



## **AGENDA**

### **Regular Council Meeting**

**Monday, June 26, 2017**

**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
	6.	CONFIRMATION OF MINUTES
3 - 18	1.	Regular Council Meeting Minutes of June 12, 2017
	7.	COMMITTEE REPORTS
19 - 22	1.	Development and Planning Services Committee Meeting Minutes of June 19, 2017
23 - 26	2.	Social Impact Advisory Committee Meeting Minutes of May 9, 2017
	8.	INTRODUCTION OF BYLAWS
	9.	RECONSIDERATION OF BYLAWS
27 - 38	1.	Zoning Amendment Bylaw No. 4210 [ZON-1092; McClure, C. & M.; 1880 9 Avenue SE; R-7 to R-8] – final reading
	10.	CORRESPONDENCE
39 - 40	1.	Informational Correspondence

11. **STAFF REPORTS**
- 41 - 44 1. Corporate Officer - Janitorial Services Contract for City Hall/Court House Facility
- 45 - 46 2. Corporate Officer - 2016 Annual Report
- 47 - 48 3. Corporate Officer - Offsite Council Meeting, R. J. Haney Heritage Village
- 49 - 52 4. Director of Engineering and Public Works - Mobile and Web Application for Curbside Garbage and Recycling Program
- 53 - 56 5. Director of Engineering and Public Works - Lakeshore Road NE Sidewalk Construction - 26 Avenue NE to 20 Street NE Budget Amendment and Tender Award
- 57 - 58 6. Director of Engineering and Public Works - Turborator Aerator - New Aerator Purchase
- 59 - 60 7. Director of Engineering and Public Works - Water Treatment Plant - New Flash Mixer Purchase
- 61 - 64 8. Director of Engineering and Public Works - Shuswap Memorial Cemetery - 2017 Landscape Maintenance
- 65 - 88 9. Director of Development Services - Agricultural Land Commission Application No. ALC-369 [Priebe, A. & L.; 4890 Foothill Road SW; Subdivision within the ALR]
- 89 - 108 10. Director of Development Services - Agricultural Advisory Committee
12. **NEW BUSINESS**
13. **COUNCIL STATEMENTS**
14. **COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**
- 109 - 116 1. Board In Brief - June 2017
15. **NOTICE OF MOTION**
16. **UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
17. **OTHER BUSINESS**
- 117 - 118 1. Notice of Motion: Councillor Harrison - Traffic Barricade 5 Street
- 119 - 120 2. Notice of Motion: Councillor Lavery - Rainbow Crosswalk
18. **QUESTION AND ANSWER PERIOD**

**7:00 p.m.**

<b>Page #</b>	<b>Item #</b>	<b>Description</b>
	<b>19.</b>	<b>DISCLOSURE OF INTEREST</b>
	<b>20.</b>	<b>HEARINGS</b>
121 - 144	1.	Development Permit Application No. DP-412 [Lakeshore Terrace Developments Ltd.; 1151 8 Avenue NE; Multi-Family Residential Development]
	<b>21.</b>	<b>STATUTORY PUBLIC HEARINGS</b>
145 - 152	1.	Zoning Amendment Application No. ZON-1094 [0762123 BC Ltd./ Micku, K.; 1750 20 Avenue NE; R-1 to R-8]
153 - 160	2.	Zoning Amendment Application No. ZON-1095 [1074917 BC Ltd./ Browne Johnson Land Surveyors; 2021, 2020, 2031, 2040, 2080 - 14 Avenue SE; 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 - 14 Avenue SE; and 1400 - 20 Street SE R-1 to R-8]
161 - 168	3.	Zoning Amendment Application No. ZON-1096 [Jamieson, K. & P./ Spencer, H.; 441 34 Street SE; R-1 to R-8]
	<b>22.</b>	<b>RECONSIDERATION OF BYLAWS</b>
169 - 172	1.	Zoning Amendment Bylaw No. 4212 [ZON-1094; 0762123 BC Ltd./ Micku, K.; 1750 20 Avenue NE; R-1 to R-8] - third and final readings
173 - 176	2.	Zoning Amendment Bylaw No. 4213 [ZON-1095; 1074917 BC Ltd./ Browne Johnson Land Surveyors; 2021, 2020, 2031, 2040, 2080 - 14 Avenue SE; 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 - 14 Avenue SE; and 1400 - 20 Street SE R-1 to R-8] - third and final readings
177 - 180	3.	Zoning Amendment Bylaw No. 4214 [ZON-1096; Jamieson, K. & P./ Spencer, H.; 441 34 Street SE; R-1 to R-8] - third and final readings
	<b>23.</b>	<b>QUESTION AND ANSWER PERIOD</b>
181 - 182	<b>24.</b>	<b>ADJOURNMENT</b>

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Item 2.

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Lavery

Seconded: Councillor Flynn

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

### Vote Record

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

Opposed:

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

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Item 6.1

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the Regular Council Meeting Minutes of June 12, 2017, be adopted as circulated.

### Vote Record

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

Opposed:

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

## REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Seymour Salon Room of the Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, British Columbia, on Monday, June 12, 2017.

### PRESENT:

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

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

### 1. CALL TO ORDER

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

### 2. IN-CAMERA SESSION

0237-2017                      Moved: Councillor Eliason  
                                      Seconded: Councillor Wallace Richmond  
                                      THAT: Pursuant to Section 90 (1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m.  
Council returned to Regular Session at 2:01 p.m.  
Council recessed until 2:30 p.m.

### 3. REVIEW OF AGENDA

Additions under item 20.1 Development Variance Permit No. DP-410 - D. & D. Monk, owners, Bona Vista Apartments - letter and petition received June 7, 2017; M. Ponich - letter dated June 9, 2017; R. LaBelle - letter dated June 12, 2017

Additions under item 20.2 Development Vairance Permit Application No. VP-455 - M. & S. Shuert - letter dated June 8, 2017; C. & J. Shuert - letter dated June 5, 2017; B. Revel - letter dated June 12, 2017; S. Marianovits - letter dated June 8, 2017; A. & T. Horsman - letter received June 12, 2017; W. Neudorf - email with attachments dated June 12, 2017; C. Green - letter received June 12, 2017

Addition under item 20.3 Development Variance Permit Application No. VP-460 - C. Sheppard, Lease Specialist, Canadian Pacific Railway - email dated June 12, 2017

**3. REVIEW OF AGENDA - Continued**

Addition under item 21.1/22.1 Zoning Amendment Application No. ZON1089 - R. & J. Cromartie - letter dated June 9, 2017

Addition under item 21.2/22.2 Zoning Amendment Application No. ZON1090 - P. Hilland & S. Ogloff - letter dated June 12, 2017; S. & B. Spence - letter received June 12, 2017

**4. DISCLOSURE OF INTEREST**

Councillor Jamieson declared a conflict of interest with item 8.3 as he is the applicant.

Councillor Harrison declared a conflict of interest with item 8.2 as the development is next to his place of employment and item 20.3 as his brother is the builder.

**5. PRESENTATIONS / DELEGATIONS****1. Brad Shirley, Fire Chief - Fire Underwriters Survey**

Brad Shirley, Fire Chief, City of Salmon Arm, provided an overview of the City of Salmon Arm Fire Underwriters Survey and was available to answer questions from Council.

**2. Paul Demenok, CSRD Area C Director - Shuswap Watershed Council Update**

Paul Demenok, Area C Director, CSRD, provided an update on the Shuswap Watershed Council and was available to answer questions from Council.

Councillor Eliason left the meeting at 3:05 p.m.

**6. CONFIRMATION OF MINUTES****1. Regular Council Meeting Minutes of May 23, 2017**

0238-2017

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Regular Council Meeting Minutes of May 23, 2017, be adopted as circulated.

CARRIED UNANIMOUSLY

**7. COMMITTEE REPORTS****1. Development and Planning Services Committee Meeting Minutes of June 5, 2017**

0239-2017

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: the Development and Planning Services Committee Meeting Minutes of June 5, 2017, be received as information.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS – Continued2. Greenways Liaison Committee Meeting Minutes of May 11, 2017

0240-2017

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: the Greenways Liaison Committee Meeting Minutes of May 11, 2017, be received as information.

CARRIED UNANIMOUSLY3. Agricultural Advisory Committee Meeting Minutes of May 10, 2017

0241-2017

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the Agricultural Advisory Committee Meeting Minutes of May 10, 2017, be received as information.

Councillor Eliason returned to the meeting at 3:26 p.m.

CARRIED UNANIMOUSLY4. Downtown Parking Commission Meeting Minutes of April 11, 2017

0242-2017

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the Downtown Parking Commission Meeting Minutes of April 11, 2017, be received as information.

CARRIED UNANIMOUSLY8. INTRODUCTION OF BYLAWS1. Zoning Amendment Bylaw No. 4212 [ZON-1094; 0762123 BC Ltd./ Micku, K.; 1750 20 Avenue NE; R-1 to R-8] – first and second readings

0243-2017

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4212, be read a first and second time.

CARRIED UNANIMOUSLY

Councillor Harrison declared a conflict of interest and left the meeting at 3:30 p.m.

2. Zoning Amendment Bylaw No. 4213 [ZON-1095; 1074917 BC Ltd./ Browne Johnson Land Surveyors; 2021, 2020, 2031, 2040, 2080 – 14 Avenue SE; 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 – 14 Avenue SE; and 1400 – 20 Street SE R-1 to R-8] – first and second readings

0244-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4213, be read a first and second time.

CARRIED UNANIMOUSLY

**8. INTRODUCTION OF BYLAWS - Continued**

Councillor Harrison returned to the meeting at 3:32 p.m.

Councillor Jamieson declared a conflict of interest and left the meeting at 3:32 p.m.

**3. Zoning Amendment Bylaw No. 4214 [ZON-1096; Jamieson, K. & P./ Spencer, H.; 441 34 Street SE; R-1 to R-8] - first and second readings**

0245-2017

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4214, be read a first and second time.

CARRIED UNANIMOUSLY

Councillor Jamieson returned to the meeting at 3:33 p.m.

**9. RECONSIDERATION OF BYLAWS****1. Zoning Amendment Bylaw No. 4206 [ZON-1088; Raspberry, B. & W. & 0815605 B.C. Ltd.; 921 & 941 Harbourfront Drive NE; R-7 to R-8] - final reading**

0246-2017

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4206, be read a final time.

CARRIED UNANIMOUSLY

**2. Fee for Service Amendment Bylaw No. 4211 [Priority File Search] - final reading**

0247-2017

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: the bylaw entitled Fee for Service Amendment Bylaw No. 4211, be read a final time.

CARRIED UNANIMOUSLY

**10. CORRESPONDENCE****1. Informational Correspondence**

For information.

**3. K. Cannon, J. Sorban, A. Berggren, K. Fauteux, J. Sintich, B. Melmac, N. Bird, L. Blanchette, J. Dubetz, R. Drew, and P. Cannon - letter dated May 5, 2017 - Traffic on 5 Street SW (Between Blackburn Park and Fairgrounds)**

Notice of Motion - Councillor Harrison

THAT: a traffic barricade "no post" be installed along 5 Street between Blackburn Park and the Fairgrounds;

AND THAT: staff provide a cost estimate for two (2) temporary speed bumps.

10. CORRESPONDENCE - Continued

8. P. Ryley and P. Thurston, SFRRC Executive Director - letter - Pride Picnic Proposal July 29, 2017

P. Ryley outlined his letter regarding the proposed Pride Picnic at Canoe Beach on July 29, 2017 and was available to answer questions from Council.

0248-2017

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: Council authorize P. Ryley and the Shuswap Family Resource & Referral Centre to host a family oriented Pride Picnic at Canoe Beach on July 29, 2017, subject to receipt of adequate liability insurance.

CARRIED UNANIMOUSLY

Notice of Motion - Councillor Lavery

THAT: Council direct staff to prepare a report outlining options and cost estimates for installation of a rainbow crosswalk for consideration in the 2018 Budget.

16. L. Wong, Manager, Downtown Salmon Arm - letter dated June 6, 2017 - Ross Street Breezeway Walking Map Mural

0249-2017

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: Council approve Downtown Salmon Arm to install the Ross Street Breezeway Walking Map Mural as outlined in the letter dated June 6, 2017.

CARRIED UNANIMOUSLY

10. J. Henderson, Director, Shuswap Theatre Board - letter dated May 11, 2017 - Request to Close Alleyway July 21 - July 23, 2017 for Theatre On The Edge

0250-2017

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: Council authorize the closure of the alleyway on the east side of Shuswap Theatre from 4:00 p.m. on July 21, 2017 until 12:00 p.m. on July 23, 2017 for the Shuswap Theatre - Theatre on Edge Festival, subject to receipt of adequate liability insurance.

CARRIED UNANIMOUSLY

12. L. Wong, Manager, Downtown Salmon Arm - letter dated May 31, 2017 - Askews Apple Fest

0251-2017

Moved: Councillor Flynn

Seconded: Councillor Lavery

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. to 5:00 p.m. on September 30, 2017 for the Downtown Salmon Arm Askews Apple Fest, subject to receipt of adequate liability insurance.

CARRIED UNANIMOUSLY



**10. CORRESPONDENCE – Continued****2. Okanagan Regional Library Connecting Curious Minds – 2016 Annual Report**

For information.

**11. STAFF REPORTS****1. Director of Development Services – Farm Home Plate Regulations**

Councillor Wallace Richmond left the meeting at 4:11 p.m. and returned at 4:13 p.m.

0252-2017

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: Council direct staff to draft bylaw amendments for size and footprint of farm residential uses in conjunction with Ministry of Agriculture's recommended standards and similar BC local governments for all lands zoned for agriculture (A-1, A-2, A-3 and CD-3 Zone), including lands within the ALR.

CARRIED UNANIMOUSLY

**2. Chief Financial Officer – 2018/2019 RCMP Funding (2018 Budget)**

0253-2017

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the City of Salmon Arm approve in principle the 2018/2019 budget of \$3,666,467.00 under the Municipal Policing Contract of which the City is responsible for 90% thereof;

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

Councillor Jamieson left the meeting at 4:22 p.m. and returned at 4:25 p.m.

CARRIED UNANIMOUSLY

**3. Chief Financial Officer – Revitalization Tax Exemption Bylaw No. 3741**

For information.

**4. Director of Engineering and Public Works – Storm Event – May 23, 2017**

0254-2017

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: the 2017 Budget contained in the 2017 – 2021 Financial plan be amended to reflect the combined response and recovery costs associated with the storm that occurred on May 23, 2017 as follows:

- Parks - \$30,000.00, and
- Roads and Transportation - \$40,000.00;

AND THAT: same be funded from the Ortho Reserve.

CARRIED UNANIMOUSLY

**11. STAFF REPORTS - Continued****5. Director of Engineering and Public Works - WPCC Monitoring Equipment - Hach Phosphate Analyzer Purchase**

0255-2017

Moved: Councillor Harrison

Seconded: Councillor Wallace Richmond

THAT: Council approve the purchase of a new Phosphate Analyzer for process monitoring at the Wastewater Treatment Plant from Hach Canada, in the amount of \$31,769.94 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 Hach Canada.

CARRIED UNANIMOUSLY

**6. Director of Engineering and Public Works - WPCC FGR Irrigation Pump - New Pump Purchase**

0256-2017

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: Council approve the purchase of a new 35 Hp Flygt Submersible Sewage Pump for Fixed Growth Reactor (FGR) irrigating from Electric Motor & Pump Services Ltd. (EMPS), for the quoted amount of \$34,875.00 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 Electric Motor & Pump Service Ltd.

CARRIED UNANIMOUSLY

**7. Director of Engineering and Public Works - WPCC - Pieralisi Centrifuge Rebuild**

0257-2017

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Council allocate \$55,000.00, funded from Sewer Surplus, to provide for repairs to the WPCC Pieralisi Centrifuge;

AND THAT: the repairs be awarded to Mearl's Machinery Works Ltd.;

AND THAT: Council approve the procurement of a Pieralisi Cover Plate from Corix Controls Solutions Ltd. in the amount of \$15,953.00, 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 Mearl's Machinery Works Ltd. and to Corix Controls Solutions Ltd.

CARRIED UNANIMOUSLY

**8. Director of Engineering and Public Works - Public Works Building Improvements - Design**

0258-2017

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: Council approve the proposal from Bernd Hermanski Architect Inc. for Architectural Services for Renovations and Additions to the Public Works Building, for the quoted amount of \$70,000.00 plus applicable taxes;

**11. STAFF REPORTS – Continued****8. Director of Engineering and Public Works – Public Works Building Improvements – Design – Continued**

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 Bernd Hermanski Architect Inc.

CARRIED UNANIMOUSLY

**9. Director of Engineering and Public Works – RFP – Demolition/Relocation – Mino's Building (aka Orchard House)**

0259-2017

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: Contract No. ENG 2017-66 be awarded to Blackburn Excavating Ltd. in accordance with the tendered unit prices for an estimated amount of \$72,185.85 plus applicable taxes;

AND THAT: the 2017 Budget contained in the 2017 to 2021 Financial Plan be amended to reflect an additional allocation of \$25,000.00 funded from the Reserve for Unexpended Funds (carry forward funds from prior years).

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 – May 2017**

For information.

**15. NOTICE OF MOTION****16. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS****17. OTHER BUSINESS****18. QUESTION AND ANSWER PERIOD**

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

The Meeting recessed at 4:56 p.m.

The Meeting reconvened at 7:00 p.m.

**PRESENT:**

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

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

**19. DISCLOSURE OF INTEREST**

Councillor Harrison declared a conflict of interest with item 20.3 as his brother is the builder.

**20. HEARINGS**

1. Development Permit Application No. DP-410 [0931996 BC Ltd./ McDiarmid, I.; 530 - 1 Avenue SE; 3 storey, 7 unit multi-family]

0260-2017

Moved: Councillor Eliason  
Seconded: Councillor Flynn  
THAT: Development Permit No. 410 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP25162 (530 - 1 Avenue SE) in accordance with the drawings received March 9, 2017;

AND THAT: Development Permit No. 410 include the following variances to Zoning Bylaw No. 2303:

1. Schedule A, Section 1 - Residential Offstreet Parking Requirement - reduce the number of required parking spaces from 13 to 12; and
2. Schedule A, Section 4 - Small Car Parking Spaces - increase the amount of permitted small car parking spaces from 20% (2) to 42% (5).

AND FURTHER THAT: Issuance of Development Permit No. 410 be withheld subject to:

1. Registration of a Section 219 Land Title Act covenant on title that restricts development to a total of 10 rental units and prohibits stratification of the development on the subject parcel; and
2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

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

**20. HEARINGS - Continued**

1. Development Permit Application No. DP-410 [0931996 BC Ltd./ McDiarmid, L; 530 - 1 Avenue SE; 3 storey, 7 unit multi-family] - Continued

Submissions were called for at this time.

M. Lamerton, the architect, spoke regarding the application and was available to answer questions from Council.

D. Byers, 251 10 Avenue SE, inadvertently spoke to item 20.1.

Council received the written submissions for consideration.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:16 p.m. and the motion was:

CARRIED UNANIMOUSLY

2. Development Variance Permit Application No. VP-455 [Choi, J./ Neudorf, W.; 2901 20 Avenue NE; Setback & Servicing]

02612017

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: Development Variance Permit No. VP-455 be authorized for issuance for Lot 3, Plan 17056, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 4.2:

- i) Reduce the requirement to provide a cash contribution equivalent to 100% of the estimated cost of upgrading the north half of the 20 Avenue NE frontage to the Local Urban Road standard (RD-2) to a 50% cash contribution

AND THAT: Development Variance Permit No. VP-455 be authorized for issuance for Lot 3, Plan 17056, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.10.3:

- i) Reduce the minimum Interior Side setback requirement along the west side of the existing residence from 1.5 metres to 0 metres.

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

Amendment:

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the motion be amended to delete the following:

1. Section 4.2:

- i) Reduce the requirement to provide a cash contribution equivalent to 100% of the estimated cost of upgrading the north half of the 20

20. HEARINGS - Continued2. Development Variance Permit Application No. VP-455 [Choi, J./ Neudorf, W.; 2901 20 Avenue NE; Setback & Servicing] - Continued

Avenue NE frontage to the Local Urban Road standard (RD-2) to a 50% cash contribution;

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

## 1. Section 6.10.3:

- i) subject to confirmation from a British Columbia Land Surveyor that there is no above or below ground trespasses into the panhandle.

Submissions were called for at this time.

W. Neudorf, the agent, outlined the application and was available to answer questions from Council.

M. Pasek, 2811 20 Avenue NE, spoke regarding concerns with water and storm drainage.

J. Shuert, 2111 30 Street NE, spoke regarding concerns with the requests to vary setbacks, traffic, servicing, financial benefits for the City and location of utilities.

C. Shuert, 2851 20 Avenue NE, spoke regarding concerns with panhandle subdivisions, shared driveways, setbacks and snow clearing.

J. Elliot, 2230 28 Street NE, expressed concerns with the setback variance requested.

B. Revel, 2151 30 Street NE, spoke regarding the proposed changes to the current neighborhood and disagrees with the subdivision as infill.

W. Neudorf, the agent, commented about varying lot sizes in the area and the existing adjacent panhandle.

J. Shuert, 2111 30 Street NE, spoke regarding lot sizes.

L. Walker, 2191 30 Street NE, spoke to concerns regarding proposed changes to the existing neighborhood.

H. Pieper, spoke regarding proposed changes to the neighborhood.

Council received the written submissions for consideration.

B. Revel, 2151 30 Street NE, spoke regarding the age of the existing panhandle property in the neighborhood and reasons why it was required.

C. Shuert, 2851 20 Avenue NE, explained that his property access on 20 Avenue NE is due to a steep bank adjacent to 20 Street NE which required panhandle access.

20. HEARINGS - Continued2. Development Variance Permit Application No. VP-455 [Choi, J./ Neudorf, W.; 2901 20 Avenue NE; Setback & Servicing] - Continued

Following three calls for submissions and questions from Council, the Hearing was closed at 8:02 p.m.

CARRIED

Councillor Wallace Richmond Opposed

Motion as Amended:

DEFEATED

Mayor Cooper, Councillors Jamieson, Harrison, Lavery and Wallace Richmond Opposed

Councillor Harrison declared a conflict of interest and left the meeting at 8:33 p.m.

3. Development Variance Permit Application No. VP-460 [Ingenhorst, R. & P./ Bernd Hermanski Architect; 5501 11 Street NE; Height Variance]

0262-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: Development Variance Permit No. VP-460 be authorized for issuance for Lot 2, Sections 35 & 36, Township 20, Range 10, W6M, KDYD, Plan KAP46199, Except Plan EPP38479 which will vary Zoning Bylaw No. 2303 as follows:

Section 36.6 - A-3 Small Holding Zone - increase the maximum height of a single family dwelling from 10.0 meters to 13.6 meters, for a variance of 3.6 meters, as shown on schedule A of the staff report dated May 25, 2017.

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

Submissions were called for at this time.

B. Hermanski, the architect, spoke regarding the application and was available to answer questions from Council.

Council received the written submissions for consideration.

Following three calls for submissions and questions from Council, the Hearing was closed at 8:37 p.m. and the motion was:

CARRIED UNANIMOUSLY

Councillor Harrison returned to the meeting at 8:38 p.m.

The Meeting recessed at 8:39 p.m.

The Meeting reconvened at 8:45 p.m.

**21. STATUTORY PUBLIC HEARING**

Councillor Eliason entered the meeting at 8:47 p.m.

1. **Zoning Amendment Application No. ZON-1089 [1100760 BC Ltd./Browne Johnson Land Surveyors; 250 14 Avenue SE and 1460 Shuswap Street SE; R-1 & A-2 to R-8]**

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

Submissions were called for at this time.

J. Johnson, the agent, spoke regarding the application and was available to answer questions from Council.

Council received the written submissions for consideration.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4207 was declared closed at 9:04 p.m. and consideration of the next item ensued.

2. **Zoning Amendment Application No. ZON-1090 [Reimer, R. & R.; 791 5 Street SE; R-1 to R-4]**

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

Submissions were called for at this time.

M. Lamerton, the architect, spoke regarding the application and was available to answer questions from Council.

P. Hilland, 851 5 Street SE, expressed concerns regarding access, traffic, safety, density and parking.

G. Green, 761 5 Street SE, spoke about the character of existing neighborhood, traffic, parking, access and construction development.

J. Hilland 4570 Auto Road SE, spoke regarding concerns about access.

C. Green, 761 5 Street SE, spoke to her letter and concerns about the proposed changes to the existing neighborhood.

P. Henderson, 790 5 Street SE, spoke about concerns with the proposed changes to the existing neighborhood, traffic and access.

S. Hooper, 671 4 Avenue SE, spoke regarding traffic concerns.

C. Ogloff, 2121 3 Avenue SE, spoke regarding traffic concerns.

J. Cusson, 750 5 Street SE, spoke about concerns with regards to traffic, safety and noise.

P. Hilland, 851 5 Street SE, spoke regarding the development in the area and that there are no similar developments within three (3) to four (4) blocks of the subject property.



**21. STATUTORY PUBLIC HEARING – Continued****2. Zoning Amendment Application No. ZON-1090 [Reimer, R. & R.; 791 5 Street SE; R-1 to R-4] - Continued**

C. Henderson, 790 5 Avenue SE, expressed to concerns with regards to the busyness of 5 Street SE, parking and traffic.

D. Byers, 251 10 Avenue SE, spoke regarding concerns related to parking, traffic and safety.

Council received the written submissions for consideration.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4209 was declared closed at 9:53 p.m. and consideration of the next item ensued.

Councillor Eliason left the meeting at 9:53 p.m.

**3. Zoning Amendment Application No. ZON-1092 [McClure, C. & M.; 1880 9 Avenue SE; R-7 to R-8]**

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

Submissions were called for at this time.

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

Councillor Eliason returned to the meeting at 9:55 p.m.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4210 was declared closed at 9:55 p.m.

**22. RECONSIDERATION OF BYLAWS****1. Zoning Amendment Bylaw No. 4207 [ZON-1089; 1100760 BC Ltd./Browne Johnson Land Surveyors; 250 14 Avenue SE and 1460 Shuswap Street SE; R-1 & A-2 to R-8] - third and final readings**

0263-2017

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4207 be read a third and final time.

CARRIED UNANIMOUSLY

22. RECONSIDERATION OF BYLAWS - Continued

2. Zoning Amendment Bylaw No. 4209 [ZON-1090; Reimer, R. & R.; 791 5 Street SE; R-1 to R-4] - third reading

0264-2017

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4209 be read a third time.

DEFEATED

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

3. Zoning Amendment Bylaw No. 4210 [ZON-1092; McClure, C. & M.; 1880 9 Avenue SE; R-7 to R-8] - third reading

0265-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4210 be read a third time.

CARRIED UNANIMOUSLY

23. QUESTION AND ANSWER PERIOD

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

24. ADJOURNMENT

0266-2017

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the Regular Council Meeting of June 12, 2017, be adjourned.

CARRIED UNANIMOUSLY

CERTIFIED CORRECT:

The meeting adjourned at 10:20 p.m.

\_\_\_\_\_  
CORPORATE OFFICER

Adopted by Council the day of 2017.

\_\_\_\_\_  
MAYOR

Item 7.1

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee Meeting Minutes of June 19, 2017, be received as information.

### Vote Record

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

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

## **DEVELOPMENT AND PLANNING SERVICES COMMITTEE**

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held in Room 100 of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, June 19, 2017.**

### **PRESENT:**

Mayor N. Cooper  
 Councillor C. Eliason (left the meeting at 9:03 a.m.)  
 Councillor K. Flynn  
 Councillor A. Harrison  
 Councillor K. Jamieson  
 Councillor T. Lavery  
 Councillor L. Wallace Richmond

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

### **1. CALL TO ORDER**

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

### **2. REVIEW OF THE AGENDA**

### **3. DECLARATION OF INTEREST**

### **4. PRESENTATIONS**

### **5. REPORTS**

#### **1. Development Permit Application No. DP-412 [Lakeshore Terrace Developments Ltd.; 1151 8 Avenue NE; Multi-Family Residential Development]**

Moved: Councillor Lavery  
 Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 412 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746 in accordance with the elevations, site and landscaping plan attached in Appendix 3 of the memorandum dated June 12, 2017;

AND THAT: The following variances to Zoning Bylaw No. 2303 be approved for Development Permit No. DP-412:

5. REPORTS – Continued1. Development Permit Application No. DP-412 [Lakeshore Terrace Developments Ltd.; 1151 8 Avenue NE; Multi-Family Residential Development] – Continued

- 1) Section 9.9.1 - Minimum Setback of Principal Buildings - reduce the setback of a principle building adjacent to an access route from 2.0 m (6.6 ft) to 0.6 m (1.9 ft);
- 2) Section 9.9.5 - Minimum Setback of Principal Buildings - reduce the minimum separation between residential buildings on the same lot of not more than one storey in height from 1.5 m (4.9 ft) to 1.1 m (3.6 ft);

AND FURTHER THAT: Issuance of Development Permit No. DP-412 be withheld subject to the following:

- 1) Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

B. Hermanski, the architect, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Agricultural Land Commission Application No. ALC-369 [Priebe, A. & L.; 4890 Foothill Road SW; Subdivision within the ALR]

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC.369 be authorized for submission to the Agricultural Land Commission.

A. and L. Priebe, the applicants, were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

No items.

7. IN CAMERA

Moved: Councillor Harrison

Seconded: Councillor Flynn

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

CARRIED UNANIMOUSLY

Council moved In-Camera at 8:39 a.m.  
Council returned to Regular Session at 9:03 a.m.

Councillor Eliason left the meeting at 9:03 a.m.

8. LATE ITEMS

No items.

9. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of June 19, 2017, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:03 a.m.

---

Mayor Nancy Cooper  
Chair

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

Item 7.2

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the Social Impact Advisory Committee Meeting Minutes of May 9, 2017, be received as information.

