2021	<p>Please be advised that I am opposed to the cell tower proposed for Salmon Arm or anywhere in the Shuswap.</p> <p>There is sufficient scientific evidence to indicate that there is no impact on human health. Choosing to ignore this evidence constitutes negligence on the part of the politicians who support their towers and the corporations who install them and give disregard for those people already affected.</p> <p>To ignore the plight of those people who are, literally, running for their lives to find a place where they can live without the disturbing effects of EMF radiation shows callous disregard for their well-being and for all those who are being affected by this new form of pollution.</p> <p>Carele Jeffries 11111 Bay, BC C0E 1A2</p>	Dear Ms. Jeffries, Thank you for your comments. Regent understands that not all community members appreciate or share the need for wireless services that support mobile phones. That said, most households have come to expect wireless service as a basic utility within the communities they live and travel throughout as a way to stay connected with friends and family, to conduct business and most importantly in times of emergencies. As such, wireless providers regularly need to improve their networks in an effort to ensure adequate service. The proposed tower at this site will ensure it will not interfere with existing towers from any of a number of a properly sized tower to a BC Hydro transmission line. Please know that Regent relies on experts to get standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all available science in the field done around the world. It is the most up-to-date standard for Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SCC later reviewed the guidelines and found them to be conservative. Health Canada also has a process for reviewing and updating the guidelines. Regent proposes to locate antennas in a way that ensures they are well below the limits set by Health Canada. The tower is currently 100 feet high. As long as the site conforms to SCC, there is no cause for alarm. RF energy from the proposed tower will be several thousand times lower than the limit set by SCC. Should you have further questions regarding the research behind Safety Code 6 regulation or the proposed tower, please contact Regent or the health experts in the community to contact Health Canada at ccr@pccp.org or ccr.gc.ca . Health Canada does not stipulate any setback for towers. Regent is committed to improving wireless service for its many customers in the area.	09-Apr-2021		
Dr. Patricia Johnson				02-Apr-2021	<p>Hello Tanya,</p> <p>Thank you for your message, but I'm sorry to say that point is not an informed argument.</p> <p>Health Canada is not [and] measuring the damage from EMF exposure. They are measuring heat. It's the vibrational frequency that causes the cellular damage and carcinogenic effects. Health Canada is not measuring the damage to the DNA of the cells and the antibodies were safe. Once again, they're very busy behind the curve in their research into and stance on EMF radiation.</p> <p>Justify your. Regent and government officials to do some basic independent research—starting with the World Health Organization (including its cancer agency IARC). Dr. Malcom Johnson, a leading expert in the field of EMF radiation, has been warning about the dangers of EMF radiation. The people writing these articles are not stupid nor are they conspiracy theorists, they are aggressive scientists and healthcare professionals with legitimate concerns.</p> <p>You and others can start researching here:</p> <p>https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4544444/ and https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4544444/</p> <p>https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4544444/</p> <p>Until our corporations and government officials have been alerted or they are turning a blind eye to the effects of EMF radiation, if they've ever seen a child collapse after unknowingly being exposed to the EMF from a wall outlet or a woman crushed with migraines from a single exposure to Wi-Fi radiation in an office building, corporate and government decision-makers might be more open-minded to the legitimate concerns raised by thousands of scientists, doctors, and patients.</p> <p>There is cause for alarm. EMF is the tobacco of our time. With enormous profits to be made, it's not surprising that the spin being used to claim that EMF is safe is the same spin that the tobacco companies used.</p> <p>Please do your research into this and urge our corporate and government officials to do the same.</p>	Regents, Tanya Vargish Regent Specialist Cypress Land Services Inc. Agents for Regent Communications Inc.	N/A		
				10-Apr-2021	<p>Hi,</p> <p>Further to my email of yesterday, I am attaching a link to an article that arrived in my email this morning.</p> <p>Cell Phones Linked to Cancer - New Study Reproducts Concerning Findings</p> <p>https://articles.mercola.com/item/articles/arnow20210410/cellphone-radiation-linked-to-brain-heart-tumors.aspx?utm_source=facebook&utm_medium=email&utm_content=Email_C0E-D04158946&utm_campaign=20210410_C0E-D04158946</p> <p>Now long and industry and government ignore research like this and the warnings of scientist Cheryl, this is a matter of putting profits over public health and safety—a situation that will lead to illness and suffering in non-negligible and increased costs for the healthcare system and the governments that administer healthcare across the country.</p> <p>Carele Jeffries</p>	N/A	N/A		

Comments to Regulators / Tracker W002 - Salmon Arm											
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment or Question	Comments or Question	Support / Non-support / Neutral	Responses to Comments or Question	Date Response Sent		
Vera Sywak	5802 Shaw Rd., Salmon Arm, BC	625582@shaw.ca		02-Apr-2018	Dear Mayor Cooper and City Council Members, I am writing you to let you know I am very concerned about the HIDE 35 ft. cell tower that is being proposed for on or around 5802 Shaw Rd. in Salmon Arm. I have lived in this area for 30 years and have quite a few residences within this area, and there are several health risks to all the animals and people within this area. I live a short distance from 2015 Ave S.E. and I am one that is electro sensitive. A few years ago I had my phone replaced with a new one and I noticed that I only used under emergency travel purposes, after a few years I noticed I started getting ringing in my ears. When I was told that anywhere phones could be to blame for my health problems I got rid of the phone and returned to many phones and stopped using my cell phone and the ringing in my ears stopped. I suspect many people are electro sensitive but are not aware of it. Electro sensitivity shows itself in many different forms: dizziness, unclear thinking and heart difficulty, and perhaps it is what has caused the rampant spike in Alzheimer's and autism also sleep disruption. Several years ago a cell tower was proposed for this area but there was a huge outcry from the public and the proposal was struck down. This later most people are not aware that this same proposal for a huge cell tower is being considered again. Therefore they can not voice their concerns on this serious issue. What has changed??? I am strongly opposed to a cell tower in close proximity to people. I feel we the public have the right to not be put in harm's way by this technology. We should have a public meeting on this proposal in all fairness. Thank you for considering my stance on this issue. Vera Sywak 5802 Shaw Rd. Salmon Arm B.C.....	non-support	Dear Ms. Sywak, Thank you for your comments. Rogers understands that not all community members appreciate or share the need for wireless services that support mobile phones. That said, most households have come to expect wireless services as a basic utility within the communities they live and travel throughout as a way to stay connected with friends and family, to conduct business and most importantly in times of emergencies. As such, wireless providers regularly need to improve their networks in an effort to ensure adequate service. The proposed location for the new Rogers' cell tower is well setback from neighbouring homes (over half a kilometre) and is appropriately sited next to a BC Hydro transmission line. Please know that Rogers relies on reports to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SCC take into consideration the existing EMF energy and the calculations are cumulative to include all surrounding local sites. Telecommunication towers are not the only source of RF energy. As long as the site conforms to SCC, there is no cause for alarm. RF energy from the proposed tower will be several thousand times lower than the limit set by SCC. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Health Canada at: ccrpb-ccrpb@hc-sc.gc.ca. Health Canada does not replicate any setback for towers. Rogers is committed to improving wireless services for its many customers in the area. Regards, Tommy Vorjini Municipal Affairs Specialist Cognate Land Services Inc. Agent for Rogers Communications Inc.	09-Apr-2018			
Danielle Weiss		6425762@shaw.ca		02-Apr-2018	In whom it may concern, I am vehemently opposed to the proposed location of Rogers' cell phone tower in Salmon Arm at 2015 St. SE. It is too close to residential areas as well as Willoughby Elementary School. Cell phone towers put out radio waves that are being absorbed by the bodies and clothes of the elementary school aged children that are present in the proposed location of the tower. Our children are in school for 6 hours a day and the effects of cell phone electromagnetic radiation are a probable carcinogen when those children have to learn. I ask you to find a more suitable location away from children who don't have a choice as to where they go to school. It is irresponsible of Rogers to knowingly impact an area where children learn and play. Sincerely, Danielle Weiss	non-support	Dear Ms. Weiss, Thank you for your comments. Rogers understands that not all community members appreciate or share the need for wireless services that support mobile phones. That said, most households have come to expect wireless services as a basic utility within the communities they live and travel throughout as a way to stay connected with friends and family, to conduct business and most importantly in times of emergencies. As such, wireless providers regularly need to improve their networks in an effort to ensure adequate service. The proposed location for the new Rogers' cell tower is well setback from neighbouring homes (over half a kilometre) and is appropriately sited next to a BC Hydro transmission line. Please know that Rogers relies on reports to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SCC take into consideration the existing EMF energy and the calculations are cumulative to include all surrounding local sites. Telecommunication towers are not the only source of RF energy. As long as the site conforms to SCC, there is no cause for alarm. RF energy from the proposed tower will be several thousand times lower than the limit set by SCC. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Health Canada at: ccrpb-ccrpb@hc-sc.gc.ca. Health Canada does not replicate any setback for towers. Rogers is committed to improving wireless services for its many customers in the area. Regards, Tommy Vorjini Municipal Affairs Specialist Cognate Land Services Inc. Agent for Rogers Communications Inc.	09-Apr-2018			

