



AGENDA

Regular Council Meeting

Monday, September 11, 2017

1:30 p.m.

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

**R.J. Haney Heritage Village and
Museum, Montebello Building
751 Highway 97B Salmon Arm**

Page #	Item #	Description
	1.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ADOPTION OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	PRESENTATIONS / DELEGATIONS
3 - 4	1.	Norma Harisch, President, Salmon Arm Museum Association - Welcome to R.J. Haney Heritage Village and Museum
	6.	CONFIRMATION OF MINUTES
5 - 14	1.	Regular Council Meeting Minutes of August 28, 2017
	7.	COMMITTEE REPORTS
15 - 18	1.	Development and Planning Services Committee Meeting Minutes of September 5, 2017
	8.	INTRODUCTION OF BYLAWS
19 - 34	1.	Zoning Amendment Bylaw No. 4223 [ZON-1101; City of Salmon Arm; Text Amendment] - first and second readings
35 - 52	2.	Zoning Amendment Bylaw No. 4224 [ZON-1104; Arsenault, I.L. / Browne Johnson Land Surveyors; 1017 - 10 Avenue SE; R-1 to R-4] - first and second readings
53 - 66	3.	Zoning Amendment Bylaw No. 4225 [ZON-1106; Parrell, S. J.; 4641 - 40 Avenue SE; A-2 to M-1] - first and second readings
	9.	RECONSIDERATION OF BYLAWS

- 67 - 68 10. **CORRESPONDENCE**
 1. Informational Correspondence
11. **STAFF REPORTS**
12. **NEW BUSINESS**
13. **COUNCIL STATEMENTS**
14. **COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**
15. **NOTICE OF MOTION**
16. **UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
17. **OTHER BUSINESS**
18. **QUESTION AND ANSWER PERIOD**

7:00 p.m.

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

Page #	Item #	Description
	19.	DISCLOSURE OF INTEREST
69 - 78	20.	HEARINGS
	1.	Development Variance Permit No. VP-463 [Ancill, R. & A. / Guenther, K.; 4680 - 56 Street NW - Height Variance]
79 - 86	21.	STATUTORY PUBLIC HEARINGS
	1.	Zoning Amendment Application No. ZON-1100 [Woldringh V. / Whitstone Developments Ltd.; 2350 - 4A Avenue SE; R-1 to R-8]
87 - 96	2.	Zoning Amendment Application No. ZON-1103 [Koleba C.; 3081 - 28 Avenue NE; R-1 to R-8]
97 - 114	3.	Zoning Amendment Application No. ZON-1093 [BC Transportation Financing Authority / Ministry of Transportation and Infrastructure; 1110 - 30 Street SW; A-1 to C-3]

22. **RECONSIDERATION OF BYLAWS**
- 115 - 118 1. Zoning Amendment Bylaw No. 4220 [ZON-1100; Woldringh V. / Whitstone Developments Ltd.; 2350 - 4A Avenue SE; R-1 to R-8] - third reading
- 119 - 122 2. Zoning Amendment Bylaw No. 4221 [ZON-1103; Koleba C.; 3081 - 28 Avenue NE; R-1 to R-8] - third and final readings
- 123 - 126 3. Zoning Amendment Bylaw No. 4222 [ZON-1093; BC Transportation Financing Authority / Ministry of Transportation and Infrastructure; 1110 - 30 Street SW; A-1 to C-3] - third reading

23. **QUESTION AND ANSWER PERIOD**

- 127 - 128 24. **ADJOURNMENT**

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Item 2.

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Lavery

Seconded: Councillor Jamieson

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

Vote Record

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

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

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Item 5.1

CITY OF SALMON ARM

Date: September 11, 2017

PRESENTATION

NAME: Norma Harisch, President, Salmon Arm Museum Association – Welcome to R.J. Haney Heritage Village and Museum.

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: September 11, 2017

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: the Regular Council Meeting Minutes of August 28, 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 Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, August 28, 2017.**

PRESENT:

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

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

ABSENT:

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0342-2017

Moved: Councillor Harrison
 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 2:16 p.m.
 Council recessed until 2:30 p.m.

3. REVIEW OF AGENDA

4. DISCLOSURE OF INTEREST

Councillor Eliason declared a conflict of interest with item 8.2 as the applicant is a client of his firm and with item 11.3 as he is a member of the Board of Directors of the Municipal Insurance Association of British Columbia.

5. PRESENTATIONS / DELEGATIONS**1. Salmon Arm Hawks, B.C. AA Provincial Champions - Certificate Presentation**

Council presented the team and coaches with certificates in recognition of winning the B.C. AA Mosquito Provincial Championship.

Councillor Eliason left the meeting at 2:45 p.m.

Councillor Eliason returned to the meeting at 2:47 p.m.

2. Shanon Hecker, Canadian Mental Health Association

S. Hecker, Regional Coordinator, Gatekeeper Project gave a presentation on Suicide Safe Communities and the Suicide Awareness Lantern Walk.

0343-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: Council support, in principle, sponsorship of a Safetalk workshop funded from 2017 Council Initiatives in the amount of \$250.00 to be offered to Council and staff.

CARRIED UNANIMOUSLY

6. CONFIRMATION OF MINUTES**1. Regular Council Meeting Minutes of August 14, 2017**

0344-2017

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: the Regular Council Meeting Minutes of August 14, 2017, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS**1. Development and Planning Services Committee Meeting Minutes of August 21, 2017**

0345-2017

Moved: Councillor Flynn

Seconded: Councillor Jamieson

THAT: the Development and Planning Services Committee Meeting Minutes of August 21, 2017, be received as information.

CARRIED UNANIMOUSLY

2. Downtown Parking Commission Meeting Minutes of August 15, 2017

0346-2017

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Downtown Parking Commission Meeting Minutes of August 15, 2017, be received as information.

CARRIED UNANIMOUSLY

8. INTRODUCTION OF BYLAWS

1. Zoning Amendment Bylaw No. 4220 [ZON-1100; Woldringh V. / Whitstone Developments Ltd.; 2350 - 4A Avenue SE; R-1 to R-8] - first and second readings

0347-2017

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4220, be read a first and second time;

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

CARRIED UNANIMOUSLY

Councillor Eliason declared a conflict and left the meeting at 3:13 p.m.

2. Zoning Amendment Bylaw No. 4221 [ZON-1103; Koleba C.; 3081 - 28 Avenue NE; R-1 to R-8] - first and second readings

0348-2017

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4221, be read a first and second time.

CARRIED UNANIMOUSLY

Councillor Eliason returned to the meeting at 3:19 p.m.

3. Highway Closure Bylaw No. 4203 - Part of Road, Plan EPP947 - first, second and third readings

0349-2017

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: the bylaw entitled Highway Closure Bylaw No. 4203 be read a first, second and third time;

AND THAT: Authorization be granted for the sale of Closed Road, Plan EPP69619, Sec. 10, Tp. 20, R. 10, W6M, KDYD, as shown on Appendix 3 of the Staff Report dated August 16, 2017, to the BC Transportation Authority for the sum of \$75,700.00;

AND THAT: The sale of the above lands be subject to the following:

- i) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and Policy 3.16 (Notification);
- ii) Registration of a statutory right of way over the Closed Road to permit continued public use of the road until such time as it is reconstructed at its new location; and

8. INTRODUCTION OF BYLAWS - continued**3. Highway Closure Bylaw No. 4203 – Part of Road, Plan EPP947 – first, second and third readings - continued**

iii) All associated costs being the responsibility of the Ministry of Transportation & Infrastructure.

AND THAT: final reading of the bylaw to highway closure be withheld subject to:

i) Adoption of the zoning amendment bylaw; and

ii) Confirmation from the Ministry of Transportation & Infrastructure that upon transfer of the Closed Road to the BC Transportation Financing Authority, the Closed Road will immediately be consolidated with Lot 1, Plan 9071, except Plans 42037, KAP79081 and EPP947 Sec. 10, Tp. 20, R. 10, W6M, KDYD.

CARRIED UNANIMOUSLY

4. Zoning Amendment Bylaw No. 4222 [ZON-1093; BC Transportation Financing Authority / Ministry of Transportation and Infrastructure; 1110 – 30 Street SW; A-1 to C-3] – first and second readings

0350-2017

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: Zoning Amendment Bylaw No. 4222 be read a first and second time;

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

CARRIED UNANIMOUSLY

9. RECONSIDERATION OF BYLAWS

Councillor Jamieson left the meeting at 3:37 p.m.

10. CORRESPONDENCE**1. Informational Correspondence****2. E. Morgan, President, Salmon Arm Pickleball Club – email dated August 17, 2017 – Fun Tournament**

0351-2017

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Council authorize the Salmon Arm Pickleball Club to host a fun tournament at the Klahani Park courts on Saturday, September 23, 2017, or in

10. CORRESPONDENCE - continued**1. Informational Correspondence - continued**

2. E. Morgan, President, Salmon Arm Pickleball Club - email dated August 17, 2017 - Fun Tournament - continued

the event of rain, on Sunday, September 24, 2017 subject to the provision of adequate liability insurance.

Councillor Jamieson returned to the meeting at 3:38 p.m.

CARRIED UNANIMOUSLY

3. A. May, Sage Orienteering Club - letter dated August 21, 2017 - Sage Orienteering Club events in Salmon Arm

0352-2017

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: Council authorize the Sage Orienteering Club to use the following locations on the following dates from 5:30 p.m. to 7:00 p.m.:

- Park Hill - Thursday, September 7, 2017;
- Coyote Park - Thursday, September 14, 2017;
- South Canoe - Thursday, September 21, 2017; and
- Bastion/Sullivan School yards - Thursday, September 28, 2017

subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

4. R. McMahon, Salmon Arm 2017 Fair Coordinator, The Salmon Arm and Shuswap Lake Agricultural Association - letter dated August 23, 2017 - Salmon Arm Fair parking on Safeway Field - September 8 - 10, 2017

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: Council authorize Salmon Arm and Shuswap Lake Agricultural Association use of 251 - 5 Avenue SW for parking by staff and volunteers of the Salmon Arm Fall Fair at no charge.

DEFEATED

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

0353-2017

Moved: Councillor Harrison

Seconded: Councillor Flynn

THAT: Council authorize Salmon Arm and Shuswap Lake Agricultural Association use of 251 - 5 Avenue SW from September 8 - 10, 2017 for parking during the Salmon Arm Fair subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

11. STAFF REPORTS**1. Corporate Officer – Memorandum of Understanding between the City of Salmon Arm and Shuswap Food Action Cooperative**

0354-2017

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: Council authorize the Mayor and Corporate Officer to execute the Memorandum of Understanding between the City of Salmon Arm and the Shuswap Food Action Cooperative for a two (2) year term.

CARRIED UNANIMOUSLY**2. Corporate Officer – Committee / Commission Member Code of Conduct**

0355-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: Council adopt the use of the Committee / Commission Member Code of Conduct attached to the Staff Report dated August 15, 2017.

CARRIED UNANIMOUSLY

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

3. Corporate Officer – 2017 Property Insurance Renewal

0356-2017

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: Council award the contract for provision of property, crime, equipment breakdown, marine operators legal liability and environmental impairment liability insurance to Capri Insurance Services Ltd. for the period of September 17, 2017 to September 16, 2018 for \$164,081.00.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond left the meeting at 4:05 p.m.

4. Corporate Officer – Supply of Bulk Aviation Fuels and Related Delivery Services

0357-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Harrison

THAT: Council award the contract for supply of Bulk Aviation Fuels and Related Delivery Services to PetroValue Products Canada Inc. at their quoted unit prices for a term of one (1) year, commencing September 1, 2017.

Councillor Eliason returned to the meeting at 4:04 p.m.

Councillor Wallace Richmond returned to the meeting at 4:07 p.m.

CARRIED UNANIMOUSLY

11. STAFF REPORTS - continued**5. Director of Development Services – Agricultural Land Commission Application No. ALC-370 [K.B., J.M. & D.B. Lamb / Regency Consultants Ltd.; 5421 – 10 Avenue NW]**

0358-2017

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: Agricultural Land Commission Application No. ALC-370 be authorized for submission to the Agricultural Land Commission.

CARRIED UNANIMOUSLY

6. Director of Engineering and Public Works – Budget Amendment and Award for Foothill Road Culvert Replacement

0359-2017

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: the 2017 Budget contained in the 2017 – 2021 Financial Plan Bylaw be amended to reflect additional funding of \$110,000.00 for the 2017 Freshet and Flooding Events as follows:

- Foothill Road (Hobson Creek) - \$66,000.00;
- 42 Street NW (Gleneden Creek) - \$15,000.00;
- 50 Street NW (Gayle Creek) - \$11,000.00; and
- Okanagan Avenue (East Canoe Creek) - \$18,000.00.

AND THAT: Funding for the above noted be by way of:

- Building Permit Revenue - \$50,000.00; and
- 4 St Connector Reserve - \$60,000.00.

AND THAT: the 2017 Budget contained in the 2017 – 2021 Financial Plan Bylaw be amended to reflect additional funding of \$290,000.00 for the 2017 Freshet and Flooding Events as follows:

- Metford Dam - \$290,000.00.

AND THAT: Funding for the above noted be redirected from the following 2017 capital projects:

- Metford Dam – Toe Berm Capital Project - \$130,000.00; and
- 10 Ave NE (50 St – 300 m East) Capital Project - \$160,000.00.

AND THAT: Council award the Foothill Road Culvert Replacement to D. Webb Contracting Ltd. in accordance with the quoted unit prices of \$86,560.00 plus taxes as applicable.

CARRIED UNANIMOUSLY

7. Director of Development Services – Request for Signage Permission from G. Kylo, Member of the Legislative Assembly

Moved: Councillor Harrison

Seconded: Councillor Jamieson

THAT: Council authorize the placement of MLA signage (as described in the

11. STAFF REPORTS – continued

7. Director of Development Services ~ Request for Signage Permission from G. Kylo, Member of the Legislative Assembly – continued

email dated August 21, 2017) on private property located at 3070 50 Street (TCH) NE.

CARRIED

Councillors Lavery and Wallace Richmond Opposed

12. NEW BUSINESS

13. COUNCIL STATEMENTS

1. Committees of Council/Agency Representatives

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

0360-2017

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: staff be directed to prepare a report outlining options for Council consideration regarding the use and rental of public parks and assets.

CARRIED UNANIMOUSLY

14. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

Board in Brief – August, 2017 – Received for information.