### Vote Record

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

Opposed:

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

# CITY OF SALMON ARM - SOCIAL IMPACT ADVISORY COMMITTEE

Social Impact Advisory Committee meeting held **Tuesday, May 9, 2017**, at 8:00 a.m. in Meeting Room 100, City Hall, Salmon Arm, British Columbia.

## PRESENT:

Councillor Louise Wallace Richmond	City of Salmon Arm, Chair
Patricia Thurston	Shuswap Family Resource & Referral Centre
Jo-Anne Crawford	Shuswap Association for Community Living (SACL)
June Stewart	Shuswap Children's Association
Dawn Dunlop	Canadian Mental Health Association (CMHA)
Jane Shirley	Shuswap Area Family Emergency (SAFE) Society
Caylee Simmons	City of Salmon Arm, Recorder

## GUESTS:

Scott West	Staff Sergeant, Salmon Arm RCMP Detachment
Lindsay Wong	Downtown Salmon Arm
Roger Parenteau	Downtown Salmon Arm
David Byers	Salvation Army
Kevin Pearson	City of Salmon Arm, Director of Development Services
Marcel Bedard	City of Salmon Arm, Bylaw Enforcement Officer

## ABSENT:

David Parmenter	Interior Health Association- Mental Health
Gudrun Malmquist	Shuswap Settlement Services
Kim Sinclair	Aspiral Youth Partners
Susan Cawsey	Okanagan College

The meeting was called to order at 8:01 a.m.

1. Call to Order
2. Introductions
3. Presentations
4. Approval/ Changes/ Additions to Agenda
5. Approval of Minutes of April 11, 2017

MOVED: Jo-Anne Crawford

SECONDED: June Stewart

THAT: The minutes of the Social Impact Advisory Committee meeting of April 11, 2017, be approved as circulated.

CARRIED UNANIMOUSLY



## 6. Old Business/Arising from Minutes

## 7. New Business

### (a) Panhandling, Loitering and Homelessness in Salmon Arm

Lindsay Wong, Downtown Salmon Arm, brought forward concerns from residents and businesses of an increase in panhandling, loitering and homelessness in the downtown.

Kevin Pearson, City of Salmon Arm, Director of Development Services, advised the City does not have a bylaw to prohibit panhandling or loitering. The City does not have the staffing capacity to enforce such a bylaw.

Scott West, Staff Sergeant, Salmon Arm RCMP Detachment, advised that in absence of a City bylaw the RCMP can enforce the Safe Streets Act and the Criminal Code (Mischief). He recommended that Salmon Arm implement a three (3) pillar system; provide information of services, implement legal mechanisms and provide a social network.

The Committee discussed panhandling, loitering and homelessness in Salmon Arm and the impact to their respected organizations. The following points were raised:

- The Canadian Mental Health Association has been lobbying BC Housing to implement a Homeless Outreach Program in Salmon Arm/Shuswap.
- The RCMP cannot delineate between individuals unless there are permitted uses within the City; including the Downtown Salmon Arm Street Entertainment Trial Program.
- The late spring is believed to have impacted the visible increase of homelessness and that once the weather improves it is anticipated that individuals will move on.
- The Shuswap Survival Guide will be provided to the Committee and guests for distribution.
- Many of the support networks have experienced a recent increase and demand for services.
- It is anticipated that there will be a continued increase of homelessness in Salmon Arm.
- The Committee believes that a strategy would be beneficial for Salmon Arm.
- Additional services and enforcement will require an increase in funding.

## 8. Next Regular Meeting

The next Regular Meeting will be held Tuesday, June 13, 2017 at 8:00 a.m.

## 9. Adjournment

MOVED: Jo-Anne Crawford

SECONDED: Jane Shirley

THAT: the Social Impact Advisory Committee meeting of May 9, 2017 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:00 a.m.

A handwritten signature in cursive script, reading "Louise Wallace Richmond".

Councillor Louise Wallace Richmond, Chair

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

Item 9.1

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4210, be read a final time.

[ZON-1092; McClure, C. & M.; 1880 9 Avenue SE; 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*

*Development Services Department Memorandum*

To: Her Worship Mayor Cooper and Members of Council

Date: May 4, 2017

Subject: Zoning Bylaw Amendment Application No. 1092

Legal: Lot 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 16485  
 Civic: 1880 – 9 Avenue SE  
 Owner / Applicant: McClure, C. & 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 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 16485 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 0.35 acre subject parcel is located at 1880 9 Avenue SE (Appendix 1 and 2) and presently contains an existing 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 use 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). The subject parcel is located on 1880 9 Avenue NE, in the Hillcrest neighbourhood. This area is largely comprised of R-1 and R-7 zoned parcels containing single family dwellings. There are more than ten R-8 zoned parcels within the proximity of the subject parcel (with a large concentration of new R-8 parcels further south-east).

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 4. The intent of the applicant is to develop a conforming *secondary suite* within the existing single family dwelling. A site review has been completed by the City's Building Department.

Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements. The applicant has been in contact with City Building Inspectors, who have confirmed it is possible for the suite to meet 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 and width, the subject property has potential to meet the conditions for the development of either a *secondary suite* or *detached suite*, including sufficient space for an additional off-street parking stall.

Staff are not concerned that the property currently utilizes an unopened road for access and parking, and note that in the unlikely event that this road is opened, the parcel would have options for developing parking and access including providing parking for the proposed secondary suite.

**COMMENTS****Engineering Department**

No objections to the proposed rezoning, subject to sufficient onsite parking being provided. A water meter will be required at time of building permit.

**Building Department**

BC Building Code will apply. Site review completed, with itemized building code requirements to create a legal suite provided to applicants. No concerns with proposed zoning subject to the completion of building upgrades.

**Fire Department**

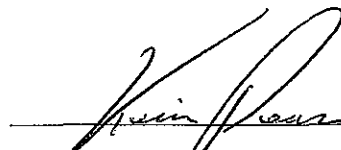
No concerns.

**Planning Department**

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



Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





0 25 50 100 150 200 Meters



Subject Parcel



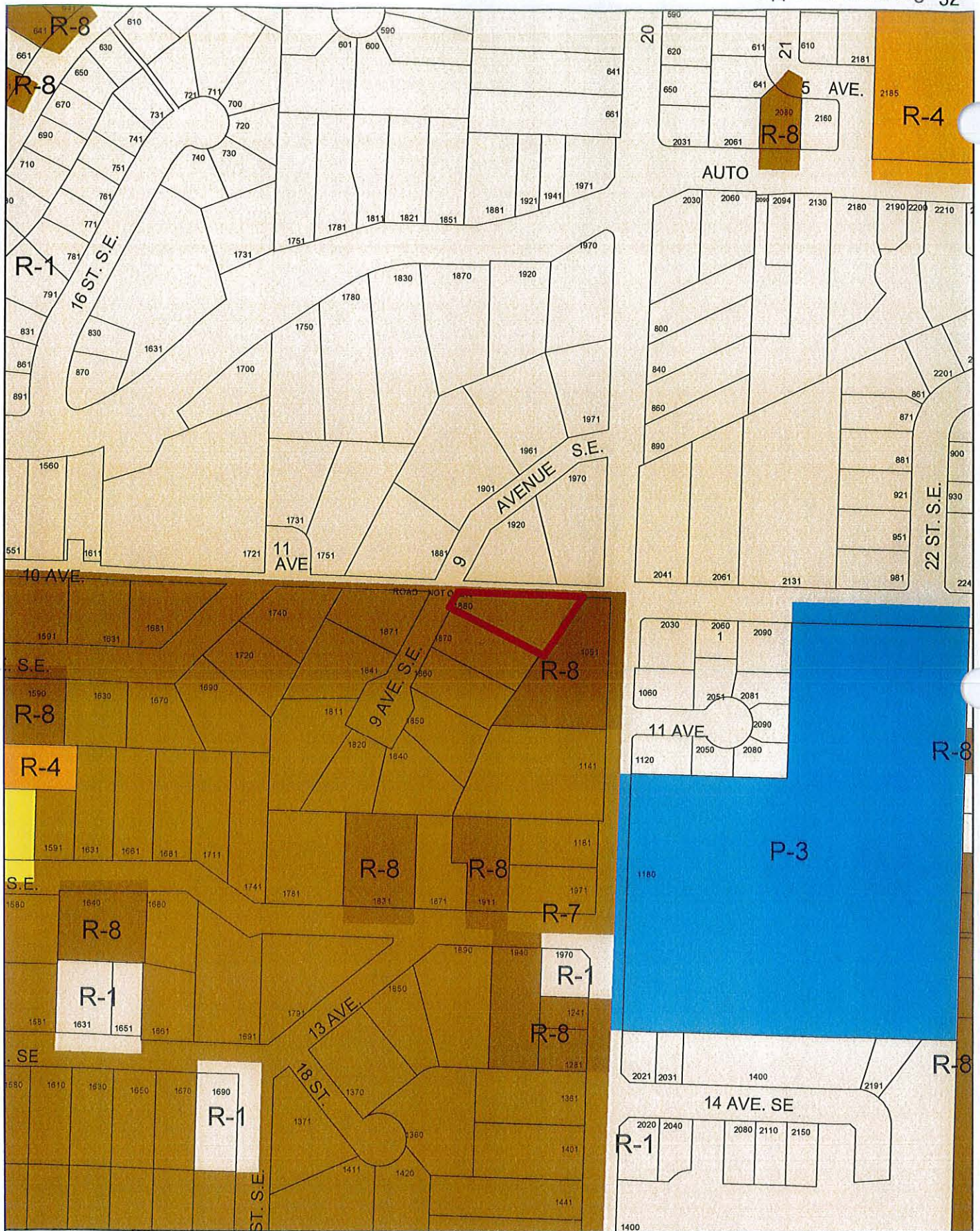


0 5 10 20 30 40 Meters



Subject Parcel





0 25 50 100 150 200 Meters



Subject Parcel





View south-east of subject property, with neighbour's driveway in foreground.



View south-west of subject property.

**21. STATUTORY PUBLIC HEARING****3. Zoning Amendment Application No. ZON-1092 [McClure, C. & M.; 1880 9 Avenue SE; R-7 to R-8]**

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

Submissions were called for at this time.

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

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4210 was declared closed at 9:55 p.m.

# CITY OF SALMON ARM

## BYLAW NO. 4210

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

---

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm at the Prestige Harbourfront Resort, 251 Harbourfront Drive NE, Salmon Arm, British Columbia, on June 12, 2017 at the hour of 7:00 p.m. was published in the May 31 and June 7, 2017 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 16485 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. 4210**".

READ A FIRST TIME THIS            23rd            DAY OF            May            2017

READ A SECOND TIME THIS        23rd            DAY OF            May            2017

READ A THIRD TIME THIS        12th            DAY OF            June            2017

ADOPTED BY COUNCIL THIS                            DAY OF                            2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



SCHEDULE "A"



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# INFORMATIONAL CORRESPONDENCE - JUNE 26, 2017

1. B. Savoie - letter dated June 8, 2017 - Request to Change Soapbox Derby Date to September 23, 2017
2. S. Haines - letter dated June 14, 2017 - Alain Boucher Memorial Playground
3. D. MacAulay - email dated June 19, 2017 - Preservation of Heritage Tulips and the Rare American Sycamore at 720 22 Street NE
4. T. Peasgood, Salty Dog Event Coordinator - email dated June 6, 2017 - A Salty Dog Thank You
5. L. Wong, Manager, Downtown Salmon Arm - letter dated June 15, 2017 - Bike Lane Connector
6. A. Slater, Executive Director, SILGA - email dated June 19, 2017 - SILGA Youth Participation at UBCM Convention
7. J. Patrick, Airport Communications Coordinator, YLW Kelowna International Airport - email dated June 6, 2017 - Airport Development Planned for 2017
8. Interior Health Authority - newsletter dated June 2017 - Population Health Healthy Communities Update
9. S. Thomson, Community & Aboriginal Relations Manager, FortisBC - email dated June 16, 2017 - FortisBC Community Giving Campaign: Call for Nominations
10. C. Peters, Educator and BC's Anti-human Trafficking Advocate - email dated June 10, 2017 - Prime Minister to Fight Sex Crimes/ Trafficking

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Item 11.1

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Council award the City Hall/Court House Facility - Janitorial Services Contract to Salmon Arm Janitorial Ltd. at the quoted price of \$3,850.00 (plus GST) per month for the period of July 1, 2017 to December 31, 2019, with the option to extend the contract for a further two (2) year term.

### 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: June 19, 2017

SUBJECT: Janitorial Services Contract for City Hall / Court House Facility

---

**MOTION FOR CONSIDERATION:**

THAT: Council award the City Hall / Court House Facility – Janitorial Services Contract to Salmon Arm Janitorial Ltd. at the quoted price of \$3,850.00 (plus GST) per month for the period of July 1, 2017 to December 31, 2019, with the option to extend the contract for a further two (2) year term.

**Background:**

Janitorial contracts for all City of Salmon Arm owned buildings were awarded by Council in November 2014 for the period of January 1, 2015 to December 31, 2017. Due to a number of circumstances, the successful proponent for the City Hall / Court House Facility, 6-4 Building Maintenance Ltd., was no longer able to provide these services to the City, effective June 8, 2017. As a result, the City required immediate assistance for not only the City Hall portion of the building but also the Court House portion, which is a requirement of the City, as landlord. Salmon Arm Janitorial Ltd. was the previous contractor in the building and currently provides services to the Fire Halls. The company's proven track record and ability to meet the Court House security clearance requirements make them an ideal fit to provide these services.

Salmon Arm Janitorial Ltd. is a locally owned and operated company and they have agreed to extend their 2014 prices for the duration of the contract. If Council also chooses to allow for a two (2) year extension, pricing for that period would be negotiated in late 2019.

**Recommendations:**

It is recommended that Council award the contract for the City Hall / Court House Facility to Salmon Arm Janitorial Ltd. This company has a well established business in the area and has provided services at the City Hall / Court House Facility in the past and is currently providing service at the Fire Halls.

It is further recommended that Council authorize staff to extend the contracts for an additional two (2) year period, should it be in the best interest of the City to do so. The tendering process requires a great deal of resources and allowing staff to negotiate a price that is favourable for the City, if the performance of the contractor has been satisfactory, would represent a significant savings.

Respectfully Submitted,



Erin Jackson  
Corporate Officer

cc. R. Niewenhuizen, Director of Engineering & Public Works  
M. Dalziel, Chief Financial Officer

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Item 11.2

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: Council receive the City of Salmon Arm 2016 Annual Report.

### Vote Record

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

Opposed:

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



**City of Salmon Arm**  
*Memorandum from the Corporate Officer*

---

TO: Mayor Cooper and Members of Council

DATE: June 19, 2017

SUBJECT: 2016 Annual Report

---

**RECOMMENDATION**

**THAT: Council receive the City of Salmon Arm 2016 Annual Report.**

---

The City of Salmon Arm 2016 Annual Report has been compiled pursuant to Section 98 of the Community Charter. Section 98 of the Community Charter requires that Council make the report available to the public for inspection.

Since June 7, 2017, the report has been available for viewing on the City website at [www.salmonarm.ca](http://www.salmonarm.ca). Copies were made available to the public on June 19, 2017 at the front counter at City Hall.

In addition, notices will be published in the Salmon Observer on June 14 and 21, 2017 to advise the public that Council will consider submissions about the report at the June 26, 2017, Regular Council Meeting.

A copy of the 2016 Annual Report has been distributed to Mayor and Council under separate cover.

Respectfully submitted,

Erin Jackson  
Corporate Officer

Item 11.3

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the September 11, 2017 Council Meeting be held at R.J. Haney Heritage Village and Museum, commencing at 1:30 p.m.

### 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: June 16, 2017  
SUBJECT: Offsite Council Meeting – R. J. Haney Heritage Village

---

**RECOMMENDATION:**

THAT: the September 11, 2017 Council Meeting be held at R.J. Haney Heritage Village and Museum, commencing at 1:30 p.m.

**BACKGROUND:**

Following discussions with staff at R.J. Haney Heritage Village and Museum, Administration has determined the following date and location for offsite Council meeting(s) in 2017:

- R. J. Haney Heritage Village and Museum, September 11, 2017 – 1:30 p.m.

In accordance with the Council Procedure Bylaw and the Community Charter, these changes to the 2017 Meeting schedule will be advertised accordingly.

  
Erin Jackson  
Corporate Officer



Item 11.4

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Mobile and Web Application for Curbside Garbage and Recycling be awarded to Recycle Coach (Municipal Media Inc.) in the amount of \$2,000.00 (plus GST) per yearly contract over a three (3) year term.

### 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: 5360

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TO: Her Worship the Mayor and Members of Council  
 FROM: Robert Niewenhuizen, Director of Engineering and Public Works  
 PREPARED BY: Laura Noakes, Engineering Assistant  
 DATE: June 15, 2017  
 SUBJECT: **MOBILE AND WEB APPLICATION FOR CURBSIDE GARBAGE  
 AND RECYCLING PROGRAM**

---

**RECOMMENDATION:**

**THAT:** The Mobile and Web Application for Curbside Garbage and Recycling be awarded to Recycle Coach (Municipal Media Inc.) in the amount of \$2,000 (plus GST.) per yearly contract over a three year term.

**BACKGROUND:**

The following report deals with a 2017 budget request which proposed the creation, implementation and ongoing maintenance and support for a Mobile and Web Waste Application. Requests for service were made to ReCollect Systems Inc. (ReCollect), and Recycle Coach (Municipal Media Inc.). These are the two companies in Canada that specialize in these applications, so a third company was not contacted.

**BACKGROUND**

The City budgeted to implement a mobile web based application (MWBA) for the Curbside Garbage and Recycling Program in 2017. A MWBA will provide several helpful applications via internet, website or mobile device to residents participating in the City's Curbside Collection programs such as collection day reminders, easy search and look-up services for collection items and push alerts for service disruptions to affected residents. Additionally, the many municipalities that have implemented MWBA's have found that there are great benefits to the City including reduced call volumes, reduced contamination levels and collection of statistical information for targeted education campaigns.

Staff thoroughly researched existing MWBA's implemented by other municipalities to determine what services residents would benefit from and what companies offered the services. The two Canadian companies that specialize in these applications are ReCollect and Recycle Coach. Both offer comparable services that will meet the City's requirements.

Two proposals were obtained for provision and maintenance of the MWBA. Both companies proposed a 3-year term pricing for comparable MWBA services.

	Per year	GST	Total per yr	Total (3 yrs)
ReCollect	\$ 4,995.00	\$ 249.75	\$ 5,244.75	\$ 15,734.25
Recycle Coach	\$ 3,900.00	\$ 195.00	\$ 4,095.00	\$ 12,285.00

Through further discussions both companies subsequently reduced their pricing as follows.

	Per year	GST	Total per yr	Total (3 yrs)
ReCollect	\$ 1,998.00	\$ 99.90	\$ 2,097.90	\$ 6,293.70
Recycle Coach	\$ 2,000.00	\$ 100.00	\$ 2,100.00	\$ 6,300.00

The current proposals include almost identical 'introductory pricing' and it is safe to assume that after the original three-year term, pricing will increase to approximately the originally quoted yearly price. It will be difficult to switch providers after set-up and Recycle Coach will likely be less expensive over time. Additionally, staff felt that Recycle Coach staff displayed superior dedication, professionalism and customer service. Recycle Coach also produces other print products that could be integrated with our program.

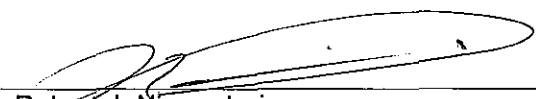
The yearly contract pricing is within the City's budget of \$ 5,000.00.

## RECOMMENDATION

Based on the above noted information, we recommend that the Mobile Web Application for Curbside Garbage and Recycling be awarded to Recycle Coach (Municipal Media Inc.) in the amount of \$2,000 (plus GST.) per yearly contract over a three year term.

Recycle Coach is a Canadian company based out of Toronto, Ontario. They have not previously worked for the City of Salmon Arm; however, references have stated that they provide excellent support, customer service, and resident service.

Respectfully Submitted,



Robert J. Nieuwenhuizen  
Director of Engineering & Public Works

cc Monica Dalziel, Chief Financial Officer

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Item 11.5

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the 2017 Budget contained in the 2017 to 2021 Financial Plan be amended to combine the two (2) related projects (Lakeshore Road – Sidewalk) into one (1) project and increase the allocation by \$20,000.00 funded by way of the Community Works Fund;

AND THAT: Council award Contract No. ENG2017-68 to General Assembly Excavating Ltd. in accordance with the tendered unit prices for \$205,315.00 plus taxes as applicable.

### 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: ENG2017-68

TO: Her Worship Mayor Cooper and Members of Council  
SUBMITTED BY: Rob Niewenhuizen, Director of Engineering and Public Works  
PREPARED BY: Darin Gerow, Engineering Assistant  
DATE: June 16, 2017  
SUBJECT: Lakeshore Road NE Sidewalk Construction – 26 Avenue NE to 20 Street NE Budget Amendment and Tender Award

**RECOMMENDATION:**

**THAT:** That the 2017 Budget contained in the 2017 to 2021 Financial Plan be amended to combine the two (2) related projects (Lakeshore Road - Sidewalk) into one (1) project and increase the allocation by \$20,000.00 funded by way of the Community Works Fund.

**AND THAT:** Council award Contract No. ENG2017-68 to General Assembly Excavating Ltd. in accordance with the tendered unit prices for \$205,315.00 plus taxes as applicable.

**BACKGROUND:**

Lakeshore Road NE is a highly travelled road by pedestrians. With the new development along 20 Street NE we expect this pedestrian traffic to increase. This section of sidewalk is a large piece that will connect the Urban area with the Urban/Rural transitional area. Additionally, Lakeshore Road NE current state of asphalt is in much need of restoration. This section of road is currently noted to be completed within the 2017 Asphalt Overlay Program. Prior to asphalt paving it is beneficial, cost and ease of construction, to have the sidewalk and curb & gutter constructed.

The tender includes concrete curb & gutter and sidewalk, complete with all driveway tie-ins, landscaping and utility surface infrastructure relocations along Lakeshore Road NE from 26 Street NE to 20 Street NE as follows:

- Supply and install approximately 290 meters of concrete curb & gutter and 590 m<sup>2</sup> of concrete sidewalk.
- Reinstate all driveways, landscaping, irrigation and lands affected.

One (1) tender package was returned which was over the budget allocation of \$200,000.00. The following tender was received Tuesday May 11, 2017 at 2:00 p.m. with the tender results as follows:

#	Contractor	Tender	Tax	Total
1	General Assembly Excavating Ltd.	\$ 218,809.00	10,940.45	\$ 229,749.45

This tender was slightly over budget, at \$ 218,809.00, plus taxes as applicable. With correspondence with General Assembly Excavating Ltd, it was agreed upon that the Supply &

Lakeshore Road NE Sidewalk Construction – 26 Avenue NE to 20 Street NE  
Page 2

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Install Asphalt (50mm Bottom Lift) would be removed from the contract. This item equates to a reduction of contract by \$13,494.00 bringing the new contract value to \$205,315.00. Other fees that are expected are as follows:

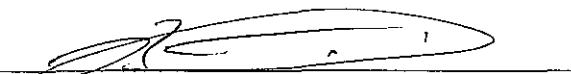
- Engineering fees are estimated at \$17,880.00\*
  - Geotechnical fees estimated at \$5,000.00\*
  - Construction contingency at \$20,000.00
- \*plus applicable taxes

A total project construction cost of approximately \$248,195.00 is estimated. This is \$48,195.00 over the original budget for this project. Despite the difference between the Opinion of Probable Costs (OPC) and the tender results, staff and the project engineer feel that the contract prices reflect excellent value for money due to the construction timing. Due to the potential deteriorated state of the existing asphalt, staff recommends proceeding with the tender received from General Assembly Excavating Ltd. to complete the sidewalk construction in 2017.

The above noted additional funding of \$ 48,195.00 has been made available by combining the available budgets in the design accounts and construction accounts, further funding can be acquired from the Community Works Fund.

General Assembly Excavating Ltd. has advised that their construction schedule would commence August 2017 with an estimated completion date of September 2017 which would allow City of Salmon Arm to complete the asphalt works along Lakeshore Road NE. General Assembly Excavating Ltd. is a general contractor located in Salmon Arm and have successfully completed numerous projects for the City of Salmon Arm.

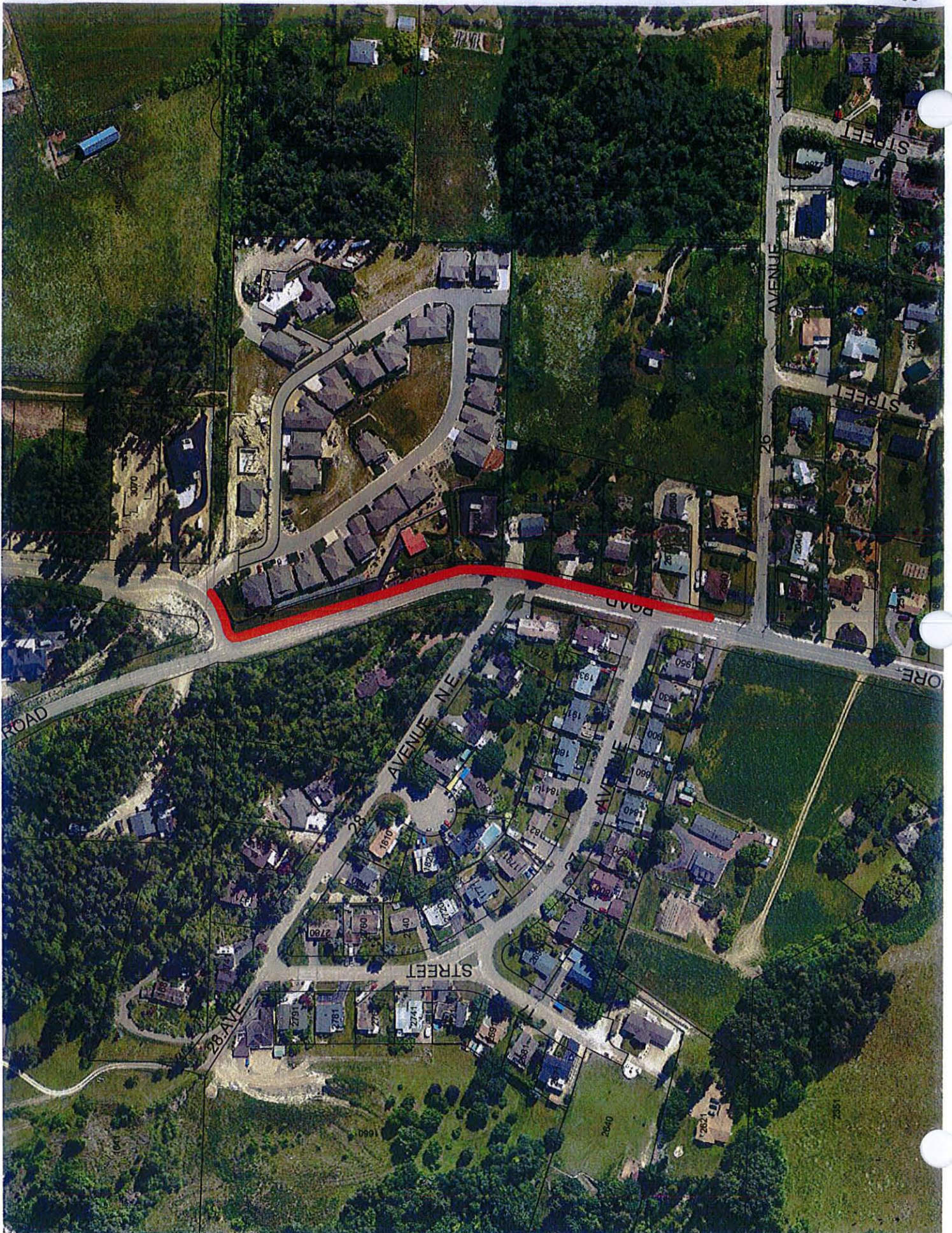
Respectfully Submitted,



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

cc Monica Dalziel, Chief Financial Officer







Item 11.6

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: Council approve the purchase of a new 10 Hp Turborator Aerator from MGD Process Technology Inc., for the quoted amount of \$18,455.00 US plus applicable taxes, custom, duty and brokerage fees,

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 MGD Process Technology Inc.

### 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: ENG2017.30

TO: Her Worship the Mayor and Members of Council  
 FROM: Robert Niewenhuizen, Director of Engineering and Public Works  
 PREPARED BY: Gerry Rasmuson, Utilities Manager  
 DATE: June 7, 2017  
 SUBJECT: **Turborator Aerator – New Aerator Purchase**

**RECOMMENDATION:**

**THAT:** Council approve the purchase of a new 10 Hp Turborator Aerator from MGD Process Technology Inc., for the quoted amount of \$18,455.00 US dollars plus applicable taxes, custom, duty and brokerage fees.

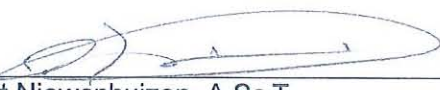
**AND THAT:** The City's Purchasing Policy No.7.13 be waived in procurement of these works and services to authorize the sole sourcing to MGD Process Technology Inc.

**BACKGROUND:**

The City of Salmon Arm's Wastewater Treatment Plant utilizes Turborator aerators to aerate and mix biosolids in the Auto Thermophilic Aerobic Digester (ATAD). The ATAD currently consists of 5 cells with 8 Turborators providing the aeration and mixing. During the 2004 Stage IIIB upgrade, a 6<sup>th</sup> cell was constructed for future use. The cell was designed similar to the others and requires a new Turborator for mixing and aeration. Subsequently staff has budgeted for this item in 2017 and another purchase will be necessary in 2018 with the cell commissioning expected to occur in 2018.

As such staff views this as a sole source project under Policy No. 7.13 Section 3 whereby it is a non-competitive situation due to the proprietary nature of these Turborator Aerators.