Name of Participant	Address	Email	Phone	Send Message Received	Consent Letter Received or Declined or No Answer	Comments or Questions	Support / Sub-support / Inquired	Response to Comment or Question	Date Response Sent
John Bower	10550 90th Ave NE, Salem Arm, BC V1E 4A8	john.bower@telus.net	(250) 832-1566	02-Apr-2021	Consent	<p>Salmon Arm, British Columbia, Canada, and Telus Communications Inc. ("TelusCommunications") facility on 20th Ave SE, Salmon Arm.</p> <p>Please take this letter as my request for you to primarily consider the health implications of this communications tower so close to the current and future residential areas of 20th Avenue.</p> <p>My research has shown that towers within 1km of the general population do cause health issues for some people, and can cause serious health challenges for others. Some cities in China have even begun to remove towers after they studied the number of deaths within their cities, and found that the number of deaths attributed to EMF radiation from the tower increased.</p> <p>Salmon Arm already has three major cell tower sites (within the city), and this is causing myself and my wife to re-consider our choice of this city as our home. We do know several people who are sensitive to the radiation that is currently omnipresent and increasing daily. They panic if they go into town for any length of time, and must leave their child to emergency rooms.</p> <p>I am not usually an "alarmist", but fear that towers of the type proposed must be well away from current and future populated areas. The size in question is not adequately far enough away from schools and residential towns.</p> <p>Please take this seriously, as I am sure that time will prove me right.</p> <p>Robert Bower 10550 90th Ave NE, Salem Arm, BC V1E 4A8 (250) 832-1566</p>	None support	Dear Mr. Bower, Thank you for your comments. Rogers understands that not all community members appreciate or share the need for wireless services that support mobile phones. That said, most households have come to expect wireless service as a basic utility within the communities they live and travel throughout as a way to stay connected with friends and family, to conduct business and most importantly in times of emergencies. As such, wireless providers regularly need to improve their networks in an effort to ensure adequate service. The proposed tower will be a 30m cell tower in well-located from neighbouring towns (over 1km away) and is appropriately sited next to a BC Hydro transmission line. Please know that Rogers relies on reports to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SCC take into consideration the existing EMF energy and the calculations are cumulative to include all existing and proposed towers in the area. SCC take special precautions to ensure adequate service is needed - providing access to 911 and other relevant services in areas that don't currently have them. As long as the tower conforms to SCC's, there is no cause for alarm. RF energy from the proposed tower will be several thousands times lower than the limit set by SCC. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Health Canada at: ccp@protection.gc.ca . Health Canada does not regulate any other factors for towers. Rogers is committed to improving wireless service for its many customers in the area. Regards, Tanya Vengro Manager, Health & Safety Corporate Land Services Inc. Agents for Rogers Communications Inc. Dear Mr. Bower, Thank you for your comments. Rogers understands that not all community members appreciate or share the need for wireless services that support mobile phones. That said, most households have come to expect wireless service as a basic utility within the communities they live and travel throughout as a way to stay connected with friends and family, to conduct business and most importantly in times of emergencies. As such, wireless providers regularly need to improve their networks in an effort to ensure adequate service. The proposed tower will be a 30m cell tower in well-located from neighbouring towns (over 1km away) and is appropriately sited next to a BC Hydro transmission line. Please know that Rogers relies on reports to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. 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Shirley Corbin	shirley.corbin@telus.net	shirley.corbin@telus.net		02-Apr-2021	Consent	<p>Dear Mayor Cooper and Ms. Vengro,</p> <p>I am writing to voice my deep concerns, once again, about cell towers and antennae transmitters in Salmon Arm. The plan for Rogers to install a 60 metre-high tower near Mayor's Farms runs counter to so much of the recent independent/non-industry research that has been conducted on the dangers of wireless transmissions on living organisms.</p> <p>There is even more conclusive evidence than there was five or three years ago on the hazards to human health; yet still the wireless trend continues. Just the past food, people live it And big business and big lobbyists cater to that appetite and continue to build for market.</p> <p>Although my assumptions have always been that our governing bodies are (or ought to be) the first line of defense for citizens and the environment, I have been too often presented with a studied disregard for concerns regarding EMF. I realize that health professionals, scientists, and the public are all concerned about the health of our communities, but I am not sure that the government and scientists, probably take another few decades for the health concerns propagated by EMF anymore to make their mark so strongly that neither the public nor the communication corporations will be able to ignore the dangers.</p> <p>These concerns include any transmitting towers at least one or three kilometers (one of eight) away from populated/residential areas.</p> <p>Let's add my voice, thank for listening etc.</p> <p>Shirley Corbin</p>	None support	Dear Mr. Corbin, Thank you for your comments. Rogers understands that not all community members appreciate or share the need for wireless services that support mobile phones. That said, most households have come to expect wireless service as a basic utility within the communities they live and travel throughout as a way to stay connected with friends and family, to conduct business and most importantly in times of emergencies. As such, wireless providers regularly need to improve their networks in an effort to ensure adequate service. The proposed tower will be a 30m cell tower in well-located from neighbouring towns (over 1km away) and is appropriately sited next to a BC Hydro transmission line. Please know that Rogers relies on reports to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SCC take into consideration the existing EMF energy and the calculations are cumulative to include all existing and proposed towers in the area. SCC take special precautions to ensure adequate service is needed - providing access to 911 and other relevant services in areas that don't currently have them. As long as the tower conforms to SCC's, there is no cause for alarm. RF energy from the proposed tower will be several thousands times lower than the limit set by SCC. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Health Canada at: ccp@protection.gc.ca . Health Canada does not regulate any other factors for towers. Rogers is committed to improving wireless service for its many customers in the area. Regards, Tanya Vengro Manager, Health & Safety Corporate Land Services Inc. Agents for Rogers Communications Inc.	09-Apr-2021
John Garrett or John				02-Apr-2021	Consent	<p>Dear Mayor Cooper and Ms. Vengro,</p> <p>Here is a short video, less than 2 1/2 minutes, that speaks again to the growing health concerns as the proliferation of cell towers, EMF transmitters, and wireless services in our world today.</p> <p>Please take these two minutes to learn more about the little-known dangers of electromagnetic frequencies (EMF).</p>			

Committee's Response to Letter V2022 - Salton Arm					
Name of Recipient	Address	E-mail	Phone	Date Message Received	Committee's Response or Message
Mike Toulon	Box 278 6427 70th St NE Calgary, Alberta T2C 1J0	mike.toulon@telus.net	250832-4272 fax 832-8775 cell 250515-6215	08 April 2022	<p>Dear Mr. Toulon,</p> <p>Thank you for your comments. Rogers understands that not all community members appreciate or share the need for wireless services that support mobile phones. That said, most households have come to expect wireless service as a basic utility within the communities they live in and travel throughout as a way to stay connected with friends and family, to conduct business and move importantly in a safe and secure manner. The proposed location for the new Rogers' cell tower is well setback from neighbouring homes (over half a kilometre) and is appropriately sited next to a MC Hydro transmission line.</p> <p>Please know that Rogers relies on experts to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SC6 base station proposals to locate antennas where service is needed - providing access to 911 and other telecom services in areas that don't currently have them. At best in this context to SC6, there is no cause for alarm. RF energy from the proposed tower will be several thousands times lower than the limit set by SC6. Should you have further questions regarding the research behind Safety Code 6 regulations, please contact the Health Canada website at https://www.hc-sc.gc.ca/rp-pr/eng/eng-eng.php. Health Canada does not stipulate any setback for towers.</p> <p>Rogers is committed to improving wireless service for its many customers in the area.</p> <p>Regards, Terry Wright Rogers</p>
Steve Gaudin	Calgary, Alberta	steve@calgary.ca		10 April 2022	<p>Dear Mr. Gaudin,</p> <p>Thank you for your comments. Rogers understands that not all community members appreciate or share the need for wireless services that support mobile phones. That said, most households have come to expect wireless service as a basic utility within the communities they live in and travel throughout as a way to stay connected with friends and family, to conduct business and move importantly in a safe and secure manner. The proposed location for the new Rogers' cell tower is well setback from neighbouring homes (over half a kilometre) and is appropriately sited next to a SC Hydro transmission line.</p> <p>Please know that Rogers relies on experts to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SC6 base station proposals to locate antennas where service is needed - providing access to 911 and other telecom services in areas that don't currently have them. At best in this context to SC6, there is no cause for alarm. RF energy from the proposed tower will be several thousands times lower than the limit set by SC6. Should you have further questions regarding the research behind Safety Code 6 regulations, please contact the Health Canada website at https://www.hc-sc.gc.ca/rp-pr/eng/eng-eng.php. Health Canada does not stipulate any setback for towers.</p> <p>Rogers is committed to improving wireless service for its many customers in the area.</p> <p>Regards, Terry Wright Rogers</p>

Support	17
Non-support	1
Total	18

)

Appendix 5: Sample Resolution

Resolution

WHEREAS Rogers Communication Inc. (Rogers) proposes to erect a wireless communications facility at the location of 2200 20th Ave SE, Salmon Arm;

AND WHEREAS proponents of telecommunication towers are regulated by Industry Canada on behalf of the Government of Canada and as part of their approval, Industry Canada requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS Rogers has consulted with the City of Salmon Arm following their adopted POLICY NO. 3.18 TOPIC: Communication Antenna System Location and Consultation and the City of Salmon planning staff have no objection to the proposed telecommunications tower;

AND WHEREAS Rogers has consulted with the public by notifying all property owners and occupants within three (3) times the height of the proposed facility, as well as additional adjacent properties identified by City staff and has provided a 30-day period for written public comment;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise Rogers that:

- a) Rogers has satisfactorily completed its consultation with the City of Salmon Arm;
- b) The City of Salmon Arm is satisfied with Rogers public consultation process and does not require any further consultation with the public; and
- c) The City of Salmon Arm concurs with Rogers' proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to the City.

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Item 11.3

CITY OF SALMON ARM

Date: May 28, 2018

Housing Task Force Appointments

Vote Record

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

Opposed:

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



City of Salmon Arm

Memorandum from the Corporate Officer

TO: Her Worship Mayor Cooper and Council
 DATE: May 23, 2018
 SUBJECT: Housing Task Force Appointments

BACKGROUND:

The Housing Task Force Terms of Reference (TOR) specifies a membership that includes the following:

- Two (2) members of Council;
- One (1) member from Neskionlith Indian Band (NIB);
- One (1) member from Adams Lake Indian Band (ALIB);
- Two (2) Citizens at Large;
- Two (2) members from the housing / social services sector;
- Two (2) members from the development / financial sector; and
- One (1) member from Salmon Arm Economic Development Society (SAEDS).

At the April 9, 2018 Regular Meeting of Council the following members were appointed to the Task Force, leaving a vacancy for NIB, one (1) Citizen at Large and one (1) member from the development / financial sector :

- | | |
|------------------------------------|----------------------------------|
| • Barry Delaney - Financial | • Dawn Dunlop - Housing |
| • Jeff Ragsdale - Citizen at Large | • Jane Shirley - Social Services |
| • Lana Fitt - Economic Development | • Steven Teed - ALIB |

Louis Thomas has since started attending on behalf of NIB and three (3) additional applications have been received (attached as Appendix A). The applicants could be considered to fill the vacancies as follows:

- Jordan Ross - Citizen at Large
- Susan Robinson - Citizen at Large
- Calvin Berger - Citizen at Large or Development
- Ian McDiarmid - Development

It is recommended that Council appoint Louis Thomas (NIB) and two (2) other members from the applications received to serve on the Housing Task Force until December 31, 2018.

Respectfully Submitted,

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

Erin Jackson
Corporate Officer

Appendix A -Applications for Appointment to the Housing Task Force

Erin Jackson

From: Jordan Ross [jpross555@gmail.com]
Sent: Thursday, May 24, 2018 7:01 AM
To: Tim Lavery
Cc: Louise Wallace-Richmond; Erin Jackson
Subject: Re: Formal application for Housing Task Force - tight timeline

Good morning,

Please find below the requested details for my application to the Housing Task Force member at large position.

Jordan Ross
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Salmon Arm, BC
[REDACTED]
[REDACTED]

I believe that affordable housing is a regional, provincial and nationwide issue. It is a basic right and need that many are unable to acquire and maintain. I have the ability to make a difference in this community and hope I get an opportunity to give back. I feel it's extremely important to have strong engagement and input from local people and organizations in order to create and execute solutions that will have a real impact on the lives of households. My impression is that we need to address three core elements; housing stability, housing creation and housing as a driver of economic growth. I think I can add to this conversation and have the skills, objectivity and professionalism to assist with the development of a positive strategy that is true to our community roots.

As a father of three and private sector employee, I look at the limited housing opportunities for my children in the near future and how unattainable finding a place to live, a safe roof, nevermind making a purchase will be for them. Couple that with friends and family that currently struggle daily to make ends meet in our community, who can't find a place to live while others default to communal living to survive as affordability remains an ongoing struggle. I have worked on several non-profit boards in our community with the most recent being the Chamber of Commerce and Brand Leadership Team (facilitated by SAEDS) . I think my professional work experience, love of the community and volunteerism would make me a balanced addition to the Housing Task Force.