15. NOTICE OF MOTION

16. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

1. Chief Financial Officer and Chief Administrative Officer – Debt Strategy and Capital Plan - Update

0361-2017

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the capital projects, associated debt strategy and applicable reserve transfers as identified in Schedule 1 of the Staff Report dated June 21, 2017 be incorporated into the Financial Plan.

CARRIED UNANIMOUSLY

17. OTHER BUSINESS

18. QUESTION AND ANSWER PERIOD

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

19. ADJOURNMENT

0362-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the Regular Council Meeting of August 28, 2017, be adjourned.

CARRIED UNANIMOUSLY

CERTIFIED CORRECT:

The meeting adjourned at 4:43 p.m.

CORPORATE OFFICER

Adopted by Council the day of 2017.

MAYOR

Item 7.1

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of September 5, 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 the Council Chambers of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Tuesday, September 5, 2017.

PRESENT:

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

Chief Administrative Officer C. Bannister
Corporate Officer E. Jackson
Planning and Development Officer W. Miles
Director of Engineering & Public Works R. Niewenhuizen
Recorder B. Puddifant

ABSENT:

Councillor A. Harrison
Councillor K. Jamieson

1. CALL TO ORDER

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

2. REVIEW OF THE AGENDA

3. DECLARATION OF INTEREST

4. PRESENTATIONS

5. REPORTS

1. Zoning Amendment Application No. ZON-1101 [City of Salmon Arm; Farm Home Plate Regulations]

Moved: Councillor Eliason

Seconded: Councillor Lavery

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

1. Section 2 - Definitions - Add the following:

BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre lines of firewalls.

5. REPORTS - continued**1. Zoning Amendment Application No. ZON-1101 [City of Salmon Arm; Farm Home Plate Regulations] - continued**

2. Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) – Add the following:

Maximum Residential Building Area

The maximum combined *building area* for all *dwelling units* (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382 ft²).

CARRIED UNANIMOUSLY

2. Zoning Amendment Application No. ZON-1104 [Arsenault, I.L. / Brown Johnson Land Surveyors; 1017 – 10 Avenue SE; R-1 to R-4]

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 13 & 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

CARRIED UNANIMOUSLY

3. Zoning Amendment Application No. ZON-1106 [Parrell, S.J.; 4641 – 40 Avenue SE; A-2 to M-1]

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

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

1. Rezone Lot 4, Plan 14760, Sec. 6, Tp. 20, R. 9, W6M, KDYD from A-2 (Rural Holding) Zone to M-1 (General Industrial) Zone.

CARRIED UNANIMOUSLY

4. Development Variance Permit Application No. VP-463 [Ancill, R. & A. / Guenther, K.; 4680 – 56 Street NW – Height Variance]

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-463 be authorized for issuance for Lot 11, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703, which

5. REPORTS - continued

4. Development Variance Permit Application No. VP-463 [Ancill, R. & A. / Guenther, K.; 4680 - 56 Street NW - Height Variance - continued

will vary Section 41.6 of Zoning Bylaw No. 2303 by increasing the maximum height of a single family dwelling from 10.0 meters to 12.1 meters.

CARRIED UNANIMOUSLY

6. IN CAMERA

Moved: Councillor Eliason

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 8:16 a.m.

Council returned to Regular Session at 8:28 a.m.

CARRIED UNANIMOUSLY

7. FOR INFORMATION

No items

8. LATE ITEMS

No Items.

9. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of September 5, 2017, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:28 a.m.

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

Mayor Nancy Cooper
Chair

Item 8.1

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4223, be read a first and second time.

[ZON-1101; City of Salmon Arm.; Text Amendment]

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 Council

DATE: August 28, 2017

SUBJECT: Zoning Amendment Application No. ZON – 1101 (City of Salmon Arm)
 Farm Home Plate Regulations

STAFF RECOMMENDATION

THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1. Section 2 – Definitions – Add the following:

BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre lines of firewalls.

2. Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) – Add the following:

Maximum Residential Building Area

The maximum combined *building area* for all *dwelling units* (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382 ft²).

PURPOSE

The intent of this report is to recommend amendments to the agricultural zones of Zoning Bylaw No. 2303 which would restrict the maximum size of a principle dwelling and detached suites on agricultural lands both inside and outside of the Agricultural Land Reserve (ALR).

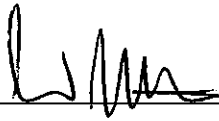
BACKGROUND

Staff review of Farm Home Plate (FHP) regulations began in early 2017 after Council directed staff to provide an informational report on the siting and size of residential buildings on agricultural land. An informational report was provided to Council (APPENDIX 1) at the Regular Council Meeting of June 12, 2017 where Council made a motion requesting 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, CD-3, and CD-18 Zone), including lands in the ALR.

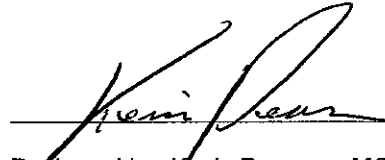
PLANNING

Staff are recommending simplified bylaw amendments to limit the footprint or building area of residential dwellings on agricultural land. The term building area, instead of footprint, was chosen as it is consistent with the BC Building Code and is intended to provide greater clarity. The term footprint can be used in multiple contexts which can cause confusion. The recommended building area for all permitted dwellings units on a subject property is suggested to be limited to 500 m² (5,382 ft²). Other FHP regulations that are recommended by the Ministry of Agriculture include setbacks and total footprint of all residential buildings and uses on a property. Staff do not recommend using these regulations for the following reasons:

1. Enforcement of a FHP area can be difficult due to landscaping, accessory buildings, driveways, pools etc. being included in the regulated area. Proper evaluation would require detailed information including site plans and all uses to be identified and outlined by the applicant.
2. Siting and setbacks of residential structures from a public road or highway would also involve greater level of staff review based on specific site characteristics, based on the premise of protecting the most capable agricultural soils. Determination of suitable building locations may involve reporting from a registered professional Agrologist at the applicant's expense.
3. The building area of dwelling units, as recommended, can be easily determined at the time of Building Permit and enforced through the issuance of the permit. This is intended to be a simple and efficient method of regulating residential impacts on agricultural land.



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



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



City of Salmon Arm
Memorandum from the Director of Development Services

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: May 17, 2017

SUBJECT: Informational Report - Farm Home Plate Regulations

FOR INFORMATION

PURPOSE

At the regular Planning and Development Services Meeting of March 6, 2017 the Committee made a motion requesting staff to provide an information report on the siting and size of residential buildings on agricultural land. The purpose of this report is to provide Council with an overview of existing guidelines and potential regulations regarding residential and accessory residential buildings on agricultural lands commonly referred to as Farm Home Plate (FHP) regulations.

BACKGROUND

Currently, the City of Salmon Arm does not regulate the siting and size of residential buildings within the Agricultural Land Reserve (ALR) or agriculturally zoned lands beyond standard zoning setbacks. Further, the Agricultural Land Commission (ALC) and the BC Ministry of Agriculture also does not currently regulate the siting and size of residential buildings within the ALR. However, the Ministry has drafted documents which provide guideline standards (*Regulating the Siting and Size of Residential Uses in the ALR, September 2011* and *Guide for Bylaw Development in Farming Areas, 2015*). These documents provide the 'Ministers' Bylaw Standards' for local governments to implement and promote consistency for BC communities, without going as far as to implement them within provincial legislation.

COMMENTS

Agricultural Advisory Committee

The Report was reviewed by the Agricultural Advisory Committee (AAC) at its meeting of May 10, 2017. The Committee adopted the following resolution:

THAT: the Agricultural Advisory Committee believes it is important that we create a stable environment for the farming community to encourage long-term commitment and investment. The Committee recommends to Council that it adopt the Ministry of Agriculture's guidelines for farm residential use siting, footprint, and size with exemptions allowing for the use of poor agricultural land where appropriate.

Minutes from the May 10, 2017 AAC meeting are attached as APPENDIX 3.

Planning

The goal of implementing FHP regulations is to limit the impact of residential development on agricultural land. The Ministry of Agriculture recommends the following means to achieve this:

1. Regulating the siting of residential uses;
2. Restricting the size of the farm residential footprint; and
3. Restricting the size of the farm residence.

Farm residential uses include but are not exclusive to; farm residences, detached garages or carports, decorative landscaping, recreational facilities (i.e. swimming pools & tennis courts), and related infrastructure (i.e. sewage septic systems & residential water well systems).

Siting of Farm Residential Uses

The maximum setback of residential uses from a public road or highway is recommended to be restricted by Ministry standards. This would set maximum setbacks from the front parcel and exterior parcel line (when located on a parcel with multiple road frontages). The recommended setback for the FHP is 60 m, with the back of the dwelling restricted to 50 m to allow for a 10 m backyard. In the circumstance of a narrow lot width the maximum FHP is suggested to be extended to 100 m in depth from the road for accessory residential buildings however the maximum setback to the rear of the dwelling is maintained at 50 m.

Farm Residential Footprint

The Ministry's preferred approach to residential footprint is for the local government to establish farm residential footprint size be commensurate with urban or suburban lot areas. However, it is understood that the urban lot areas may be much smaller than what could be deemed appropriate for larger agricultural lots. City of Salmon Arm Zoning Bylaw No. 2303 requires a minimum lot size based on the residential zone as listed in the table below:

Zoning Bylaw No. 2303 Residential Zones	Minimum Lot Area M ²	Minimum Lot Area Ft ²
Medium Family (R-4)	300 m ²	3,229 ft ²
Single Family (R-1)	450 m ²	4,843 ft ²
Duplex Residential (R-2)	800 m ²	8,611 ft ²
Large Lot Single Family (R-7)	1,330 m ²	14,316 ft ²
Estate (R-9)	4,046 m ²	43,550 ft ²
<i>*Ministry of Agriculture Recommended Maximum Footprint</i>	<i>2,000m²</i>	<i>21,527 ft²</i>

The suggested maximum footprint area or FHP is 2,000 m² (21,527 ft²) plus 1,000 m² (10,763 ft²) for each additional dwelling unit permitted and another 35 m² (376 ft²) for farm worker accommodation. An example diagram of the Ministry of Agriculture's recommended residential footprint and maximum setbacks are shown in APPENDIX 1.

Size of Farm Residence

The Ministry's suggested maximum floor areas are 500 m² (5,382 ft²) for the principle farm residence, 300 m² (3,229 ft²) for each additional dwelling unit, and 15 m² (161.5 ft²) for additional farm worker accommodation. Residential footprint size statistics for Salmon Arm are not available; however staff estimates that the largest homes within the City have had footprints of approximately 278 m² or 3,000 ft², with some exceeding that size.

In review of other BC local governments there are approximately six or seven which have implemented similar FHP regulations and are concentrated mostly in the Lower Mainland. A list of known local governments who have adopted such regulations is shown below:

Local Government	Siting (Maximum Setback)	Footprint (Farm Home Plate)	Residence Size
Corporation of Delta	*60 m	3,600 m ²	330 m ² < 8 ha 465 m ² > 8 ha
District of Kent	*60 m	2,023 m ²	370 m ² < 8 ha 465 m ² > 8 ha
City of Surrey	*60 m	2,000 m ²	None
Port Coquitlam	*60 m	10 % of lot area or 2,000 m ² Max	500 m ²
City of Richmond	*60 m	None (Currently Under Review)	0.60 floor area ratio
Township of Spallumcheen	100 m (Properties < 5 ha)	None	None
City of Kelowna	**Farm Protection Development Permit	**Farm Protection Development Permit	**Farm Protection Development Permit
*Ministry of Agriculture Recommended Minimums	60 m	2,000 m ²	500 m ²

* Maximum Setback for the principle farm residence is 50 m with a 10 m backyard.

** The Farm Protection Development Permit involves application process, extensive guidelines (incorporated in the OCP) and staff review for all farm properties unless specifically excluded.

Local Government Act, Nonconforming Uses and Variances

As per the Local Government Act, any bylaw adopted by Council to further regulate the siting and size of residential farm buildings would come into effect immediately after adoption and apply to any new development. Any existing residential farm buildings which do not comply with the amended bylaws would be considered legal non-conforming. The structures would be permitted in their current state however bylaw changes could carry significant implications to future development and potentially external concerns such as home insurance, mortgage availability, reduced land value, etc.

In an overview analysis of existing agricultural properties in Salmon Arm, it is evident that a significant number of farm residences would be made legal non-conforming by adopting such regulations. Example mapping of existing rural areas including the Salmon Valley, Gleneden and North Broadview are shown in APPENDIX 2. In the scenario where existing or new development could not meet FHP regulations, an application for Development Variance Permit to reduce or waive those requirements could be made and would be subject to Council approval.

Detached Suites in the ALR

At the Regular Meeting of March 27, 2017 Council adopted OCP and Zoning Bylaw amendments to allow for detached suites in the ALR in accordance with Policy #8 and the ALCA and Regulations. Staff expect to enforce the size of any Detached Suite based on the 90 m² (968 ft²) permitted habitable space similarly to properties outside of the ALR. The location of the Detached Suites is not regulated outside of standard Zoning Bylaw setbacks. Generally, in staff's opinion, suites and accessory residential buildings are built in close proximity to the principle dwelling for driveway access and servicing reasons (sewer, water, power

etc.). However, this may not always be the case. Regulations to restrict accessory residential structures could be reviewed to mandate secondary dwellings to be located in close proximity to the principle dwelling.

OPTIONS

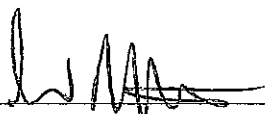
Based on the information provided staff present the following three options to Council:

1. Direct staff to draft bylaw amendments for siting, 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.
2. Direct staff to draft bylaw amendments for siting, size and footprint on a more limited scale, such as limiting distance from a principle dwelling to a secondary dwelling (i.e. Detached Suite, Second Dwelling for Farm Help).
3. Determine that Council does not wish to proceed with consideration of any bylaw amendments and maintain the current regulatory scheme.

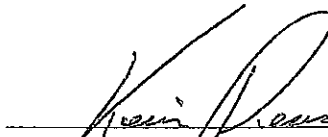
STAFF RECOMMENDATION

Due to relatively low levels of residential farm development pressure in Salmon Arm compared to the lower mainland and the restrictiveness of FHP regulations; staff does not support implementing further regulatory schemes. Staff understands the objective of the FHP regulations to protect agricultural land and capable soils, however believe the requirements would be too restrictive for local farmers and land owners. An increase in Development Variance Permit applications for non-conforming structures and new development would be anticipated, in addition to an increase to staff time to manage related issues.