Respectfully submitted,

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

cc Monica Dalziel, Chief Financial Officer

Item 11.7

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: Council approve the purchase of a new MBXQ-54 Mixer gear box for the Flash Mixer from Hayward Gordon Ltd., for the quoted amount of \$36,900.00 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 Hayward Gordon Ltd.

### 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: ENG2017.29

TO: Her Worship the Mayor and Members of Council  
 FROM: Robert Niewenhuizen, Director of Engineering and Public Works  
 PREPARED BY: Gerry Rasmuson, Utilities Manager  
 DATE: June 12, 2017  
 SUBJECT: **Water Treatment Plant – New Flash Mixer Purchase**

**RECOMMENDATION:**

**THAT:** Council approve the purchase of a new MBXQ-54 Mixer gear box for the Flash Mixer from Hayward Gordon Ltd., for the quoted amount of \$36,900.00 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 Hayward Gordon Ltd

**BACKGROUND:**

The City of Salmon Arm's Water Treatment Plant utilizes a single Flash Mixer unit to rapidly mix the raw water with the coagulant chemicals as they are added at the head of the plant. This unit is very important to the coagulation process and without it the plant would not function properly. The existing mixer is approaching 10 years of operation and it is a priority to have redundancy in place as the hours of operation increase the likelihood for malfunction. The replacement timeframe for this unit would be around 12 to 14 weeks and repair work to the unit would take 2 to 3 weeks. Subsequently staff has budgeted for a new Mixer gear box that could be installed in the event of failure to the original unit, with the original unit then sent in for repairs.

Hayward Gordon is the original supplier of this mixer and the mounting plates, mixer shaft, connections, and motor are setup for direct replacement. Replacement with a different make and model would result in significant down time to try and retrofit it causing the plant to be without proper mixing for an extended period of time. This would ultimately be detrimental to the performance of the plant. As such staff views this as a sole source project under Policy No. 7.13 Section 3 whereby it is a non-competitive situation.

Respectfully submitted,

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

cc Monica Dalziel, Chief Financial Officer

Item 11.8

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: the 2017 Budget contained in the 2017 to 2021 Financial Plan be amended to provide for the remainder of the contract associated with the Shuswap Memorial Cemetery Landscape Maintenance in the amount of \$18,040.00 (plus taxes) in accordance with the approved contract ENG2016-50;

AND THAT: the contract be funded from the Reserve for Unexpected Funds (carry forward funds from prior years).

### 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: ENG2016-50

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TO: Her Worship Mayor Nancy Cooper and Members of Council  
 FROM: Rob Niewenhuizen, Director of Engineering and Public Works  
 PREPARED BY: Rob Hein, Manager of Roads & Parks  
 DATE: 14 June 2017  
 SUBJECT: **Shuswap Memorial Cemetery – 2017 Landscape Maintenance**

---

**RECOMMENDATION:**

**THAT:** The 2017 Budget contained in the 2017 to 2021 Financial Plan be amended provide for the remainder of the contract associated with the Shuswap Memorial Cemetery Landscape Maintenance in the amount of \$18,040.00 (plus taxes) accordance with the approved contract ENG2016-50.

**AND That:** The contract be funded from the Reserve for Unexpended Funds (carry forward funds from prior years).

**BACKGROUND:**

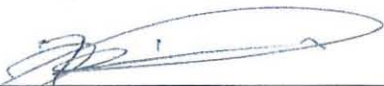
The construction of the Shuswap Memorial Cemetery was completed by Mounce Construction in the fall of 2016. As part to the construction contract Mounce Construction is required to maintain the landscaping for one (1) year post substantial completion. This is to ensure that the Landscaping (Lawns, trees, shrubs, ground cover, and other plantings) is well established and thriving prior to the city taking over maintenance. It also insures the irrigation system functions properly and provides proper coverage and supply to all planted areas.

The remaining \$18,040 in the construction contract (ENG 2016-50) is compensation for this one (1) year maintenance activity. It was agreed during the Substantial Completion inspection that the contractor would bill the city directly for these final compensation payments; splitting it into 5 equal payments over the 2017 growing season.

During the 2017 budget process this amount was overlooked and was not identified in the 2017 operations budget.

As this work is underway we require the funds to be in place in order to fulfill the obligations of the approved contract with Mounce Construction.

Respectfully submitted,

  
 \_\_\_\_\_  
 Robert Niewenhuizen  
 Director of Engineering and Public Works

cc Monica Dalziel, Acting Chief Financial Officer



PO Box 814  
Salmon Arm, BC  
V1E 4N9  
Tel: (250) 832-7786  
Fax: (250) 832-7770

GENERAL CONTRACTOR  
HEAVY CONSTRUCTION & CIVIL WORKS

### **Maintenance Services/Program for Shuswap Memorial Cemetery**

#### **Lawns:**

- Automatic irrigation to establish a full stand of grass with no bare spots.
- Mowing would commence once a full stand of grass has been established and mowing would occur every 7 – 10 days depending on growing season.
- Trimming will happen every time lawn is mowed.
- Fertilizing will happen 2 -3 times a year based on the soil test analysis and recommendations.
- Aeration once in the Spring March 2017.
- Reseed or overseeding aeration required to fill any bare spots.
- Disease and Pest Control as required.

#### **Trees, Shrubs, Ground Covers:**

- Watering via automatic irrigation system as specified in irrigation documents.
- Pruning as required to remove any dead/dying or diseased plant material – generally twice per season.
- Fertilizing 2 – 3 times per year based on soil analysis and recommendations with slow release fertilizer.
- Integrated pest management as needed to eliminate all diseases and pests.
- Tree stakes/stabilization as needed to keep trees straight and stakes in proper position.
- Weeding as needed to control all weeds (weeding must be done when isolated small weed patches have a width of (4") weeding shall kill or remove 90% of weeds or the process will be repeated on next site visit).

#### **Irrigation:**

- On-going sprinkler head adjustments to achieve optimal coverage and efficiency.
- Bi-weekly inspections for leaks and proper operation.
- Winterization of irrigation and Spring start up.
- Timer adjustments as required to suit seasonal water requirements and restrictions.

#### **Planting Beds:**

- Cultivating of mulch to eliminate weeds and keep mulch in optimal appearance.
- Adding of small amounts of mulch to ensure proper coverage and depths to maintain moisture and help control weed growth.

This landscape maintenance to be provided by Serenity Now Landscapes.



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Item 11.9

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: Agricultural Land Commission Application No. ALC.369 be authorized for submission to the Agricultural Land Commission.

### 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**

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TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: June 6, 2017

SUBJECT: Agricultural Land Commission Application No. ALC.369  
Lot A, Plan 6555, except Plan 9337, Sec. 4, Tp. 20, R. 10, W6M, KDYD  
4890 Foothill Road SW  
Owners: A. & L. Priebe

---

**Motion for Consideration**

THAT: Agricultural Land Commission Application No. ALC.369 be authorized for submission to the Agricultural Land Commission.

---

**Staff Recommendation**

THAT: The Motion for Consideration be adopted.

---

**Proposal**

The subject property is located immediately east of the intersection of Foothill Road SW and 50 Street SW. The property is approximately 2.4 hectares in size and contains the owners' residence. The owners are applying to subdivide the property into two parcels under Section 21(2) of the Agricultural Land Commission Act (subdivision in the ALR). A location map, ortho photo and sketch plan of the proposed subdivision are attached as Appendices 1 through 3.

**Background**

The subject property is designated Salmon Valley Agricultural in the Official Community Plan and is zoned A-1 (Agriculture). All of the property is within the Agricultural Land Reserve. O.C.P., zoning and ALR maps are attached as Appendices 4 through 6.

The owners wish to create a separate parcel of approximately 0.4 hectare containing their existing residence and a vacant Remainder parcel of approximately 2.0 hectares. A copy of the owner's ALC application is attached as Appendix 7. If the application is approved by the Agricultural Land Commission, they would then apply to the City for subdivision approval under Section 514 of the Local Government Act (subdivision to provide a residence for a relative). A copy of Section 514 is attached in Appendix 8.

As shown on Appendix 9, the property has an Improved Soil Capability Rating of 60% Class 3 and 40% Class 4. (The soil capability rating ranges from Class 1 to Class 7. The best agricultural lands are rated Class 1 because they have the ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.)

## Site Context

Adjacent land uses include the following:

North: Foothill Road SW and a rural residential parcel of approximately 1.0 ha.  
 South: Rural residential/agricultural parcel of approximately 16.0 ha.  
 East: 45 Street SW; then a rural residential/agricultural parcel of approximately 4.0 ha.  
 West: Foothill Road SW; then a rural residential parcel of approximately 0.2 ha.

Staff have reviewed the proposal and provide the following:

### Fire Department

No concerns.

### Building Department

No concerns. Geotechnical review may be required at time of development.

### Engineering Department

See Appendix 10.


### Planning Department

As with most subdivision applications involving ALR lands, staff have some reservations with the proposal:

- i) The subdivision of rural lots into parcels of this size is not supported by the Official Community Plan or the Zoning Bylaw. The application is under consideration only because the property is in the ALR and the owner can request approval pursuant to Section 514 of the Local Government Act. (Under Section 514, the proposed parcels do not have to meet the minimum parcel size of the applicable zone and the owner can apply once they have owned the property for a minimum of five years. If the property was not in the A.L.R., a Section 514 application would not be possible as the City's zoning bylaw requires that the parent parcel be a minimum of 8.0 hectares in size.); and
- ii) The Land Capability Classification for Agriculture indicates the soils are fairly well suited to agricultural uses.

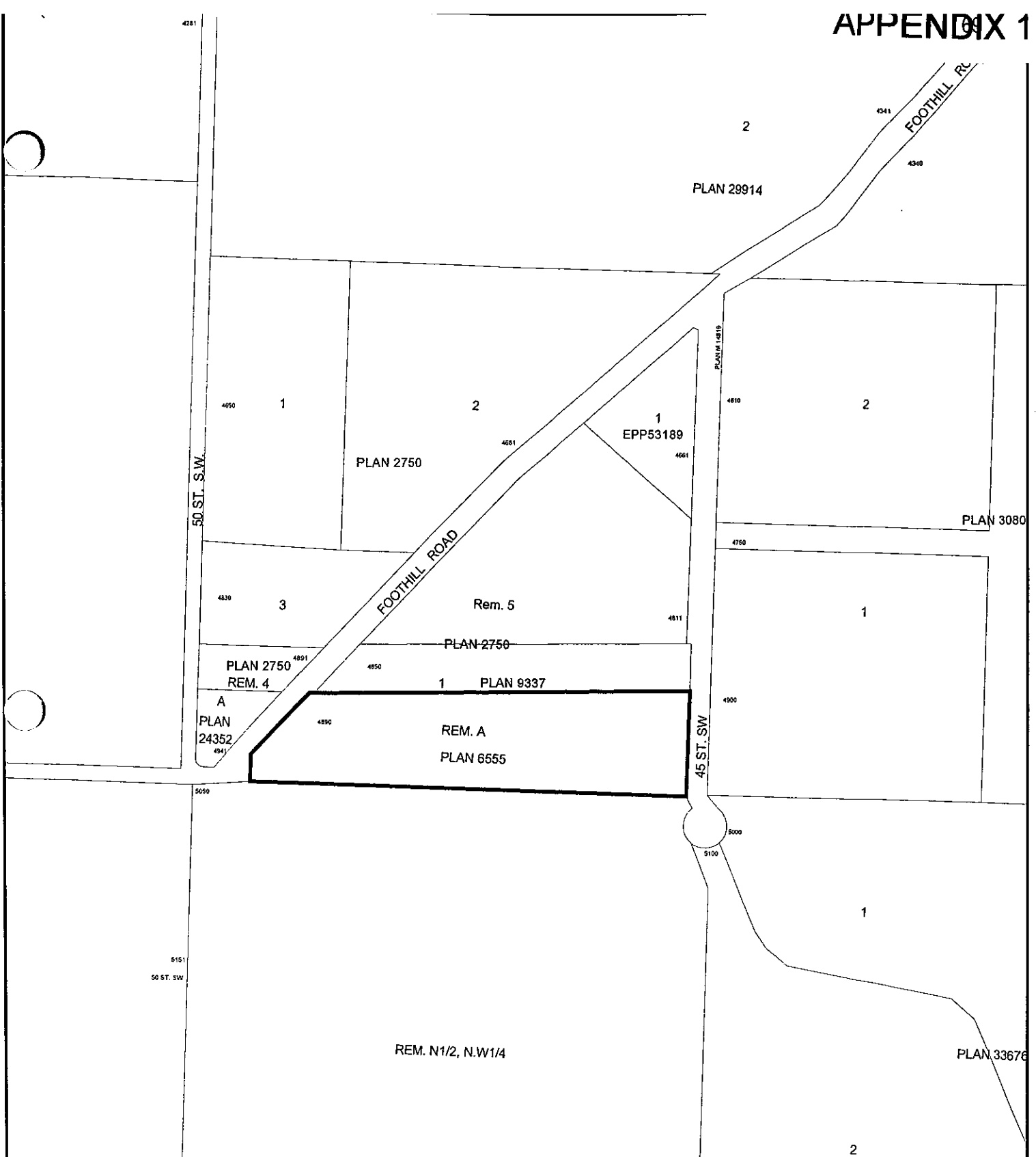
However, staff are recommending that the application proceed in consideration of the following:

- i) A similar application for a one lot subdivision was approved by the ALC in 2015 for the triangular lot north of the subject property at the corner of Foothill Road SW and 45 Street SW (ALC.356 / B. Harrison - ALC File; 53703). It is noted however, that this property had been owned by the applicant since 1965 and was approved under ALC Policy # 11 - Homesite Severance. (The applicants for this application have owned their property since 2006.)
- ii) The proposed subdivision will not affect existing agricultural uses as the property has not been farmed and it will have little, if any, impact on agricultural uses in the area; and
- iii) The proposed new parcel is confined to the west end of the property and is of sufficient size to accommodate the existing residence while leaving a remainder parcel of approximately 2.0 hectares.

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

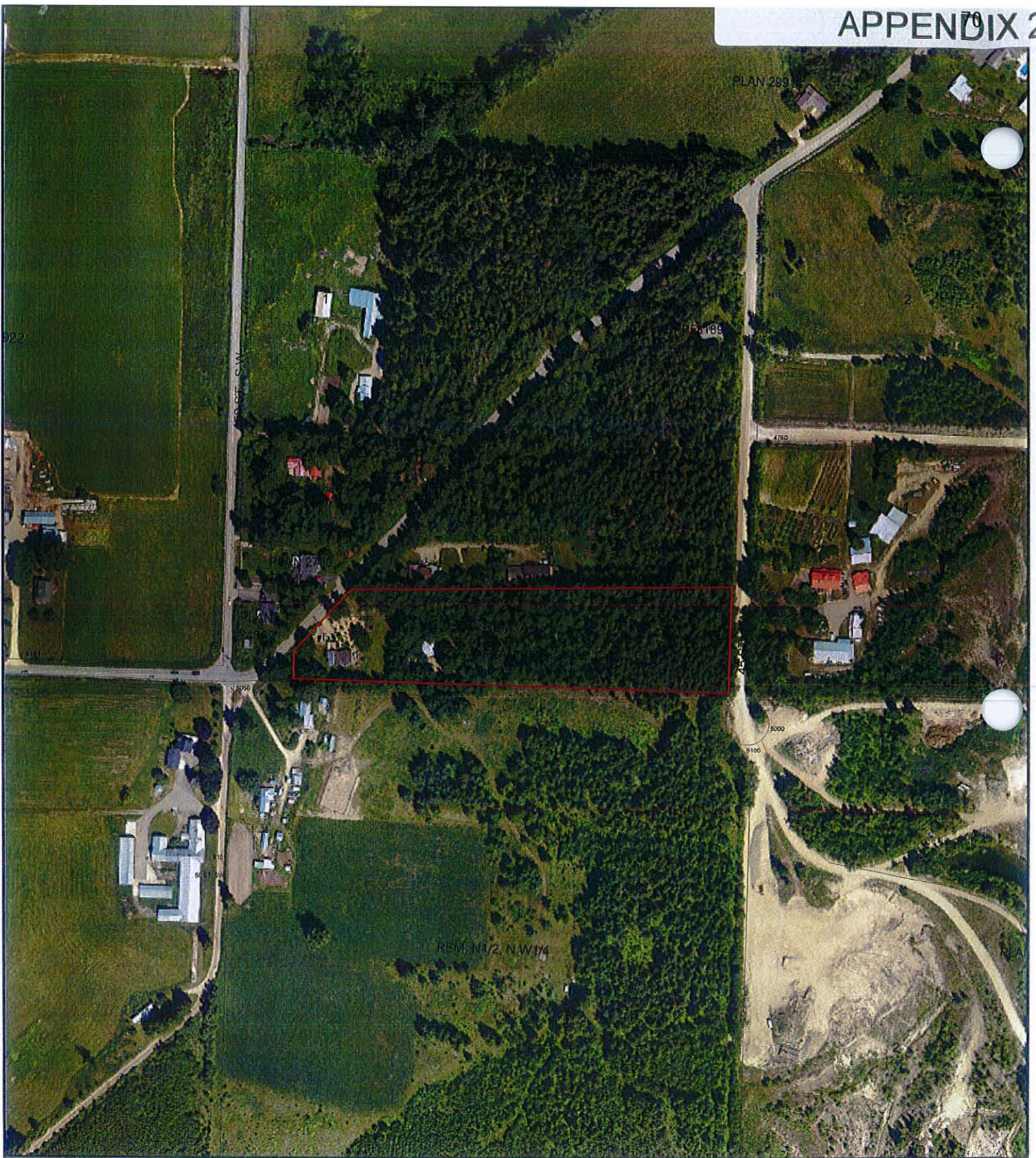
### Appendices

1. Location map
2. Ortho photo
3. Sketch plan of proposed subdivision
4. OCP map
5. Zoning map
6. ALR map
7. ALC Application
8. Section 514 of Local Government Act
9. Improved Soil Class map
10. Engineering Department comments



Subject Property

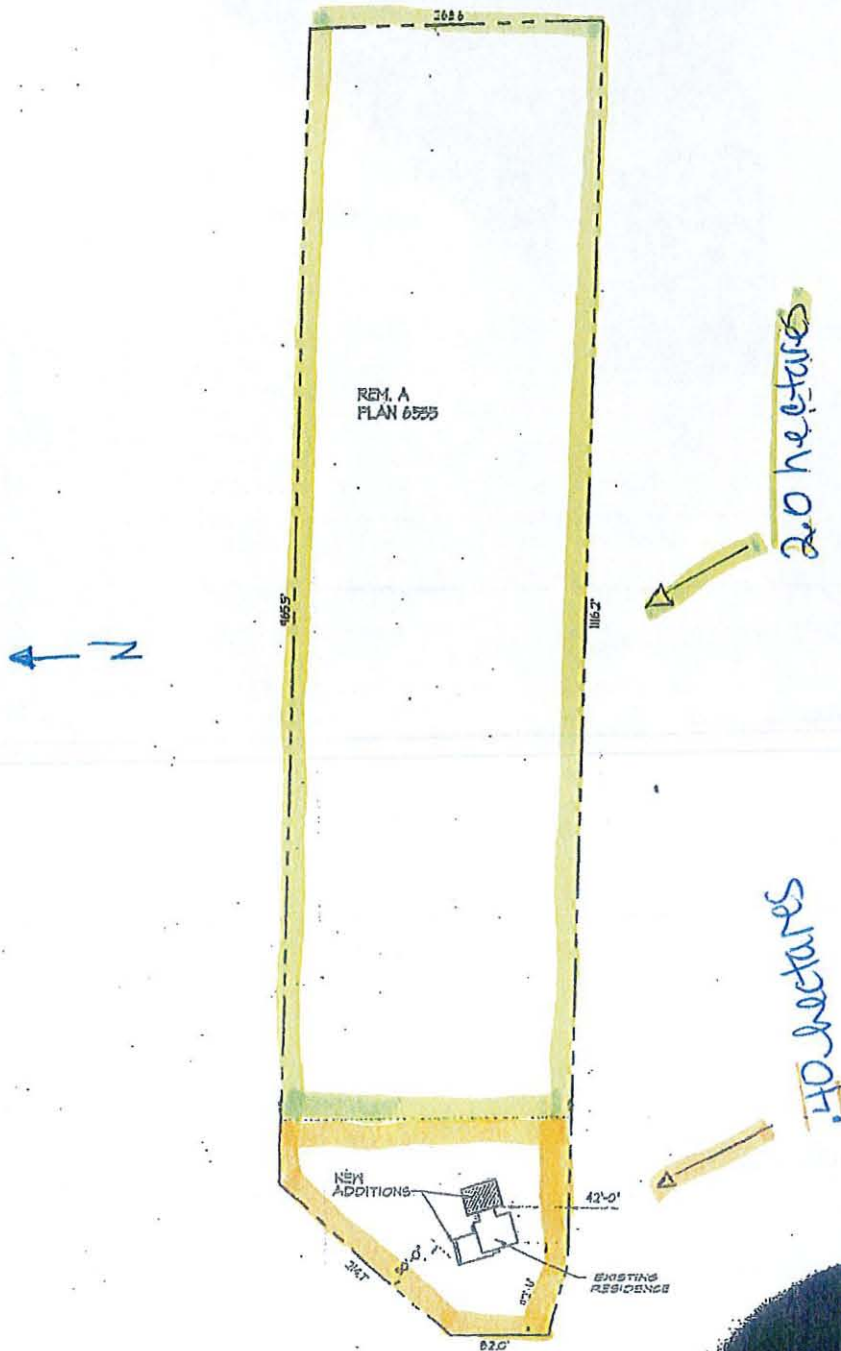




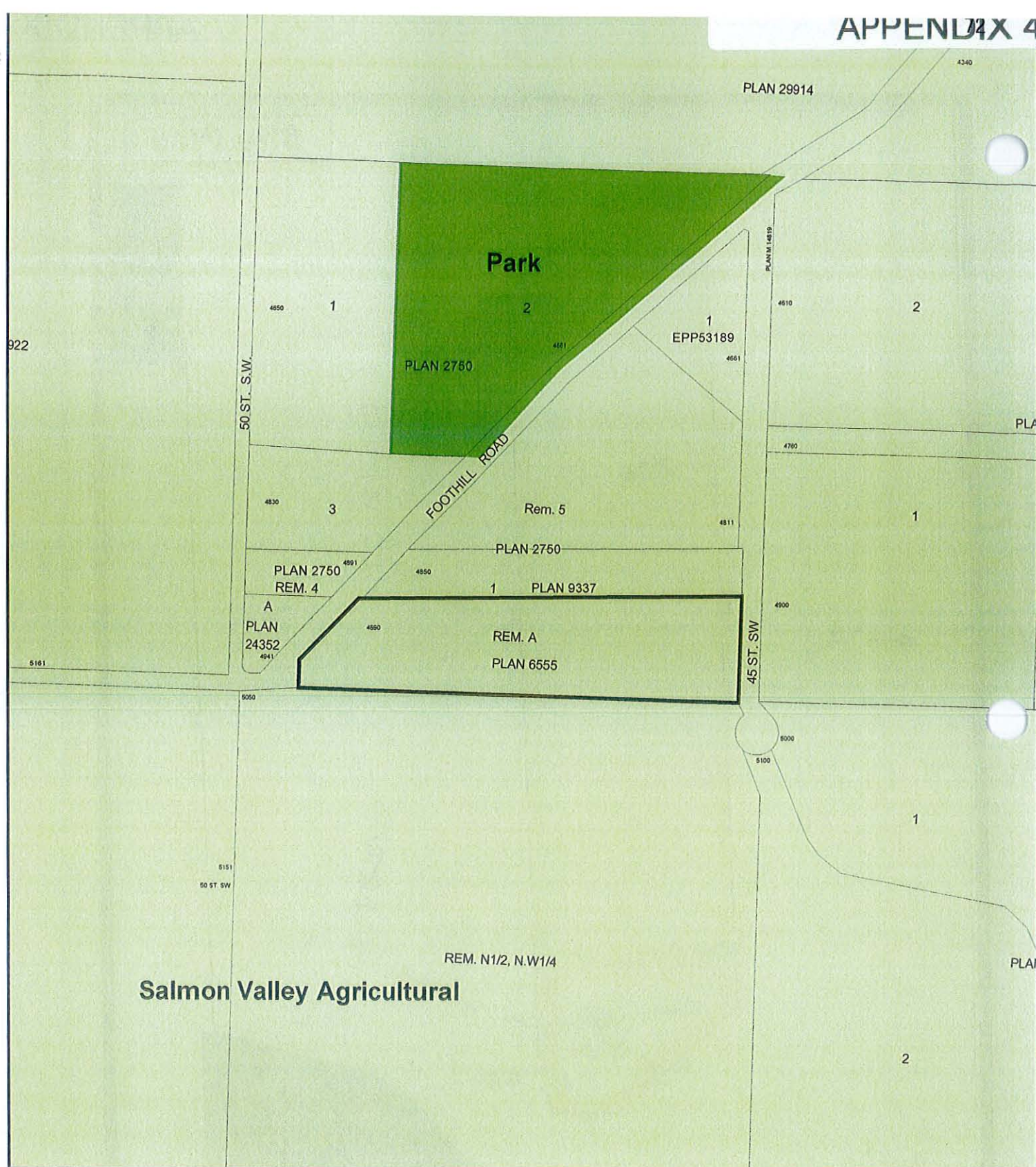
Subject Property



# Site Plan







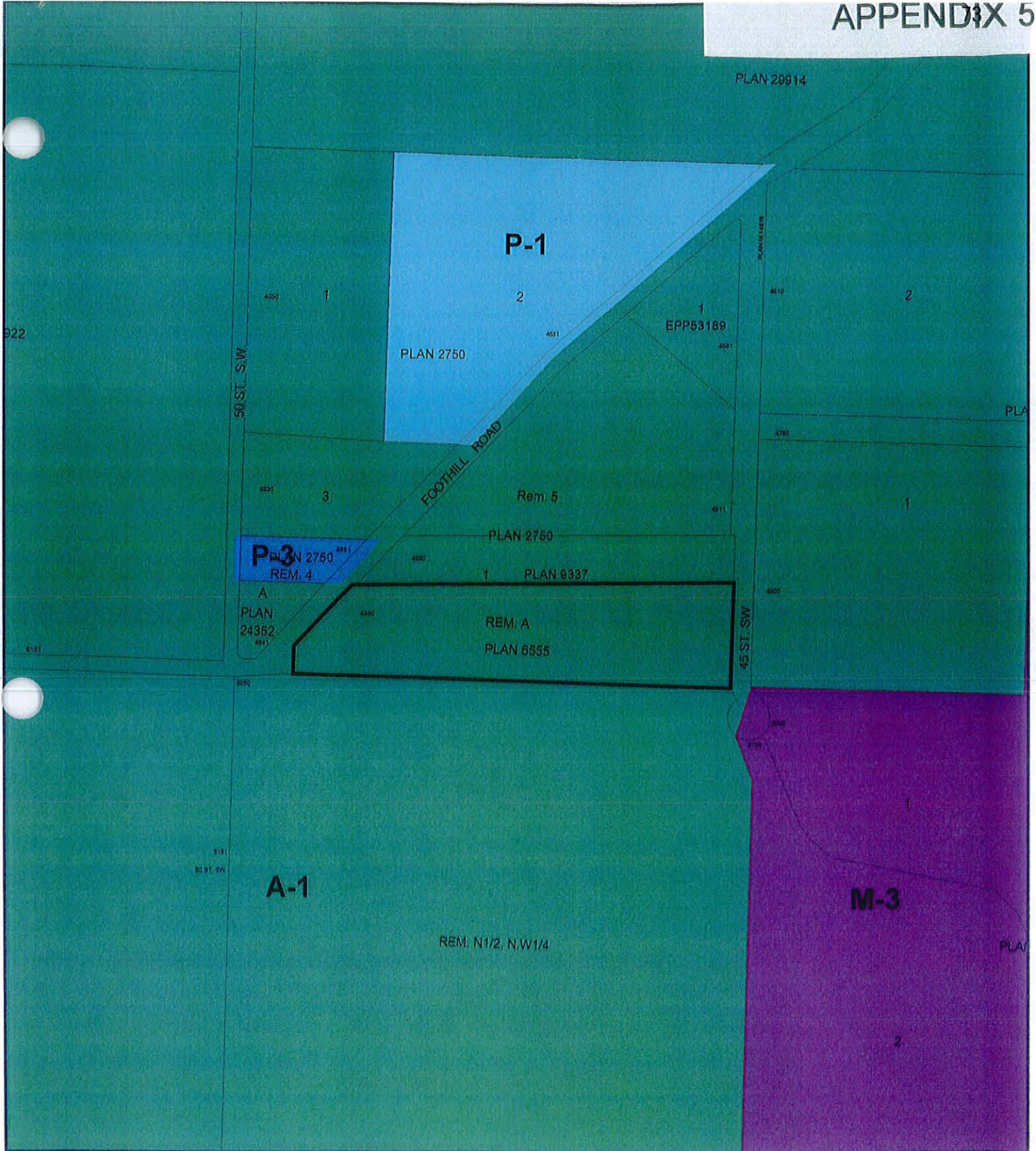
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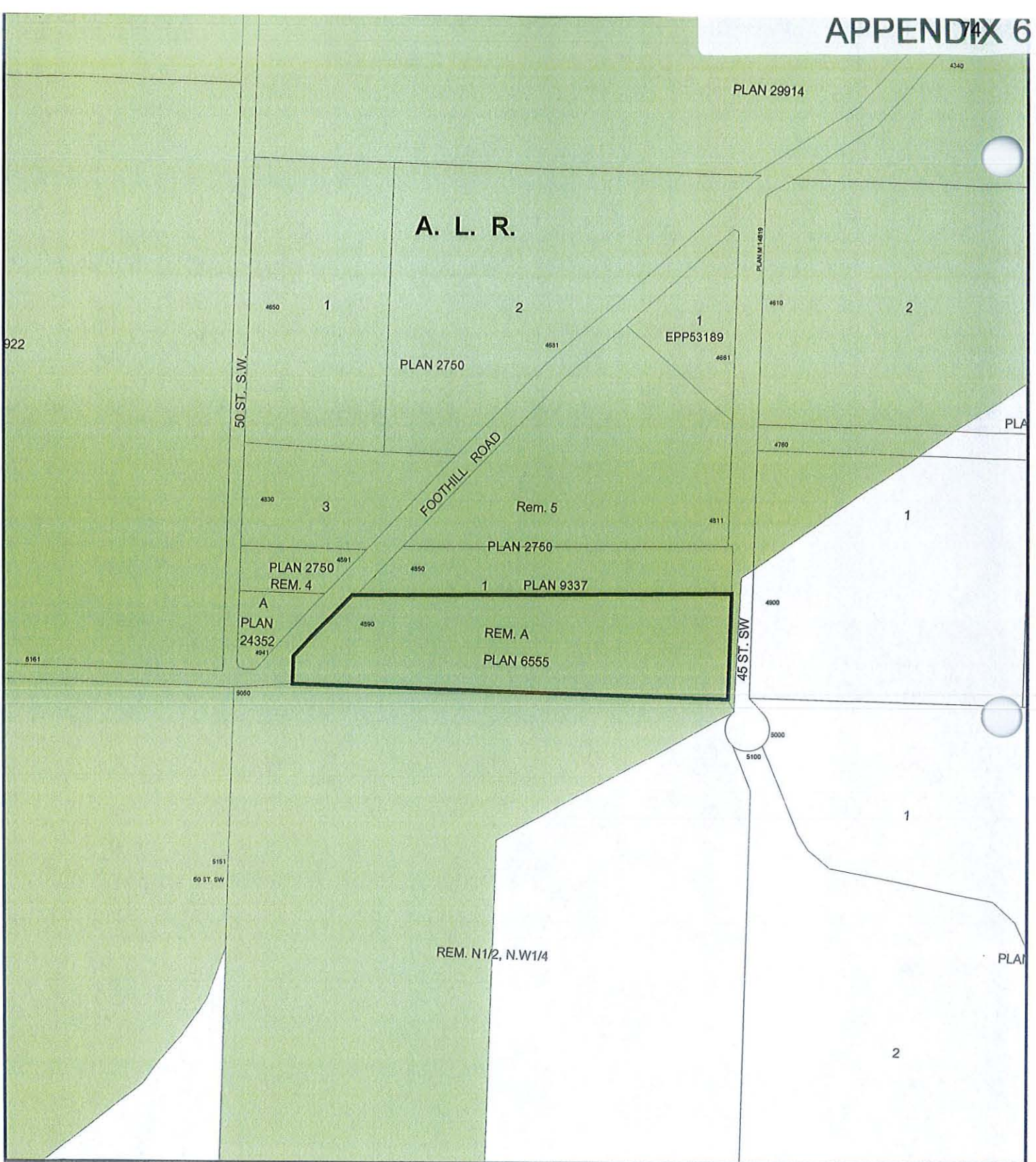
Subject Property

O.C.P.