Thanks for your consideration.

Jordan Ross

McDiarmid Construction Ltd.
 PO Box 609, Salmon Arm BC V1E 4N7
 Office Ph 250-832-5980 Cell 250-517-8210
 Fax 250-832-9387

MC	GENERAL CONTRACTING * PROJECT MANAGEMENT
	McDiarmid Construction Ltd.

May 22, 2018

City of Salmon Arm
 Housing Task Force

Attention: Tim Lavery

Dear Tim:

Re: Development Sector Representative – Salmon Arm Housing Task Force

My name is Ian McDiarmid and I am interested in participating in the Housing Task Force that has recently been created by the City of Salmon Arm.

My residence is located at [REDACTED] and my company, McDiarmid Construction, is located at #203, 20 Hudson Avenue NE, Salmon Arm, BC.

My interest in participating stems from my observations that Salmon Arm is weighted more on the aging demographic rather than new and young family residents. Housing challenges (cost, availability, etc.) are some of the key factors that prohibit those individuals from being able to live or relocate to the Shuswap.

From a background perspective, I have been in the construction sector within the Shuswap region for over 40 years. I have been involved in land development, design builds, residential builds (including multi-family dwellings) and major government contracts. I am familiar with all aspects of land development, construction. I am a life-long resident of the region and feel I could add value to the task force. I am also one of the founding members of Shuswap Construction Industry Professionals.

I look forward to the opportunity to assist the City in this important issue.

Yours truly,



Ian McDiarmid,
 McDiarmid Construction Ltd.

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 Viewing of this document is intended solely for our tentative client and affiliates.
 No disclosure or use of any portion of these materials may be made without the expressed written consent of
 McDiarmid Construction Ltd.

From: Calvin Berger [mailto:[REDACTED]]
Sent: Wednesday, May 23, 2018 12:52 PM
To: Erin Jackson
Cc: Tim Lavery
Subject: RE: Formal application for Housing Task Force - tight timeline

Hello Erin,

I am writing in response to the formal application for the Housing Task Force.

Calvin J Berger
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am interested in joining the HTF in a capacity of either development sector or citizen at large. My Career has recently diverted away from the construction sector but until last year I had spent over a decade becoming well educated and working on residential, commercial and industrial construction projects.

I began working construction out of high school (graduation class of 2006 SAS) with civil development and residential construction. I then graduated from the Northern Alberta Institute of Technology in 2010 with a diploma in Construction Engineering Technology and a Gold Seal issue by the Canadian Construction Association.

I spent five years working with a modular construction business where we delivered residential, commercial and industrial projects all across Canada. As a project manager my construction scopes ranged from \$200k - \$75MM.

In 2015 I returned to Salmon Arm to join Lawson Developments where I worked on the construction team estimating and delivering residential projects. At this time, I also joined the Shuswap Construction Industry Professionals where I currently sit on the board of directors.

In 2017 I took an opportunity to become self-employed where my wife and I currently run a textile manufacturing business.

I believe my experience will provide a novel perspective to the local housing industry. I have a good understanding of development and conventional construction as well as a unique knowledge of modular construction that is rapidly gaining interest around the affordable housing movement.

Thank you for your consideration.

Sincerely,

Calvin Berger

From: Susan Robinson [mailto:[REDACTED]]
Sent: Thursday, May 24, 2018 10:04 AM
To: Erin Jackson
Subject: Housing task force

Dear Council Members:

I am interested in sitting on the housing task force as a citizen-at-large. Having always been a renter, I know how difficult it can be to find decent housing at an affordable price. Therefore, affordable housing is something that is very important to me.

I bring a lot of experience with me as a business counsellor and trainer, Vice-President of the Salmon Arm Chamber, board member of Shuswap Women in Business, having participated in the Cultural Master Plan task force, and much more.

Sincerely,
Susan Robinson



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Item 21.1

CITY OF SALMON ARMDate: May 28, 2018

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: Temporary Use Permit No. TUP-15 be approved for:

- 1) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 (550 – 10 Avenue SW);
- 2) Parcel B (Plan B5839) of the NW ¼, Section 11, Township 20, Range 10, W6M, KDYD (690 – 10 Avenue SW); and
- 3) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166 (1300 – 10 Street SW);

AND THAT: TUP-15 permit the temporary use of campgrounds as shown in Appendix 2 of the staff report dated May 15, 2018 and in accordance with the following terms and conditions:

- 1) The total number of tent or recreational vehicle sites on the subject properties shall not exceed 600;
- 2) Check-in stations are to be setback appropriately from each entrance, ideally to provide a minimum cueing distance of 100 metres (15 vehicles);
- 3) Plumbing Permit issuance by the City's Building Department is required prior to the commencement of the Roots and Blues Festival;
- 4) Approval of a Fire Safety Plan by the City's Fire Department; and

Vote Record

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

Opposed:

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

Item 21.1 – continued

CITY OF SALMON ARM

Date: May 28, 2018

- 5) TUP-15 is valid for a two week period during the month of August for the years 2018, 2019 and 2020, with camping limited to a maximum four day time period during the Roots and Blues Festival.

AND FURTHER THAT: Council authorize the use of the southeast baseball diamond at the corner of 10 Avenue SW and 5 Street SW of Blackburn Park for use as a volunteer and overflow campground during the 2018 Roots and Blues Festival from and including August 13 to August 23, 2018.

[TUP-15; Salmon Arm Folk Music Society/847774 BC Ltd./Dedood, J./Thompson, J; 550 – 10 Avenue SW/690 – 10 Avenue SW/1300 – 10 Street SW; Temporary Camping for Roots & Blues Festival]

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: May 15, 2018

Subject: Temporary Use Permit Application No. 15

Applicant: Salmon Arm Folk Music Society

Owners:

- 1) 847774 BC Ltd. (550 - 10 Avenue SW)
- 2) J. and J. Dedood (690 - 10 Avenue SW)
- 3) Jerry Thompson (1300 - 10 Street SW)

MOTION FOR CONSIDERATION

THAT: Temporary Use Permit No. TUP-15 be approved for:

- 1) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 (550 - 10 Avenue SW);
- 2) Parcel B (Plan B5839) of the NW ¼ of Section 11, Township 20, Range 10, W6M, KDYD (690 - 10 Avenue SW); and
- 3) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166 (1300 - 10 Street SW);

AND THAT: TUP-15 permit the temporary use of campgrounds as shown in Appendix 2 and in accordance with the following terms and conditions:

- 1) The total number of tent or recreational vehicle sites on the subject properties shall not exceed 600;
- 2) Check-in stations are to be setback appropriately from each entrance, ideally to provide a minimum cueing distance of 100 metres (15 vehicles);
- 3) Plumbing Permit issuance by the City's Building Department is required prior to the commencement of the Roots and Blues Festival;
- 4) Approval of a Fire Safety Plan by the City's Fire Department; and
- 5) TUP-15 is valid for a two week period during the month of August for the years 2018, 2019 and 2020, with camping limited to a maximum four day time period during the Roots and Blues Festival.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The three subject parcels are located at 550, 690 and 1300 – 10 Avenue SW as shown in APPENDIX 1. The applicant is proposing to use a portion of each lot for three temporary campgrounds - a total of 600 campsites - to accommodate the annual Salmon Arm Roots and Blues festival and is requesting approval of a Temporary Use Permit for that purpose. The campground layout and site plans are shown in APPENDIX 2 and a letter from the applicant is attached as APPENDIX 3.

The previous TUP-13 expired after the 2017 festival, and TUP-15 is applying for the 2018, 2019, and 2020 festivals.

BACKGROUND

The subject properties are designated Acreage Reserve in the Official Community Plan, are zoned Rural Holding (A-2) / Single Family Residential (R-1) and are entirely within the Agricultural Land Reserve APPENDICES 4, 5, and 6 respectively. The applicant applied for approval for the temporary campground under Section 20(3) of the *Agricultural Land Commission Act* (non-farm use in the ALR) in 2015 and was approved until September 1, 2019.

The three properties have been used for a temporary festival campground since 2005. The campground as a whole has consisted of 600 sites open to tent and recreation vehicle campers for a four day period during the festival.

In April of this year, the ALC granted approval for another temporary campground of approximately 100 sites on the adjacent lot to the east addressed at 460 – 10 Avenue SE. That four-year approval carries forward to the conclusion of the 2022 Roots and Blues festival.

The subject properties are relatively flat and accessible from 10 Avenue SW. The Salmon Arm Roots and Blues Festival site is conveniently located on the Fall Fair grounds, north of the campgrounds across 10 Avenue SW. The area is characterized by rural acreages surrounded by park, recreation, commercial and residential uses.

COMMENTS

Engineering Department

Comments attached as APPENDIX 7.

Building Department

No concerns.

Fire Department

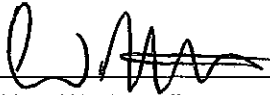
No concerns.

Planning Department

The proposal is consistent with previous approvals for the subject properties and neighboring properties, approval is recommended. As part of the TUP application process, notification of the proposal and Hearing Date would be advertized once in the newspaper and mailed to all property owners and occupiers within 30 m of the subject parcels. The applicant is also required to post a TUP notification sign along the 10 Avenue SW frontage 10 days prior to the Hearing Date.

CONCLUSION

TUP-15 is recommended by staff subject to the terms and conditions outlined in the motion for consideration.