If Council chose to proceed with implementation, staff could draft bylaw amendments for review and adoption by Council. In review of other jurisdictions, staff have noted that a number of other local governments have proposed FHP regulations and in some cases have received strong public opposition, and in particular from rural land and farm owners. Further public input, specifically from the agricultural community and rural land owners would be recommended.



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



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

APPENDIX 1

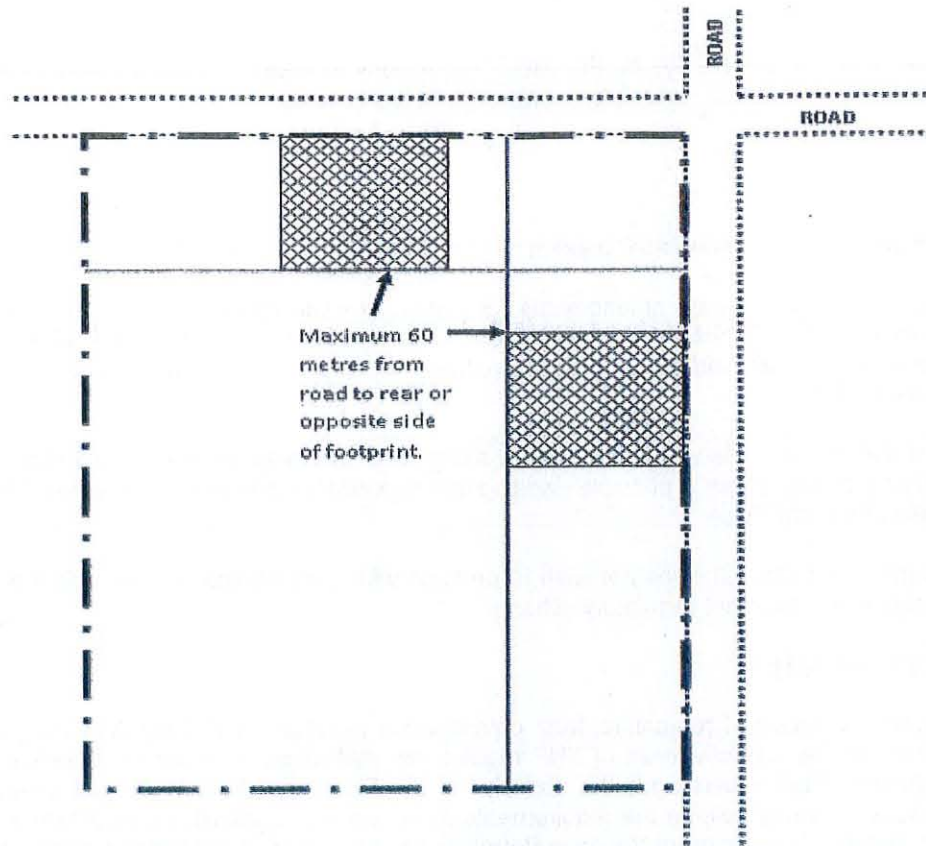


Figure 1: Example maximum setback - 60 metre for residential footprint.

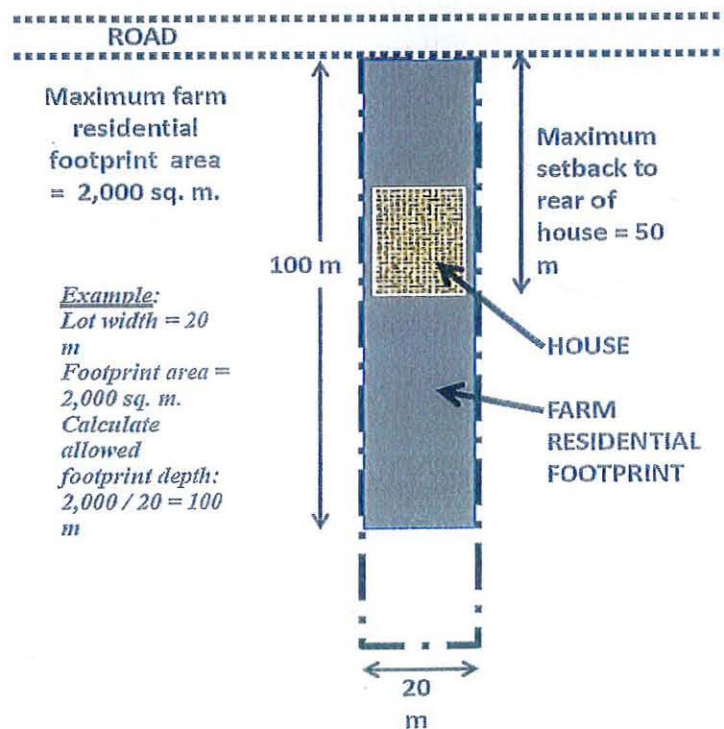
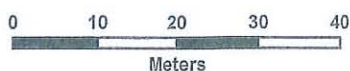


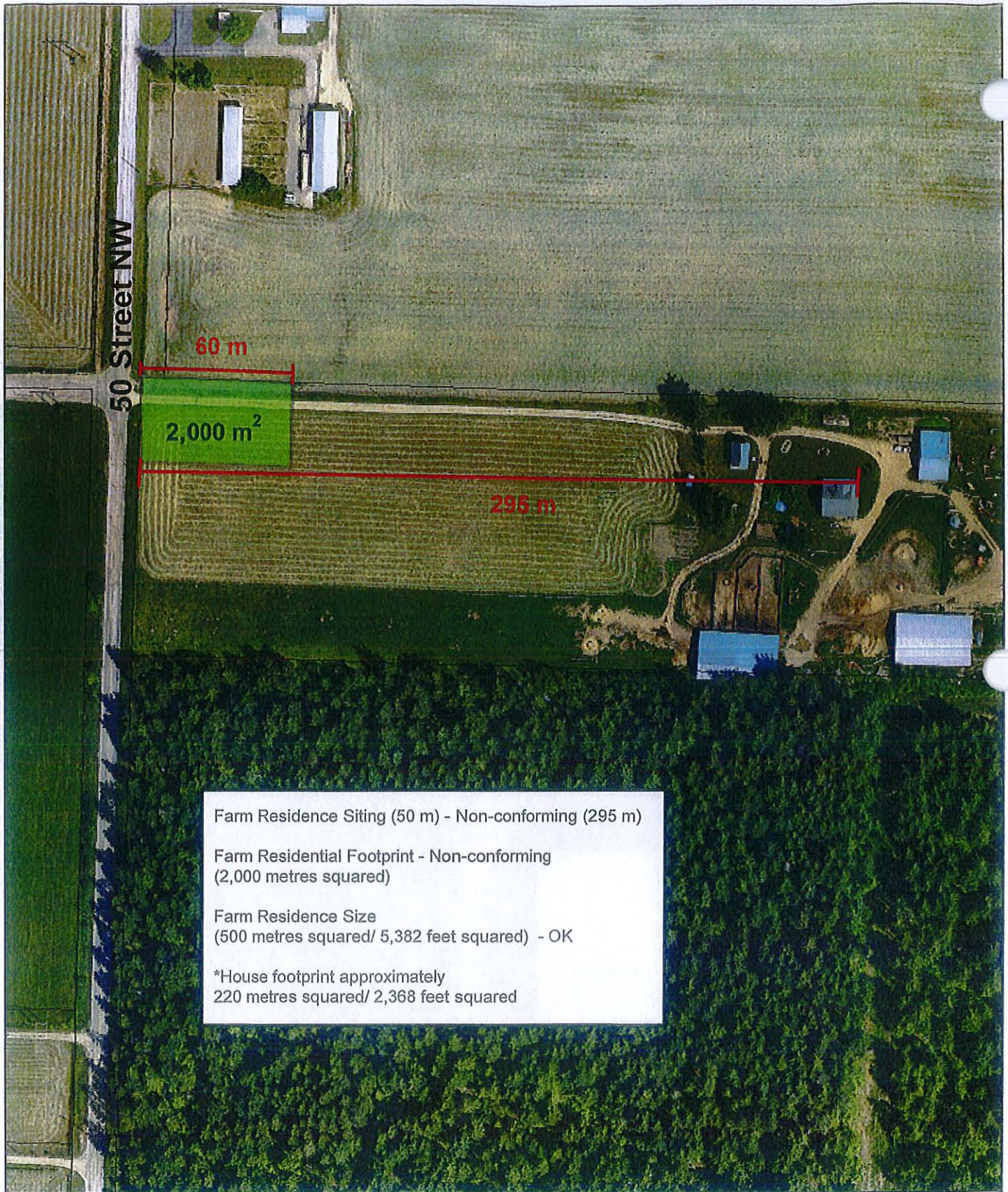
Figure 2: Example maximum setback for a narrow lot (< 33 metre width) – 50 metre dwelling setback.



Farm Home Plate - Example Map
Salmon Valley



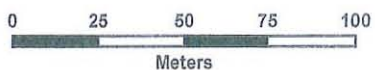
 Recommended Farm Residential Footprint



Farm Home Plate - Example Map
Gleneden



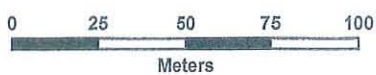
Recommended Farm Residential Footprint



*This map was created for explanatory purposes only and is not intended for any other use.



Farm Home Plate - Example Map
North Broadview



Status
Setback to Rear of Farm Residence
Length (m)

*This map was created for explanatory purposes only and is not intended for any other use.

AGRICULTURAL ADVISORY COMMITTEE

Minutes of a Meeting of the Agricultural Advisory Committee of the City of Salmon Arm held in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Wednesday, May 10, 2017.**

PRESENT:

Councillor Ken Jamieson, Chair
Matt Henrie
James Hanna
Don Syme
John McLeod
Joy De Vos – 4H BC Leader (non-voting guest)
Wesley Miles, Planning & Development Officer - staff/recorder (non-voting)

ABSENT: Lana Fitt, Ernest Moniz, John Schut, James Olafson, Ron Ganert

1. Call to Order

Councillor Jamieson called the meeting to order at 3:02 p.m.

2. Declaration of Interest

n/a

3. Presentations / Delegations

n/a

4. Previous Meeting Minutes

n/a

5. Items**1. Farm Home Plate Regulations – Informational Report to Council**

Moved: James Hanna
Seconded: Don Syme

THAT: the Agricultural Advisory Committee believes it is important that we create a stable environment for the farming community to encourage long-term commitment and investment. The Committee recommends to Council that it adopt the Ministry of Agriculture's guidelines for farm residential use siting, footprint, and size with exemptions allowing for the use of poor agricultural land were appropriate.

Carried

Opposed: John McLeod

Staff outlined the purpose of the report which was requested by Council for information. Staff explained the details of the report including the Ministry of Agriculture's guidelines and provided information on other local governments who have implemented similar regulations. The potential implications to farmers and landowners from Farm Home Plate regulations were also outlined. The Committee discussed items such as: development pressures in Salmon Arm versus the Lower Mainland, potential for lack of regulation to leave the door open for further development, past applications for additional farm worker residences, appropriate size and footprint of farm residences, flexibility in siting of residential buildings to use land with poorer soil conditions, potential implications for existing and non-conforming structures, and potential for even greater regulation through a more extensive farm bylaw.

2. Crannog Ales Support Letter – FOR INFORMATION

Staff distributed a letter from the Agricultural Land Commission to the owners of Crannog Ales in regards to their farm business. The Committee discussed its general support for Crannog Ales and noted that, as per its letter, the ALC would permit the business to operate under its current ownership and size however it could not be expanded without further permission.

6. Late Items

1. Committee Membership

Staff noted that the terms for all Committee Members are up at the end of May and distributed application forms. The applications will be made available to the public and advertisements would be made in the Salmon Arm Observer. Deadline for applications is June 16, 2017.

7. Adjournment

The meeting adjourned at 4:15 p.m.

Wesley Miles, Recording Secretary
(Endorsed By Meeting Chair)

11. STAFF REPORTS1. Director of Development Services – Farm Home Plate Regulations

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

CITY OF SALMON ARM

BYLAW NO. 4223

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 October 10, 2017 at the hour of 7:00 p.m. was published in the September 27 and October 4, 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:

- 1) Section 2 - Definitions - Add the following:

BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre lines of firewalls.

- 2) Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) - Add the following:

Maximum Residential Building Area

The maximum combined *building area* for all *dwelling units* (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382 ft²).

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. 4223"**.

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

MAYOR

CORPORATE OFFICER

Item 8.2

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4224, be read a first and second time.

[ZON-1104; Arsenault, I.L. / Browne Johnson Land Surveyors.; 1017 - 10 Avenue SE; R-1 to R-4]

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: August 21, 2017

Subject: Zoning Bylaw Amendment Application No. 1104

Legal: Lot 2, Section 13 & 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228

Civic: 1017 – 10 Avenue SE

Owner/Applicant: Arsenault, I. L. / 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 Lot 2, Section 13 & 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The 0.508 hectare triangular subject parcel is located at 1017 – 10 Avenue SE. The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) to facilitate an 8-unit development.

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) as shown in Appendix 3, and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4). This area is comprised of a mix of residential zoned parcels (R-1, R-4, and R-6), generally containing single family dwellings. The parcel is currently undeveloped.

Land uses adjacent to the subject parcel include the following:

North: Road (Auto Road SE), with Single-Family Residential (R-1) parcels beyond,
 South: Single-Family Residential (R-1) parcels,
 East: Medium Density (R-4) parcels, and
 West: Road, with Mobile Home (R-6) and Park (P-1) parcels beyond.

A conceptual site plan illustrating a total of 8 lots has been provided (Appendix 5). Site photos are attached as Appendix 6.

OCP POLICY

The subject parcel is designated Medium Density Residential in the OCP, and is within Residential Development Area A, the highest priority area for development. The proposal appears to align with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses. Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities.

In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing. OCP Map 11.2 designates a pedestrian corridor (greenway / sidewalk) along the Auto Road frontage of the subject property, while OCP Map 12.2 also designates a bike route along this frontage.

As per OCP residential policy, a multi-family development is subject to a future Development Permit application, however single family homes on strata lots as proposed are exempt from the DP process.

COMMENTS

Engineering Department

While not conditions of rezoning, full municipal services are required, including frontage improvements to Auto Road SE, as well as sanitary sewer main and storm sewer main extensions. The attached comments have been provided to the applicant (Appendix 7).

Building Department

No concerns with rezoning. Potential grade concerns: retaining walls may be necessary. Further review may be required at time of development.