Subject Property

A.L.R.

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 56071

**Application Status:** Under LG Review

**Applicant:** Lisa Priebe , Aaron Priebe

**Local Government:** City of Salmon Arm

**Local Government Date of Receipt:** 03/20/2017

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Subdivision

**Proposal:** To subdivide the .4 hectare parcel with the existing house from the remainder 2.0 acres so as to build a new home/hobby farm.

**Mailing Address:**

4890 Foothill Road

Salmon Arm, BC

V1E 3C2

Canada

**Primary Phone:** (250) 803-2173

**Email:** lis.priebe@gmail.com

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 010-165-312

**Legal Description:** Lot A Sec 4 Tp 20 Range 10 West of the 6th Meridian Kamloops Division  
Yale District Plan 6555 Except Plan 9337

**Parcel Area:** 2.4 ha

**Civic Address:** 4890 Foothill Road, Salmon Arm, BC V1E 3C2

**Date of Purchase:** 05/01/2006

**Farm Classification:** No

**Owners**

1. **Name:** Lisa Priebe

**Address:**

4890 Foothill Road

Salmon Arm, BC

V1E 3C2

Canada

**Phone:** (250) 803-2173

**Email:** lis.priebe@gmail.com

2. **Name:** Aaron Priebe

**Address:**

4890 Foothill Road

Salmon Arm, BC

V1E 3C2

Canada



**Applicant:** Lisa Priebe , Aaron Priebe

### **Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*No agriculture*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*no agricultutal improvements.*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*single family resident.*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Residential

**Specify Activity:** single family dwelling

#### **East**

**Land Use Type:** Residential

**Specify Activity:** single family dwelling

#### **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** hobby farm/single family dwelling

#### **West**

**Land Use Type:** Residential

**Specify Activity:** single family dwelling

### **Proposal**

**1. Enter the total number of lots proposed for your property.**

*2 ha*

*0.4 ha*

**2. What is the purpose of the proposal?**

*To subdivide the .4 hectare parcel with the existing house from the remainder 2.0 acres so as to build a new home/hobby farm.*

**3. Why do you believe this parcel is suitable for subdivision?**

*Our land has never been used for agriculture. We would like to build a house on the 2.0 hectares with a hobby farm. Our neighbours, the Harrisons, similar application was accepted.*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

**Applicant:** Lisa Priebe , Aaron Priebe

### **Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*No agriculture*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*no agricultutal improvements.*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*single family resident.*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Residential

**Specify Activity:** single family dwelling

#### **East**

**Land Use Type:** Residential

**Specify Activity:** single family dwelling

#### **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** hobby farm/single family dwelling

#### **West**

**Land Use Type:** Residential

**Specify Activity:** single family dwelling

### **Proposal**

**1. Enter the total number of lots proposed for your property.**

*2 ha*

*0.4 ha*

**2. What is the purpose of the proposal?**

*To subdivide the .4 hectare parcel with the existing house from the remainder 2.0 acres so as to build a new home/hobby farm.*

**3. Why do you believe this parcel is suitable for subdivision?**

*Our land has never been used for agriculture. We would like to build a house on the 2.0 hectares with a hobby farm. Our neighbours, the Harrisons, similar application was accepted.*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

**Applicant:** Lisa Priebe , Aaron Priebe



*Yes. We will be building a hobby farm with the residential on the 2.0 hectares. Fruit trees, bee keeping and laying hens.*

**5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.**

*No*

### **Applicant Attachments**

- Proposal Sketch - 56071
- Certificate of Title - 010-165-312

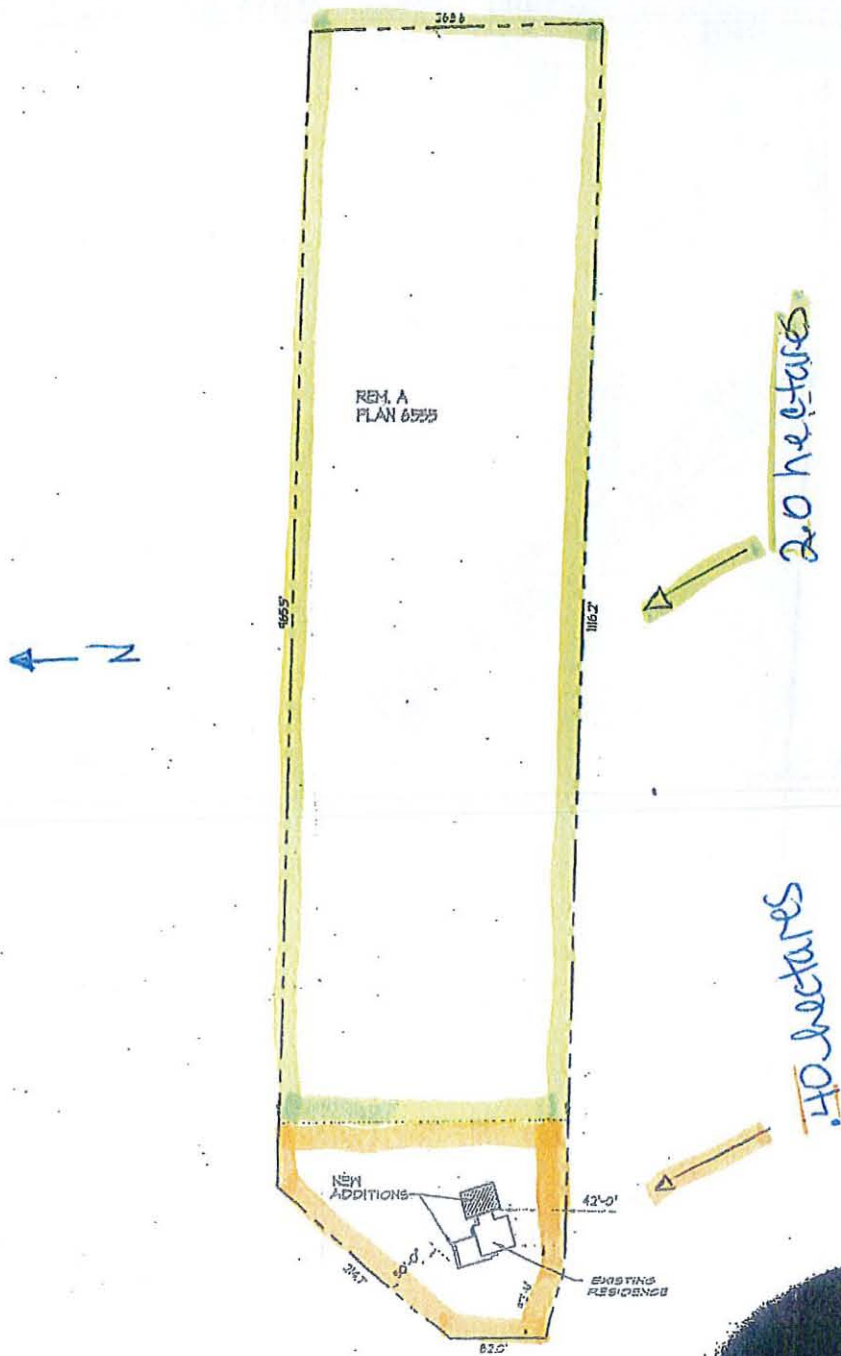
### **ALC Attachments**

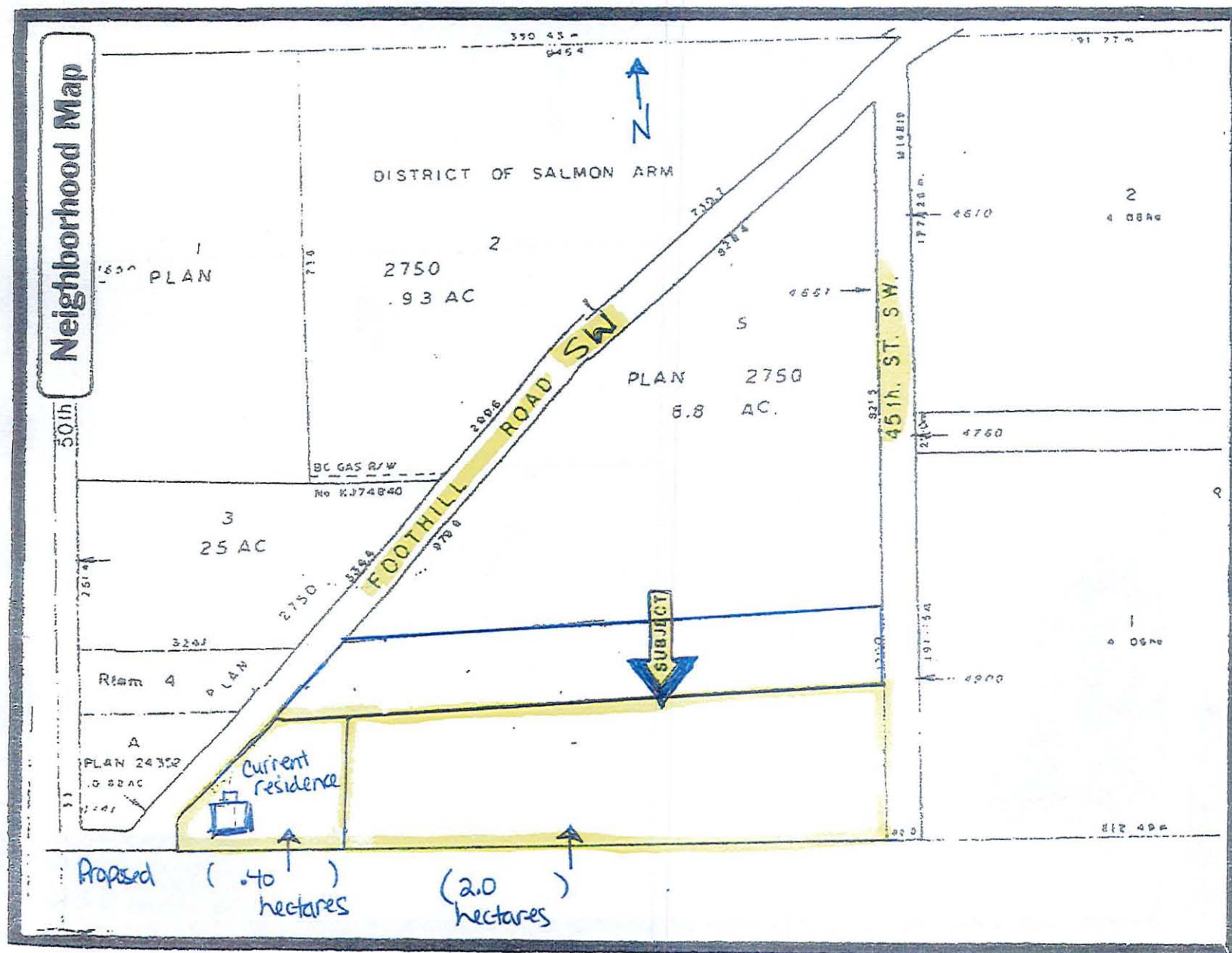
None.

### **Decisions**

None.

# Site Plan





**Subdivision to provide residence for a relative**

**514** (1) If the requirements of this section are met, an approving officer may approve the subdivision of a parcel of land that would otherwise be prevented from subdivision by a provision of

(a) a bylaw under this Act, other than a bylaw under subsection (4), that establishes a minimum parcel size, or

(b) a regulation under the Local Services Act that establishes a minimum parcel size.

(2) An application for subdivision of a parcel under this section may be made only if all the following requirements are met:

(a) the person making the application has owned the parcel for at least 5 years before making the application;

(b) the application is made for the purpose of providing a separate residence for

(i) the owner,

(ii) a parent of the owner or of the owner's spouse,

(iii) the owner's child or the spouse of the owner's child, or

(iv) the owner's grandchild;

(c) the proposed subdivision is not a subdivision that an approving officer is prevented from approving by subsection (3).

(3) Despite subsection (1), an approving officer must not approve a subdivision under this section in any of the following circumstances:

(a) if

(i) the parcel proposed to be subdivided is classified as farm land for assessment and taxation purposes, and

(ii) after creation of the parcel subdivided for the purpose of providing a residence as stated in subsection (2) (b), the remainder of the parcel proposed to be subdivided would be less than 2 hectares;

(b) if the parcel proposed to be subdivided

(i) is not within an agricultural land reserve established under the Agricultural Land Commission Act, and



(ii) was created by subdivision under this section, including subdivision under section 996 of the Municipal Act, R.S.B.C. 1979, c. 290, as it read before it was repealed and replaced by section 13 of the *Municipal Amendment Act (No. 2), 1989*;

(c) if the parcel proposed to be subdivided

(i) is within an agricultural land reserve established under the Agricultural Land Commission Act, and

(ii) was within the previous 5 years created by subdivision under this section, including subdivision under section 996 of the Municipal Act, R.S.B.C. 1979, c. 290, as it read before it was repealed and replaced by section 13 of the *Municipal Amendment Act (No. 2), 1989*.

(4) Subject to subsections (5) and (6), a local government may, by bylaw, establish the minimum size for a parcel that may be subdivided under this section, and different sizes may be specified for different areas specified in the bylaw.

(5) A bylaw under subsection (4) does not apply to land within an agricultural land reserve established under the Agricultural Land Commission Act, with the exception of land to which section 23 (1) or (2) [*restrictions on use of agricultural land*] of that Act applies.

(6) Any parcel created by subdivision under this section must be at least 1 hectare unless a smaller area, in no case less than 2 500 m<sup>2</sup>, is approved by the medical health officer.

(7) For 5 years after subdivision under this section, unless the applicable use is changed by bylaw,

(a) the use of the parcel subdivided for the purpose of providing a residence as stated in subsection (2) (b) must be residential use only, and

(b) the use of the remainder of the original parcel must not be changed from the use of the original parcel.

(8) For a parcel of land that is not within an agricultural land reserve established under the Agricultural Land Commission Act, or that is within such a reserve but is land to which section 23 (1) or (2) of that Act applies, approval of subdivision under this section may be given only on the condition that

(a) the owner of the original parcel covenants with the local government, in respect of each of the parcels being created by the subdivision, that the parcel

(i) will be used as required by subsection (7) of this section, and

(ii) will not be subdivided under this section, and

(b) the covenants referred to in paragraph (a) be registered under section 219 of the Land Title Act at the same time that application is made to deposit the subdivision plan.

(9) If a subdivision referred to in subsection (8) is approved, the approving officer must state on the note of approval required by section 88 of the Land Title Act that the approval is subject to conditions established by subsection (8).

\* \* \*





### Improved Soil Class



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

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To: Kevin Pearson, Director of Development Services  
 Date: June 5, 2017  
 Prepared by: Darin Gerow, Engineering Assistant  
 Subject: **Agricultural Land Commission Application File No.ALC-369**  
 Civic: 4890 Foothill Road SW  
 Legals: Lot A, Section 4, Township 20, Range 10, W6M, KDYD, Plan 6555, Except Plan 9337  
 Owners: Priebe, Aaron & Lisa, 4890 – Foothill Road SW, Salmon Arm, BC V1E 3C2  
 Applicant: Owners

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Further to your referral dated May 3, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for ALC Application; however, these comments are provided as a courtesy in advance of any development or subdivision 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 Owner/developer'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. Overhead electrical and telecommunications wiring is permitted.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. 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.
6. The applicant will be required to submit for City review and approval an engineered design (plan/profile) for any off-site improvements or works within City owned lands. Design must be prepared and submitted by a qualified professional engineer. Refer to the sections below for more information. The applicant is requested to contact the Engineering Department should additional information be required. Securities equal to 125% of the estimated off-site servicing costs will be required as a condition of development.

**Roads/Access:**

1. Foothill Road SW along the northern property boundary is designated as a Rural Arterial Road requiring an ultimate 25.0m dedication (12.5m on either side of the road centerline). Although dedication will only be required for 10.0m from the centerline at this time, all new structure must be set back from ultimate property line. Available records indicate 2.38m additional dedications will be required from the subject property, to be confirmed by a BCLS.

Foothill Road SW is developed to an interim Rural Local Road standard. Upgrading the road frontage with one traffic lane is required. Improvements may include, but not limited to, road construction/widening, boulevard construction and ditching.

2. 45 Street SW along the eastern property boundary is designated as a Rural Local Road requiring an ultimate 20.0m dedication (10.0m on either side of the road centerline). Available records indicate 3.904m additional dedication will be required from the subject property, to be confirmed by a BCLS.

45 Street SW is developed to an interim Rural Local Road. Upgrading to a Rural Local Road Standard (RD-7) is required. Improvements may include, but not limited to, road construction/widening, boulevard construction and ditching.

3. Only one access to each existing and proposed lot will be permitted.

**Water:**

1. The subject property fronts a 200mm diameter, Zone 1, watermain along Foothill Road SW and does not front on a watermain along 45 Street SW. No upgrades are required.
2. Existing Lot is to be serviced by single metered water service connection complete with meter pit at property line (as per specification drawing No. W-12) adequately sized (minimum 25mm) to satisfy the proposed use. Water meter will be required at time of subdivision, provided by the City of Salmon Arm at the developers cost. Records indicate the existing property currently is serviced with a 19mm diameter un-metered service from Foothill Road SW. Applicant is responsible for all associated costs.
3. Proposed lot may be serviced by single metered water service connection complete with meter pit at property line (as per specification drawings No. W-12) adequately sized (minimum 25mm) to satisfy the proposed use from Foothill Road SW. Water meter will be required at time of building permit, provided by The City of Salmon Arm at the developers cost. Applicant is responsible for all associated costs.

Alternatively the proposed lot may choose an to have an onsite source of groundwater or surface water to service the property in accordance with Subdivision and Development Services Bylaw No. 4163 – Schedule B, Part 1 Section 5.2.

## AGRICULTURAL LAND COMMISSION APPLICATION FILE No. ALC-369E

June 5, 2017

Page 3

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**Sanitary Sewer:**

1. The subject property does not front on a City of Salmon Arm Sanitary Sewer System. Subject to the required approvals from Interior Health Authority, private on-site disposal systems will be required for existing and proposed lot.

**Drainage:**

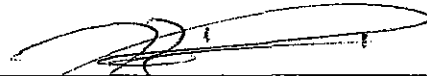
1. The subject property does not front on an enclosed storm sewer system. Site drainage is by overland and ditch draining systems. Drainage issues related to development to be addressed at time of subdivision

**Geotechnical:**

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation Design & Site Drainage) will be required.



Darin Gerow, ASCT  
Engineering Assistant



Rob Nieuwenhuizen, ASCT  
Director of Engineering and Public  
Works

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Item 11.10

## CITY OF SALMON ARM

Date: June 26, 2017

### Agricultural Advisory Committee 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 Director of Development Services*

TO: Her Worship Mayor Cooper and Members of Council

DATE: June 19, 2017

RE: Agricultural Advisory Committee

**STAFF RECOMMENDATION**

**THAT: Council appoint eight (8) persons to the City of Salmon Arm Agricultural Advisory Committee for a three-year term starting in July 2017.**

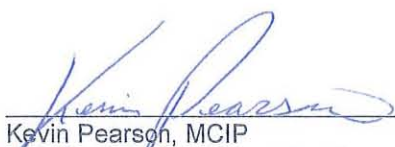
The three-year term of the AAC expired at the end of May 2017.

The opportunity for membership on the next AAC was advertised in the Salmon Arm Observer and on the City's website over consecutive weeks in May 2017.

The AAC terms of reference indicates that Council will appoint eight voting members to this committee for a three-year term.

The following people have expressed interest in being members on the next AAC.

Don Syme (current member)  
 James Olafson (current member)  
 John Schut (current member)  
 John McLeod (current member)  
 James Hanna (current member)  
 Ron Ganert (current member)  
 Joy De Vos  
 Kirsten Bevandick  
 Bruce Cook

  
 Kevin Pearson, MCIP  
 Director of Development Services



**Application for Appointment to  
the Agricultural Advisory Committee**

The City of Salmon Arm is seeking membership applications for the Agricultural Advisory Committee to provide information and recommendations on community matters affecting agriculture. The Committee's Terms of Reference is attached.

In order to assist City Council in the selection and appointment of the Committee membership, prospective members are requested to forward a completed application form to City Hall by June 16, 2017. Applications can be mailed to Box 40, Salmon Arm, B.C. V1E 4N2, faxed to 250-803-4041, sent by email to [wmiles@salmonarm.ca](mailto:wmiles@salmonarm.ca) or dropped off at City Hall, 500 - 2 Avenue NE.

The application form will enable individuals to identify their interest in participating on the Committee and provide information about themselves and what they can provide as a Committee member.

Name Don Syme Number of Years Living in Salmon Arm 60

Civic Address 6781 7057 SW

Mailing Address (if different than above) \_\_\_\_\_

Email Address djsyme@airspeedwireless.ca

Telephone Home 2508324394 Work \_\_\_\_\_ Cell 2508032044

Occupation FARMER

Community Affiliations / Memberships \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Application for Appointment to  
the Agricultural Advisory Committee

Page 2

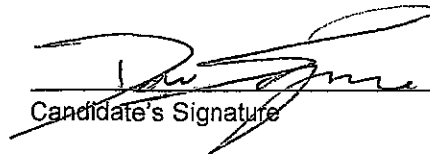
Reasons for Seeking Appointment I HAVE AN INTEREST IN THE  
LONG TERM STABILITY OF AGRICULTURE IN  
SALMON ARM

I, DON SYME, hereby signify that I am willing to accept an  
appointment to the Agricultural Advisory Committee.

Date

JUNE 14/17

Candidate's Signature



The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

In order to be considered, this application must be returned to City Hall prior to 4:00 p.m. on Friday, June 16, 2017.



### Application for Appointment to the Agricultural Advisory Committee

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The application form will enable individuals to identify their interest in participating on the Committee and provide information about themselves and what they can provide as a Committee member.

Name James Olafson (Dr) Number of Years Living in Salmon Arm 11  
 Civic Address 1870 60th Avenue NE  
 Mailing Address (if different than above) \_\_\_\_\_  
 Email Address robinsongfarm@shaw.ca  
 Telephone Home 250 833-4766 Work \_\_\_\_\_ Cell \_\_\_\_\_  
 Occupation Retired  
 Community Affiliations / Memberships AAC



Application for Appointment to  
the Agricultural Advisory Committee

Page 2

Reasons for Seeking Appointment As one of the founding members of the AAC, I still maintain a great interest in protecting farmland and the ALC. To support this interest I have a background in agricultural science (BSA) and ran a grain farm in Alberta for a decade. I also practiced veterinary medicine on the Lower Mainland for 35 years.

I, Dr. James Olafson, hereby signify that I am willing to accept an appointment to the Agricultural Advisory Committee.

Date

01 06 17

Candidate's Signature



The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

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The application form will enable individuals to identify their interest in participating on the Committee and provide information about themselves and what they can provide as a Committee member.

Name JOHN SCHUT Number of Years Living in Salmon Arm 56

Civic Address 5161 50th ave. SW.

Mailing Address (if different than above) \_\_\_\_\_

Email Address johnfschut@gmail.com

Telephone Home 250 832 7086 Work \_\_\_\_\_ Cell 250 804 6719

Occupation Dairy Farmer

Community Affiliations / Memberships Shuswap Volunteer Search & Rescue,  
Living Waters Church

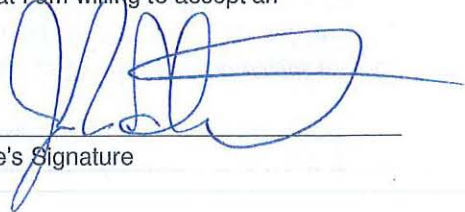
Application for Appointment to  
the Agricultural Advisory Committee

Page 2

Reasons for Seeking Appointment Provide input into agriculture in  
city of Salmon Arm

I, JOHN F. SCHUT, hereby signify that I am willing to accept an  
appointment to the Agricultural Advisory Committee.

May 30, 2017  
Date

  
Candidate's Signature

The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

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### Application for Appointment to the Agricultural Advisory Committee

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The application form will enable individuals to identify their interest in participating on the Committee and provide information about themselves and what they can provide as a Committee member.

Name JOHN MCLEOD Number of Years Living in Salmon Arm 73 yrs

Civic Address 3421 30th St S.W.

Mailing Address (if different than above) \_\_\_\_\_

Email Address johnwmac@telus.net

Telephone Home 832 7518 Work \_\_\_\_\_ Cell \_\_\_\_\_

Occupation RETIRED

Community Affiliations / Memberships EAC : SHAC : SAFI : COLLEGE RAC :

TOGETHER, SHUSwap : SFAC :

Application for Appointment to  
the Agricultural Advisory Committee

Page 2

Reasons for Seeking Appointment To help development of agricultural  
policy from outdated economics and production  
methods to model that represents food security,  
sovereignty, sustainability and environmental  
relationships "The thinking that created the  
problems is unlikely to rescue us." Raj Patel

I, John McLeod, hereby signify that I am willing to accept an  
appointment to the Agricultural Advisory Committee.

May 26/17  
Date

John McLeod  
Candidate's Signature

The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

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*Salmon Arm*

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The application form will enable individuals to identify their interest in participating on the Committee and provide information about themselves and what they can provide as a Committee member.

Name JAMES HANNA Number of Years Living in Salmon Arm 66  
 Civic Address 3181-11 AVE NE SALMON ARM V1E 2S8  
 Mailing Address (if different than above) \_\_\_\_\_  
 Email Address jshanna@shaw.ca  
 Telephone Home 250 832 4874 Work SAME Cell 250 833 2708  
 Occupation ORCHARDIST FARM MARKET & GARDEN CENTER  
 Community Affiliations / Memberships SA.F.D. BROADVIEW EVANGELICAL TREE CHURCH  
SA CHAMBER OF COMMERCE CANADIAN FEDERATION OF INDEPENDENT BUSINESS  
BC TAXPAYERS FEDERATION BC FRUIT GROWERS ASSN.  
BC TREE FRUITS GROWER MEMBER  
Asst SA AG ADVISORY COMMITTEE MEMBER

Application for Appointment to  
the Agricultural Advisory Committee

Page 2

Reasons for Seeking Appointment I think it is critical for the  
farm community to have a reasoned voice at  
the table so that there are consistent and considered  
decisions being made to encourage positive growth in the  
farm community. The city needs to receive advisement from  
those with a vested interest in agriculture in the city of  
Salmon Arm.

I, JAMES HANNA, hereby signify that I am willing to accept an  
appointment to the Agricultural Advisory Committee.

May 20 2017  
Date

James Hanna  
Candidate's Signature

The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

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The application form will enable individuals to identify their interest in participating on the Committee and provide information about themselves and what they can provide as a Committee member.

Name MR. RON C. GANERT Number of Years Living in Salmon Arm: 20 YRS.