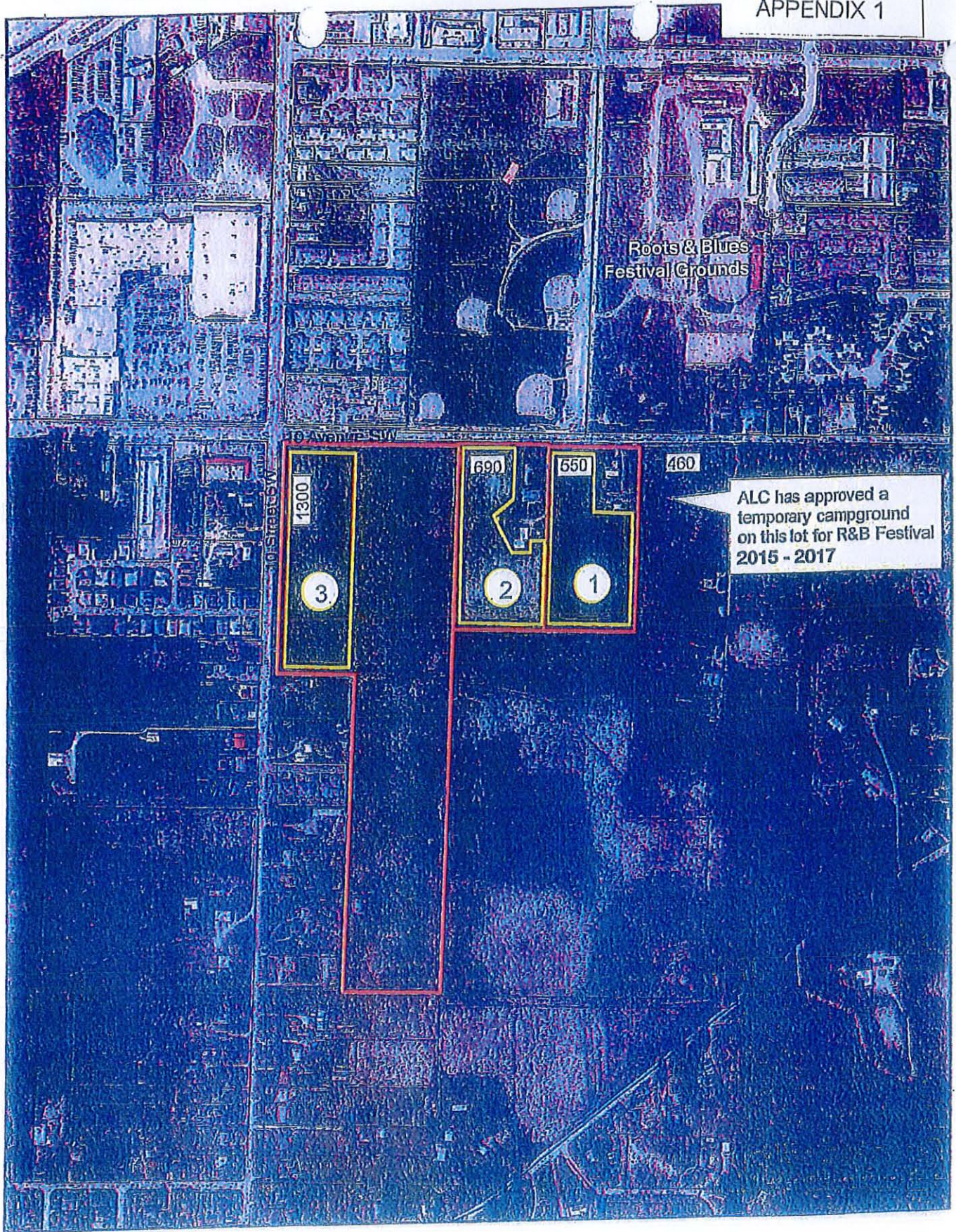


Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



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

APPENDIX 1



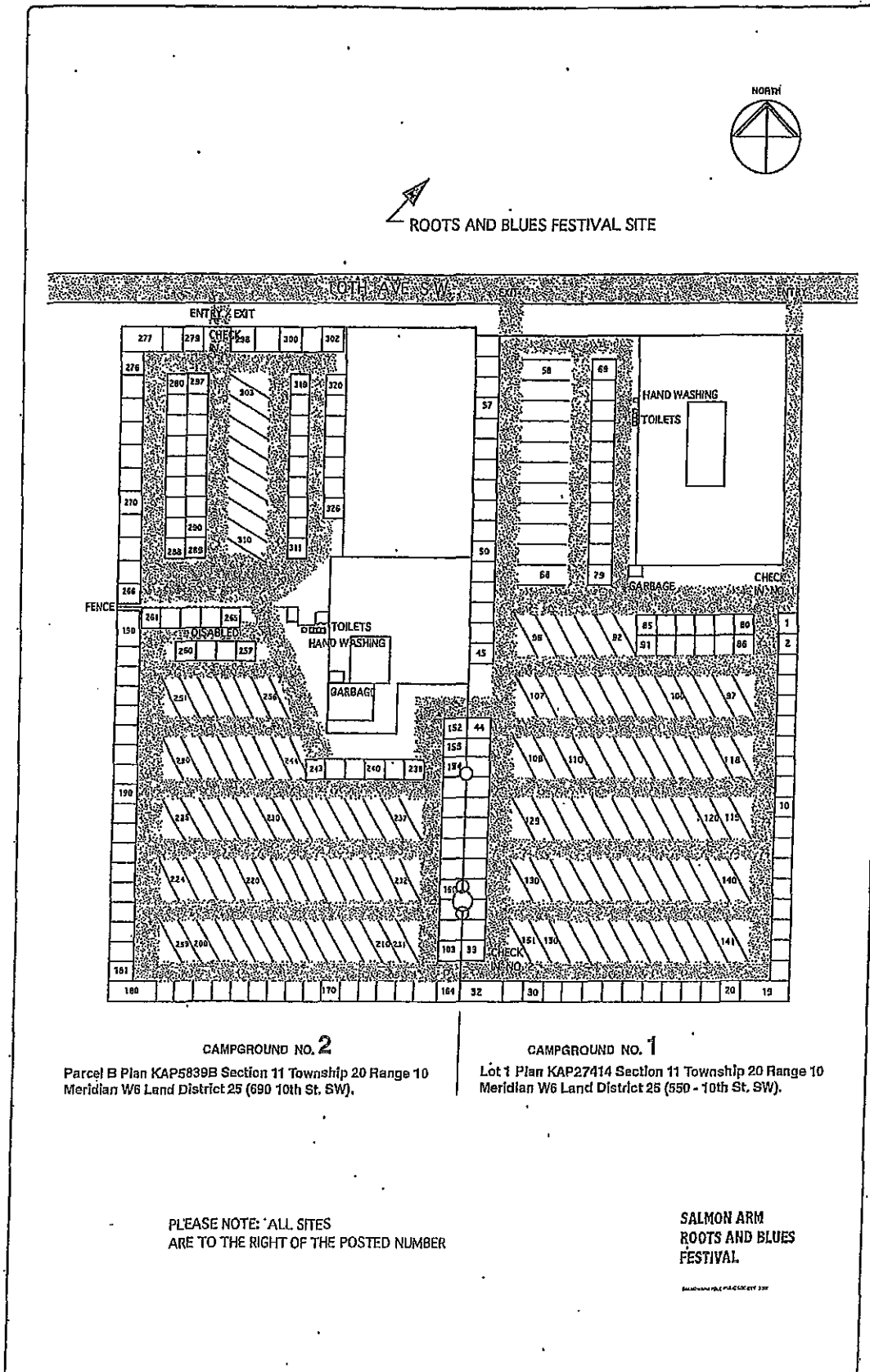
 Subject Properties
 Proposed Temporary Campground

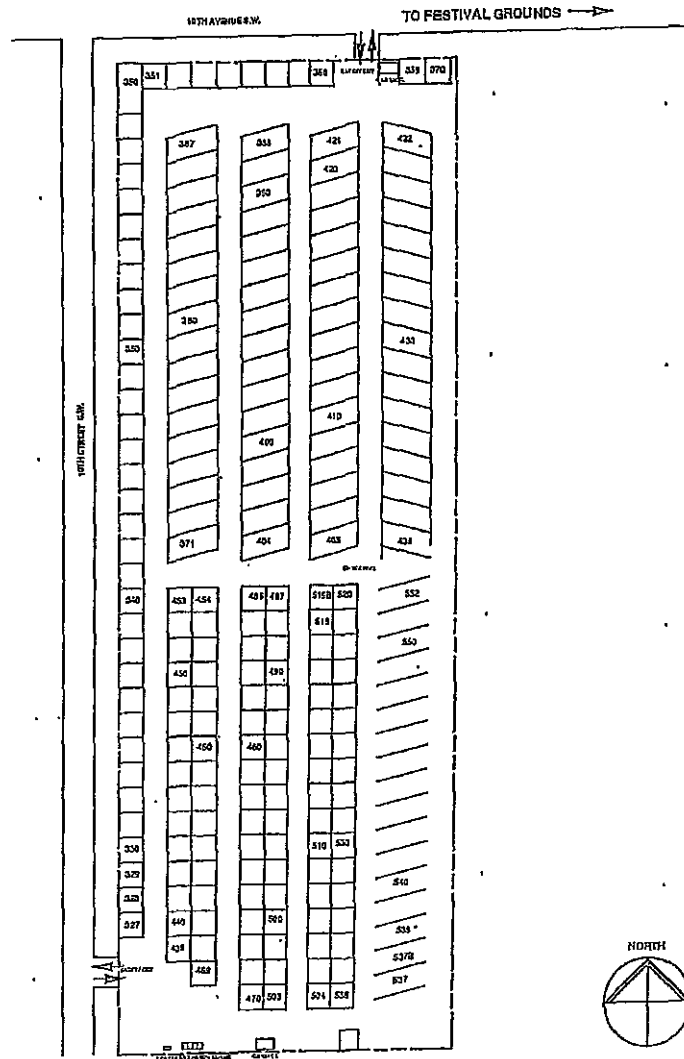
LOCATION MAP

100 50 0 100 Meters



APPENDIX 2





CAMPGROUND NO. 3
 Lot 1 Plan KAP4279 Section 11 Township 20
 Range 10 Meridian W6 Land District 25
 (1300 - 10th St. SW).

PLEASE NOTE: ALL SITES
 ARE TO THE RIGHT OF THE
 POSTED NUMBER



**SALMON ARM
 ROOTS AND BLUES
 FESTIVAL**

Salmon Arm, BC V2Y 1A1



Salmon Arm Folk Music Society
Box 21 Salmon Arm, BC V1E 4N2
250-833-4096 fax: 250-833-4097

March 22, 2018

Attn. Kevin Pearson
Director of Development Services
City of Salmon Arm
Box 40
100 - 30 Street SE
Salmon Arm, BC V1E 4N2

RE: Temporary Campground

Dear Mr. Pearson:

On behalf of the Salmon Arm Folk Music Society and the Roots and Blues Festival, I would like to request the use of the southeast section of Blackburn park for the use as a volunteer and over-flow campground during the 26th Annual Roots and Blues Festival.

The dates we would require the fields are August 13^h to 23rd, 2018 to allow for set-up and a proper amount of time to restore the area to its pre-event condition. We are truly grateful for your support.