Fire Department

No Fire Department concerns.

Planning Department

Keeping in mind the Medium Density Residential OCP designation, the subject parcels are located in an area well-suited for medium density residential development with R-4 zoning as proposed, within a reasonable walking distance to the City Centre. The maximum residential density permitted under R-4 (Medium Density) zoning is 40 dwelling units per hectare of land. As the subject property is 0.508 hectares in area, the maximum permitted density under R-4 would be 20 dwelling units assuming: 1) some form of strata development; 2) the present gross areas of the subject parcel; and 3) no density bonus. The minimum parcel area for a single family dwelling is 300 square metres. 8 units are proposed each on its own lot in a bare-land strata configuration, with a minimum lot size of 377 square metres.

While from a growth management perspective, the best use and density would be a slightly more dense form of multi-family development, it is the opinion of Staff that the proposal represents a reasonable balance between growth management principles while respecting existing land uses: the proposed density (8 units) appears sensitive to established neighbouring land uses, while representing an increase in present density.

As Auto Road is a Designated Urban Arterial Road, frontage improvements along the subject property are an important consideration, including sidewalk facilities. Staff note the significant length of frontage, almost 150 metres.

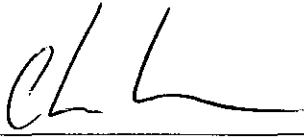
In terms of a future development scenario, the shape and grade of the parcel presents some challenges. The site presents some potential concerns relative to snow clearance, emergency access and turn-around traffic, not to mention the feasibility of building envelopes on the proposed strata lots 6 and 7. Opportunity for on-street parking at this site is very limited, thus it is important that the proposed development meet (or exceed) parking requirements. Additionally, a screened refuse/recycling area is required. Review at later stages of development (Development Permit and/or Building Permit) will be required to illustrate how the applicant's proposed development would address such requirements relative to the subject parcel.

As previously noted, if rezoned to R-4, a form and character development permit application may be required prior to development to demonstrate how the proposed buildings, lot grading, site and landscape designs will address the various requirements. Review of such an application would proceed through City staff, the Design Review Panel, and Council for consideration of approval.

Staff note that single family homes on strata lots as proposed are exempt from the DP process. Should development proceed as proposed, City staff will review the proposal at the Building Permit stage to ensure that the various requirements previously discussed are met.

CONCLUSION

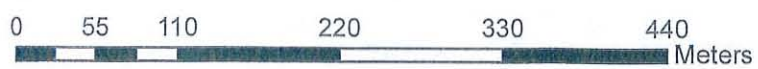
The proposed R-4 zoning of the subject property is supported by OCP policy and is therefore supported by staff.



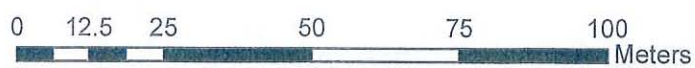
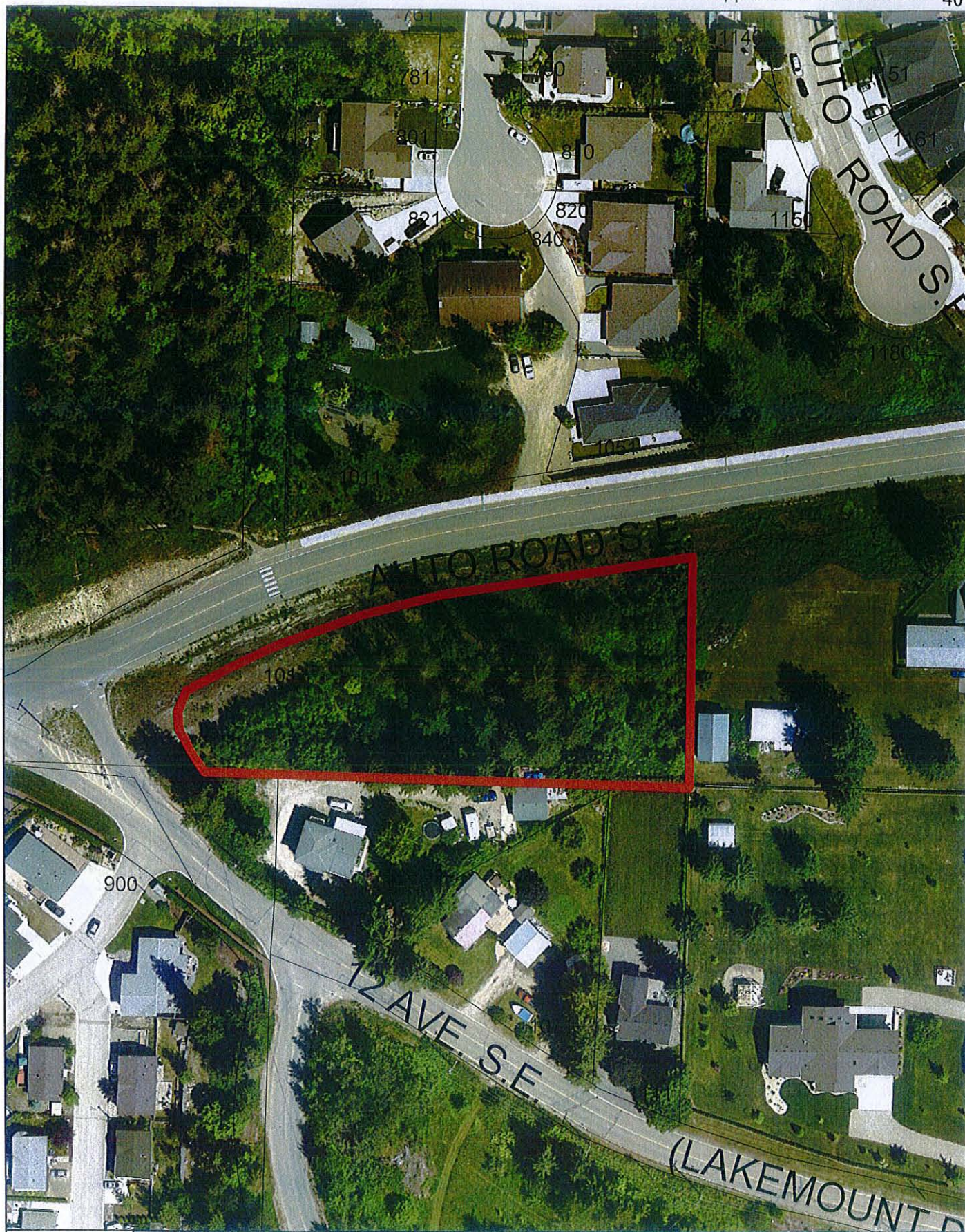
Prepared by: Chris Larson, MCP
Planning and Development Officer



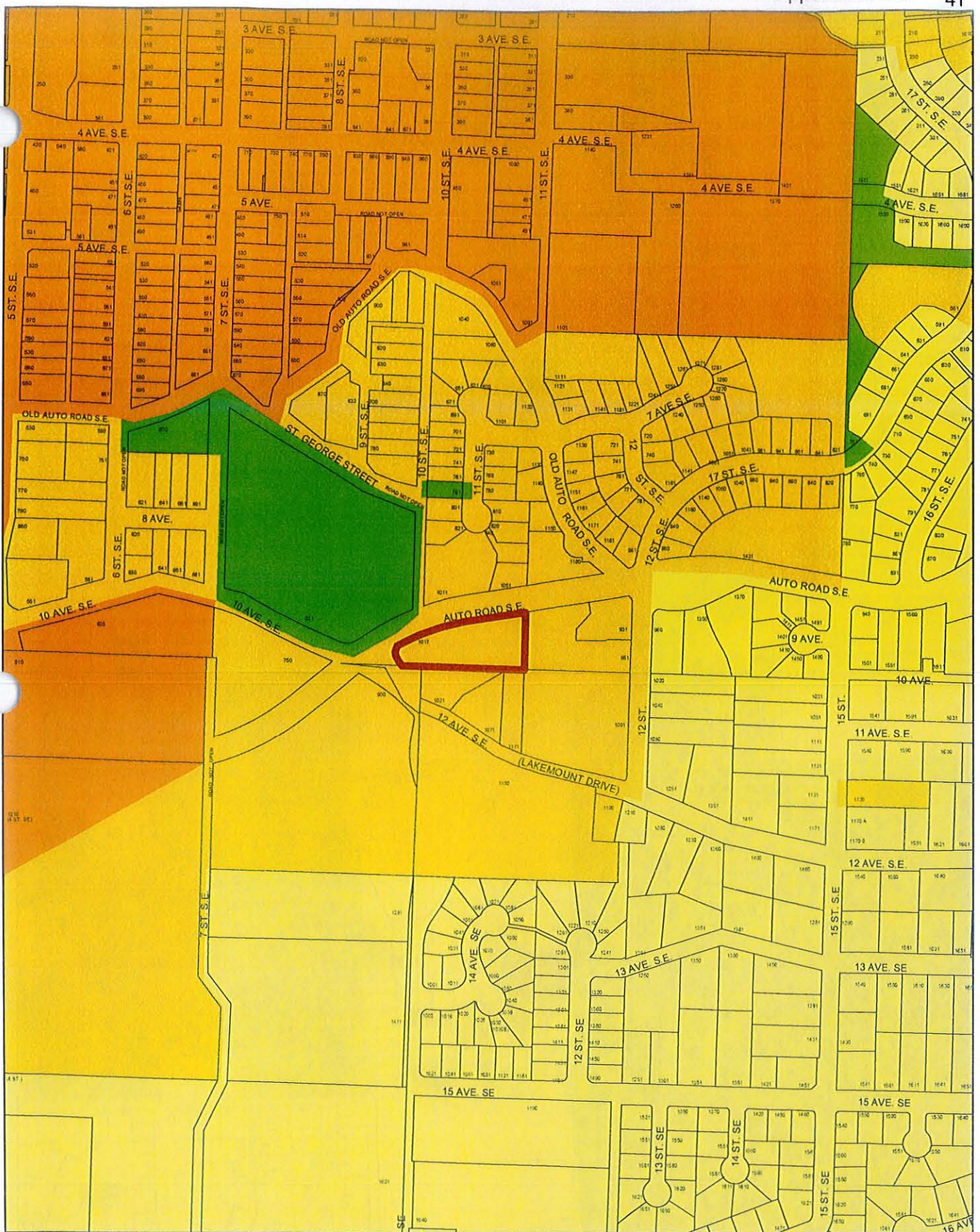
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