Civic Address 3580 8<sup>TH</sup> AVE S.E. SALMON ARM V1E 1N3

Mailing Address (if different than above) \_\_\_\_\_

Email Address RON.GANERT@GMAIL.COM

Telephone Home 250-832-8321 Work        Cell       

Occupation RETIRED

Community Affiliations / Memberships SILVERBACKS HOCKEY CLUB - PAST  
PRESIDENT-BOOSTER CLUB, SECOND HARVEST  
HELPER, THRIFT STORE-CHURCH, AGRICULTURAL  
ADVISORY COMMITTEE.

Application for Appointment to  
the Agricultural Advisory Committee

Page 2

Reasons for Seeking Appointment SEEKING RE-APPOINTMENT.

I, RON GANERT, hereby signify that I am willing to accept an  
appointment to the Agricultural Advisory Committee.

MAY 31<sup>st</sup> 2017  
Date

Ron Ganert  
Candidate's Signature

The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

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The application form will enable individuals to identify their interest in participating on the Committee and provide information about themselves and what they can provide as a Committee member.

Name Joy deVos Number of Years Living in Salmon Arm 19 yrs  
 Civic Address 16 Deep Creek Rd., Enderby, B.C. V0E 1V3  
 Mailing Address (if different than above) \_\_\_\_\_  
 Email Address Kjdevos@telus.net  
 Telephone Home 2508330467 Work " Cell 2508043604  
 Occupation assistant farm manager  
 Community Affiliations / Memberships 4-H leader, Shuswap Economic Development Committee CSRD, Shuswap Children's Festival for Canada Day, Alternate director Area D CSRD



Application for Appointment to  
the Agricultural Advisory Committee

Page 2

Reasons for Seeking Appointment I would like to gain  
experience with Agricultural Advisory Committee.  
Being a dairy farmer and 4-H leader, I  
am passionate about preservation of viable  
agriculture lands for future generations.

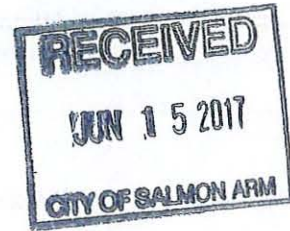
I, Joy de Vos, hereby signify that I am willing to accept an  
appointment to the Agricultural Advisory Committee.

May 10, 2017  
Date

Joy de Vos  
Candidate's Signature

The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

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The City of Salmon Arm is seeking membership applications for the Agricultural Advisory Committee to provide information and recommendations on community matters affecting agriculture. The Committee's Terms of Reference is attached.

In order to assist City Council in the selection and appointment of the Committee membership, prospective members are requested to forward a completed application form to City Hall by June 16, 2017. Applications can be mailed to Box 40, Salmon Arm, B.C. V1E 4N2, faxed to 250-803-4041, sent by email to [wmiles@salmonarm.ca](mailto:wmiles@salmonarm.ca) or dropped off at City Hall, 500 - 2 Avenue NE.

The application form will enable individuals to identify their interest in participating on the Committee and provide information about themselves and what they can provide as a Committee member.

Name Kirsten Bevandick Number of Years Living in Salmon Arm 5  
 Civic Address 701 Foothill Rd. Salmon Arm, V1E 1T6  
 Mailing Address (if different than above) \_\_\_\_\_  
 Email Address kbevandick@gmail.com  
 Telephone Home \_\_\_\_\_ Work \_\_\_\_\_ Cell (250) 801-4588  
 Occupation Farmer  
 Community Affiliations / Memberships Currently an Archiving Agrologist  
(IA.Ag.) will soon be a Professional Agrologist (P.Ag.)

Application for Appointment to  
the Agricultural Advisory Committee

Page 2

Reasons for Seeking Appointment I am interested in the issues  
pertaining to farmers + agricultural land  
in my community.

I, Kirsten Bevanick, hereby signify that I am willing to accept an  
appointment to the Agricultural Advisory Committee.

May 14<sup>th</sup>, 2017  
Date

Kirsten Bevanick  
Candidate's Signature

The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

In order to be considered, this application must be returned to City Hall prior to 4:00 p.m. on Friday, June 16, 2017.







Application for Appointment to  
the Agricultural Advisory Committee

Page 2

Reasons for Seeking Appointment \_\_\_\_\_

The majority of my career was spent in the agri-food industry;  
I graduated university in agriculture and have a passion for strong

agricultural stewardship and expansion of farming and farm  
related businesses in the Salmon Arm area.

I, BRUCE M COOK, hereby signify that I am willing to accept an  
appointment to the Agricultural Advisory Committee.

June 1, 2017

Date

\_\_\_\_\_  
Candidate's Signature

The purpose of this form is to provide information which will assist City Council in knowing each candidate better. The person whose name is being put forward as a candidate must sign this application in order to signify that he or she would be willing to accept the appointment should it be made.

In order to be considered, this application must be returned to City Hall prior to 4:00 p.m. on Friday, June 16, 2017.

Item 14.1

## CITY OF SALMON ARM

Date: June 26, 2017

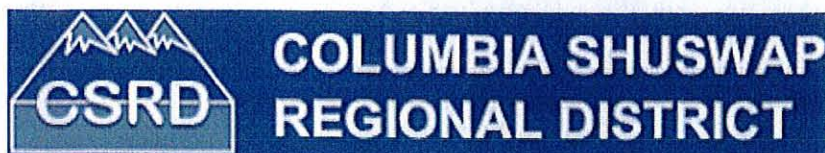
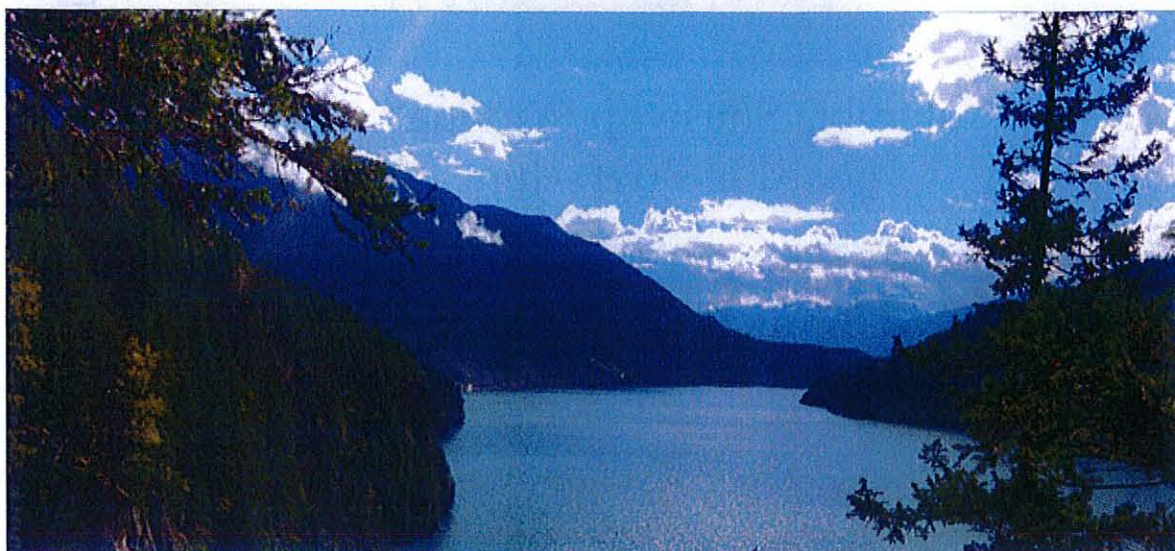
### Columbia Shuswap Regional District Board In Brief – June 2017

#### Vote Record

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

Opposed:

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

[www.csr.d.bc.ca](http://www.csr.d.bc.ca)

## BOARD IN BRIEF

June 2017



[View web version](#)

## HIGHLIGHTS

### Noise Bylaw

The Board supported a communications plan for Noise Bylaw No. 5754 to inform the public about the proposed bylaw by developing a Frequently Asked Questions Fact Sheet, with the information to be posted on the CSR D website, social media and available at the CSR D office, prior to considering second reading of the bylaw.

### Area D and Area E: Tolko Logging – Ministry's Stance

The Board received a letter back from the Ministry of Forests, Lands and Natural Resource Operations regarding the Ministry's stance on the Board's request for a moratorium on logging in the Hummingbird Creek and Mara Creek basin. [View letter.](#)





The Board will send a letter to Tolko to request that the CSRD be apprised of any meetings that Tolko will be having based on its assessments of the areas.

#### Director Remuneration Review Committee Meeting Minutes

The Board received the minutes of the Directors Remuneration Review Committee Meeting held on May 23, 2017. [View minutes.](#)

#### 2016 Statement of Financial Information (SOFI) Report

The Board approved the 2016 Statement of Financial Information Report as required by the Local Government Act. [View report.](#) [View SOFI Schedule.](#)

#### Columbia Shuswap Film Commission Contract

The Board empowered the authorized signatories to enter into a sole source contract with David Barritt to implement projects as outlined in the 2017 work plan for the Columbia Shuswap Regional Film Commission. [View report.](#)

#### Shuswap Watershed Council

Paul Demenok, Chair of the Shuswap Watershed Council, gave a presentation to the Board about the Shuswap Watershed Council's 2016 Annual Report. [View highlights.](#)

#### Area: C Liquid Waste Management Plan (LWMP)

The LWMP includes a program to provide community sewerage to the communities of Reedman Point, Blind Bay and Sorrento. Required action includes the establishment of a specified service area and loan authorization to purchase suitable land to conduct treatment and storage of effluent. The Board adopted both of these bylaws and adopted amendments to the Electoral Area C Liquid Waste Management Plan Implementation Service Bylaw to help clarify the types of activities that are allocated to this service function. [View report.](#) Copies of the bylaws are available on the June Board meeting agenda.

#### Golden/Area A: Kicking Horse River Access

The Board approved \$25,000 from the Golden and Area A Economic Opportunity Fund to go to the Town of Golden to help the Town achieve regulatory approval for channel modifications of the Kicking Horse River. [View report.](#)

#### Area C: Tennis Court Resurfacing

The Board approved up to \$31,500 plus applicable taxes from the Area C Community Works Fund for resurfacing the tennis courts at the Shuswap Lake Estates Tennis Club. [View report.](#)

#### Area C: Lakeview Place Waterworks

The Board empowered the authorized signatories to enter into an agreement with Turn-Key Controls to provide, install and commission the Supervisory Control and Data Acquisition (SCADA), and the electrical and instrumentation upgrades for the Lakeview water system upgrade and connection project to Cedar Heights for a total cost of \$61,100 plus applicable taxes. [View report.](#)



### Area C: Tappen/Sunnybrae Fire Hall Addition

The Board empowered the authorized signatories to enter in to an agreement with 478868 BC Ltd. (dba McDiarmid Construction) to construct the addition to the Tappen/Sunnybrae Fire Hall for a total cost of up to \$665,000 plus applicable taxes. The Board also approved up to \$20,000 plus applicable taxes from the Electoral Area C Community Works Fund allocation for energy efficient upgrades at the Tappen/Sunnybrae Fire Hall. [View report.](#)

### Area E: Malakwa Community Park

The Board approved up to \$60,000 plus applicable taxes from the Electoral Area E Community Works Fund allocation for park construction at Malakwa Community Park. [View report.](#)

### Sicamous/Area E: Sicamous Landfill Design and Operation

The Board empowered the authorized signatories to enter into an agreement with XCG Consulting Limited to update the Sicamous Landfill Design and Operation Plan for a total cost of \$32,555 plus applicable taxes. [View report.](#)

### Golden/Area A: Golden Cycling Club

The Board approved funding from the Golden and Area A Economic Opportunity Fund to the Golden Cycling Club in the amount of \$25,000 to support the construction and re-development of community trails on Mount 7, subject to concurrence from the Town of Golden. [View report.](#)

### Area C: Sunnybrae Community Park

The Board empowered the authorized signatories to acquire a Crown Land Tenure for 17.12 hectares of foreshore adjacent to Sunnybrae Community Park which will fulfill provincial requirements for foreshore use and allow the CSRD to continue the use of the swim area and swim platforms.

### Grant-in Aid Requests

The Board approved the following allocations from the 2017 electoral grant-in-aid's:

#### Area B

\$2,000 - Trout Lake Fire Department (operational costs)

#### Area C

\$2,500 - Sorrento Memorial Hall (window installation)

#### Area D

\$1,400 - Silver Creek Parent Advisory Council (team jerseys)

#### Area E

\$1,500 - Sicamous & District Museum & Historical Society (operational costs)



## LAND USE MATTERS

### Agricultural Land Reserve (ALR) Applications

#### Electoral Area D: Non-Farm Use in the ALR – LC2521D (Baer)

The owners of 6024 Highway 97B, Ranchero, have made a Non-Farm Use application to the ALC to allow a second residence that is not a manufactured home on the subject property to provide care for a family member. The Board recommended approval of the application which will be sent to the Agricultural Land Commission for their review. [View report.](#)

### Development Variance Permit (DVP) Applications

#### Electoral Area A: DVP641-29 (Mountain Shadows Development Ltd.)

The owner has made application to subdivide the property on Highway 95 into 3 lots. Proposed lot 1 will be serviced by an existing water licence and will be serviced by an on-site septic system. Proposed lot 2 is serviced by an off-site well and will be serviced by an on-site septic system. The owner applied for a Development Variance Permit (DVP) to waive the Levels of Service requirements in Schedule "A" of Subdivision Servicing Bylaw No. 641, as amended (Bylaw No. 641) to allow the creation of 2 lots smaller than 1 ha in size (Lot 1 = 0.751 ha and Lot 2 = 0.583 ha). The Board approved issuance of the DVP. [View report.](#)

#### Electoral Area C: DVP641-25 (Franklin)

The subject properties are located in Sunnybrae at 3700 & 3710 Sunnybrae-Canoe Point Road and are located within the Secondary Settlement Area of the Electoral Area



C Official Community Plan Bylaw. The owner has made application for a boundary line adjustment subdivision between two lots. New Lot 1 will be serviced by a community water system and an on-site septic system and will be under 1 ha in size. The owner applied for a Development Variance Permit (DVP) to waive the Levels of Service requirements in Schedule "A" of Subdivision Servicing Bylaw No. 641, as amended (Bylaw No. 641), to allow the creation of new Lot 1 which is located within the Secondary Settlement Area, proposed to be serviced by an on-site septic system, and is smaller than 1 ha in size (Lot 1 = 0.837 ha). The Board approved issuance of the DVP. [View report.](#)

Electoral Area E: DVP641-26 (Handley)

The subject property, 2405 and 2485 Samuelson Road, is in the Cambie-Solsqua area. The owners have applied for a boundary adjustment subdivision for three lots. Two lots have existing surface water licences for Holms Creek and one lot has an existing licence for Holms Creek and Enquist Spring. Neither of these surface water sources are listed on Schedule D – List of Eligible Sources in the Subdivision Servicing Bylaw and therefore a Development Variance Permit (DVP) is required to authorize these water sources for the new lots in order for the subdivision to be approved. The Board authorized issuance of the DVPs subject to receipt of water quality analysis for all subject parcels that meet the requirements of the Subdivision Servicing Bylaw. [View report.](#)

Electoral Area F: DVP800-18 (Magnavista Estates Ltd.)

The subject property, 6471 Lindsay Road, is located in Magna Bay and is subject to Electoral Area F Official Community Plan Bylaw No. 830 and Magna Bay Zoning Bylaw No. 800. The agent is requesting a variance to the rear parcel setback for an existing steel control bin and vault which are part of a water system that services the shared interest development. The water system was created in 2010 without the appropriate permits through Interior Health and this is the subject of a bylaw enforcement case. The Board approved issuance of the DVP to vary the setback. [View report.](#)

## Zoning & Official Community Plan (OCP) Amendments

Electoral Area E: Lakes Zoning Amendment (Layden) BL900-19

The applicants have applied to amend Lakes Zoning Bylaw No. 900 to recognize the existing fixed dock associated with 655 Swanbeach Road. This dock is not currently sited in compliance with the required setbacks. The proposed amendment would add a special regulation to the FR1 Foreshore Residential Zone, which would apply to the portion of Mara Lake lying adjacent to the property which contains the existing fixed dock. The special regulation would permit a fixed dock but would not authorize the current siting of the dock. The Board read the bylaw a first time and referred the bylaw to various agencies and First Nations for comments. [View report.](#)

Electoral Area F: OCP Amendment BL830-18 & Magna Bay Zoning Amendment



**BL800-30 (Isley)**

The applicant has submitted an application to re-designate and rezone the subject properties, 6929 Squilax-Anglemont Road and 2556 McClaskey Road, to allow a subdivision of the land, and to permit the use of proposed Lot 1 to be changed to construct a "Toy Storage" facility as well as to allow outdoor storage of recreational vehicles and boats and trailers. Proposed Lot 2 would be rezoned to IG Industrial Gravel Processing to allow an expansion of the existing gravel extraction operation. Magna Bay Zoning Bylaw No. 800 currently has no zone where "Toy Storage" facility is permitted and no adequate definition for the permitted use. To accomplish this, staff are proposing a new CDF 2 Comprehensive Development 2 zone. The Board read both bylaws a first time and referred them out to various agencies and First Nations for comments. [View report.](#)

**Areas C, E and F: Floodplain Management, Intersection Sightlines, and Panhandle lots (CSRD Zoning Bylaws)**

Amendments are proposed to the floodplain management provisions of Anglemont Zoning Bylaw No. 650, Magna Bay Zoning Bylaw No. 800, Scotch Creek/Lee Creek Zoning Bylaw No. 825, Rural Sicamous Land Use Bylaw No. 2000, and South Shuswap Zoning Bylaw No. 701. The proposed amendments would change the location of measurement for floodplain setbacks in Bylaw No. 650, 800, 825 and 2000 from the natural boundary of Shuswap Lake to the 348.3 m GSC datum and edit the list of exemptions for structures that are not required to meet the floodplain setback and flood construction level in all of the bylaws so that the regulations are consistent for all areas. General housekeeping amendments are also proposed for the floodplain management sections of these bylaws. Amendments are also proposed for all of the bylaws to include regulations for intersection sightlines and subdivision of panhandle lots. The Board gave second reading to all five bylaws and delegated the holding of the necessary public hearing(s). [View report.](#)

## UPCOMING MEETINGS/EVENTS

**Electoral Area Directors' Committee Meeting**

Tuesday, June 27, 2017 9:30 a.m.

CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm

**Area A Local Advisory Committee Meeting**

Tuesday, June 27, 2017 6:00 p.m. to 8:00p.m.

BC Visitors Centre Golden, 111 Golden Donald Upper Road, Golden

**Area C Governance Committee Meeting**

Thursday, June 29, 2017 6:00 pm

Sorrento Memorial Hall



## Next Board Meeting

Thursday, July 20, 2017 at 9:30 AM  
555 Harbourfront Drive NE, Salmon Arm



Columbia Shuswap Regional District  
555 Harbourfront Drive NE, PO Box 978  
Salmon Arm, BC V1E 4P1  
[www.csr.bc.ca](http://www.csr.bc.ca) | 250.832.8194

You are receiving this because you are currently involved in or were previously involved with one of the CSRD's programs; or have subscribed to the CSRD Newsletter.  
[Unsubscribe](#)

Item 17.1

## CITY OF SALMON ARM

Date: June 26, 2017

### June 12, 2017 Regular Council Meeting Councillor Harrison - Traffic Barricade 5 Street

Moved: Councillor Harrison

Seconded: Councillor

THAT: a traffic barricade "no post" be installed along 5 Street between Blackburn Park and the Fairgrounds;

AND THAT: staff provide a cost estimate for two (2) temporary speed bumps.

#### **Vote Record**

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

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

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Item 17.2

## CITY OF SALMON ARM

Date: June 26, 2017

### June 12, 2017 Regular Council Meeting Councillor Lavery - Rainbow Crosswalk

Moved: Councillor Lavery

Seconded: Councillor

THAT: Council direct staff to prepare a report outlining options and cost estimates for installation of a rainbow crosswalk for consideration in the 2018 Budget.

#### Vote Record

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

Opposed:

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



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Item 20.1

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: Development Permit No. 412 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746 in accordance with the elevations, site and landscaping plan attached in Appendix 3 of the memorandum dated June 12, 2017;

AND THAT: The following variances to Zoning Bylaw No. 2303 be approved for Development Permit No. DP-412:

- 1) Section 9.9.1 - Minimum Setback of Principal Buildings - reduce the setback of a principle building adjacent to an access route from 2.0 m (6.6 ft) to 0.6 m (1.9 ft);
- 2) Section 9.9.5 - Minimum Setback of Principal Buildings - reduce the minimum separation between residential buildings on the same lot of not more than one storey in height from 1.5 m (4.9 ft) to 1.1 m (3.6 ft);

AND FURTHER THAT: Issuance of Development Permit No. DP-412 be withheld subject to the following:

- 1) Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

[Lakeshore Terrace Developments Ltd.; 1151 8 Avenue NE; Multi-Family Residential Development]

### 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: June 12, 2017

SUBJECT: Development Permit No. 412 (Form and Character – Multi-Family)  
 Legal: Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746  
 Civic Addresses: 1151 – 8 Avenue NE  
 Owner/Applicant: Lakeshore Terrace Developments Ltd.

**MOTION FOR CONSIDERATION**

- THAT:** Development Permit No. 412 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746 in accordance with the elevations, site and landscaping plan attached in Appendix 3 of this memorandum;
- AND THAT:** The following variances to Zoning Bylaw No. 2303 be approved for Development Permit No. DP-412:
- 1) Section 9.9.1 - Minimum Setback of Principal Buildings - reduce the setback of a principle building adjacent to an access route from 2.0 m (6.6 ft) to 0.6 m (1.9 ft);
  - 2) Section 9.9.5 - Minimum Setback of Principal Buildings - reduce the minimum separation between residential buildings on the same lot of not more than one storey in height from 1.5 m (4.9 ft) to 1.1 m (3.6 ft);

**AND FURTHER THAT:** Issuance of Development Permit No. DP-412 be withheld subject to the following:

- 1) Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

**STAFF RECOMMENDATION**

**THAT:** The motion for consideration be adopted.

**PROPOSAL**

The proposal is to develop the parcel located at 1151 – 8 Avenue NE for a multi-family residential strata shown in APPENDIX 1 and 2. The proposal is for six, detached single family dwellings with a private access road running north-south from 8 Avenue NE. Parking is located in single-car attached garages and four additional stalls in the south-east corner of the subject property.

Elevations and site plan drawings are attached as APPENDIX 3 and site photos as APPENDIX 4.

## BACKGROUND

The subject parcel is designated High Density Residential (HDR) in the City's Official Community Plan (OCP) and is zoned R-4 (Medium Density Residential) in the Zoning Bylaw. The surrounding neighbourhood is also designated HDR, and mostly consists of low density, single family development zoned R-1.

A rezoning application, from R-1 to R-4 (Zoning No. 1065), was approved by Council in the summer of 2016. At that time the proposal was for a 7 unit strata development, however Council approved the rezoning based on a Section 219 Restrictive covenant which limited the development to 6 units based on input and concern from the neighbourhood residents. The covenant has been subsequently approved and registered on title by the applicants.

## COMMENTS

### Design Review Panel

A Design Review Panel (DRP) meeting was held on May 30, 2017. Minutes of that meeting are attached as APPENDIX 5.

The DRP generally supported the proposal with the exception of the requested variance to reduce the minimum separation between units 5 and 6. It was suggested that combining the units into a duplex structure would be preferred, or alternatively if Council supported the variance, that the landscaping be adjusted to hard landscaping in place of plantings. It was suggested that the density of the landscaping could be reduced overall.

### Fire Department

No concerns.

### Building Department

No concerns. Reduction of limiting distance between units will be addressed at the Building Permit stage.

### Engineering Department

Comments are attached as APPENDIX 6.

### Planning Department

## **Form and Character Development Permit**

The proposed development is subject to the "Residential Development Permit Area" design guidelines of the OCP.

The proposal is for 6 detached single family dwellings, 8.2 m in height with attached single car garages. The style of the proposed dwellings is stated to be simple in form based on traditional housing in the area. The main roof structure is relatively steep and the structure is rectangular in shape. The exterior wall finishes include a combination of stucco and feature panels of wood siding.

The proposed landscaping plan (APPENDIX 3) shows three "Autumn Blaze" Maples along the 8 Avenue NE frontages, and seven ornamental crab-apple trees spaced out through the development. The three trees in the south-west corner will be relocated outside of the City Right of Way as large trees can negatively impact City utilities in the future. Further, the patios which are located on units 1 and 2 partially extend over City Right of Way as well. These patios will be limited to paver stone or non permanent landscaping as no permanent structures are permitted over City Right of Ways. Additional perimeter landscaping consists of a variety tree and shrub species and some open lawn area. Fencing



specifications have not been provided by the applicant, any proposed fencing would need to meet the fencing regulations of the Zoning Bylaw.

### **Site Access and Offstreet Parking**

The site will be accessed from 8 Avenue NE by a 7.3 m wide common access road. The garbage and recycling area is located in the south east corner adjacent to 8 Avenue NE. The Zoning Bylaw requires 1.5 stalls per unit in the Medium Density Residential zone for a total of 9 stalls required. A total of 10 stalls are shown on the site plan with 6 being located in the single car garages and 4 outside surface parking stalls.

### **Proposed Zoning Bylaw Variances**

The applicant is requesting two variances to Zoning Bylaw No. 2303; first to reduce the setback from an access route and second to reduce the minimum separation between residential buildings.

The first variance request is to reduce the setback of principle buildings from the common access route from 2.0 m to 0.6 to accommodate units 1, 2 and 3. Units 1, 2 and 3 are proposed to be setback 1.4 m, 0.9 m and 0.7 m from the access road. Allowing a variance down to 0.6 m will allow some flexibility while still maintaining a 0.6 m buffer for standard projections such as roof eaves. The setback from the access route is intended to maintain spacing from buildings for aesthetics and clear access of emergency vehicles and general traffic. In this case, the 7.3 m access route will remain clear of any buildings and projections and given the proposed layout staff does not have any objections to the requested variance.

The second variance request is to reduce the minimum separation between residential buildings on the same lot of not more than one storey in height from 1.5 m to 1.1 m to accommodate units 5 and 6. The minimum separation requirement is generally based on BC Building Code and limiting distances for fire and safety. The buildings will be two storeys tall on the outside but drop down to one storey at the closest point where the variance is requested. Staff support the requested variance subject to meeting BC Building Code. Confirmation that the buildings will meet BC Building Code will be completed at the Building Permit stage.

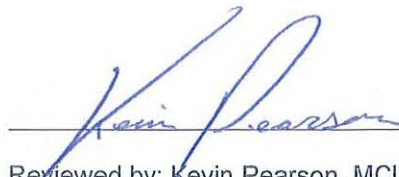
### **CONCLUSION**

The proposal is for the development of six detached single family dwellings at 1151 – 8 Avenue NE. The application addressed the "Residential Development Permit Area" design guidelines of the OCP. The form and character is generally consistent with design guidelines of the OCP. The two requested variances are considered minor, internal to the proposed development and should not negatively impact adjacent properties.

Application DP-412 is recommended for approval by staff, subject to the conditions outlines in the motion of consideration being completed to the satisfaction of the City.



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



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





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### Subject Parcel



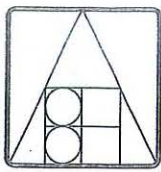
Orthophoto



0 7 14 21 28  
Meters

 Subject Parcel





March 15, 2017

Director of Development Services,  
City of Salmon Arm,  
Salmon Arm, BC

Re: Development Permit Application for 1151 – 8<sup>th</sup> Avenue NE, Salmon Arm, BC

Dear Sir:

Further to the attached application for the above address, I want to summarize and provide the rationale for the design of the project as submitted.

You will note that the project is comprised of six free-standing houses, each of two storey construction with a generous single-car attached garage. Construction type will be of standard wood frame on concrete foundations. Exterior wall finishes will be a combination of stucco, and feature panels of wood siding, or wood shingles. Roofing will be asphalt shingles. Colours will be approximately as shown in the coloured elevation drawings submitted.

Parking will slightly exceed the R-4 requirement of 1.5 stalls per unit, i.e. we are proposing 10 stalls instead of the minimum of 9.

The application includes a request for variances as follows: a slight reduction of the required 2m setback from the access route for just two of the units as shown on the site plan, and a reduction in the required building separation from 1.5 m to 1.1m in just one case between units 5 and 6. It should be noted that although the buildings are partially two storeys, the parts of them that are adjacent each other are the one-story portions.