If the Council approves the use of this property is it possible to set the terms of the approval over a 3-5 cycle to reduce the administrative burden on the SAFMS staff would be appreciated

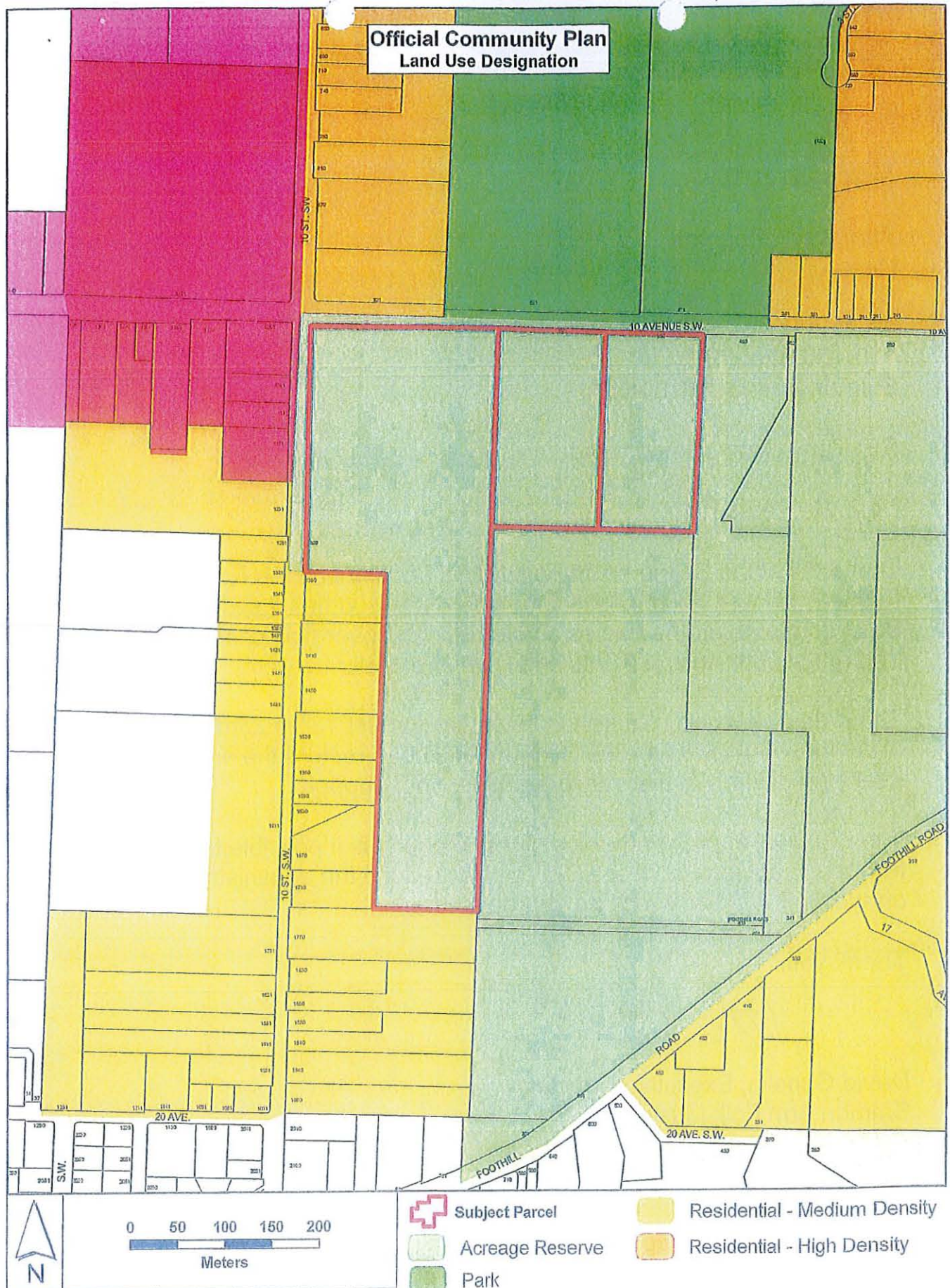
Thank you,

A handwritten signature in blue ink, appearing to read "David Gonella".

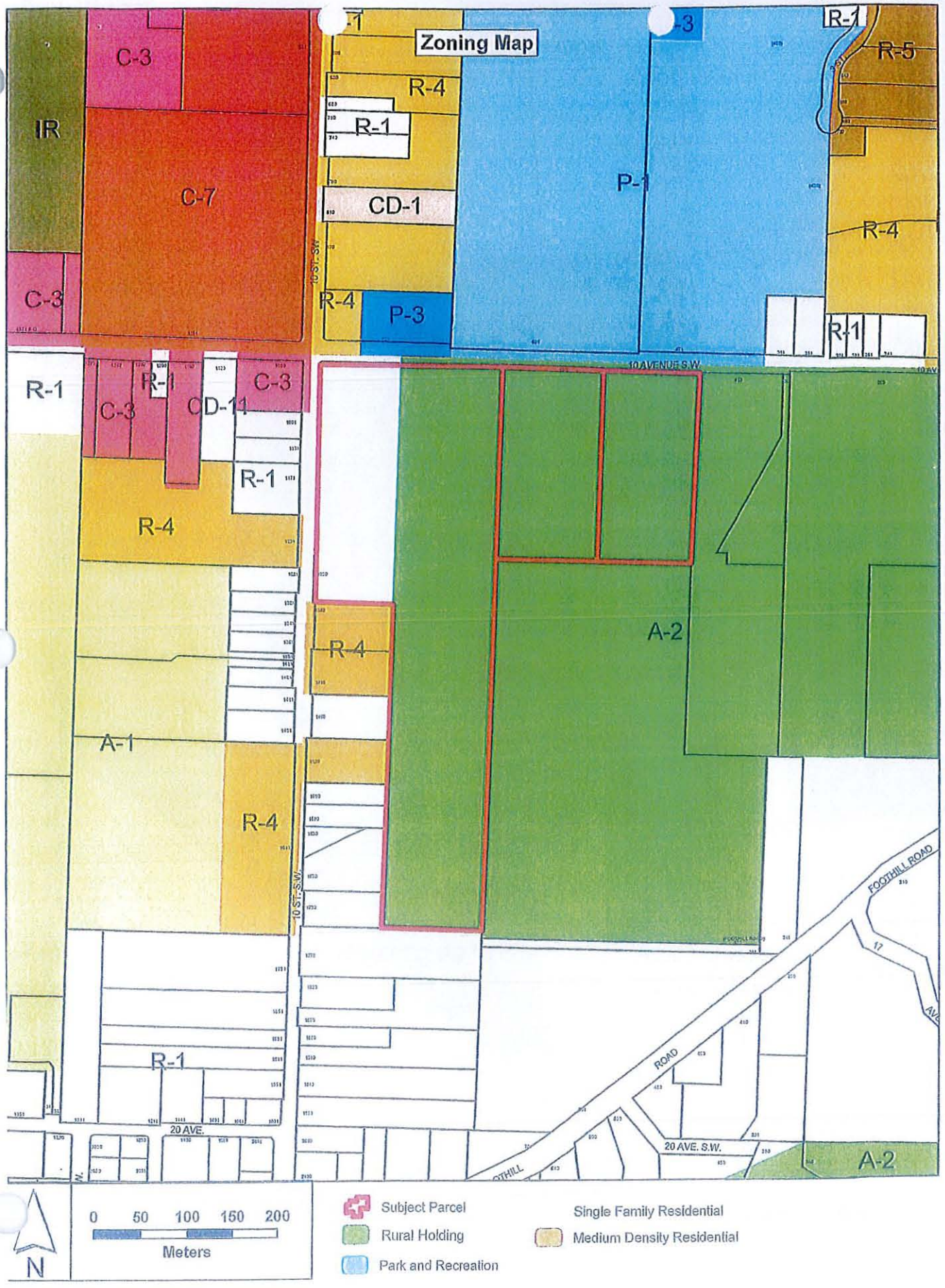
David Gonella, Executive Director
Salmon Arm Folk Music Society
26th Annual Roots and Blues Festival
PO Box 21, Salmon Arm, BC V1E 4N2
Phone: 250-833-4096 - Fax: 250-833-4097



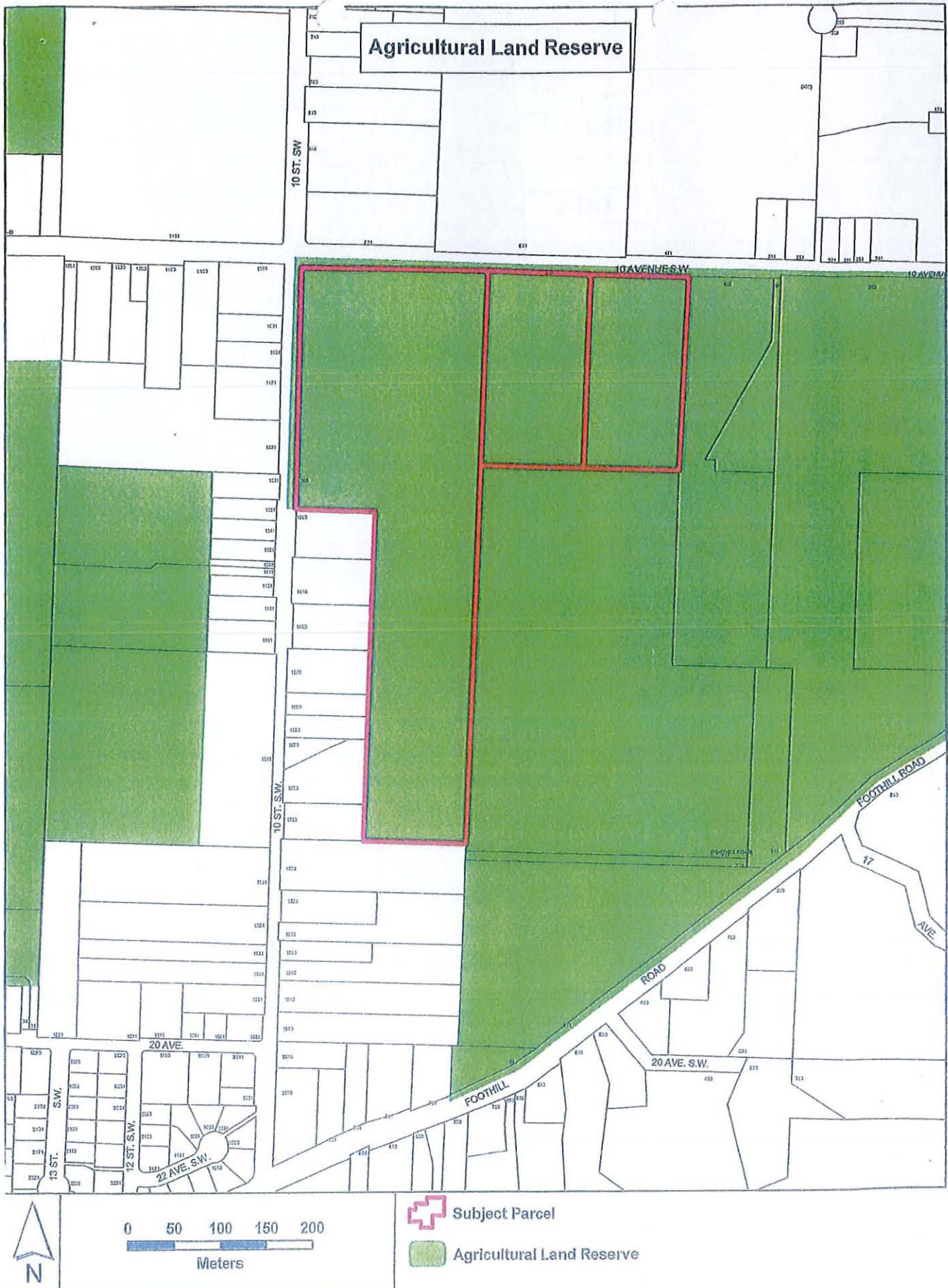
APPENDIX 4



APPENDIX 5



APPENDIX 6





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


To: Kevin Pearson, Director of Development Services
 Date: April 11, 2018
 Prepared by: Darin Gerow, Engineering Assistant
 OWNERS: 1) Jerry Thompson, 0847774 BC Ltd., Box 1006, Salmon Arm, BC, V1E 4P2
 2) Johan & Judy De Dood, 3, 1460 – 10 Street SW, Salmon Arm, BC, V1E 1T2
 APPLICANT: Salmon Arm Roots & Blues Festival, Box 21, Salmon Arm, BC, V1E 1T2
 SUBJECT: TEMPORARY USE PERMIT APPLICATION NO. TUP-15E
 LEGAL: 1) Lot 1 Section 11, Township 20, Range 10 W6M, KDYD, Plan 27414
 2) Parcel B (Plan B5839) of the NW ¼ Section 11, Township 20, Range 10 W6M, KDYD
 3) Lot 1 Section 11, Township 20, Range 10 W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166
 CIVIC: 1) 550 – 10 Avenue SW
 2) 690 – 10 Avenue SW
 3) 1300 – 10 Street SW

Further to your referral dated April 4, 2018, we provide the following servicing information.