Subject Parcels



Subject Parcels



0 25 50 100 150 200 Meters



High Density Residential



Medium Density Residential



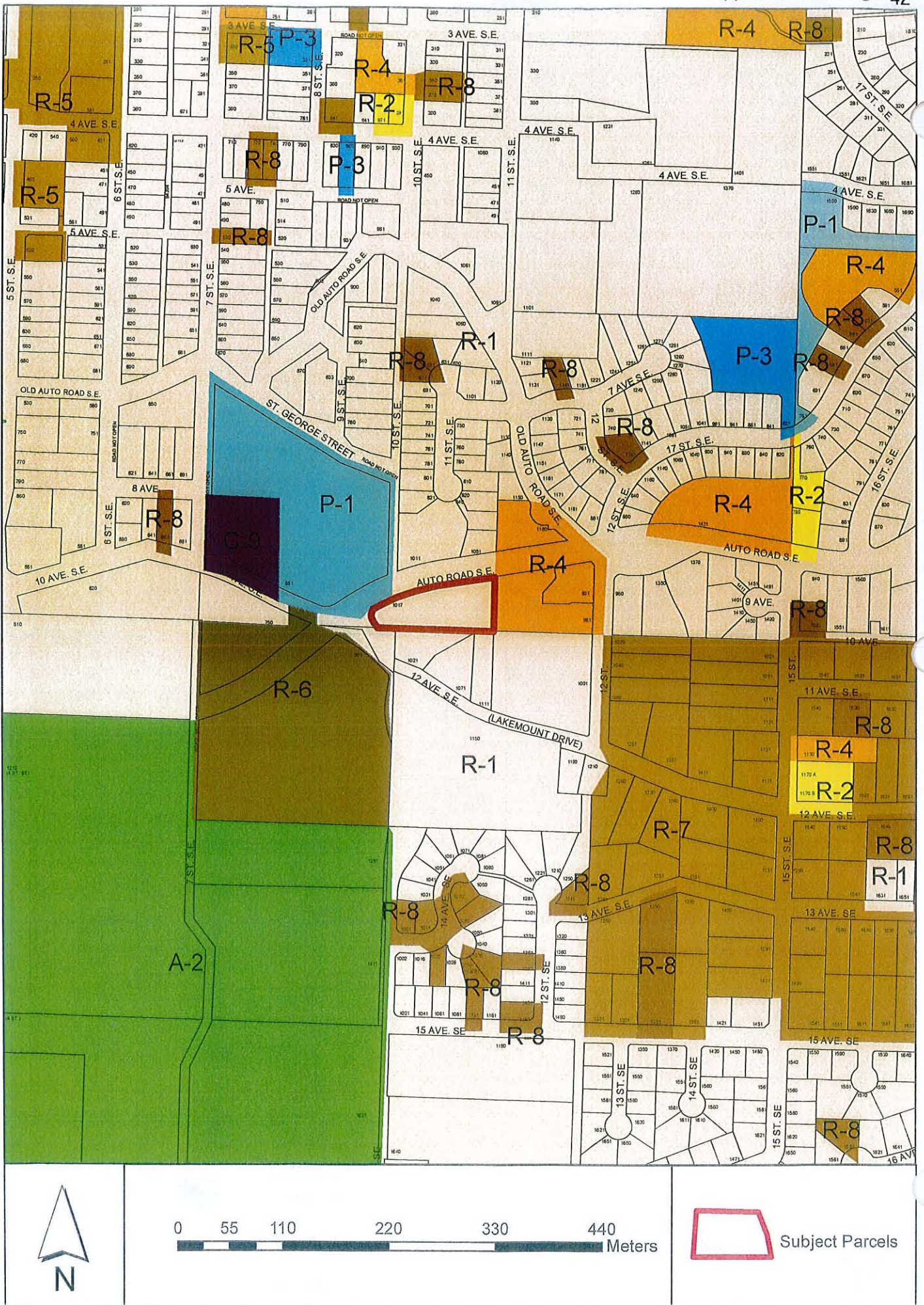
Low Density Residential

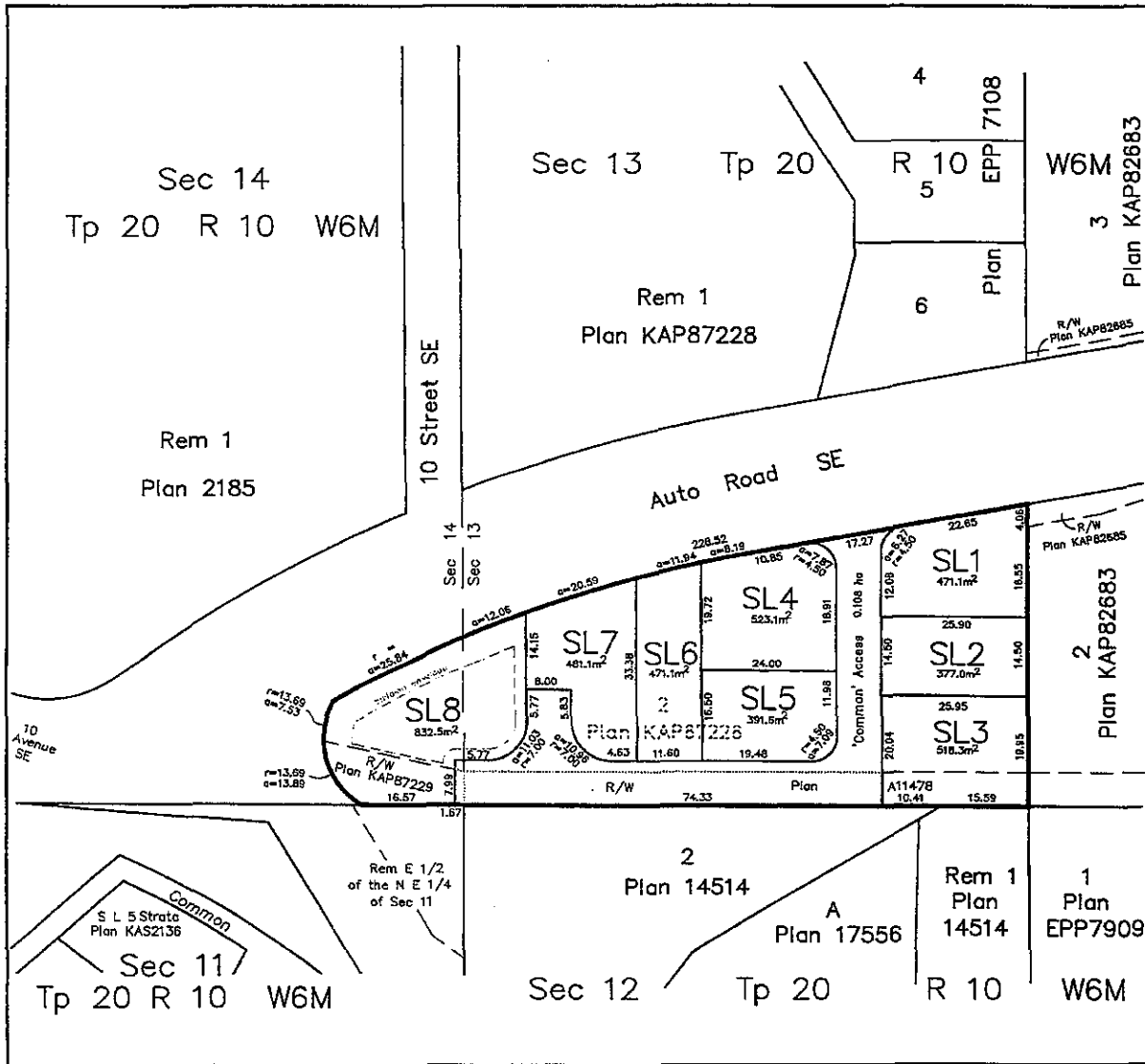


Park



Subject Parcel

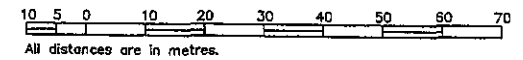




Conceptual Plan of R4 Bareland Strata Subdivision of Lot 2, Sec 13 & 14, Tp 20, R 10, W6M, KDYD, Plan KAP87229

Scale 1:750

BCGS 82L.064



All distances are in metres.
The intended plot size of this plan is 432mm in width by
280mm in height (B size) when plotted at a scale of 1:750



May 29, 2017

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 235-17



View east of subject property from 10 Avenue SE.



View east of subject property along Auto Road SE.



View west of forested subject property along Auto Road SE.



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

TO: Kevin Pearson, Director of Development Services
 DATE: 18 August, 2017
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Arsenault, Ida, Via Poggio Pudano 9, Crotone, Italy 88900
 APPLICANT: Browne Johnson Land Surveyors, Box 362, Salmon Arm, BC V1E 4N5
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1104E**
 LEGAL: Lot 2, Sections 13 & 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228
 CIVIC: **1017 – 10 Avenue SE**

Further to your referral dated July 27, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for the rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages. These comments are generalized; more specific servicing requirements will be identified at a future stage:**

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. Development 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 of Salmon 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. 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.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1104E

18 August, 2017

Page 2

-
8. 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. Auto Road SE on the subject property's north boundary is designated as an Urban Arterial Road, requiring an ultimate road right of way dedication of 25.0 meters (12.5 meters on either side of road centerline). Based on review of existing records, no road dedication is required (to be confirmed by BCLS).

Auto Road SE is currently constructed to an interim Urban Arterial Road standard. Upgrading to the Urban Arterial Road Standard will be required (RD-4). Upgrades may include, but are not limited to sidewalk, boulevard, curb and gutter, streetlights and road drainage.

2. 10 Avenue SE on the subject property's west boundary is designated as an Urban Local Road and requires an ultimate road right of way dedication of 20.0 meters (10.0 meters from centerline). Available records indicate that further dedication is not required from the subject property.

10 Avenue SE is currently constructed to an interim Urban Local Road standard. Upgrading to the Urban Local Road Standard will be required. Upgrades may include, but are not limited to sidewalk, boulevard, curb and gutter, streetlights and road drainage.

3. Internal roadways are recommended to be a minimum of 7.3m measured from face of curb (per City standard RD-12). Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

Water:

1. The site fronts a 250mm watermain (Zone 2) in a right of way along the south property line. No upgrades are anticipated at this time.
2. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
3. Fire protection requirements to be confirmed with the Building and Fire Departments.
4. Fire Hydrant spacing is insufficient; developer is responsible for installing hydrants as needed to meet the spacing requirements.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1104E**18 August, 2017****Page 3**

5. The property shall be serviced by single metered water service connection (as per Specification Drawings No. W-10) adequately sized to satisfy the servicing requirements for the proposed use. Water meters will be provided by the City at the owner/developers cost.
6. 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 at time of building permit by the City, at the owner/developers cost.
7. Records indicate that the existing property is currently serviced by a single 19mm service. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

Sanitary Sewer:

1. The site fronts a 200mm diameter sanitary main which terminates at the west property line. The sanitary sewer shall be extended along the frontage of the development on Auto Road SE to the east property line. Owner/Developer is responsible for all associated costs.
2. Property to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Records indicate that the existing lot is currently un-serviced. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

Drainage:

1. The site fronts a 450mm diameter storm main which terminates at an inlet structure at the north-west corner of the property. The storm sewer shall be extended along the frontage of the development on Auto Road SE to the east property line to collect the road drainage from Auto Road. Owner/Developer is responsible for all associated costs.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development
3. Subject to item 2, the proposed lots may be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Records indicate that the existing lot is currently un-serviced. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1104E

18 August, 2017


Page 4

Geotechnical:

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



Chris Moore
Engineering Assistant



Rob Nieuwenhuizen, ASCT
Director of Engineering and Public Works

CITY OF SALMON ARM

BYLAW NO. 4224

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 Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on October 10, 2017 at the hour of 7:00 p.m. was published in the September 27, 2017 and October 4, 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 13 & 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228 from R-1 Single Family Residential Zone to R-4 Medium Density Residential Zone as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4224**"

READ A FIRST TIME THIS DAY OF 2017

READ A SECOND TIME THIS DAY OF 2017

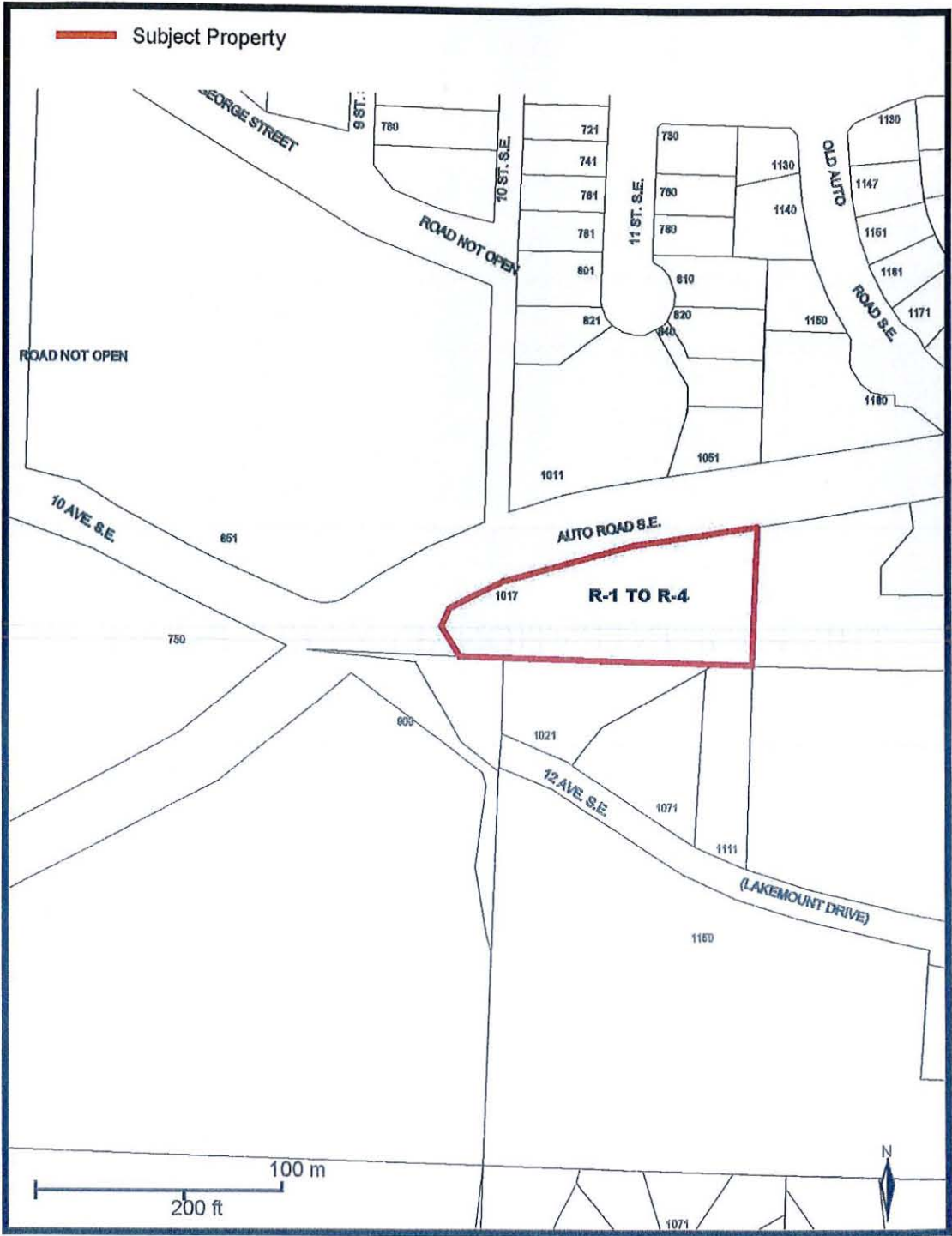
READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



)

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Item 8.3

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4225 be read a first and second time.

[ZON-1106; Parrell, S.J.; 4641 - 40 Avenue SE; A-2 to M-1]

Vote Record

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

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



City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: August 17, 2017

SUBJECT: Zoning Amendment Application No. ZON.1106
Lot 4, Plan 14760, Sec. 6, Tp. 20, R. 9, W6M, KDYD
4641 - 40 Avenue SE
Owner/Applicant: S. J. Parrell

Motion for Consideration

THAT:

A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1. Rezone Lot 4, Plan 14760, Sec. 6, Tp. 20, R. 9, W6M, KDYD from A-2 (Rural Holding) Zone to M-1 (General Industrial) Zone.

Staff Recommendation

THAT: The Motion for Consideration be adopted.

Proposal

The subject property is located at the intersection of Auto Road SE and 40 Avenue SE. The owner is applying to have the property rezoned to permit construction of an industrial building for the use of a workshop. A location map and ortho photo are attached as Appendices 1 and 2.

Background

The subject property is designated Industrial in the Official Community Plan and is currently zoned A-2 (Rural Holding). The property is approximately 0.6 hectare in size and contains a residence. O.C.P. and Zoning map are attached as Appendices 3 and 4.

The property is within the Agricultural Land Reserve but is not subject to the restrictions of the A.L.C. Act as it was created in 1964 and is only 0.6 ha. in size. Section 23(1) of the A.L.C. Act exempts parcels that were in existence prior to December 21, 1972 and were less than 2 acres (0.8 ha.) in size. In addition, the Agricultural Land Commission has approved the City's Official Community Plan which as previously noted, designates the property for industrial use. An A.L.R. map is attached as Appendix 5.

Site Context:

North: Rural residential parcel designated Industrial and zoned A-2 (Rural Holding)
South: 40 Avenue SE; then parcels designated and zoned M-1 (General Industrial)
East: Auto Road SE; then parcels designated Industrial and zoned A-2 (Rural Holding)
West: Rural agricultural/residential parcel designated Acreage Reserve and zoned A-2 (Rural Holding)

Staff have reviewed the proposal and provide the following:

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

See Appendix 6.

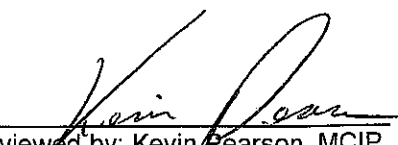
Planning Department

The proposed zoning complies with the Official Community Plan and the intended expansion of the Industrial Park northward along Auto Road SE to 45 Street SE.

The application will make additional land available for industrial development and is consistent with existing industrial development in the area.