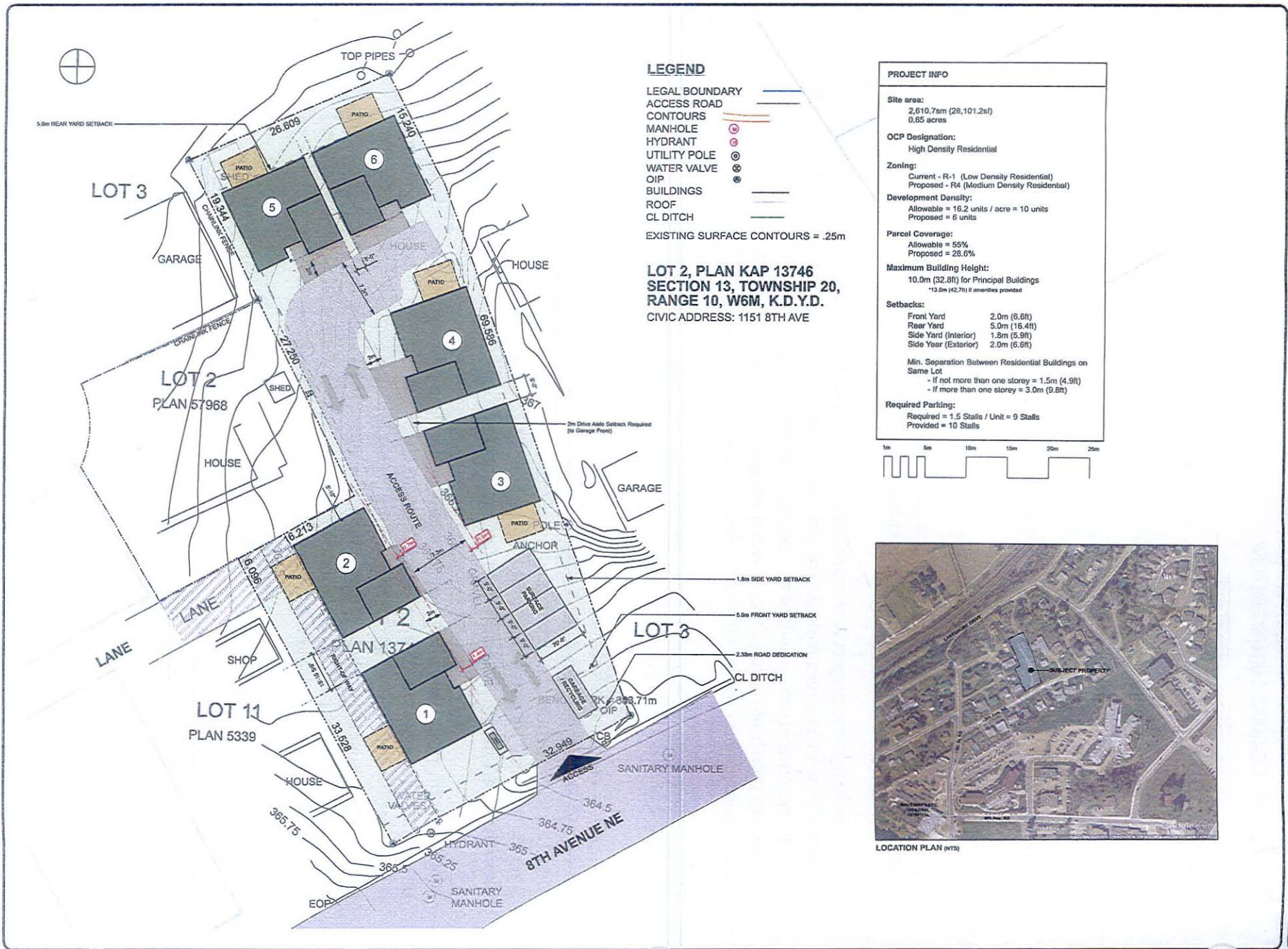
Stylistically the proposal could be called a straight forward expression of form derived from traditional housing forms common to the region. Hallmark features of this style include symmetrical fairly steeply pitched main roof surfaces and uncomplicated overall forms generated by a joining of clean rectangular plan shapes. We believe that this approach will fit in well with the aging housing stock in the neighbourhood and generate little controversy. This style should also age well and not too easily look out of fashion.

Should you have any questions or concerns, we would be pleased to hear them.

Sincerely,

Bernd Hermanski, Architect-AIBC  
Bernd Hermanski Architect Inc.





LOCATION PLAN (P173)

ISSUE  
 DEVELOPMENT PERMIT

DRAWING: NL  
 DATE: March 20

SCALE: 1:200

PREPARED BY: B. HERN  
 CHECKED BY: B. HERN  
 DATE: 10/10/2019

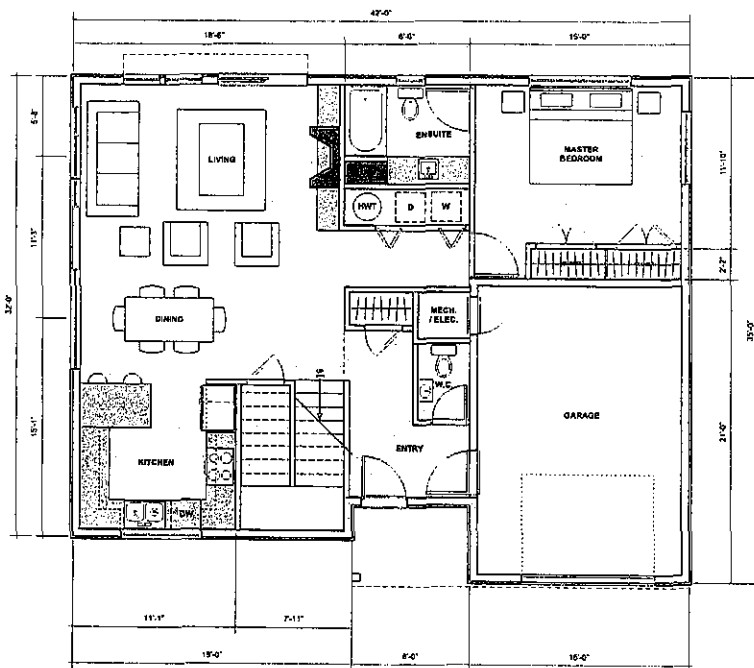
**BERND HERN**  
**ARCHIT**  
 INCORPORATED

40 - ALEXANDER  
 P.O. BOX 14  
 SALMON ARM, B.C.  
 TEL: (250) 832  
 FAX: (250) 832  
 EMAIL: info@bh

PROJECT: 16-020  
 1151 - 8th Ave  
 SALMON ARM

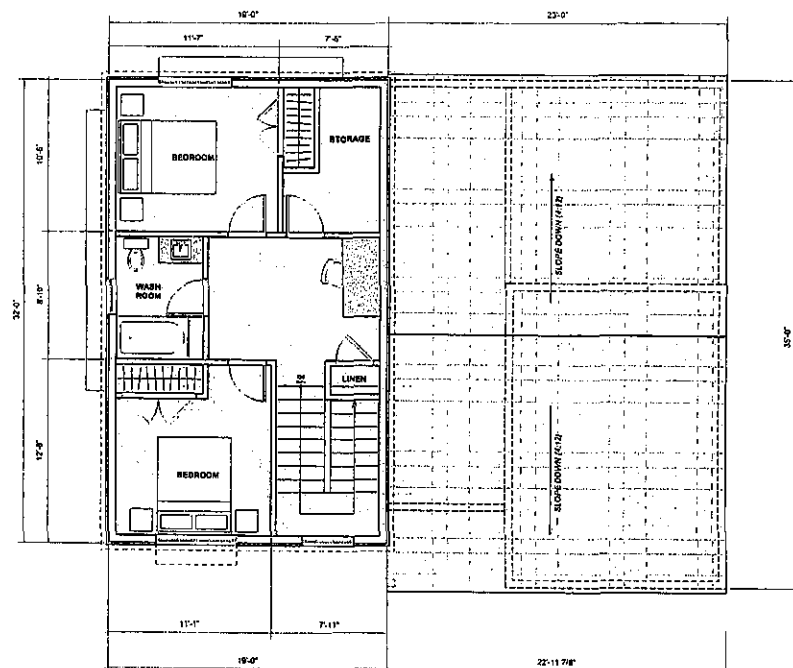
DRAWING TITLE:  
**SITE PLAN**

DRAWING NO.  
**DP0**  
 OF  
 128



**TYPE 1**  
1057sf

1 Ground Floor  
Scale: 1/4" = 1'-0"



**TYPE 1**  
609sf

2 Upper Floor  
Scale: 1/4" = 1'-0"

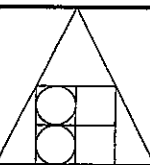
ISSUE DATE  
DEVELOPMENT PERMIT: MAR 20, 2017

DRAWN: BH

DATE: March 2017

SCALE: AS NOTED

BERND HERMANSKI ARCHITECT INCORPORATED  
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FAX (250) 833 7465  
EMAIL: info@bhai.ca



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PROJECT: 16-020

1151 - 8th Ave. NE

SALMON ARM, B.C.

DRAWING TITLE:

**UNITS 1-2**  
(DETACHED HOMES)

DRAWING NO.

**DP02**

OF

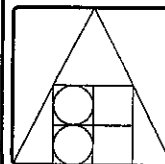
ISSUE DATE  
DEVELOPMENT PERMIT Mar. 20, 2017

DRAWN: BH

DATE: March 2017

SCALE: as noted

NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER.



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ARCHITECT  
INCORPORATED**

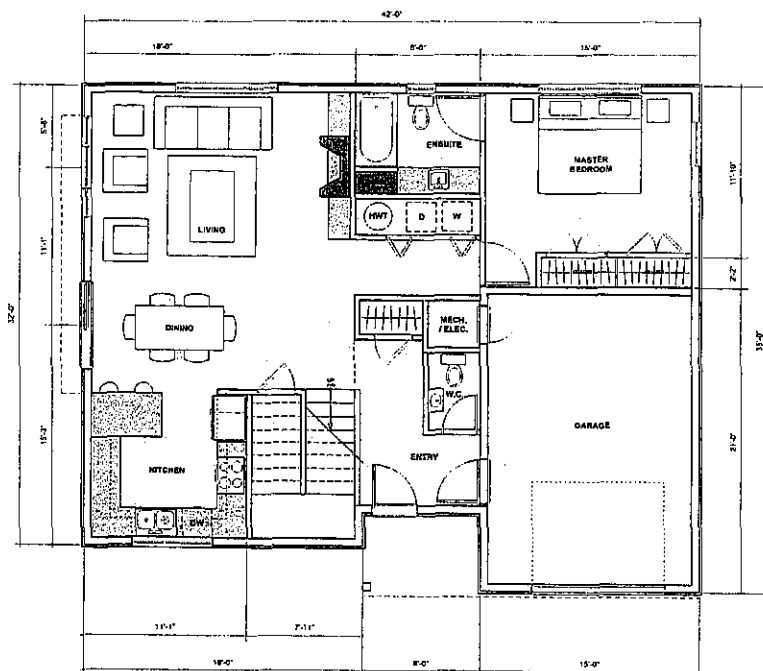
40 - ALEXANDER ST. N.E.  
P.O. BOX 1438  
SALMON ARM, B.C. V1E 4P6  
TEL (250) 832-7400  
FAX (250) 832-7408  
EMAIL info@bhal.ca

PROJECT: 16-020  
1151 - 8th Ave. NE  
SALMON ARM, B.C.

DRAWING TITLE:  
**UNITS 3-4  
(DETACHED HOMES)**

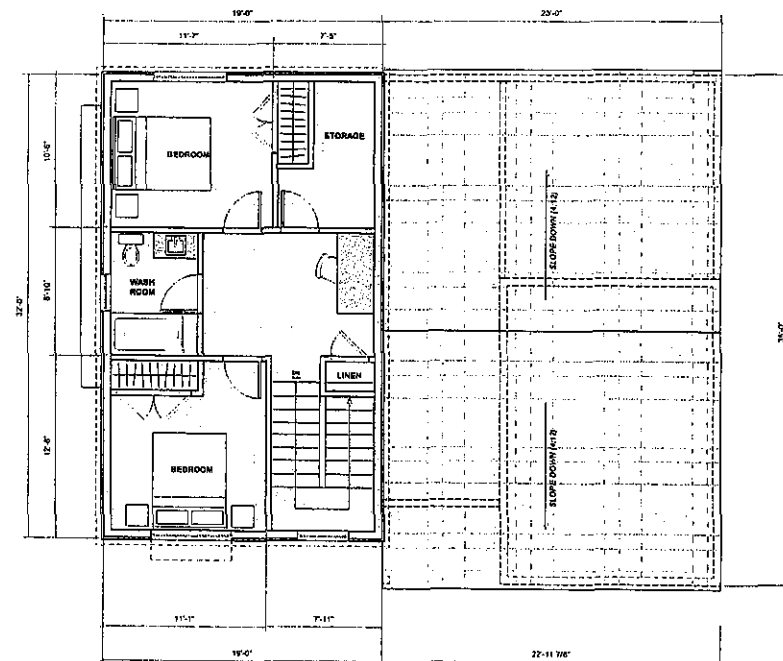
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OF  
13



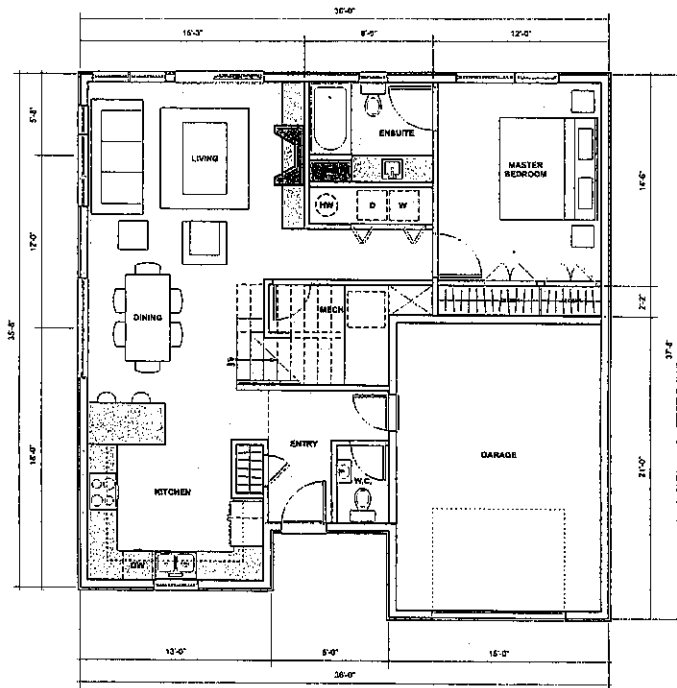
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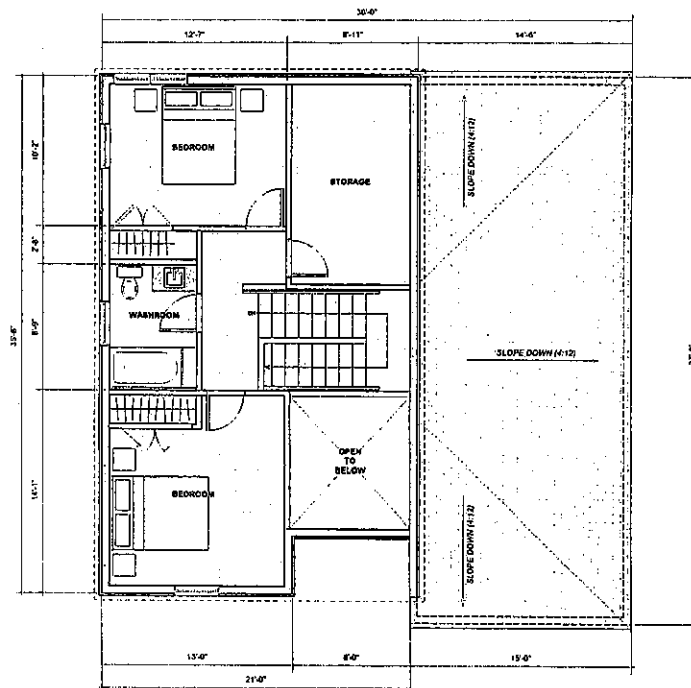
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**TYPE 3**  
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**TYPE 3**  
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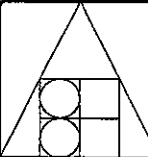
ISSUE DATE  
DEVELOPMENT PERMIT Mar. 20, 2015

DRAWN: BH

DATE: March 2017

SCALE: as noted

Architect's professional seal and stamp required for all drawings. The seal and stamp must be placed on the drawing in the location indicated by the architect.



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PROJECT: 16-025  
**1151 - 8th Ave. NE**  
**SALMON ARM, B.C.**

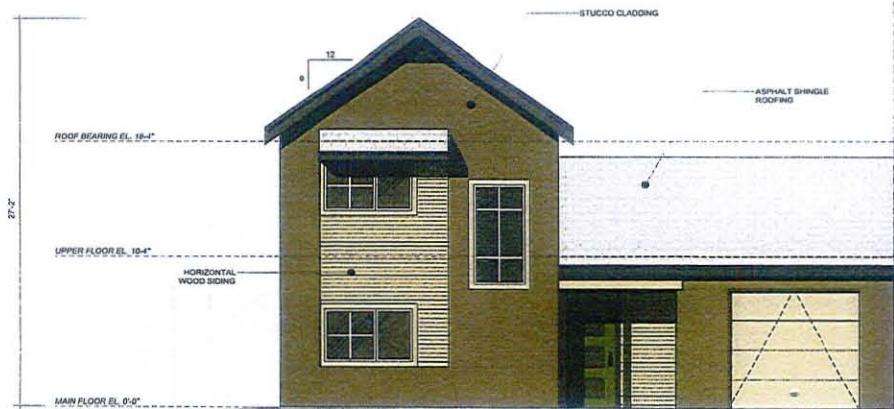
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**UNITS 5-6**  
(SEMI-DETACHED)

DRAWING NO.

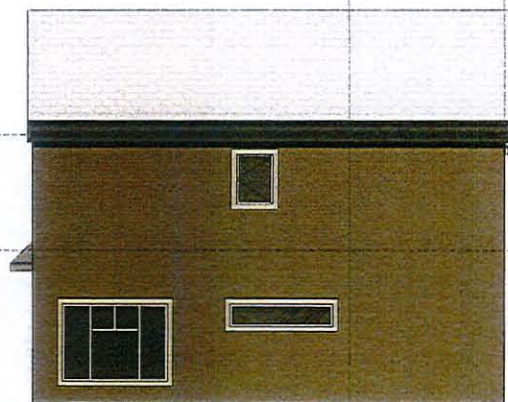
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OF

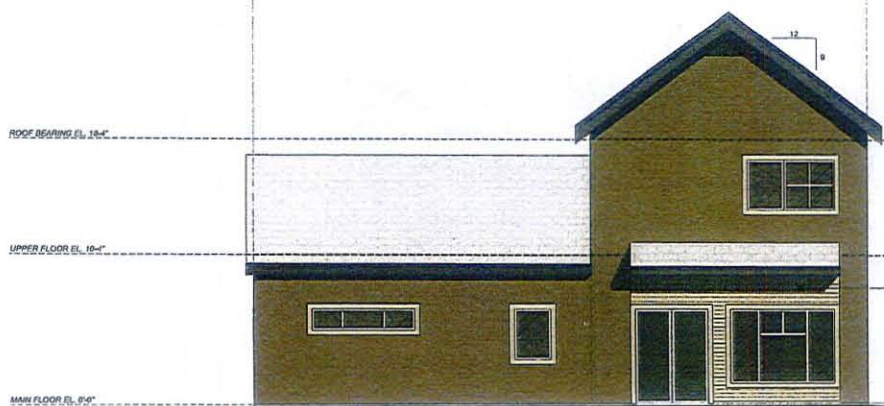




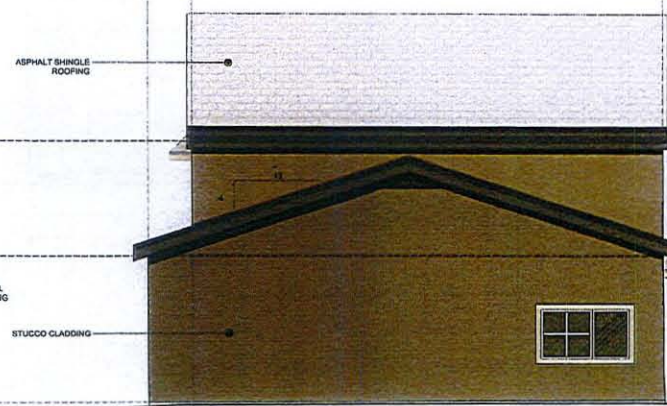
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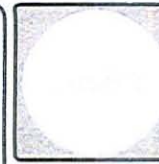
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TYPE 1



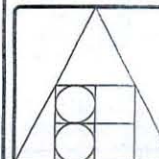
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TYPE 1



ISSUE	DATE
DEVELOPMENT PERMIT	Mar. 20, 2103

DRAWN: BH  
DATE: March 2017  
SCALE: as noted

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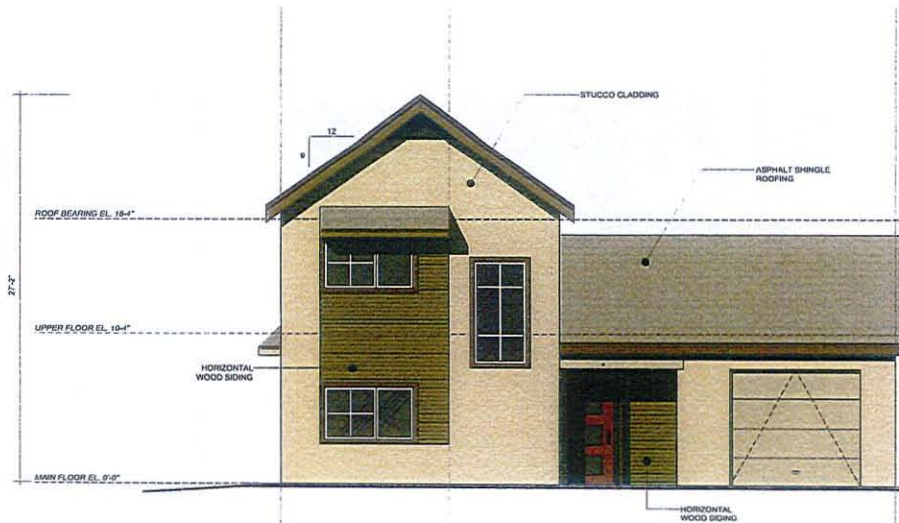
40 - ALEXANDER ST. N.E.  
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PROJECT: 16-020  
1151 - 8th Ave. NE  
SALMON ARM, B.C.

DRAWING TITLE:  
UNITS 1-2  
(DETACHED HOMES)

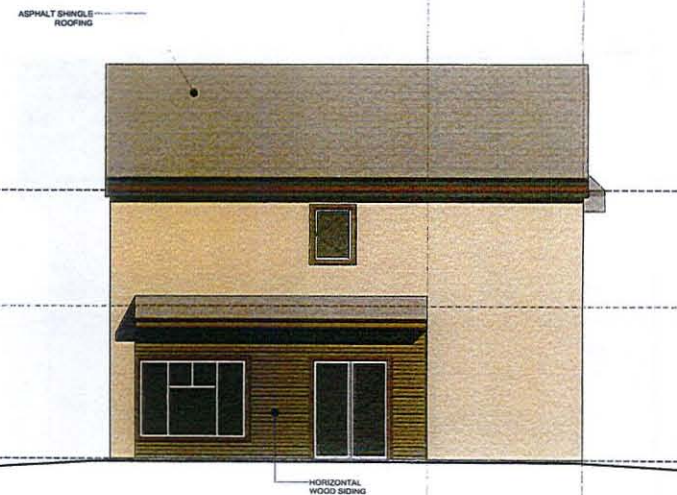
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OF  
132



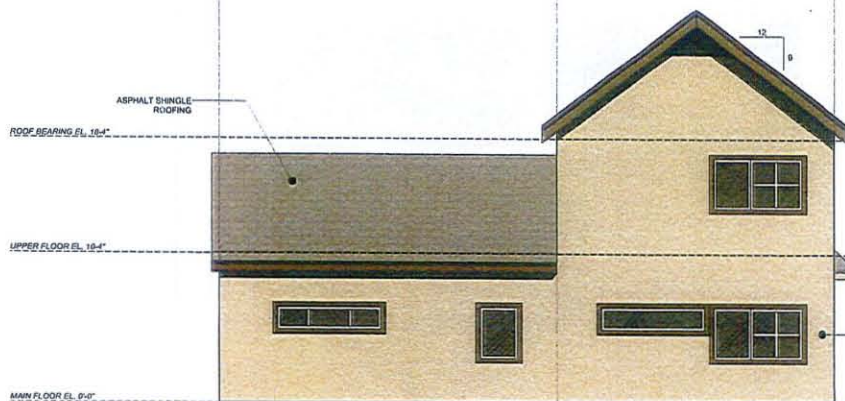
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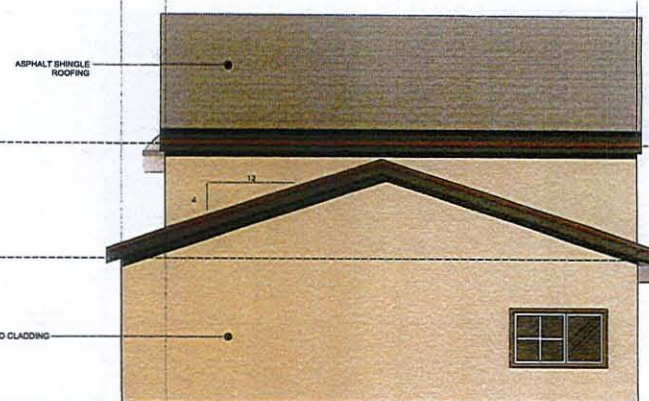
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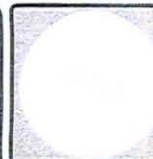
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TYPE 2



Side Elevation  
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TYPE 2



ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT PERMIT: 14p, 20, 210  
\_\_\_\_\_

DRAWN: BH

DATE: March 2017

SCALE: as noted

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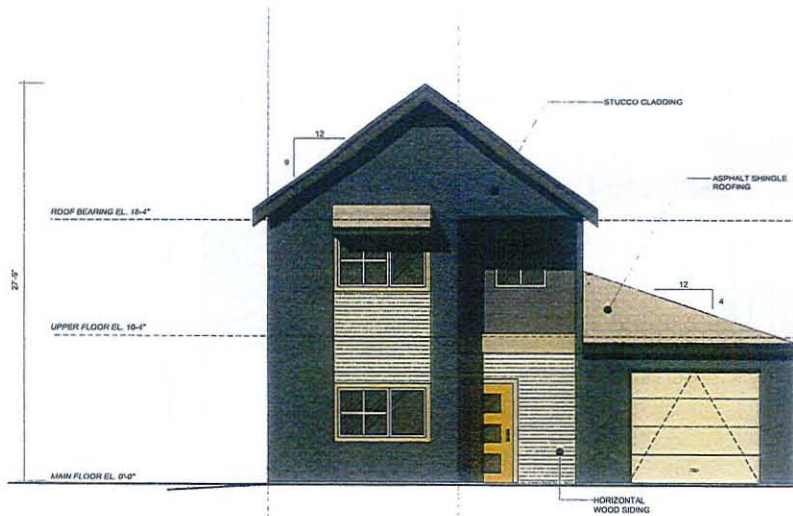
PROJECT: 16-020  
1151 - 8th Ave. NE  
SALMON ARM, B.C.

DRAWING TITLE:  
UNITS 3-4  
(DETACHED HOMES)

DRAWING NO.  
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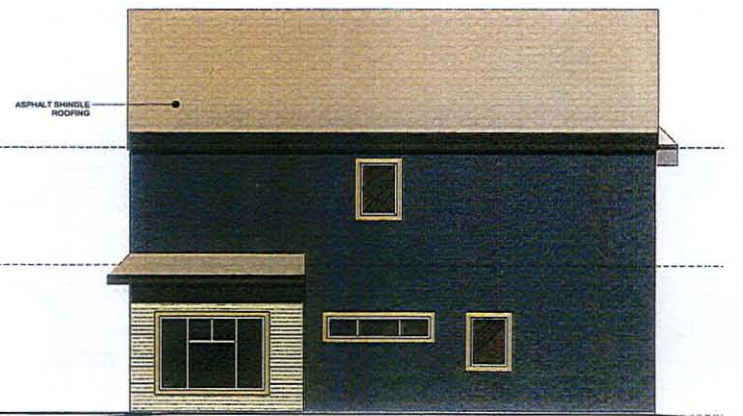
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133





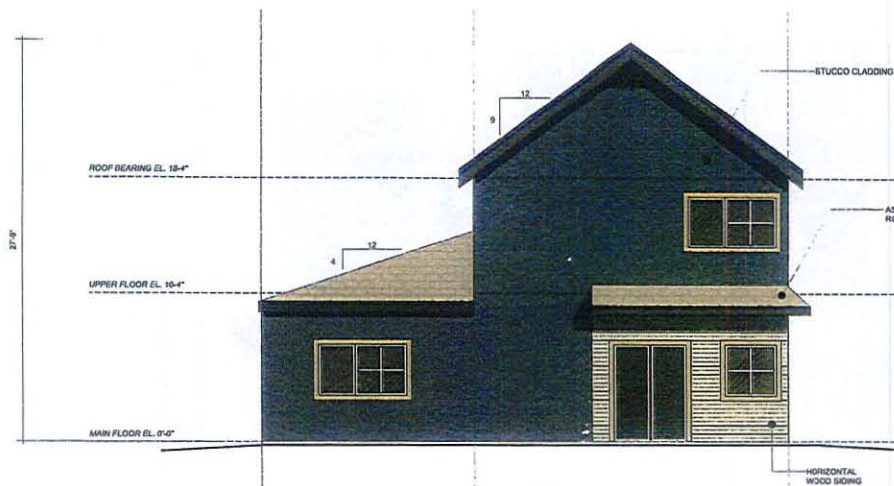
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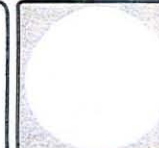
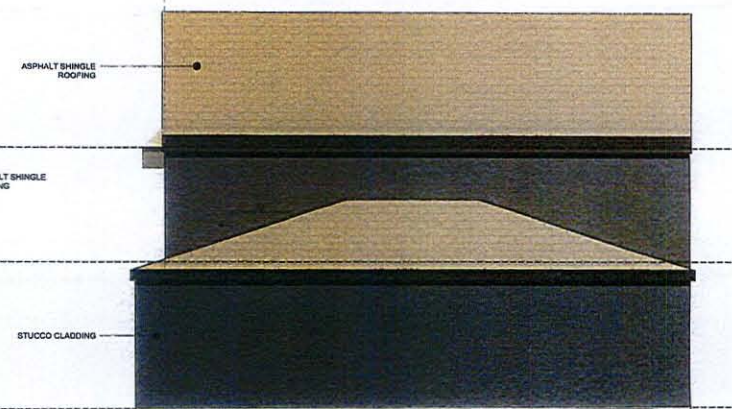
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TYPE 3

Back Elevation  
Scale: 1/4" = 1'-0"



ISSUE DATE  
DEVELOPMENT PERMIT Mar. 20, 2017

DRAWN: BH

DATE: March 2017

SCALE: as noted

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PROJECT: 16-020  
1151 - 8th Ave. NE  
SALMON ARM, B.C.