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.

The Engineering Department has no objection to the proposed use subject to the following:

1. A plumbing permit and inspection prior to public use of the hand washing stations is required.
2. Vehicle check-in stations are located far enough off the street to provide a minimum cueing distance of 100 metres (15 vehicles).


 Darin Gerow, ASCT
 Engineering Assistant


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

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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 in Council Chambers of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, May 28, 2018 at 7:00 p.m.**

1) Proposed Amendment to Zoning Bylaw No 2303:

Proposed Rezoning of Lot 10, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP55453 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 3070 - 20 Street NE

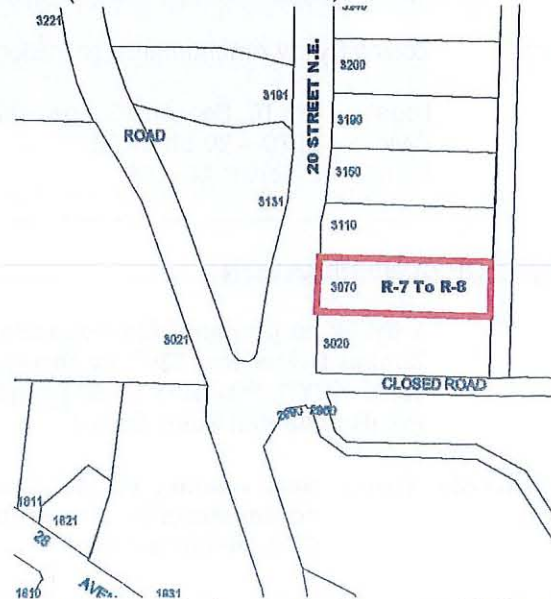
Location: Woodland Heights
Subdivision, east of Lakeshore Road
NE on the east side of 20 Street NE

Present Use: Single family residential

Proposed Use: Single family
dwelling with a secondary suite

Owner/ Applicant: M. & M.
Hinchliff

Reference: ZON-1126/ Bylaw No. 4271



The file for the proposed bylaw is available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from May 15, 2018 to May 28, 2018, 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

Salmon Arm Observer: May 16 and May 23



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: April 23, 2018

Subject: Zoning Bylaw Amendment Application No. 1126

Legal: Lot 10, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP55453
 Civic: 3070 – 20 Street NE
 Owner: Hinchliff, M. & M.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 10, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP55453 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND FURTHER THAT: final reading of the zoning amendment bylaw be withheld subject to confirmation that the proposed suite meets Zoning Bylaw and BC Building Code requirements.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 3070 20 Street NE (Appendix 1 and 2) and presently contains a recently built single family dwelling. The proposal is to rezone the parcel from R-7 (Large Lot Single Family Residential) to R-8 (Residential Suite) to permit the construction of a secondary suite within the existing single family dwelling.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-7 (Large Lot Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in the Upper Lakeshore area, largely comprised of R-7 zoned parcels containing single family dwellings. There are currently nine R-8 zoned parcels within the proximity of the subject parcel.

The subject parcel contains an existing single family dwelling, and meets the conditions as specified to permit a secondary suite within the proposed R-8 zone. Site photos are attached as Appendix 5. The intent of the applicant is to develop a conforming *secondary suite* within the existing single family dwelling. Site plans are attached as Appendix 6.

Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

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 parcel area, the subject property has potential to meet the conditions for the development of a secondary suite, including sufficient space for an additional off-street parking stall.

COMMENTS

Engineering Department

No concerns.

Building Department

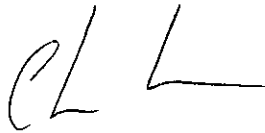
BC Building Code will apply.

Fire Department

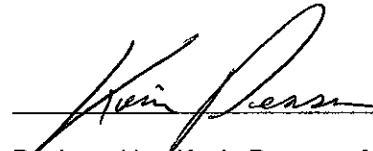
No concerns.

Planning Department

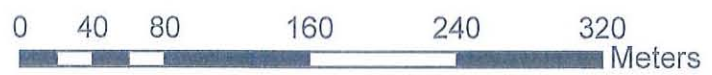
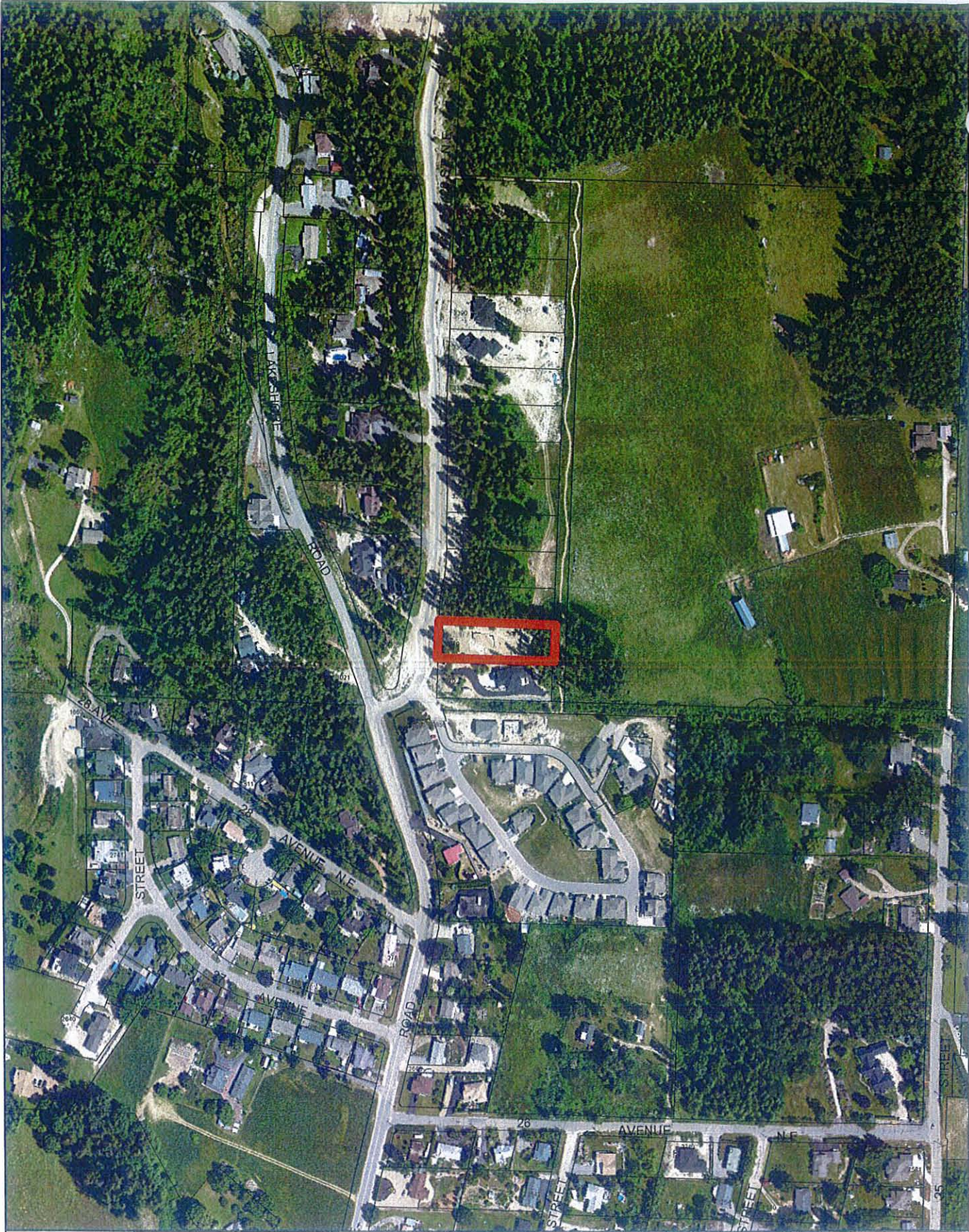
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



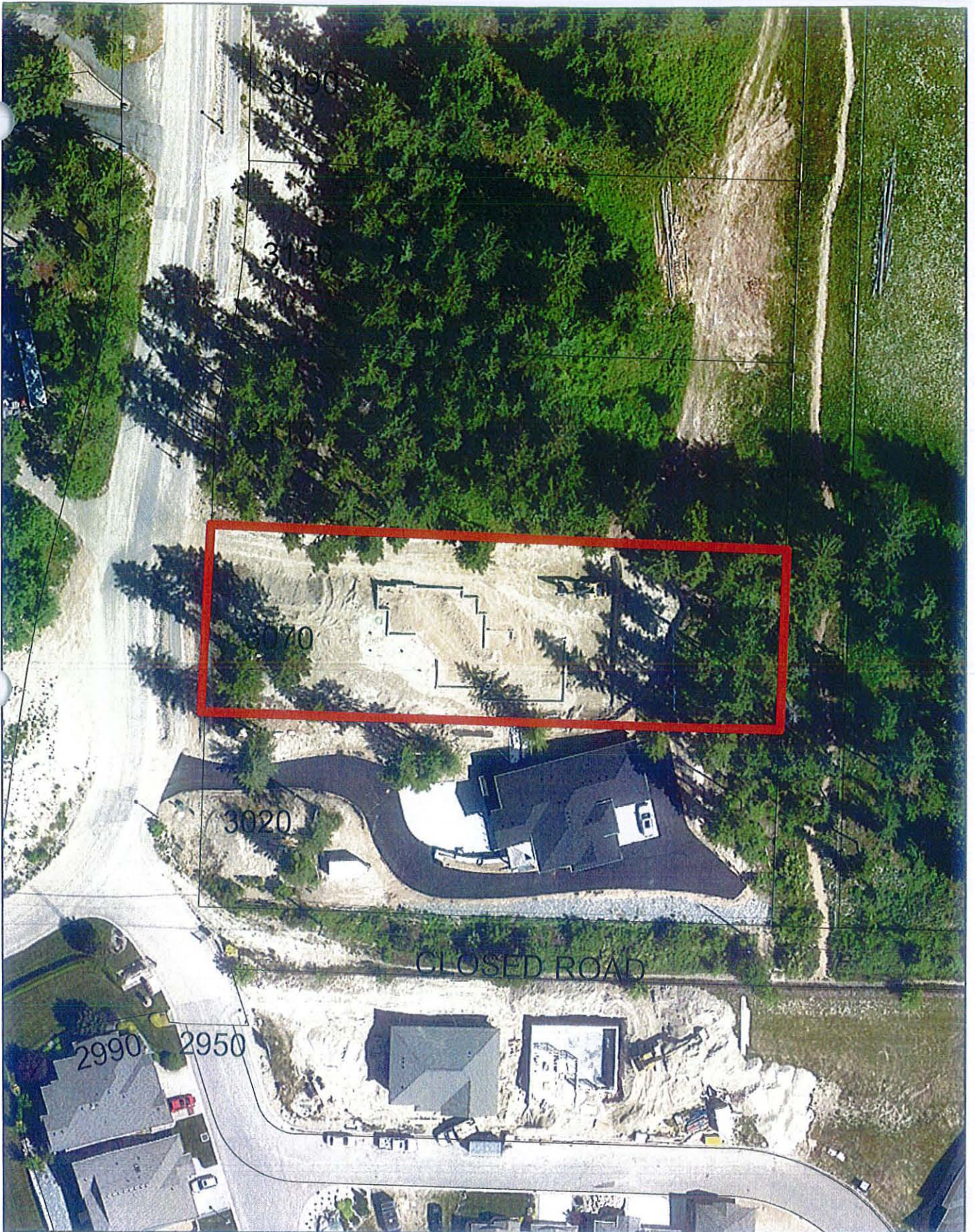
Prepared by: Chris Larson, MCP
Planning and Development Officer