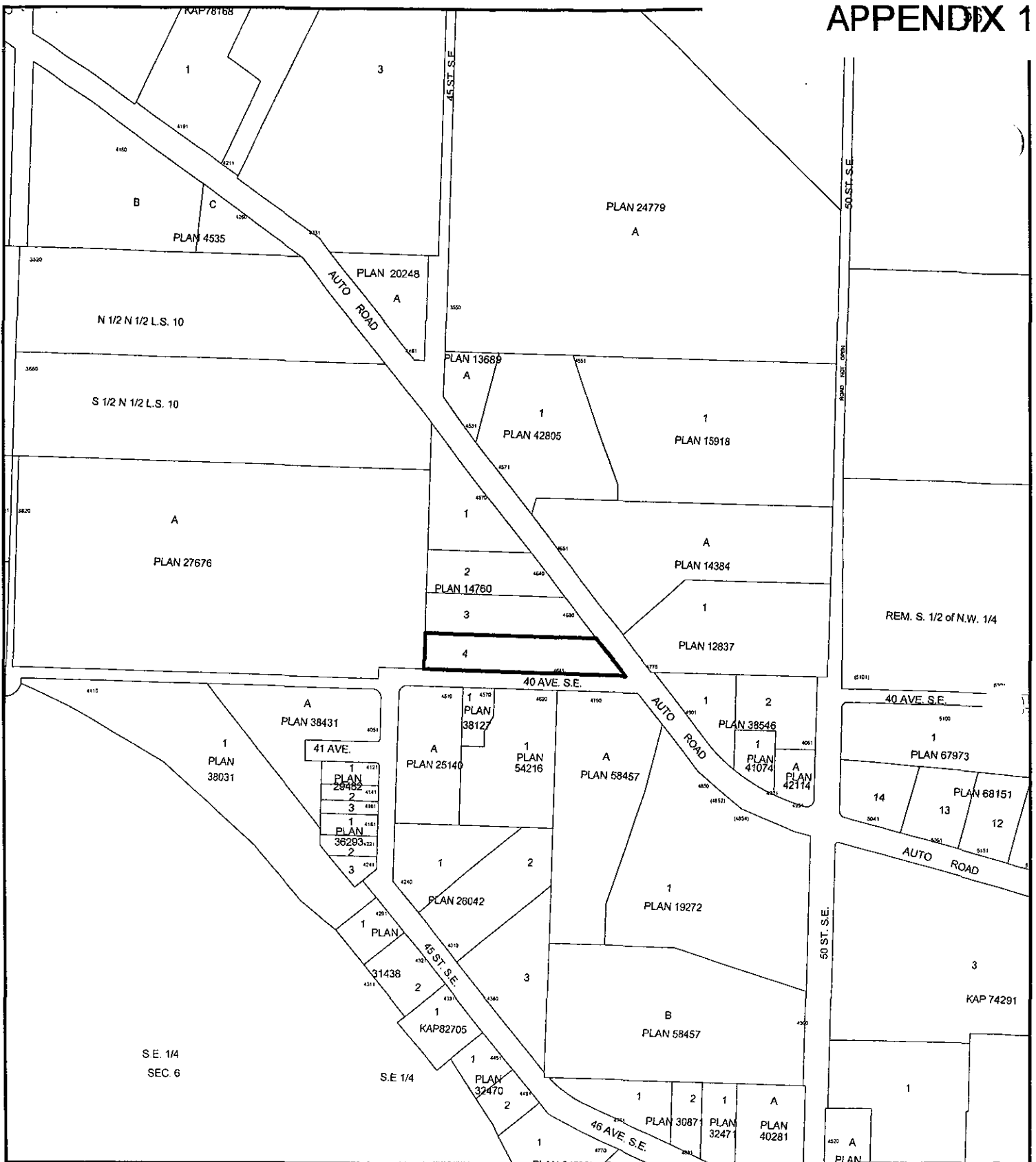
The property can be serviced to City standards and has good access for industrial vehicles.


Prepared by: Jon Turlock
Planning & Development Officer


Reviewed by: Kevin Pearson, MCIP
Director of Development Services

Appendices

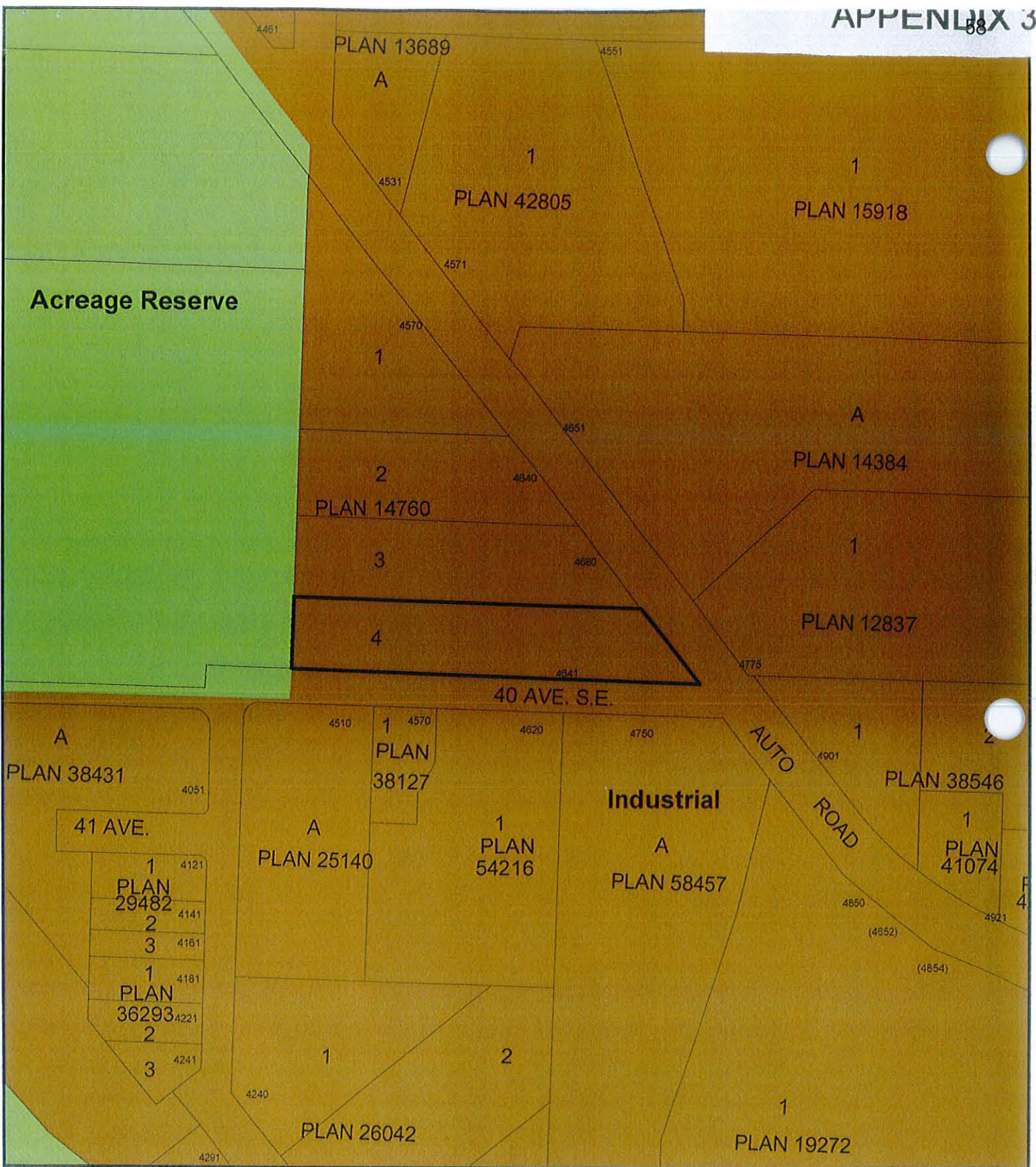
1. Location map
2. Ortho photo
3. OCP map
4. Zoning map
5. A.L.R. map
6. Engineering Dept. comments



Subject Property

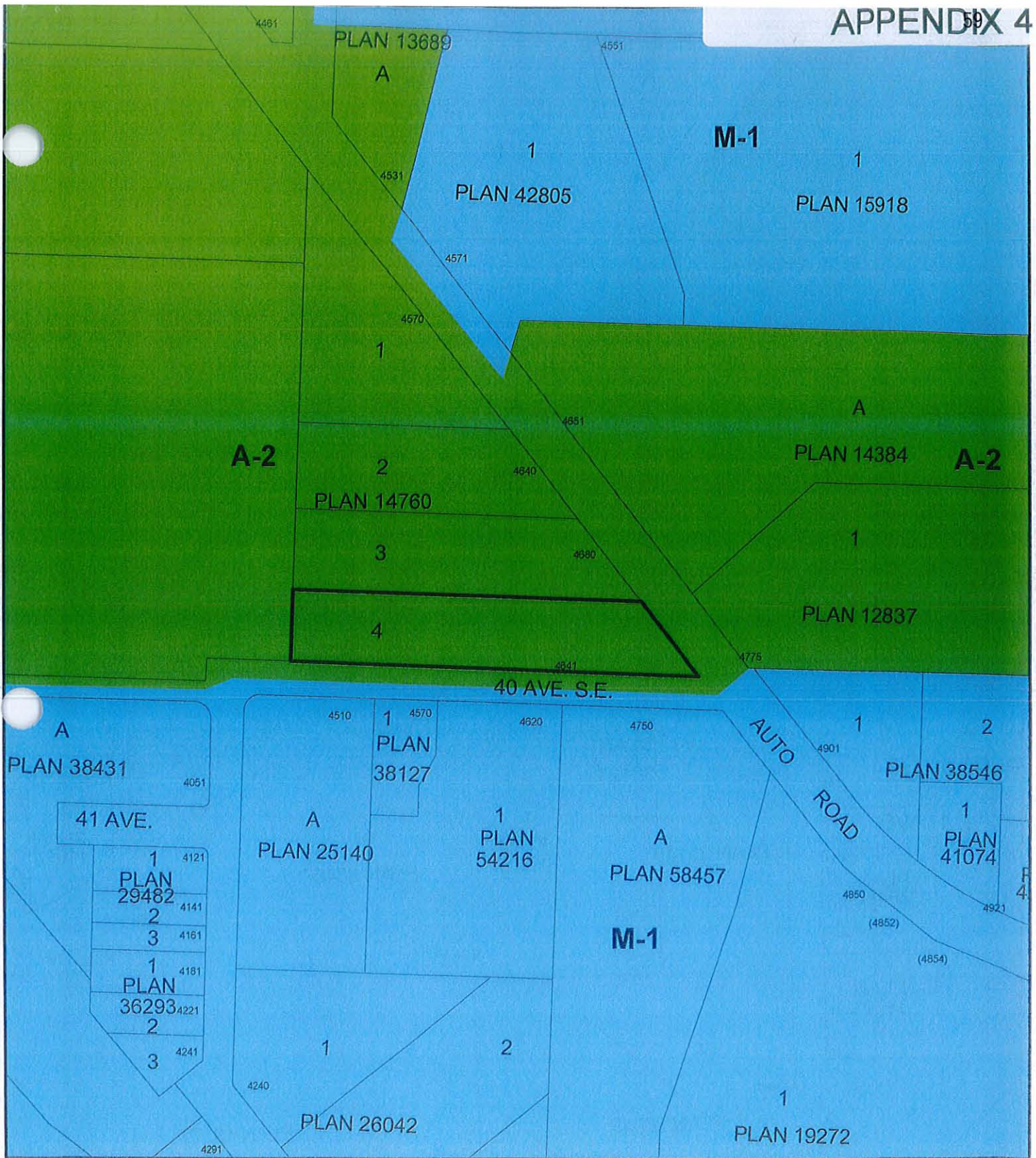


Subject Property



Subject Property

O.C.P.



 Subject Property

Zoning



A.L.R.



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

To: Kevin Pearson, Director of Development Services
 Date: August 9, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: Proposed Rezoning Application ZON-1106E
 Legal: Lot 4, Section 6, Township 20, Range 9, W6M, KDYD, Plan 14760
 Civic: 4641 – 40 Avenue SE
 Owner: Sheldon Parrell, 4641 – 40 Avenue SE, Salmon Arm, BC, V1E 4M3
 Applicant: Owner

Further to your referral dated July 31, 2017, the Engineering Department has thoroughly reviewed the site and has no objections to the proposed rezoning.

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

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. Development 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 of Salmon 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. 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.

Proposed Rezoning Application ZON-1106E
 August 9, 2017
 Page 2

8. 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. Auto Road SE on the subject properties east boundary is designated as a Rural Arterial Street and requires an ultimate 25.0 meters dedication (12.5 meters from centerline). Although the City only requires an interim total of 20 meters of dedication at this time (10.0 meters on either side of road centerline), all building setbacks will be required to conform to the ultimate 25.0 meter cross section. No additional dedication is required.

Auto Road SE is currently constructed to an interim Rural Arterial Road. Upgrading the property's frontage to Rural Arterial Standard (RD-9) is required. Upgrading may include, but not limited to, road widening, bike lane and boulevard construction.

2. 40 Avenue SE on the subject properties south boundary is designated as an Industrial Area Road, requiring a 20.0 meter road dedication (10.0 meters from centerline). Available records indicate that additional dedication is required, to be confirmed with BCLS.

40 Avenue SE is currently constructed to a Rural Local Road standard. Upgrading the property's frontage to an Industrial Area Road Standard (RD-6A) is required. Upgrading may include, but not limited to, road widening, shouldering, ditching and boulevard construction.

3. Access to the subject lot shall be in accordance with the Subdivision and Development Servicing Bylaw No. 4163, Section 4.13, multiple accesses may be considered to an industrial lot, provided the distance between accesses is greater than 10.0 meters and there are no safety issues created. Each access shall have an approved culvert supplied and placed by the City of Salmon Arm at the owners expense.
4. A 5.0m x 5.0m corner cut is required at the intersection of Auto Road SE and 40 Avenue SE.

Water:

1. The subject property fronts on a 350mm and partially a 150mm diameter (Zone 5) watermain on 40 Avenue SE and a 250mm diameter (Zone 5) watermain on Auto Road SE. No upgrades are anticipated at this time.
2. The subject property is in an area with sufficient fire flows and pressures according to the 2011 water Study (OD&K 2012)

Proposed Rezoning Application ZON-1106E
August 9, 2017
Page 3

3. All fire protection requirements to be confirmed with the Fire and Building Inspection Departments.
4. Subject lot is to be serviced by single metered water service connection (as per Specification Drawing No. W-10) adequately sized (minimum 25mm) to satisfy the proposed use. Existing records indicate that the existing lot currently has a 19mm diameter water service installed in 1973. Upgrading existing water service will be required. All existing inadequate/unused services must be abandoned at the main. Owner/developer is responsible for all associated costs.