DRAWING TITLE:  
UNITS 5-6  
(SEMI-DETACHED)

DRAWING NO.  
A07  
OF  
134









Photo 1: Photo looking north from 8 Avenue NE at the subject property and single family dwelling.



Photo 2: Photo looking east at the current driveway entrance and 8 Avenue NE





Photo 3: Photo looking north from the current driveway access.



Photo 4: Photo looking west at 8 Avenue NE.





## CITY OF SALMON ARM

### DESIGN REVIEW PANEL MINUTES

May 30, 2017  
Room No. 100, City Hall

**Present:** Bill Laird (Panel Chair)  
Lianne Longdo (Panel Member)  
Bill Remphrey (Panel Member)  
Paul Burrows (Panel Member)  
John Coulson (Panel Member)

Bernd Hermanski (Applicant DP-412)  
Alvin Bartel (Applicant DP-413)

Wes Miles (Planning and Development Officer)  
Chris Larson (Planning and Development Officer)

**Absent:** Warren Welter (Panel Member)  
Marc Lamerton (Panel Member)

**Applications:** **Proposed Multiple Family Residential Development at 1151 – 8 Avenue NE**  
**Development Permit Application No. DP-412**

**Proposed Institutional Development at 100 – 5 Avenue SE**  
**Development Permit Application No. DP-413**

The meeting was called to order at 2:01 p.m.

#### **Development Permit Application No. DP-412**

The Applicant summarized the proposal, referring to the site plans and building elevations, noting that the scale and traditional design are attempts to complement the existing development in the area.

Panel members discussed the proposal, noting the need for increased density. Questions were addressed regarding the building spacing, landscaping (noting it would be possible to feature less dense planting), parking and access. Panel members sought clarification on the requested variances, questioning the utility of the narrow space requested between units 5 and 6. The panel was not supportive of this variance regarding the separation between buildings 5 and 6.

#### **Panel Recommendation**

THAT the application drawings under review for application DP-412 be supported, subject to:

- eliminating the variance regarding the separation between buildings 5 and 6.

The DRP would support a duplex as an option combining units 5 and 6. The DRP suggests that should Council support the requested variance, that the landscape plan be revised to include hard landscaping to be installed between buildings 5 and 6.

Design Review Panel – May 30, 2017 Meeting Minutes

**Development Permit Application No. DP-413**

The Applicant summarized the proposal, referring to the site plans and building elevations. The design attempts to tie the new building to the existing structure, with similar colours, stone finishing, and rooflines.

Panel members discussed the proposal, commenting positively on the design proposal, as well as the form and character of the building, questioning proposed plantings, the access, and potential options to lessen the impact of the parking area. The DRP was not concerned with the requested variances, and viewed the requested right-of-way trespass for the covered walkway as reasonable. It was noted that by limiting a portion of the eastern parking area to one-way traffic, that potentially the perimeter landscaping could be widened and enhanced, softening the impact of the parking area on adjacent homes.

**Panel Recommendation**

THAT the application drawings under review for application DP-413 be supported, subject to:

- the review and substitution of potential zone intolerant plantings for hardy species; and
- reconfiguring the eastern parking area to one-way traffic to increase perimeter landscaping.

The DRP noted the level of detail in the proposal, the quality of the design, and was supportive of the project.

The meeting adjourned at 3:10 p.m.



Bill Laird, Panel Chair





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

---

TO:	Kevin Pearson, Director of Development Services
DATE:	11 May 2017
PREPARED BY:	Chris Moore, Engineering Assistant
OWNER:	<b>Lakeshore Terrace Developments Ltd.</b> , Box 1438, Salmon Arm, BC, V1E 4P6
APPLICANT:	Owner
SUBJECT:	<b>DEVELOPMENT PERMIT APPLICATION NO. DP-412</b>
LEGAL:	Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13746
CIVIC:	<b>1151 – 8 Avenue NE</b>
TYPE:	Environmentally Sensitive Riparian Area & Residential Development Permit Area

---

Further to your referral dated 18 April 2017 we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development Permit; 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. 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. 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

## Development Permit Application DP-412

11 May 2017

Page 2

elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

8. For the off-site improvements at the time of development/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. 8 Avenue NE on the subject properties south boundary is classified as an Urban Local Road, requiring a road right-of-way dedication of 20 meters (10 meters on either side of road centerline). However, since 8 Avenue NE cannot be extended and development opportunities are limited, the City is prepared to accept an 18 meter right-of-way dedication in this instance. Available records indicate that an additional 2.76m of dedication will be required from the subject property, to be confirmed by a BCLS.
2. 8 Avenue NE is currently constructed to an Interim Local Road Standard. Upgrading to an Urban Local Road Standard will be required. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street drainage, street lighting and underground electrical and telecommunications wiring.
3. Internal roadways are recommended to be a minimum of 7.3m measured from face of curb (per City standard RD-12).

### **Water:**

1. The subject property fronts on a 100 mm diameter (Zone 1) watermain on 8 Avenue NE. The Owner / developer is required to upgrade this watermain to 200mm diameter along the frontage of the property. Since this work is considered premature at this time, a 50% cash in lieu contribution to future works will be required.
2. The property is to be serviced with single, water service connection, adequately sized to satisfy the proposed use, as per specification drawing W-10 (minimum 25mm diameter). Strata developments with ground oriented access have the option of a bulk water meter at property line with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided by the City at the owner/developers cost. Where service connections are required to serve multiple properties, an approved Backflow Prevention Device shall be installed to provide premise isolation, in accordance with the Cross Connection Control Bylaw 3934.

Development Permit Application DP-412  
11 May 2017  
Page 3

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3. The existing property is currently serviced by a service connection, of unknown size from the watermain on 8 Ave NE. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.
4. There is a water service to 1080 9 Ave NE that crosses the subject property within the City's right of way (ROW). This service is to be maintained.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OK&K 2012).
6. Fire protection requirements to be confirmed with the Building and Fire Departments.

**Sanitary Sewer:**

1. The subject property fronts a 200mm diameter sanitary sewer main on the northern boundary of the property, a 300 mm diameter sanitary sewer main on 8 Avenue NE and a 300mm diameter sanitary sewer main in a 4.5m ROW on the South-West boundary of the property. No upgrades are required at this time, however, the ROW within the property on the South-West boundary will require widening to 6.0m width.
2. Due to the site topography, the property may be serviced by two sanitary service connections; one from the sewer on the northern boundary and one from the sewer on the south-west boundary. Both services are to be adequately sized (minimum 100mm) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a service of unknown size from the sanitary sewer on the northern boundary. All existing inadequate/unused services must be abandoned at the main. Owner/developer is responsible for all associated costs.

**Drainage:**

1. The subject properties front a 600 mm diameter storm sewer main on 8 Avenue NE. No upgrades are required at this time. However, the ROW within the property on the South-West boundary will require widening to 6.0m total width.
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.


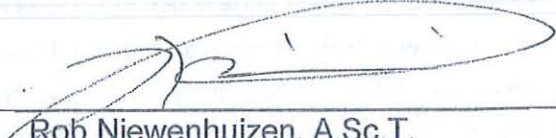
Development Permit Application DP-412  
11 May 2017  
Page 4

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3. Subject to approval of the ISMP, the proposed lots may be serviced by single storm service connections 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.
4. Records indicate the existing lots are not currently serviced with storm.

**Geotechnical:**

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation Design and Site Drainage) and Category B (Pavement Design) will be required at time of subdivision.

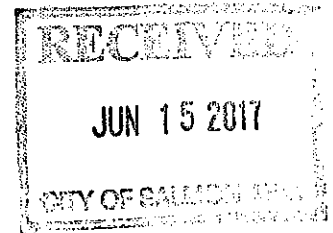
  
Chris Moore  
Engineering Assistant  
Rob Niewenhuizen, A.Sc.T.  
Director of Engineering & Public  
Works



Submission to Council

June 26, 2017

Re development permit number DP 412



I suggest that there be possibility for future access for vehicles and for pedestrians connecting with my property which is directly to the north of the property we are considering.

Argument:

1 At some later date my property (nearly half an acre) may be up for development in a multi family format. Council at that time may consider that access from my property lying to the north of the one we are considering should have access to 8<sup>th</sup> Avenue North East rather than increasing the traffic onto Lakeshore Road. The two northern most units as drawn on the plan preclude this possibility.

2. The area around 8th Avenue North East could benefit from future access for pedestrians to the water front Raven trail. There is an unofficial trail downwards over the tracks at the moment opposite my drive-way. In future with the pedestrian overpass somewhere in that area access through future development on my property should not be made impossible by the plan we are considering. The overpass was mooted as part of the double tracking initiative a few years ago and needs to be brought forward again.

3. In general it seems wise to plan for alternate exits from developments such as this one in case of emergencies such as fire, police action etc.. Lives could be saved.

Submitted by Tom Brighthouse

970 Lakeshore Road North East

Box 445

Salmon Arm V1E 4(6

CITY OF SALMON ARM  
NOTICE OF PUBLIC HEARING

145

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, June 26, 2017 at 7:00 p.m.**

**1) Proposed Amendment to Zoning Bylaw No 2303:**

**Proposed Rezoning** of Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP54214 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

**Civic Address:** 1750 - 20 Avenue NE

**Location:** Just west of the intersection of 20 Avenue and 20 Street NE; south side of 20 Avenue NE

**Present Use:** Vacant property

**Proposed Use:** Single family dwelling with a suite

**Owner / Applicant:** 0762123 B.C. Ltd./ Micku, K.

**Reference:** ZON-1094/ Bylaw No. 4212



The file for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from June 13 to June 26, 2017, both inclusive, in the office of the Corporate Officer at the City of Salmon Arm, 500 - 2 Avenue NE.

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

Erin Jackson, Corporate Officer

Salmon Arm Observer: June 14 and 21, 2017

21.1/22.1



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 25, 2017

Subject: Zoning Bylaw Amendment Application No. 1094

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP54214

Civic: 1750 – 20 Avenue NE

Owner / Applicant: 0762123 BC Ltd / Micku, K.

**MOTION FOR CONSIDERATION**

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP54214 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

**STAFF RECOMMENDATION**

**THAT:** The motion for consideration be adopted.

**PROPOSAL**

The approximately 580 square metre subject parcel is located at 1750 20 Avenue NE (Appendix 1 and 2) and presently contains an under-construction, new single family dwelling (the single family dwelling visible in the aerial images has been demolished). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a secondary suite within a new single family dwelling.

**BACKGROUND**

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

The subject parcel meets the conditions as specified to permit a secondary suite within the proposed R-8 zone (but not a *detached suite*). Site photos are attached as Appendix 4. The intent of the applicant is to develop a conforming *secondary suite* within the new single family dwelling, as shown in a site plan attached as Appendix 5.

**Secondary Suites**

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Medium Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property has potential to meet the conditions for the development of a *secondary suite* (but not a *detached suite*), including sufficient space for an additional off-street parking stall.



COMMENTSEngineering Department

No objections to the proposed rezoning.

Building Department

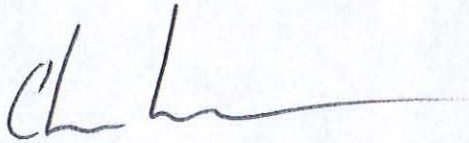
BC Building Code will apply. No concerns with proposed zoning.

Fire Department

No concerns.

Planning Department

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



Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





0 25 50 100 150 200 Meters



Subject Parcel



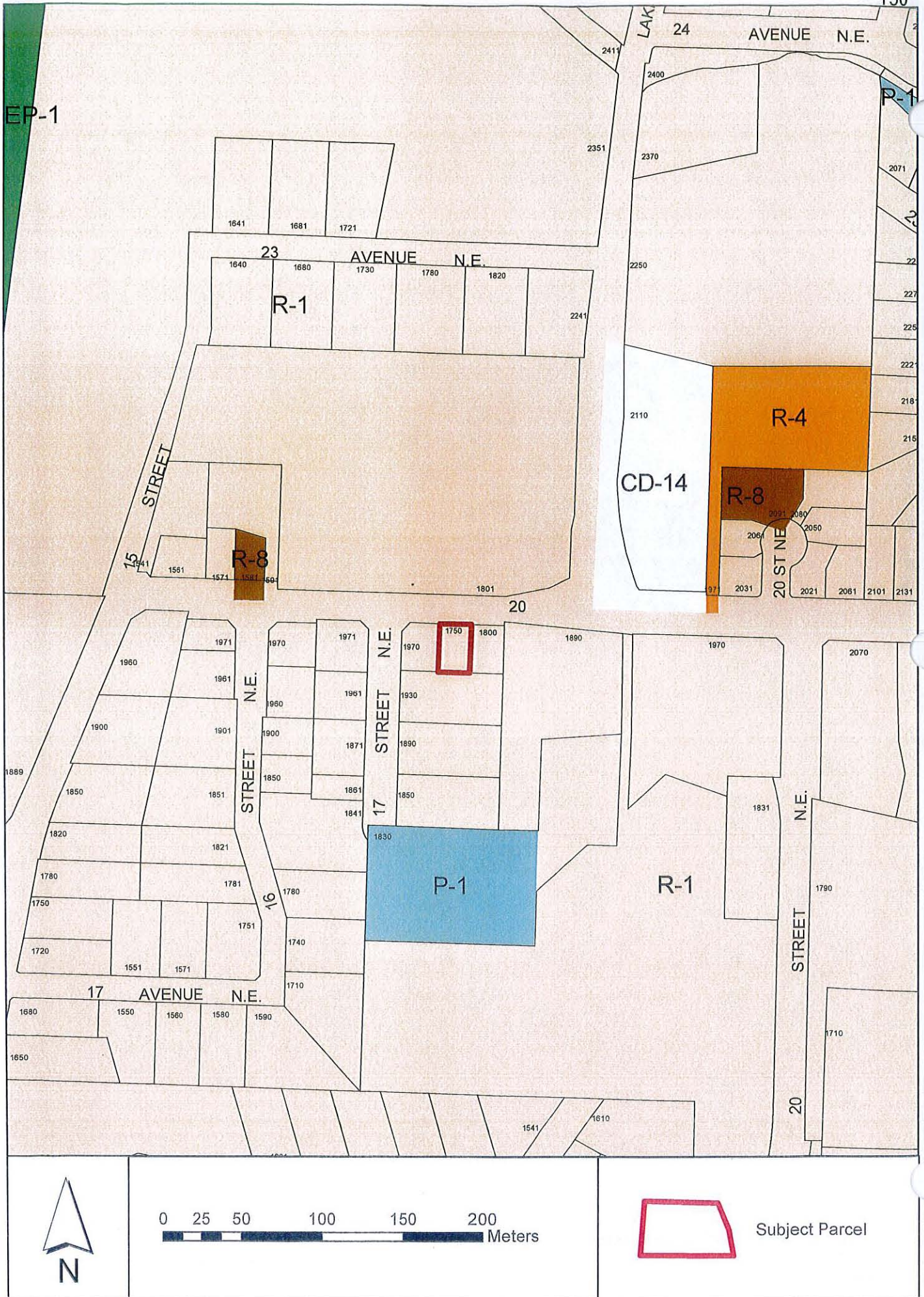


0 4.5 9 18 27 36 Meters



Subject Parcel







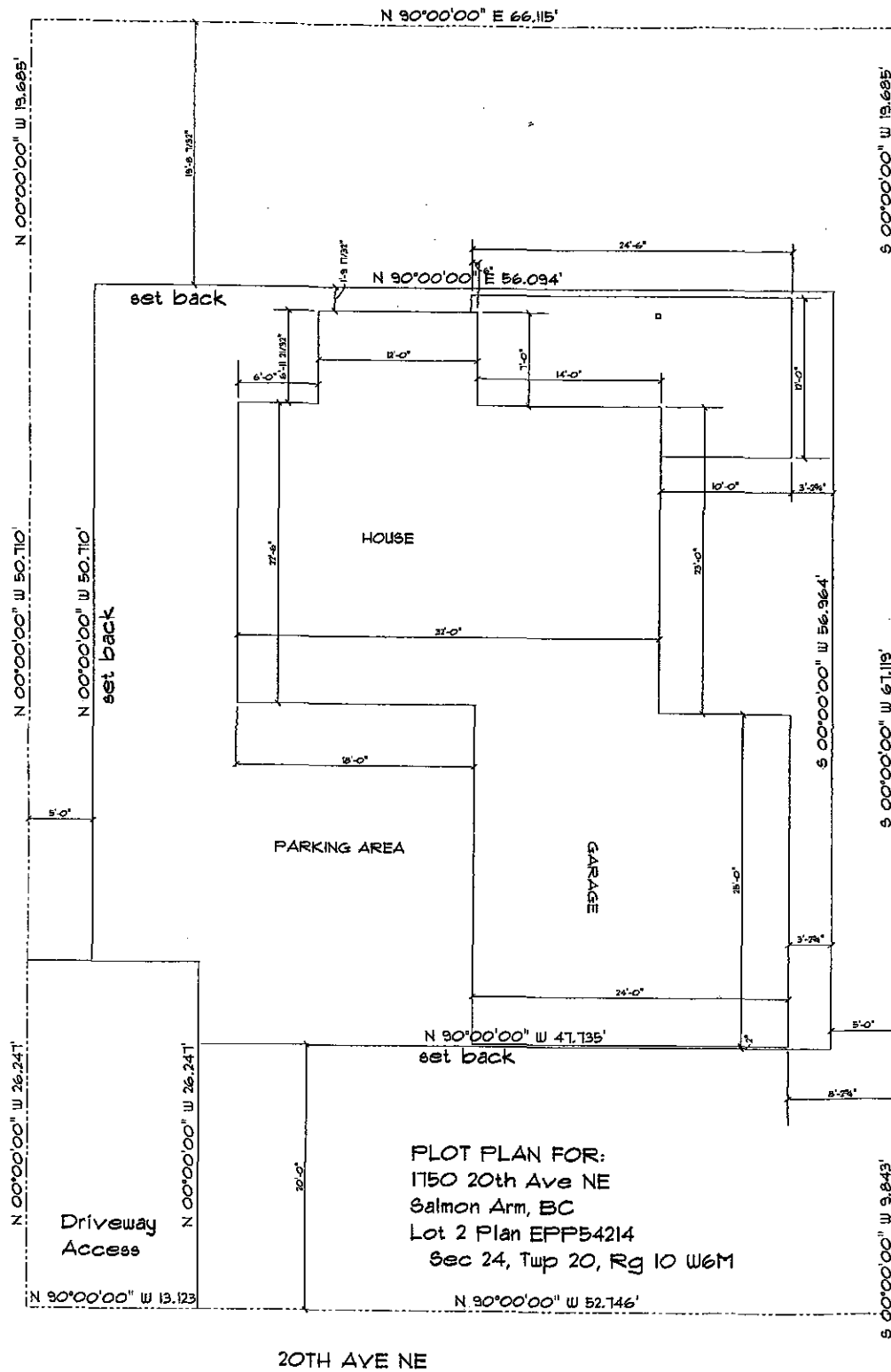


View of subject parcel looking south-west from 20 Avenue NE showing adjacent parcels.



View of subject parcel looking south-east from 20 Avenue NE showing adjacent parcels.





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 the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, June 26, 2017 at 7:00 p.m.**

**2) Proposed Amendment to Zoning Bylaw No 2303:**

**Proposed Rezoning** of Lots 1 - 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515; Lots 9 - 21, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP71301; Lot B, Section 12, Township 20, Range 10, W6M, KDYD, Plan 24221, Except Plans EPP32727, EPP67515 and EPP71301 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

**Civic Address:** 2021, 2020, 2031, 2040, 2080 - 14 Avenue SE (Lots 1 - 5); 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 - 14 Avenue SE (Lots 9 - 21); 1400 - 20 Street SE (Rem. Lot B)

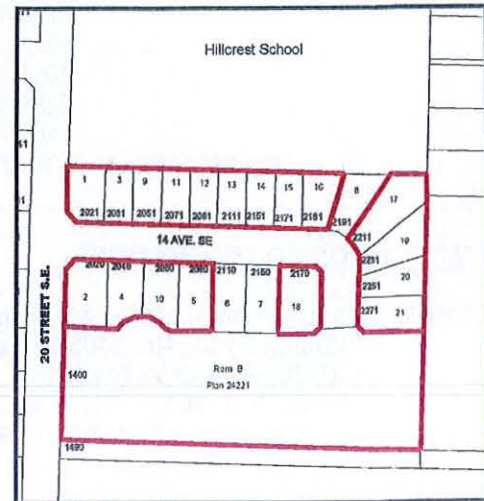
**Location:** Adjacent parcel south of Hillcrest School

**Present Use:** Vacant land

**Proposed Use:** Construction of single family dwellings with the option for residential suite development

**Owner / Applicant:** 1074917 B.C. Ltd./ Browne Johnson Land Surveyors

**Reference:** ZON-1095/ Bylaw No. 4213



The file for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from June 13 to June 26, 2017, both inclusive, in the office of the Corporate Officer at the City of Salmon Arm, 500 - 2 Avenue NE.

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

Erin Jackson, Corporate Officer

Salmon Arm Observer: June 14 and 21, 2017

21.2/222



*City of Salmon Arm*

*Development Services Department Memorandum*

To: Her Worship Mayor Cooper and Members of Council

Date: May 30, 2017

Subject: Zoning Bylaw Amendment Application No. 1095

Legal: Lots 1 - 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515; Lots 9 - 21, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP71301; Lot B, Section 12, Township 20, Range 10, W6M, KDYD, Plan 24221, Except Plans EPP32727, EPP67515 & EPP71301

Civic: 2021, 2020, 2031, 2040, 2080 – 14 Avenue SE (Lots 1-5); 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 – 14 Avenue SE (Lots 9 – 21); and 1400 – 20 Street SE (Remainder Lot B)

Owner/Applicant: 1074917 BC Ltd. / Browne Johnson Land Surveyors

**MOTION FOR CONSIDERATION**

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 1 - 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515; Lots 9 - 21, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP71301; Lot B, Section 12, Township 20, Range 10, W6M, KDYD, Plan 24221, Except Plans EPP32727, EPP67515 & EPP71301 (2021, 2020, 2031, 2040, 2080 14 Avenue SE; 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 – 14 Avenue SE; and 1400 – 20 Street SE) from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

**STAFF RECOMMENDATION**

**THAT:** The motion for consideration be adopted.

**PROPOSAL**

The subject parcels are located at 1400 20 Street SE in the new Hillcrest Heights subdivision (Appendix 1 and 2), and combine to roughly 6 acres in area. The parent parcel is currently proceeding under a subdivision application (SUB-15.08) which would ultimately result in the creation of 32 parcels. The proposal is to rezone 18 recently created parcels and the remaining portion of the parent parcel (11 future lots) from R-1 (Single Family Residential) to R-8 (Residential Suite) to allow options for residential suite use and development.

**BACKGROUND**

The subject parcels are designated Low Density Residential in the City's Official Community Plan (OCP), zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3), and are currently vacant. The proposed layout concept (attached as Appendix 4) demonstrates how the subject parcels would be divided into 32 lots. 29 of these proposed lots are being considered for R-8 zoning under this application. The proposed minimum parcel sizes and minimum widths meet or exceed the minimum parcel specifications of the proposed R-8 zone for secondary suites.



The subject parcels are located on 20 Street SE, just south of Hillcrest School. Site photos are attached as Appendix 5. This area is largely comprised of R-1 and R-7 zoned parcels containing single family dwellings. There are currently twenty-one R-8 zoned parcels within close proximity of the subject parcel, including thirteen in the recently rezoned subdivision to the east (Appendix 3).

As the subject parcels are currently vacant, this amendment is to provide flexibility and facilitate future development and use. Any development of a secondary suite or detached 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 size requirements, 5 of the subject properties have potential for the development of either a secondary suite or a detached suite, while the rest would be limited to a secondary suite within a single family dwelling.

Note that in 2014, City Staff reviewed Policy 8.3.25 with respect to the processing of rezoning applications in recognition that a zoning amendment is not a development application, and may proceed without a building plan in anticipation of potential use or development in the future. As previously noted, any actual development on the vacant subject properties would require a building permit and be subject to meeting Zoning Bylaw and BC Building Code requirements.

#### COMMENTS

##### Engineering Department

No concerns with rezoning. Note that driveway access shall be limited to one with a maximum width of 6.0 metres (Appendix 6).

##### Building Department


No concerns with rezoning. 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 is consistent with the OCP and is therefore supported by staff. In staff's opinion, the intended subdivision and minimum parcel sizes would be well-suited for residential suite development. Any development would require a building permit and will be subject to meeting Zoning Bylaw, on-site servicing and BC Building Code requirements.