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



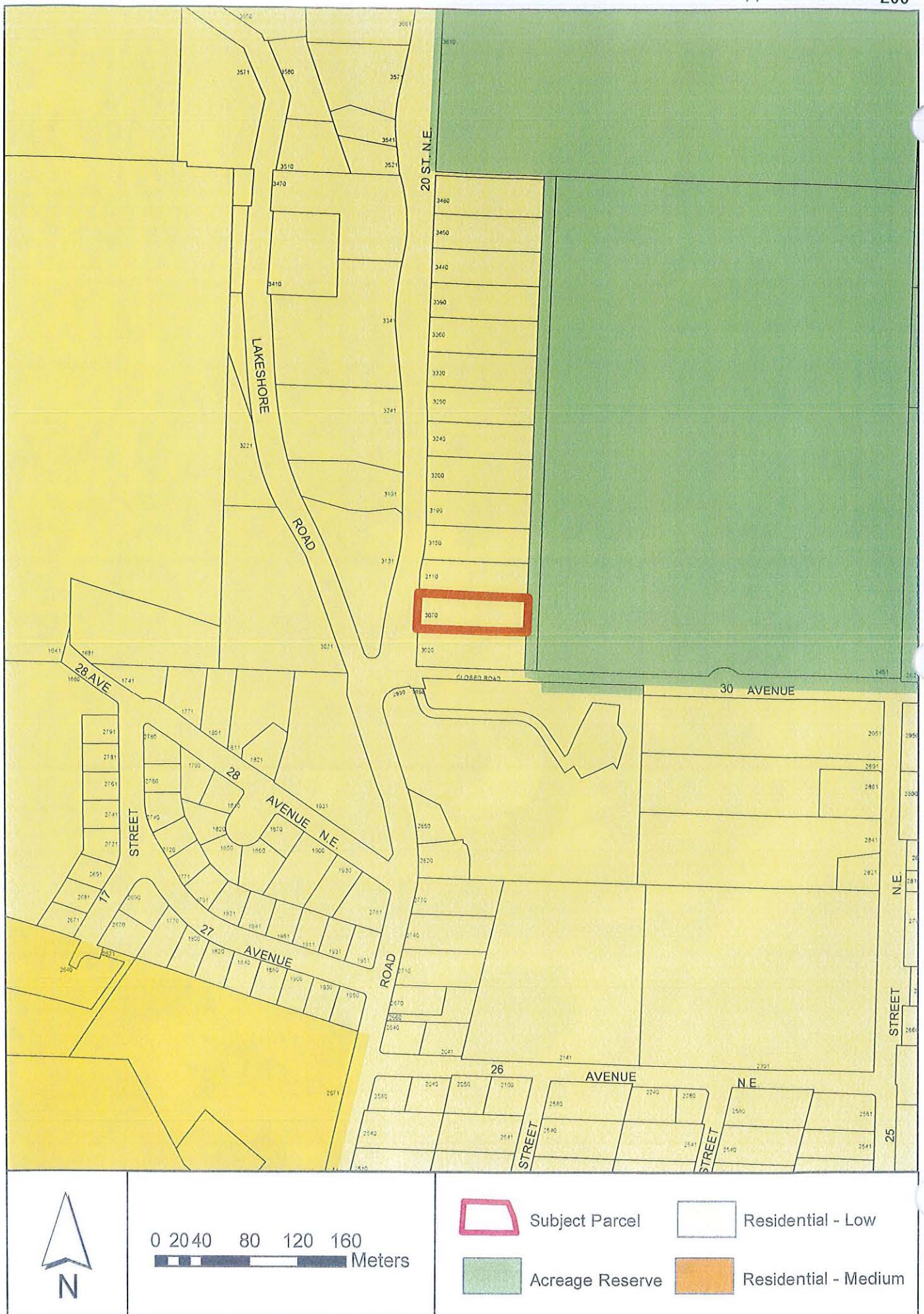
Subject Parcel



0 5 10 20 30 40 Meters



Subject Parcel



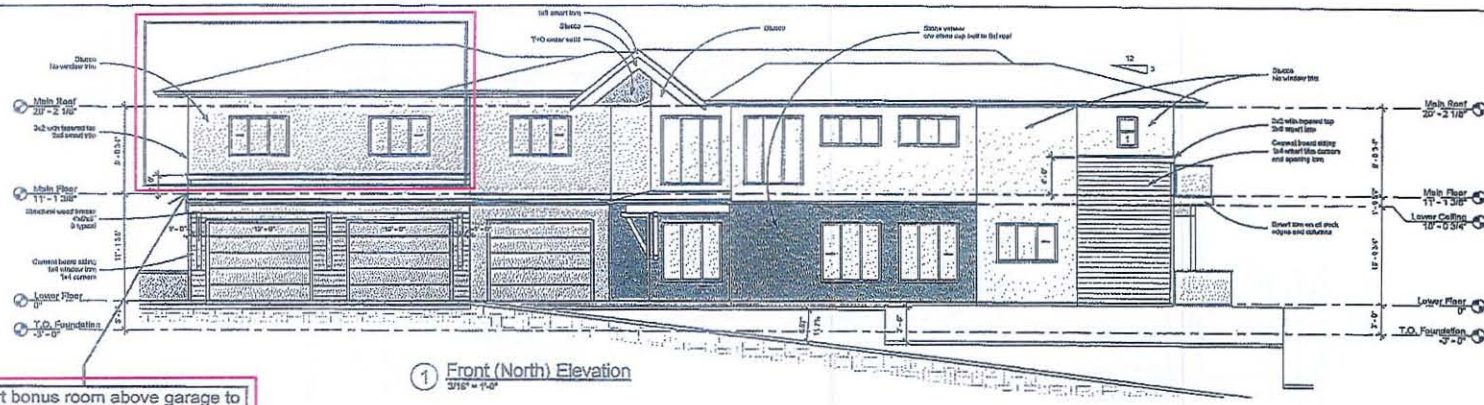




View of subject parcel looking east from 20 Street NE.



View of subject parcel looking north-east from 20 Street NE.

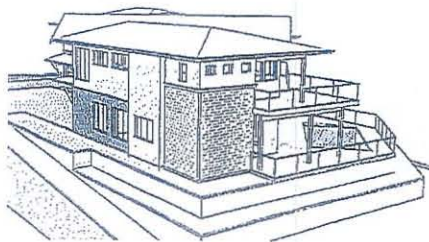


Dimensions are to center of exterior wall and to center of side of stud for window walls. Window doors, if not dimensioned, are 2' from the center to 2'0\"/>

Convert bonus room above garage to a 861 sq. ft. secondary suite



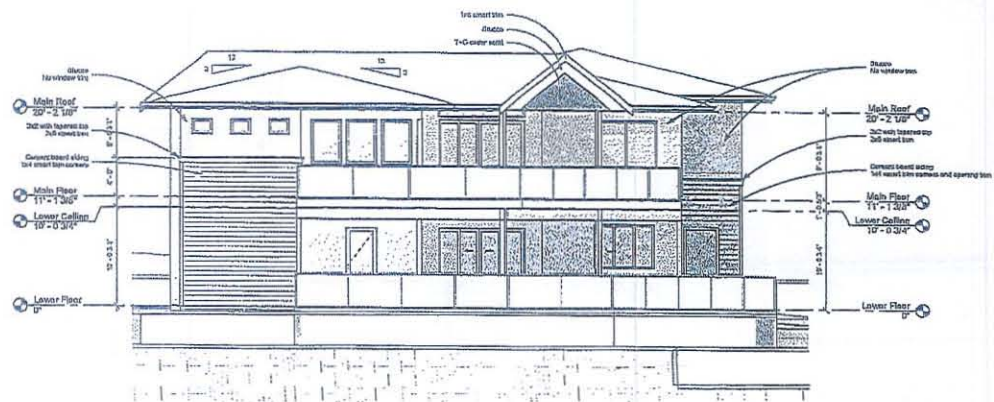
③ NW Road Level
This area to be landscaped and retained to be consistent with the driveway grade and hand-drawn. A level landscaping is preferred with maximum slope length of 1:20.



④ NW Birds Eye



⑤ NE Birds Eye



② Right (West) Elevation
3'10\"/>

Typical Cladding

Horizontal Siding
Current house siding - 1/2\"/>

Roofing
Asph/Flt shingles, 30-year life
30\"/>

Stairs
T+O every 4\"/>

Other
Aluminum with glass panels, 42\"/>

This building must comply with new National Codes recently introduced in B.C. of the British Columbia Building Code (BCBC 9.3.6)
This building is designed to use a load masonry system (T+O) which takes the load masonry system to meet the new BCBC 9.3.6 requirements. It is a HSB and must be above windows and doors to meet BCBC 9.3.6