Sanitary Sewer:

1. The subject property does not front on a City sanitary sewer main. Subject to the required approvals from Interior Health Authority, private on-site disposal system will be required

Drainage:

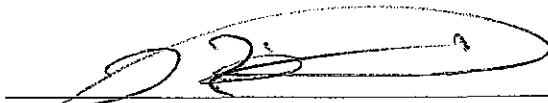
1. The subject property does not front on an enclosed storm sewer system. Site drainage is by overland and ditch draining systems. Drainage issues related to a development to be addressed at time of development.

Geotechnical:

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



Darin Gerow, ASCT
Engineering Assistant



Rob Niewenhuizen, ASCT
Director of Engineering & Public Works

CITY OF SALMON ARM

BYLAW NO. 4225

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 Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on October 10, 2017 at the hour of 7:00 p.m. was published in the September 27, 2017 and October 4, 2017 issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 4, Section 6, Township 20, Range 9, W6M, KDYD, Plan 14760 from A-2 Rural Holding Zone to M-1 General Industrial 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. 4225**"

READ A FIRST TIME THIS DAY OF 2017

READ A SECOND TIME THIS DAY OF 2017

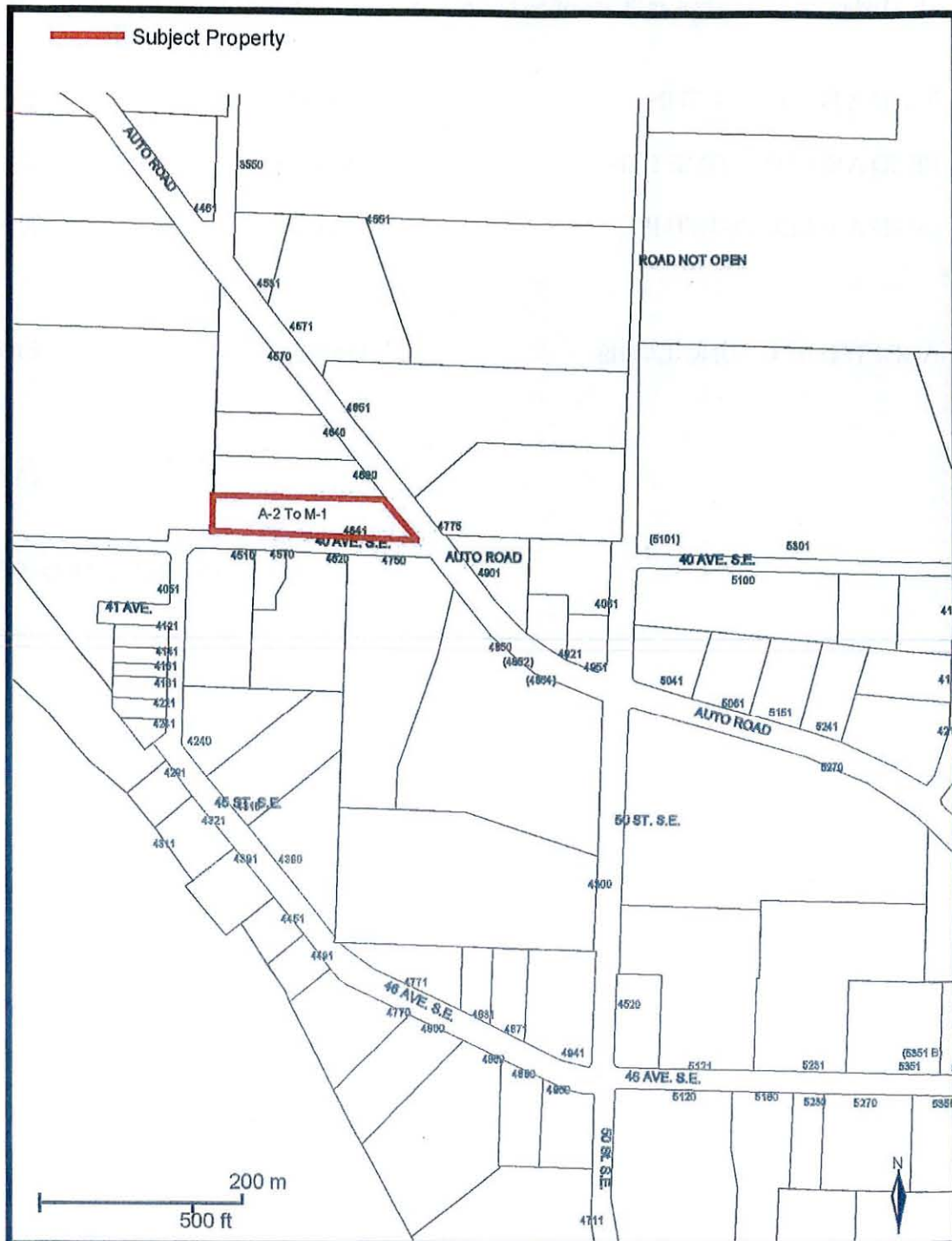
READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



INFORMATIONAL CORRESPONDENCE - SEPTEMBER 11, 2017

1. Building Department - Building Statistics - July 2017
2. Building Department - Building Permits - Yearly Statistics
3. R. Niewenhuizen, Director of Engineering and Public Works - letter dated August 30, 2017 - 20th Annual "Bike for your Life" Community Cycle Tour
4. P. & E. Levy - email dated July 28, 2017 - Metered Sewer Consumption Account 400 4557043 000
5. J. Hilland - email dated July 21, 2017 - Firearms being discharged near city water reservoir - 40th Street SE
6. W. & L. Williamson - letter dated August 24, 2017 - Landfill expansion
7. D. Mills, Shuswap Cycling Club - letter dated August 28, 2017 - 5th Annual Shuswap Cross Cyclocross race
8. A. Morris, Co-Chair, Salmon Arm Ecumenical KAIROS Committee - Canada and Nuclear Weapons
9. J. Jacobson, President, Shuswap Society for the Arts and Culture - letter dated August 29, 2017
10. R. Marshall, Executive Director, Community Futures - Shuswap Labour Market Assessment and Planning Project
11. C. King, Event Coordinator, Cops for Kids - email dated August 23, 2017 - Cops for Kids Ride Friday September 15th
12. SILGA - email dated August 30, 2017 - Community Wildfire Protection Plan
13. K. Lee, Planning Forester, BC Timber Sales, Okanagan-Columbia Business Area - letter dated August 22, 2017 - Draft 2017 Forest Stewardship Plan - BCTS Okanagan-Columbia Business Area
14. M. Mahl, Executive Director, Western Region, Prostate Cancer Canada - email dated August 30, 2017 - Proclamation for Prostate Cancer

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Item 20.1

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: Development Variance Permit Application No. VP-463 be authorized for issuance for Lot 11, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703 which will vary Section 41.6 of Zoning Bylaw No. 2303 by increasing the maximum height of a single family dwelling from 10 metres to 12.1 metres.

[Ancill, R. & A. / Guenther, K.; 4680 – 56 Street SW – Height Variance]

Vote Record

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

Opposed:

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



City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: August 28, 2017

SUBJECT: Variance Permit Application No. VP-463 (Height)
 Legal: Lot 11, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703
 Civic Address: 4680 – 56 Street NW
 Owner: Raymond & Angela Ancill
 Applicant: Kelly Guenther

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-463 be authorized for issuance for Lot 11, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703, which will vary Section 41.6 of Zoning Bylaw No. 2303 by increasing the maximum height of a single family dwelling from 10.0 meters to 12.1 meters.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 4680 – 56 Street NW (APPENDICES 1 and 2). The proposal is to construct a single family dwelling on the vacant lot. The applicants are requesting that the maximum permitted height of the dwelling be increased from 10.0 m to 12.1 m. The proposed siting, building elevations and contour mapping are shown in APPENDIX 3. Site photos are attached as APPENDIX 4.

BACKGROUND

The subject property is located in the Gleneden area, is approximately 1.4 ha (3.46 acres) in size, and is currently vacant. The subdivision was created in 2007 as a comprehensive development zone for rural lots less than 2 ha (5 acres). The lot slopes moderately downward west to east and has had some preliminary grading work completed.

A similar height variance was granted by Council (VP-414) in 2015, for a single family dwelling two lots north of the subject property. The site had similar topography and a characteristic, the height was increased from 10.0 m to 12.16 m. The property is designated Acreage Reserve in the City's Official Community Plan (OCP) and is zoned CD-3 (Comprehensive Development Zone – 3) in the City's Zoning Bylaw. Adjacent zoning and land uses include the following:

North: Comprehensive Development Zone – 3 / Single Family Dwelling
 South: Comprehensive Development Zone – 3 / Vacant
 East: Rural Holding (A-2) / Vacant / Single Family Dwelling
 West: Comprehensive Development Zone – 3 / Single Family Dwelling

COMMENTSFire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns.

Planning Department

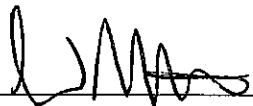
The applicant is requesting an increase to the maximum height of a principle dwelling from 10.0 m to 12.1 m, for a variance of 2.1 m. In general terms, building height is measured from the mid-point of the lowest existing grade level adjacent to the building's foundation.

An increase in height of 2.1 m would be considered to have a greater impact in the more urbanized neighbourhoods; however, in this location, the rural lots are relatively spacious allowing for greater view corridors and buffers. Also, the dwelling would be situated a few meters below the grade of 56 Street NW which limits the impact of an increased building height. After discussions with staff, the applicant agreed to lower the pitch of the roof from a 12/12 to a 10/12 and effectively reduced the building height by approximately 1.2 m.

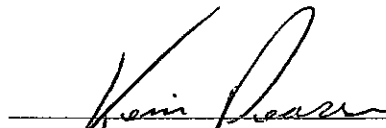
The nearest dwelling is located on the adjacent lot to the north. As can be seen in APPENDIX 3, the main and lower floor elevation of the adjacent dwelling is a few metres lower than the proposed dwelling. With setbacks, as shown, the two dwellings would be sited approximately 20 m from each other. There is also a stand of mature trees along the north side-yard of the subject property which if retained would offer a natural buffer.

The variance request is supported by staff for the following reasons:

1. The subject property and surrounding properties are relatively large rural lots. Staff does not believe there will be negative impacts on the views of surrounding residences due to the surrounding property size, terrain and existing dwelling locations.
2. Due to the existing site grades and elevation of 56 Street NW the height increase is considered reasonable.
3. A similar variance was granted (VP-414) for a single family dwelling two lots north of the subject property.



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



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

Location Map

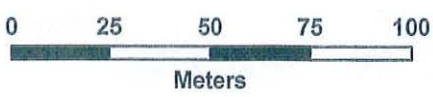


0 50 100 150 200
Meters



Subject Parcel

Orthophoto

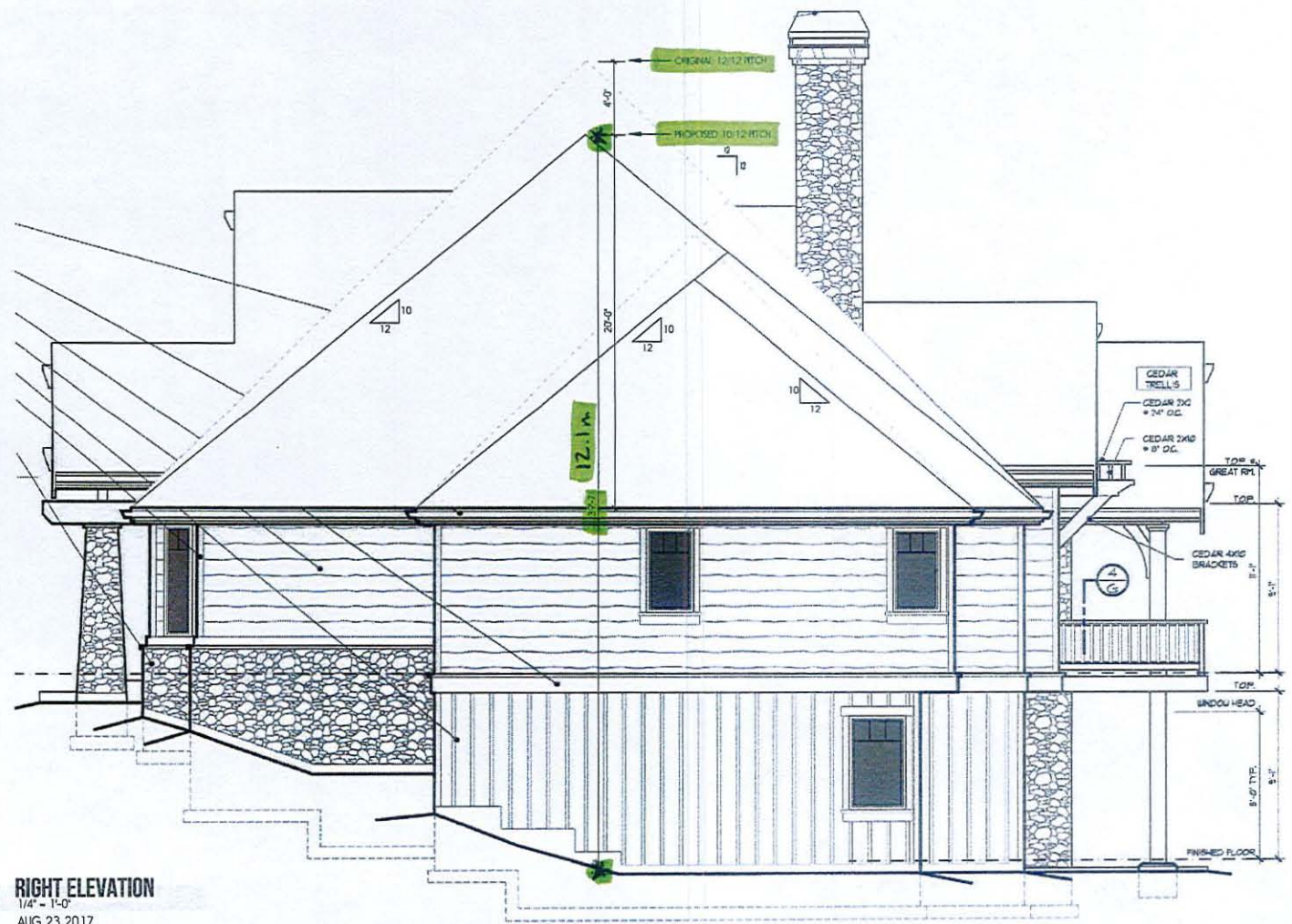


 Subject Parcel



30 15 0 30 Meters





1 **RIGHT ELEVATION**
1/4" = 1'-0"
AUG 23 2017



Photo 1: Photo looking north at the subject property and proposed building site.