Prepared by: Chris Larson, MCP  
Planning and Development Officer



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



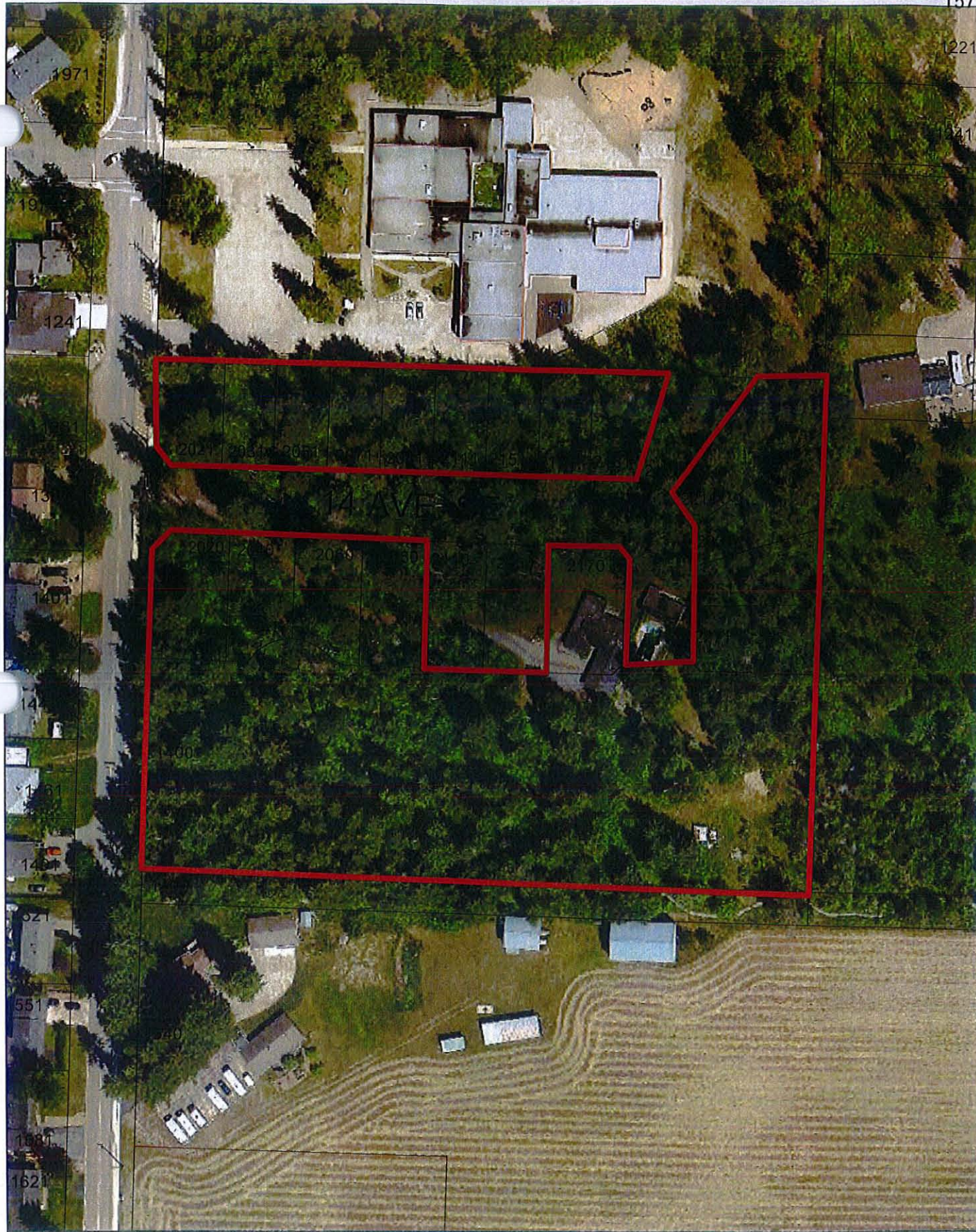


0 35 70 140 210 280 Meters



Subject Parcel



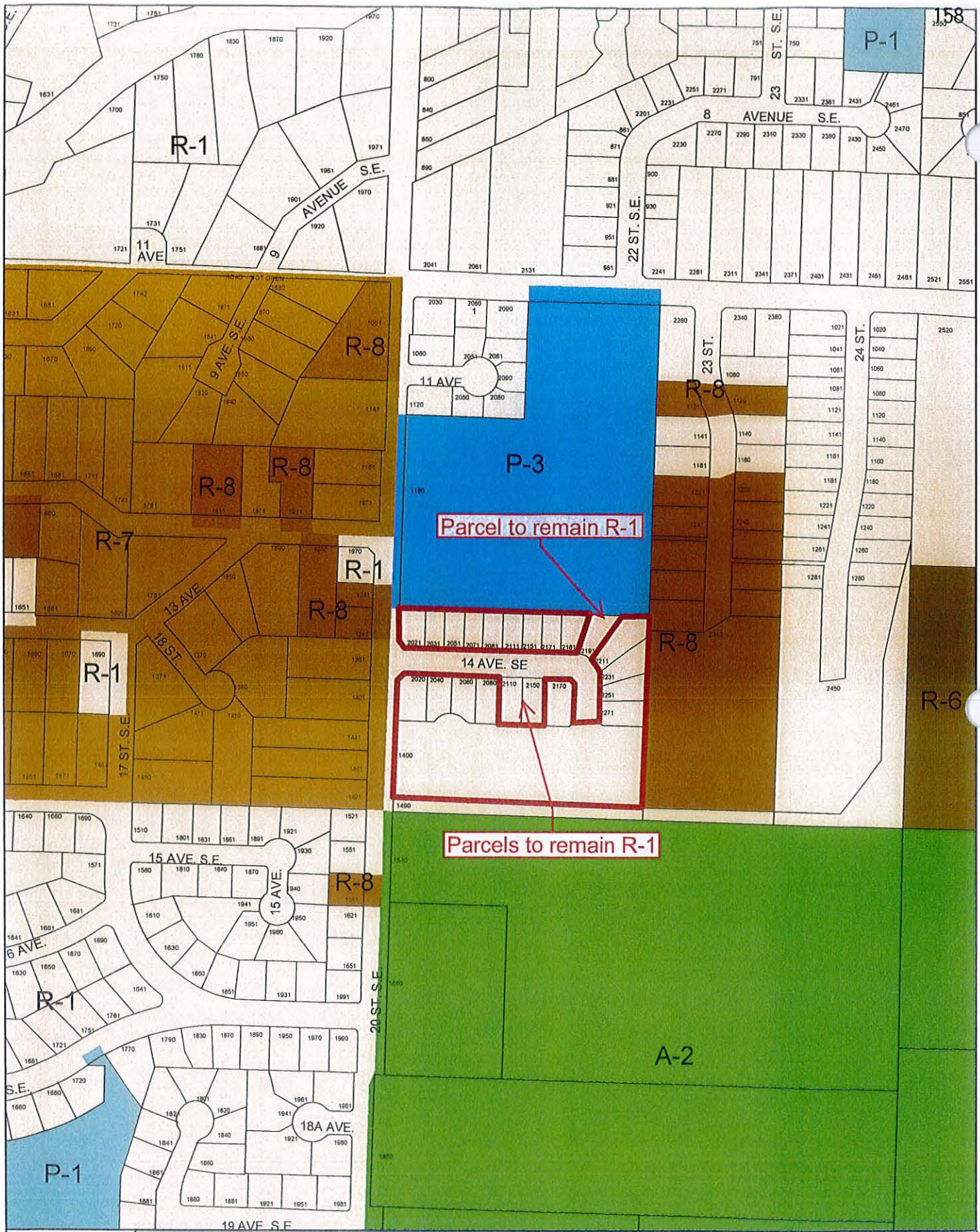


0 12.5 25 50 75 100 Meters



Subject Parcel





0 35 70 140 210 280 Meters



Subject Parcel

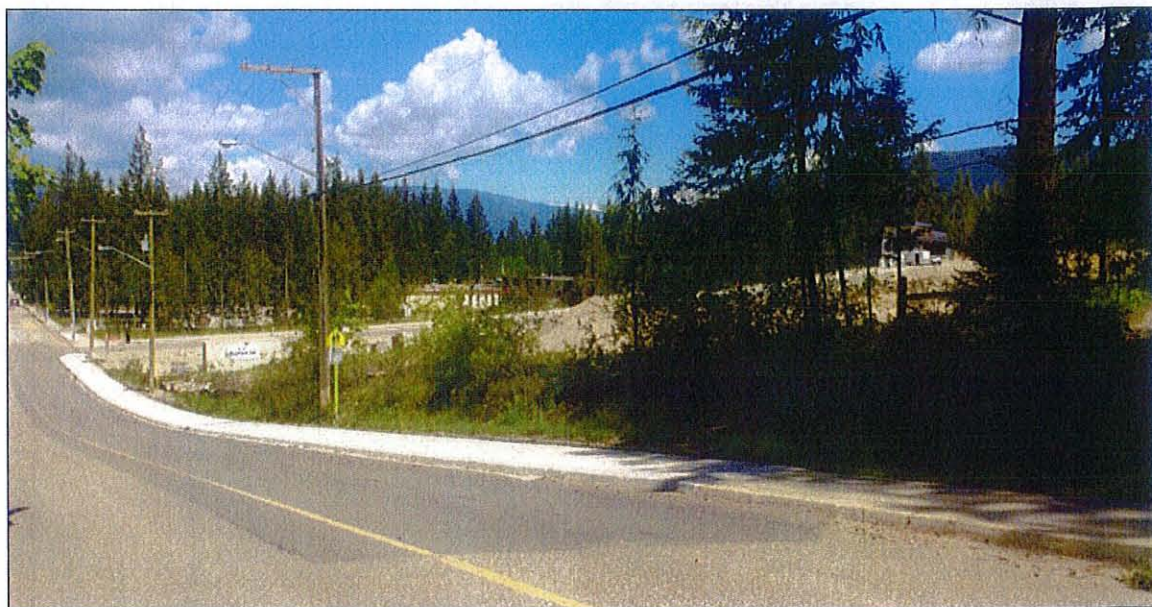








View south-east over the subject parcels.



View north-east over subject parcels.

**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 the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, June 26, 2017 at 7:00 p.m.**

**3) Proposed Amendment to Zoning Bylaw No 2303:**

**Proposed Rezoning** of Lot 3, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

**Civic Address:** 441 - 34 Street SE

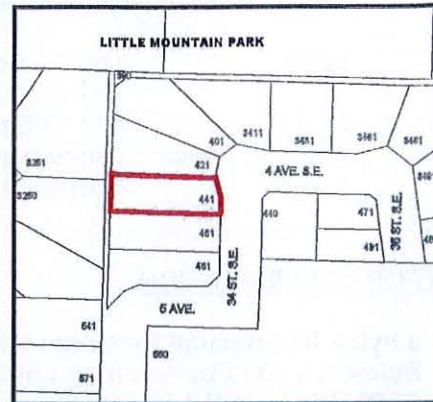
**Location:** North of 10 Avenue SE and East of 30 Street SE, by Little Mountain Park

**Present Use:** Single family dwelling

**Proposed Use:** Single family dwelling with a suite

**Owner / Applicant:** Jamieson, K. & P./ Spencer, H.

**Reference:** ZON-1096/ Bylaw No. 4214



The file for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from June 13 to June 26, 2017, both inclusive, in the office of the Corporate Officer at the City of Salmon Arm, 500 - 2 Avenue NE.

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

Erin Jackson, Corporate Officer

Salmon Arm Observer: June 14 and 21, 2017

213/223





## Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 26, 2017

Subject: Zoning Bylaw Amendment Application No. 1096

Legal: Lot 3, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551  
 Civic: 441 34 Street SE  
 Owner/Applicant: Jamieson, K. & P.  
 Agent: Spencer, H.

### MOTION FOR CONSIDERATION

**THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).**

### STAFF RECOMMENDATION

**THAT:** The motion for consideration be adopted.

### PROPOSAL

The subject parcel is located at 441 34 Street SE (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit development and subsequent use of a secondary suite within an existing single-family home.

### BACKGROUND

The subject parcel is located in a new subdivision just west of Little Mountain Park. The parcel is approximately 993 square metres, currently contains a single family home (constructed in 2015 with an unfinished basement), and designated Low Density Residential in the Official Community Plan (OCP).

The subject parcel is currently zoned R-1 (Single Family Residential) in the Zoning Bylaw (see Appendix 3). The surrounding area is largely comprised of R-1 and R-8 zoned parcels, with the P-1 zoned park parcels to the north and west. Twelve parcels within the surrounding area are zoned R-8.

Site photos are attached as Appendix 4. The subject parcel contains a home similar to other dwellings developed in the area. While the parcel is large enough to permit a detached suite, a secondary suite is proposed within the basement of the existing single-family home, limiting any impact on the streetscape.

### **Secondary Suites**

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on Zoning Bylaw requirements, the subject parcel has potential for the development of a secondary suite (or a detached suite), including sufficient space for the required additional off-street parking stall to serve the suite.

COMMENTSEngineering Department

No objections to the proposed rezoning, subject to provision of sufficient onsite parking.

Building Department

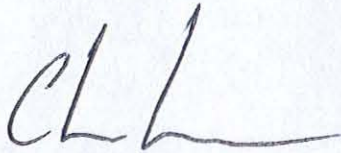
No concerns with rezoning. BC Building Code to apply.

Fire Department

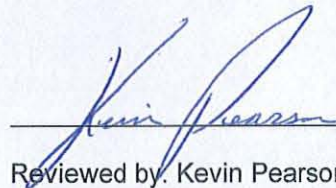
No concerns.

Planning Department

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



Prepared by: Chris Larson, MCP  
Planning and Development Officer



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



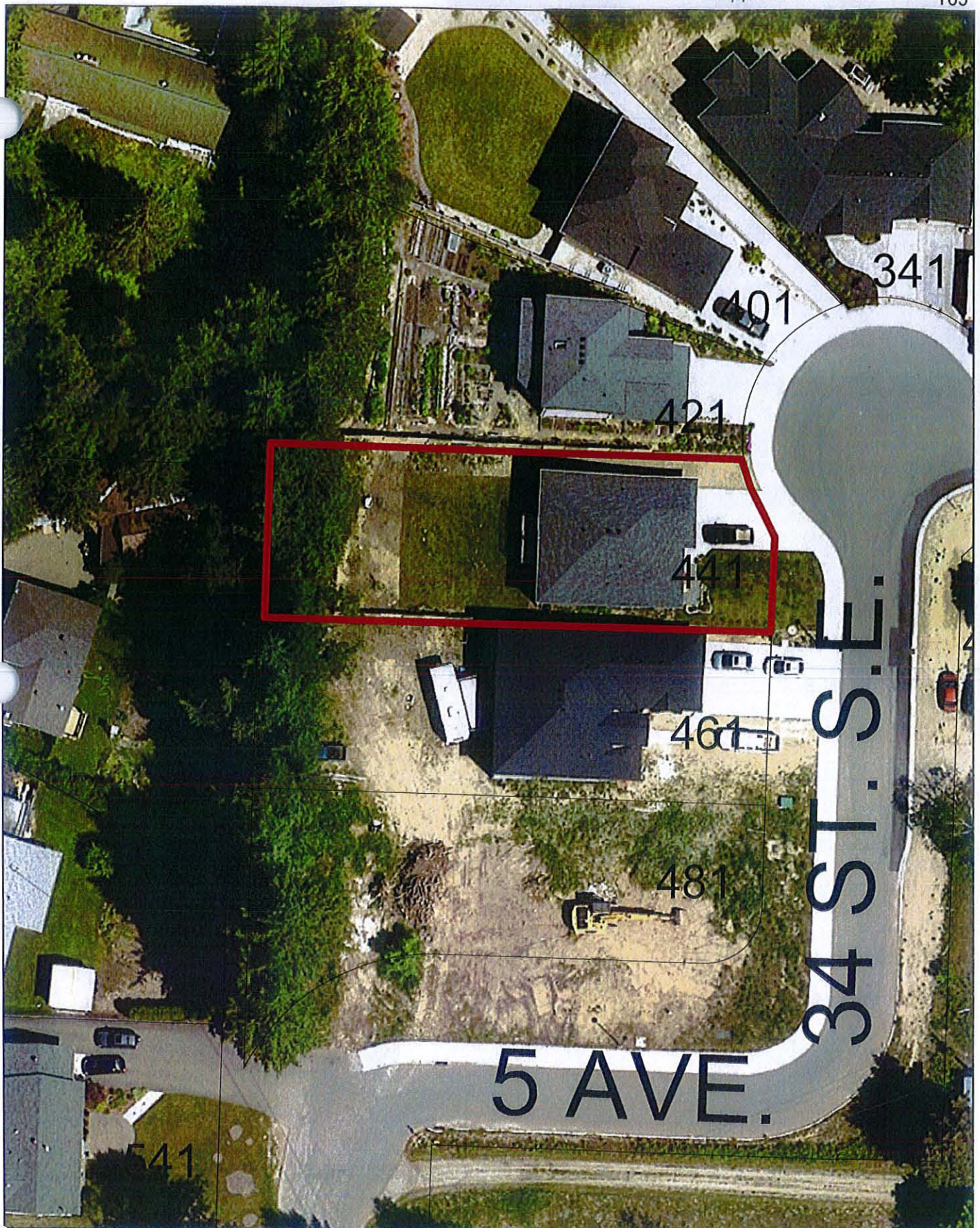


0 35 70 140 210 280 Meters



Subject Parcel



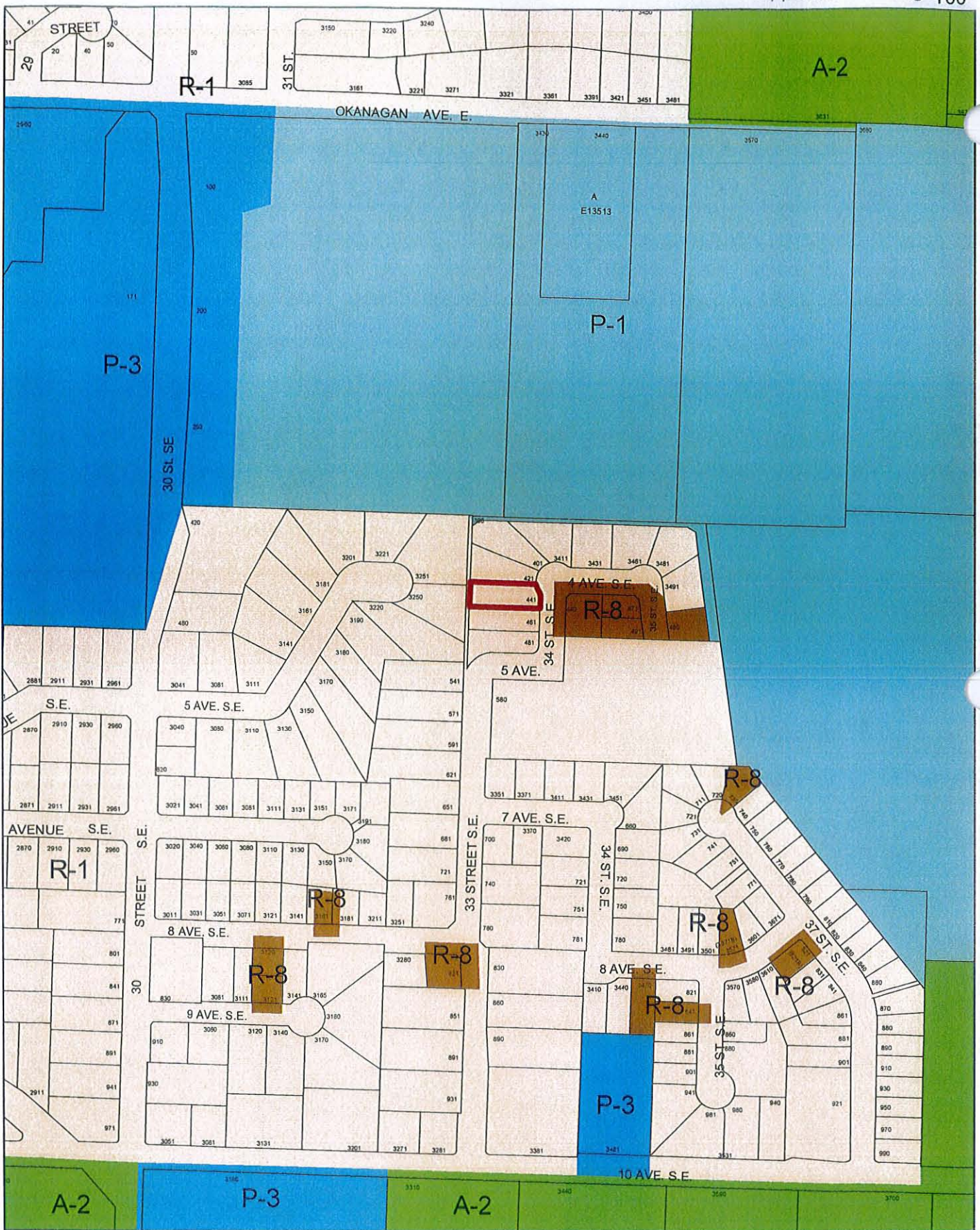


0 5 10 20 30 40 Meters



Subject Parcel





0 35 70 140 210 280 Meters



Subject Parcel





View of subject parcel looking south-west from 34 Street SE showing adjacent parcel.



View of subject parcel looking north-west from 34 Street SE showing adjacent parcels.

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Item 22.1

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4212 be read a third and final time.

[ZON-1094; 0762123 BC Ltd./ Micku, K.; 1750 20 Avenue NE; R-1 to R-8]

### Vote Record

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

Opposed:

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



# CITY OF SALMON ARM

## BYLAW NO. 4212

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

---

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on June 26, 2017 at the hour of 7:00 p.m. was published in the June 14 and 21, 2017 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP54214 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4212**".

READ A FIRST TIME THIS            12th            DAY OF            June            2017

READ A SECOND TIME THIS        12th            DAY OF            June            2017

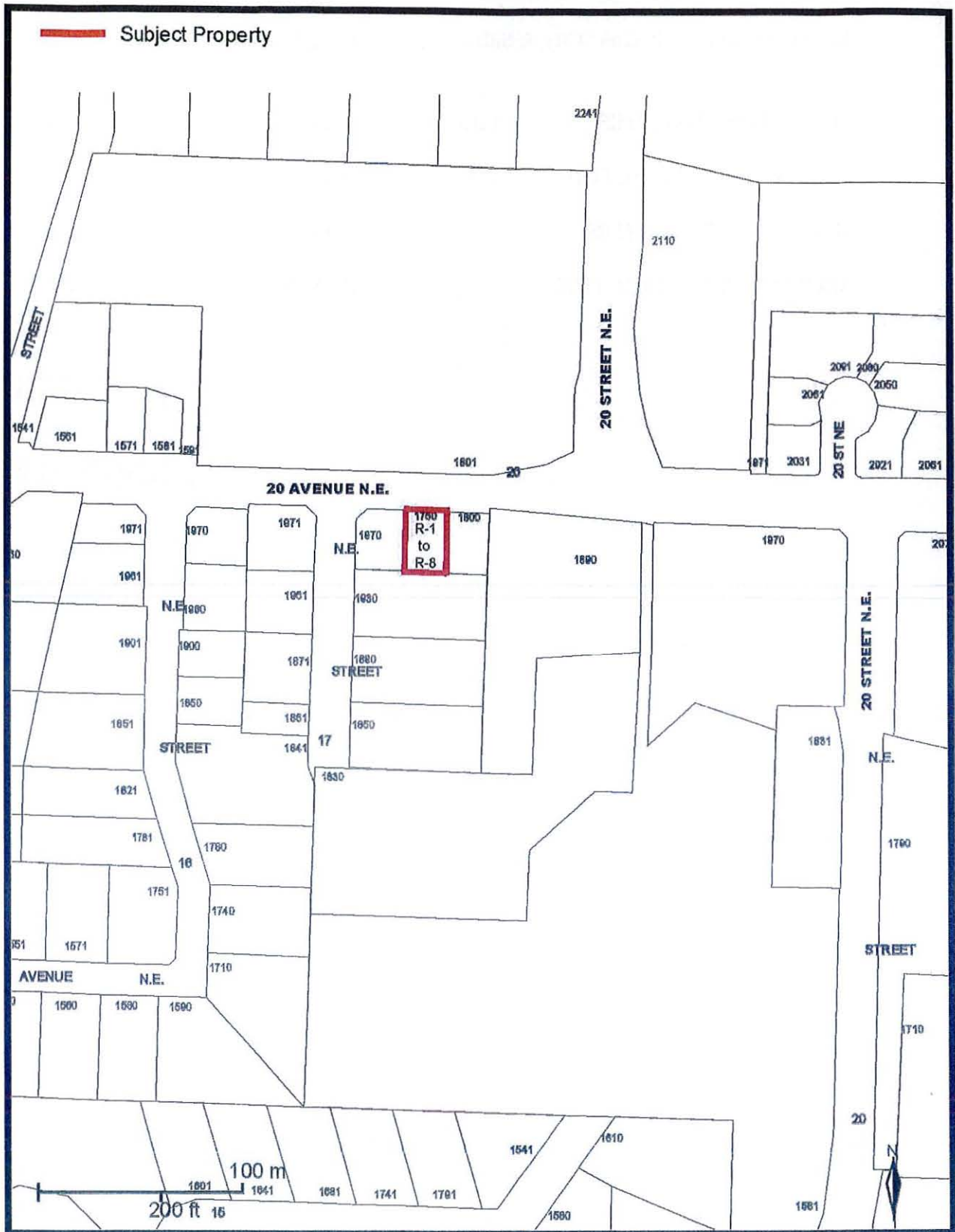
READ A THIRD TIME THIS                            DAY OF                            2017

ADOPTED BY COUNCIL THIS                            DAY OF                            2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

SCHEDULE "A"





Item 22.2

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4213 be read a third and final time.

[ZON-1095; 1074917 BC Ltd./ Browne Johnson Land Surveyors; 2021, 2020, 2031, 2040, 2080 – 14 Avenue SE; 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 – 14 Avenue SE; and 1400 – 20 Street SE R-1 to R-8]

### Vote Record

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

Opposed:

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

# CITY OF SALMON ARM

## BYLAW NO. 4213

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on June 26, 2017 at the hour of 7:00 p.m. was published in the June 14 and 21, 2017 issues of the Salmon Arm Observer;

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

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

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

Rezone Lots 1 - 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515; Lots 9 - 21, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP71301; Lot B, Section 12, Township 20, Range 10, W6M, KDYD, Plan 24221, Except Plans EPP32727, EPP67515 and EPP71301 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4213**".

READ A FIRST TIME THIS            12th            DAY OF            June            2017

READ A SECOND TIME THIS        12th            DAY OF            June            2017

READ A THIRD TIME THIS                            DAY OF                            2017

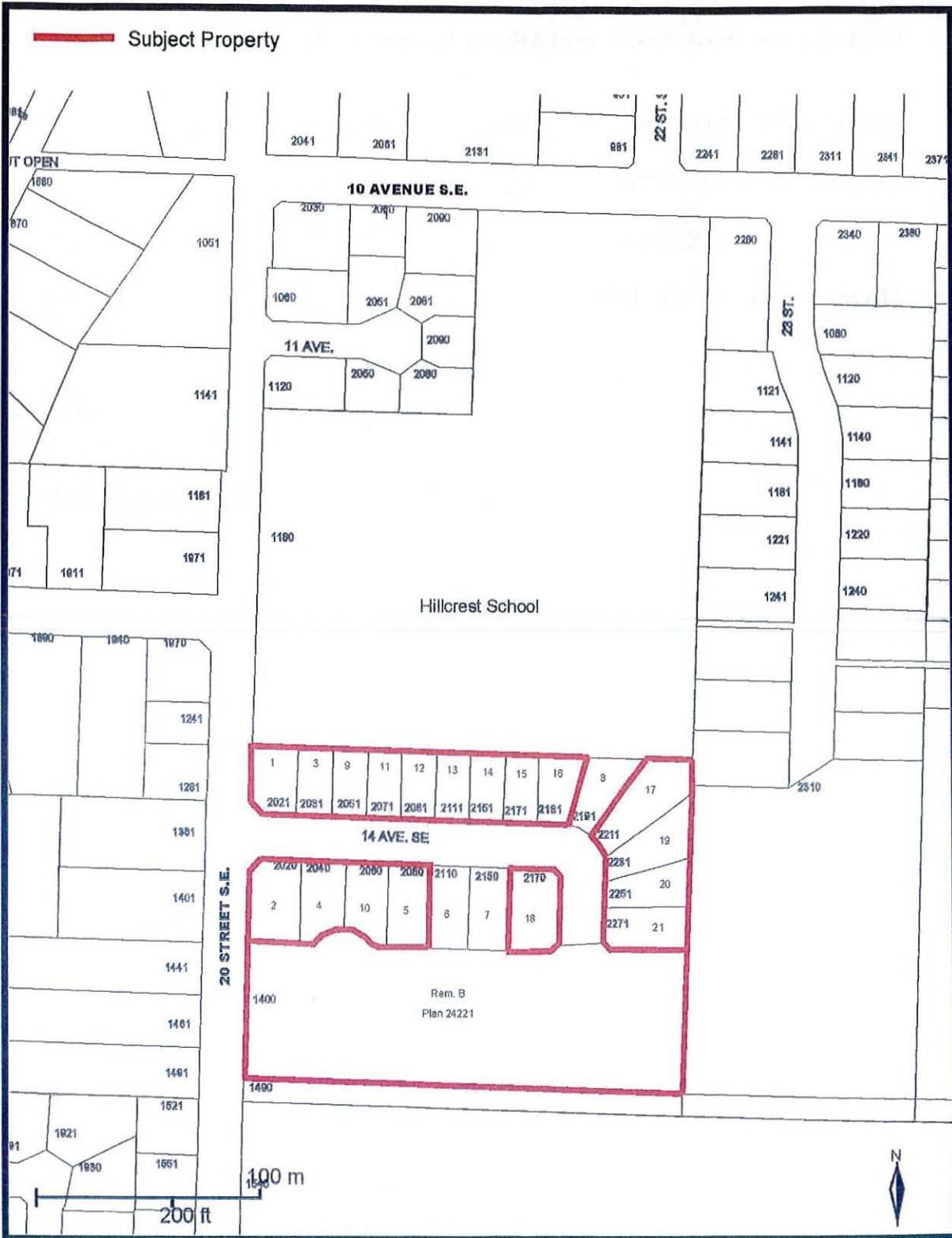
ADOPTED BY COUNCIL THIS                            DAY OF                            2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



SCHEDULE "A"



Item 22.3

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4214 be read a third and final time.

[ZON-1096; Jamieson, K. & P./ Spencer, H.; 441 34 Street SE; R-1 to R-8]

### Vote Record

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

Opposed:

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

# CITY OF SALMON ARM

## BYLAW NO. 4214

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

---

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chamber of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on June 26, 2017 at the hour of 7:00 p.m. was published in the June 14 and 21, 2017 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 3, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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



5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4214**".

READ A FIRST TIME THIS            12th            DAY OF            June            2017

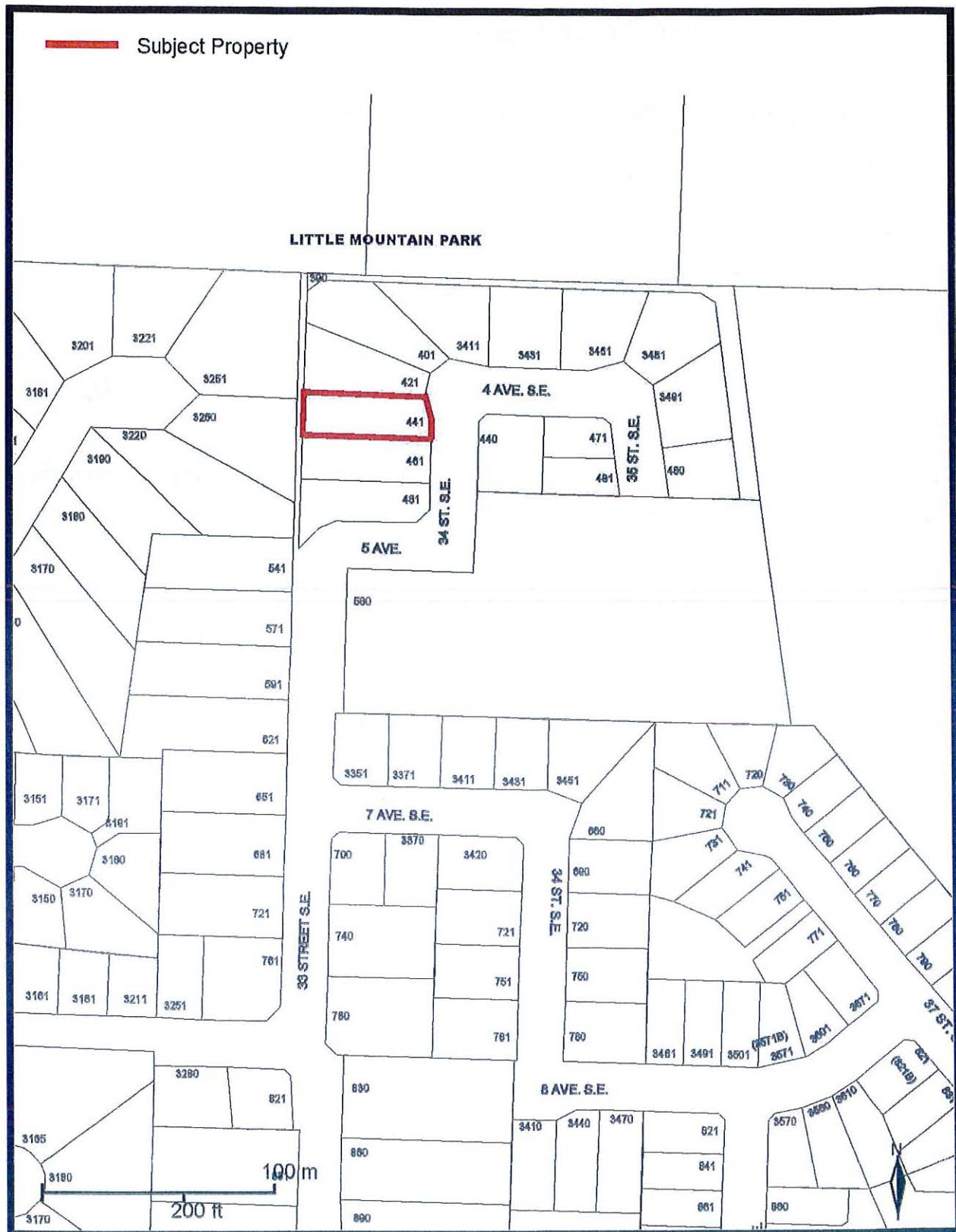
READ A SECOND TIME THIS        12th            DAY OF            June            2017

READ A THIRD TIME THIS                            DAY OF                            2017

ADOPTED BY COUNCIL THIS                            DAY OF                            2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



Item 24.

## CITY OF SALMON ARM

Date: June 26, 2017

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the Regular Council Meeting of June 26, 2017, be adjourned.

### Vote Record

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

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



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