**MEYER
DESIGNS LTD**
600 Mt. Todd Drive
Coldstream, BC
V1B 3Y6
250-563-4578
kelly@meyerdesigns.ca
MeyerDesigns.ca

Front and Right Elevations

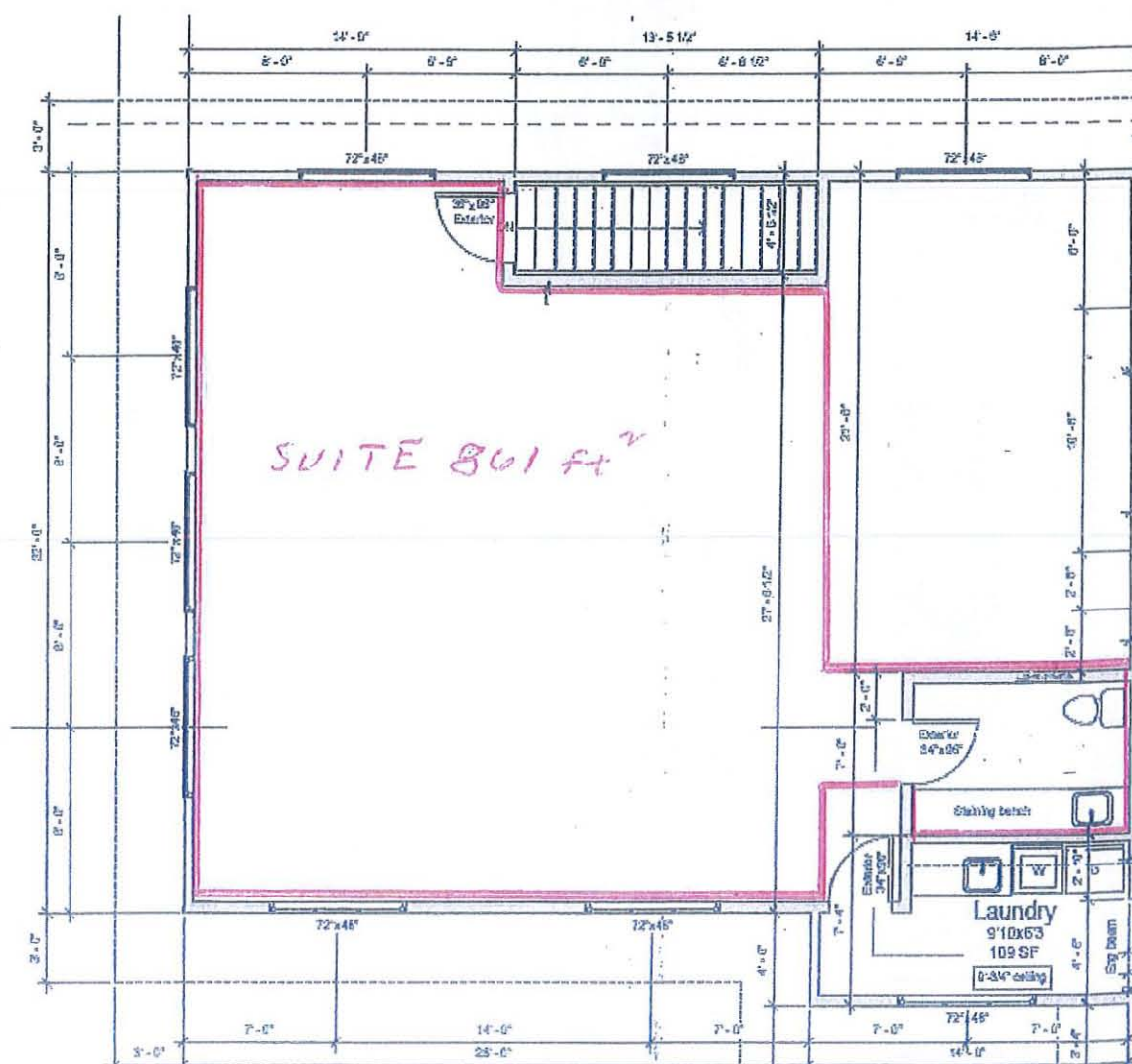
Project number: 2019-040
Date: March 15, 2019
Owner: Kelly Meyer

Hinchell Residence
Lot 10, 200th St NE
Surrey, BC

5

For Permit and Construction v2.0

Appendix 6: Site Plans



BROWNE JOHNSON LAND SURVEYORS*

BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5 (250)832-9701

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

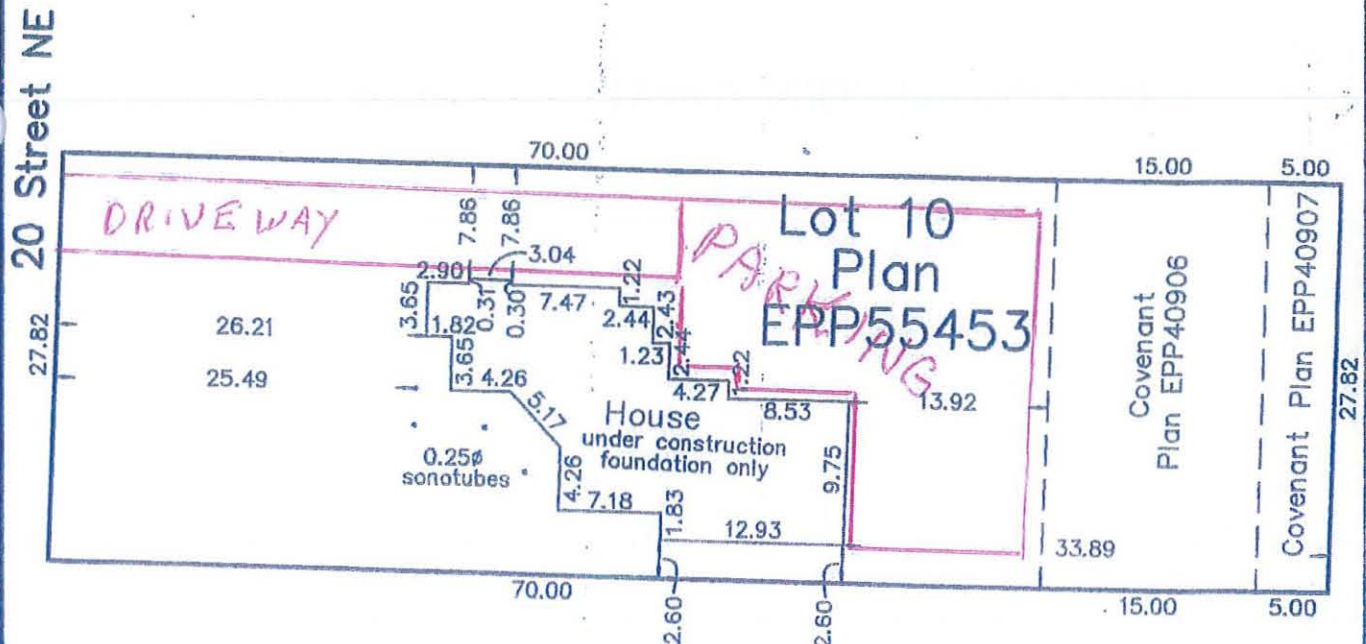
To: Hindbo Construction Group,
c/o Don Hindbo
2691 13 Avenue SW,
Salmon Arm, BC V1E 3K1
Your File: Hinchliff

Re: Lot 10, Section 25, Township 20,
Range 10, W6M, KDYD,
From EPP55453
Parcel Identifier(PID): 029-680-832
Civic Address: 3070 20 Street NE

AUG 26 2016

List of documents registered on title which may affect the location of improvements:

Covenant CA3963417, CA3963420
& CA4728536
R/W CA3785694
Building Scheme CA4728538



PARKING AREA = 3800 ft^2



Scale 1-500

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Item 23.1

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4271 be read a third time.

[ZON-1126; Hinchliff, M. & M.; 3070 – 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. 4271

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 Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on May 28, 2018 at the hour of 7:00 p.m. was published in the May 16, 2018 and May 23, 2018 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 10, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP55453 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. 4271**"

READ A FIRST TIME THIS 14th DAY OF May 2018

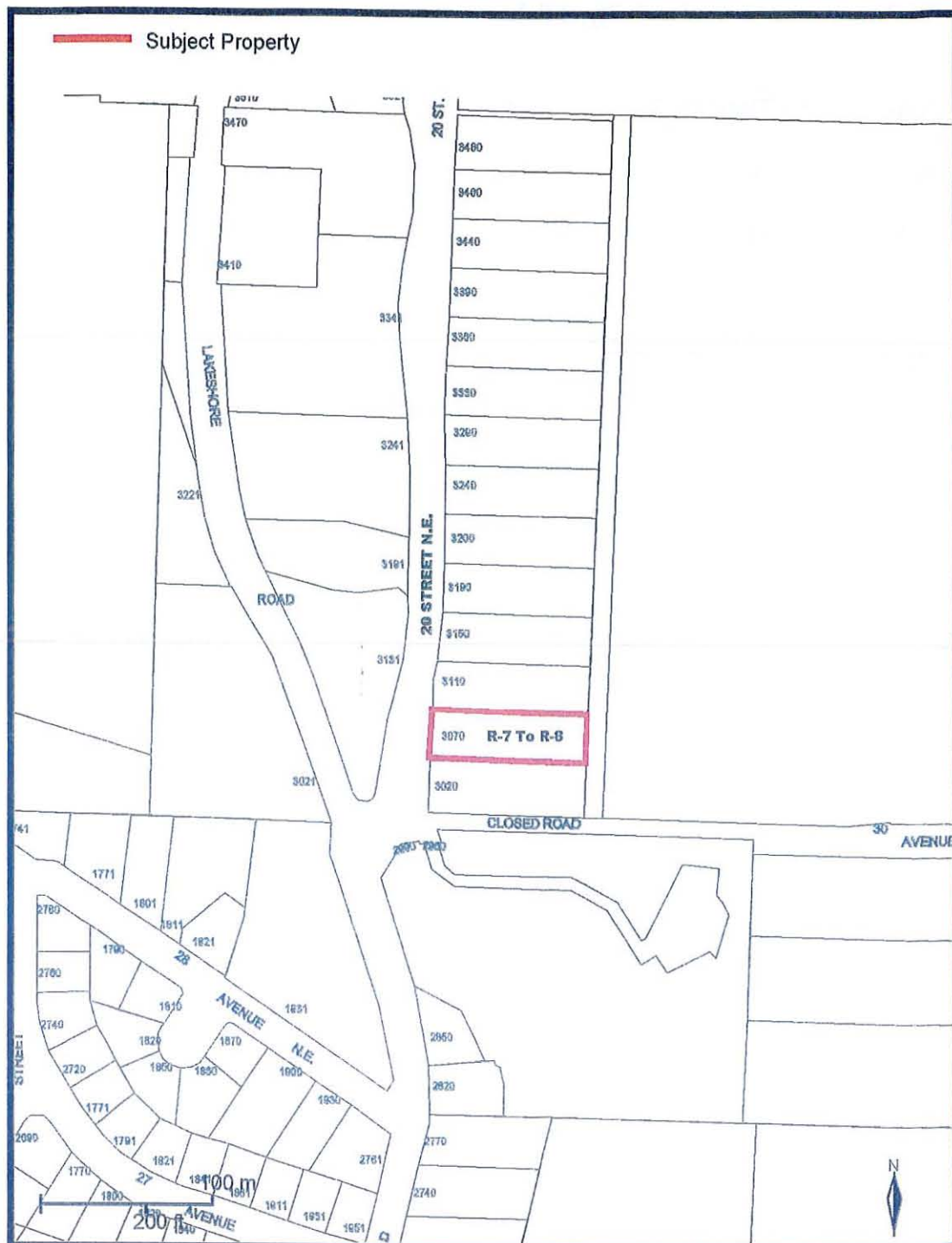
READ A SECOND TIME THIS 14th DAY OF May 2018

READ A THIRD TIME THIS DAY OF 2018

ADOPTED BY COUNCIL THIS DAY OF , 2018

MAYOR

CORPORATE OFFICER



Item 26.

CITY OF SALMON ARM

Date: May 28, 2018

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of May 28, 2018, be adjourned.

Vote Record

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

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

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