Photo 2: Photo looking north on 56 Street NW.



Photo 3: Photo looking west at the adjacent property and upslope residence.

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CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in meeting Room 100 of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, September 11, 2017 at 7:00 p.m.**

1) Proposed Amendment to Zoning Bylaw No 2303:

Proposed Rezoning of Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47968 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 2350 – 4A Avenue SE

Location: Northeast of Auto Road SE and 20 Street SE; west of 27 Street SE

Present Use: Single family dwelling

Proposed Use: Single family dwelling with a suite

Owner / Applicant: Woldringh, V. & Whitstone Developments Ltd.

Reference: ZON-1100/ Bylaw No. 4220



The file for the proposed bylaw is available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from August 29, 2017 to September 11, 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: August 30 and September 6, 2017



Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: July 27, 2017

Subject: Zoning Bylaw Amendment Application No. 1100

Legal: Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47968

Civic: 2350 – 4A Avenue SE

Owner / Applicant: Woldringh, V. / Whitstone Developments Ltd.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47968 from R-1 (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 0.18 acre subject parcel is located at 2350 4A Avenue SE (Appendix 1 and 2) and presently contains an existing single family dwelling. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the use of an existing non-conforming secondary suite within the existing single family dwelling.

BACKGROUND

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3). The subject parcel is located at 2350 4A Avenue NE, an area is generally 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. 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 (floor plan attached as Appendix 5). A site review has been completed by the City's Building Department.

Any development of a legal 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 to meet Building Code requirements. Furthermore, with R-8 zoning, only one suite is permitted in a single family dwelling.

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 one of either a *secondary suite* or *detached suite*, including sufficient space for an additional off-street parking stall.

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 building code requirements to create legal suite provided to applicant. No concerns with proposed zoning subject to the completion of building upgrades.

Fire Department

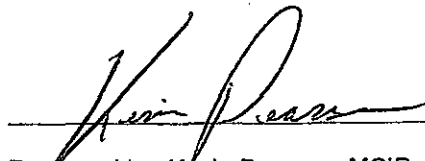
No concerns.

Planning Department

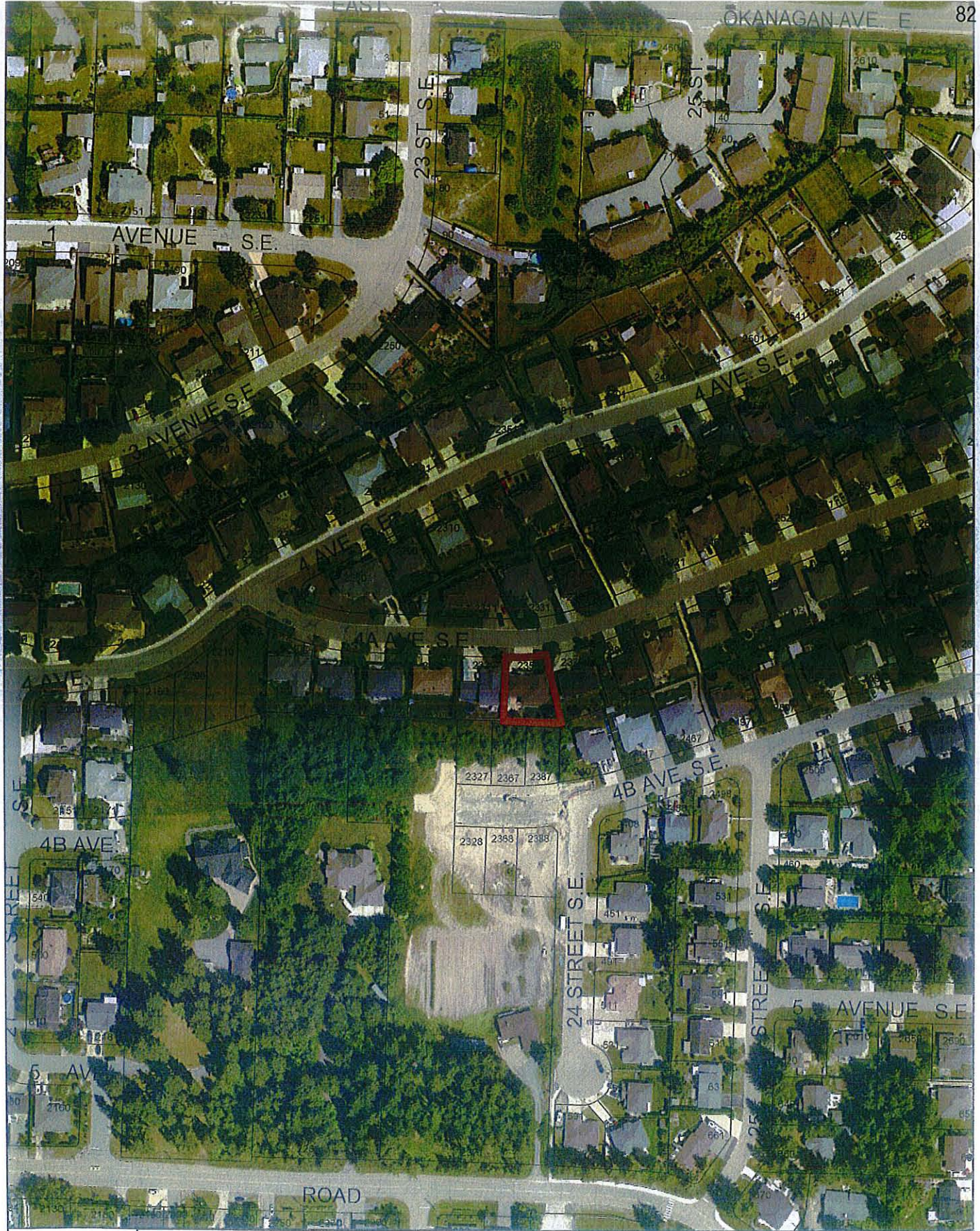
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



Subject Parcels



2311

2331

2330

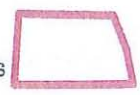
E. 5th

2320

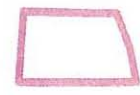
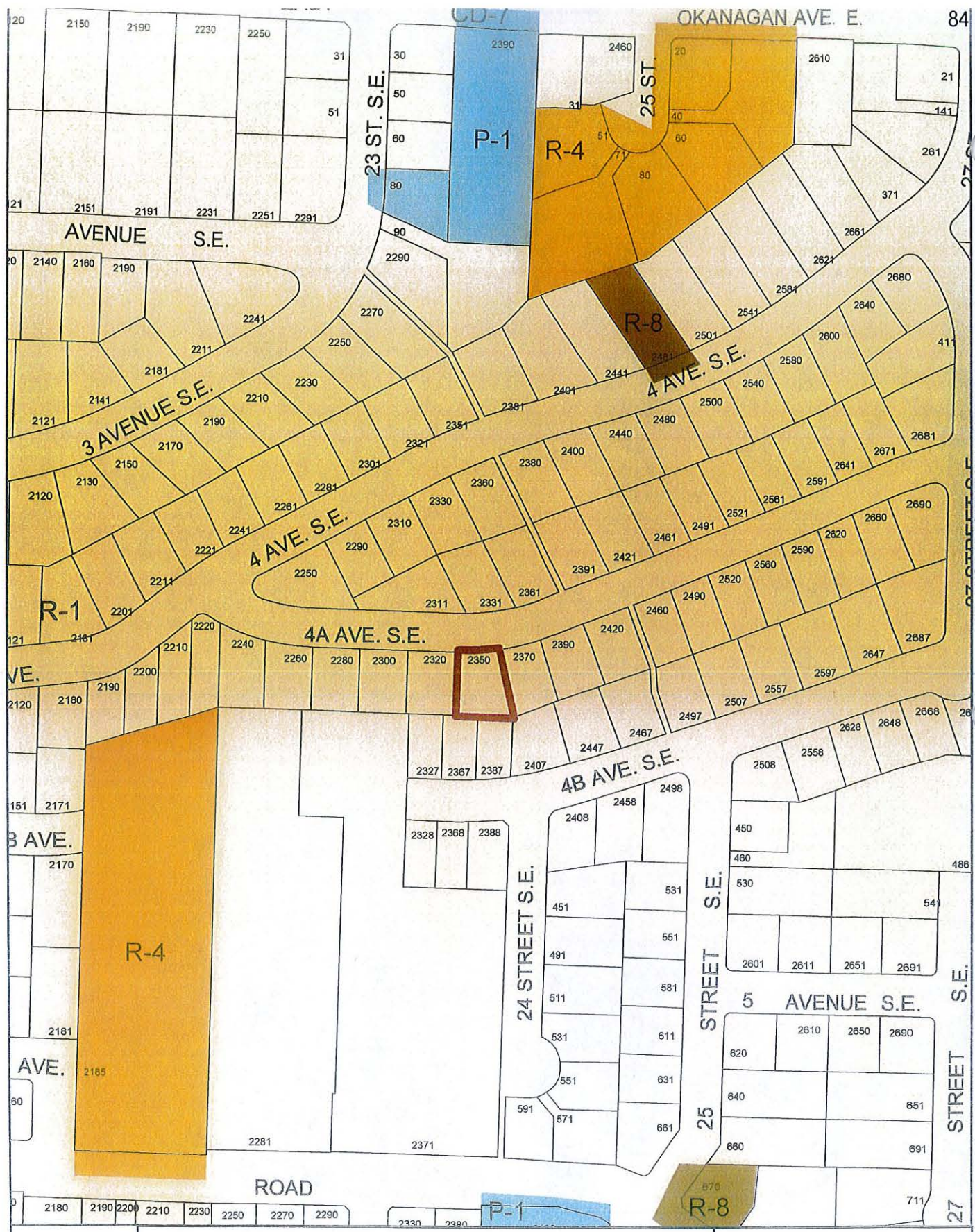
2350

2370

2407



Subject Parcels



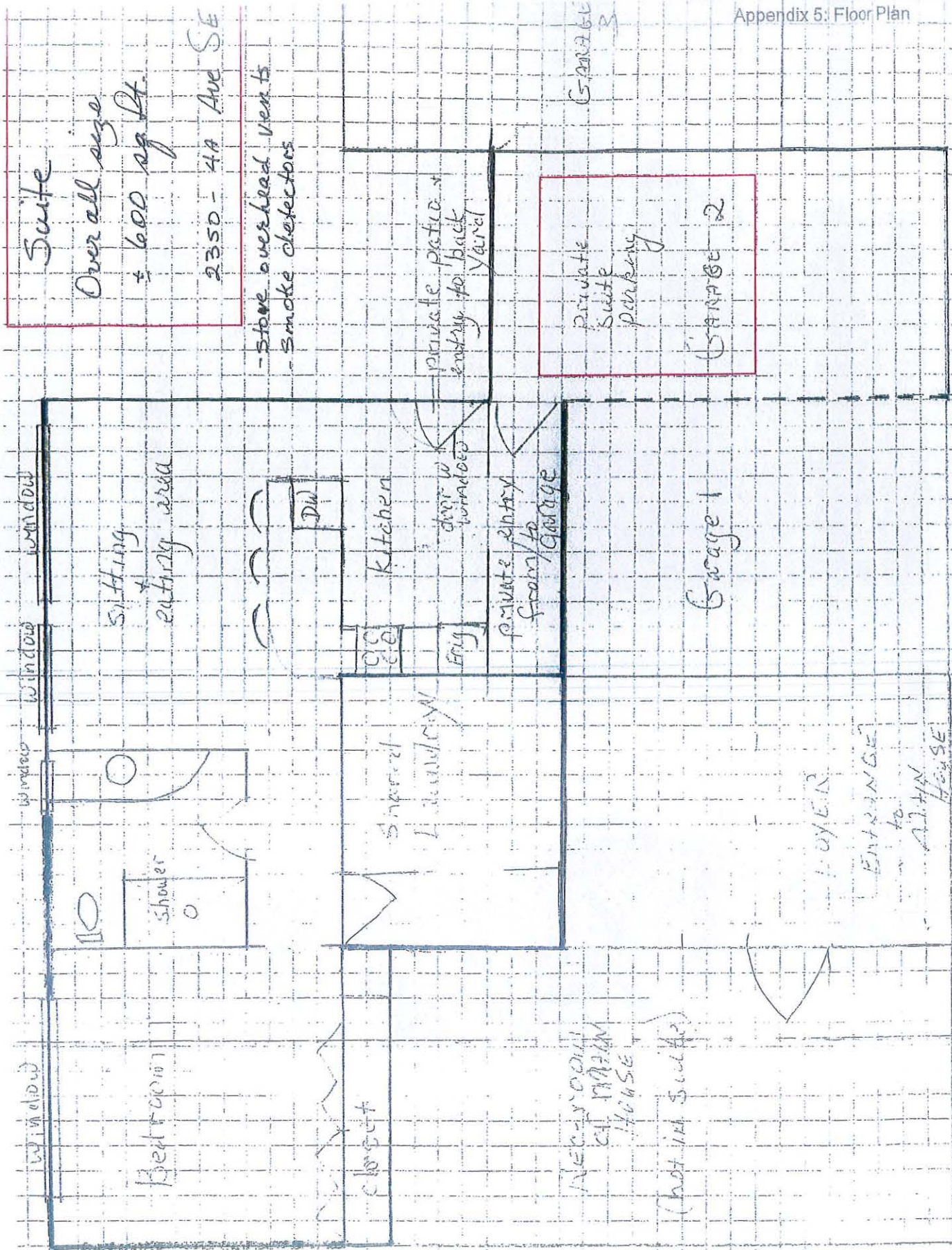
Subject Parcels



View south-east of subject parcel, with parking area clearly visible.



View south-west of subject parcel.



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 meeting Room 100 of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, September 11, 2017 at 7:00 p.m.**

1) Proposed Amendment to Zoning Bylaw No 2303:

Proposed Rezoning of Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan 18220 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 3081 – 28 Avenue NE

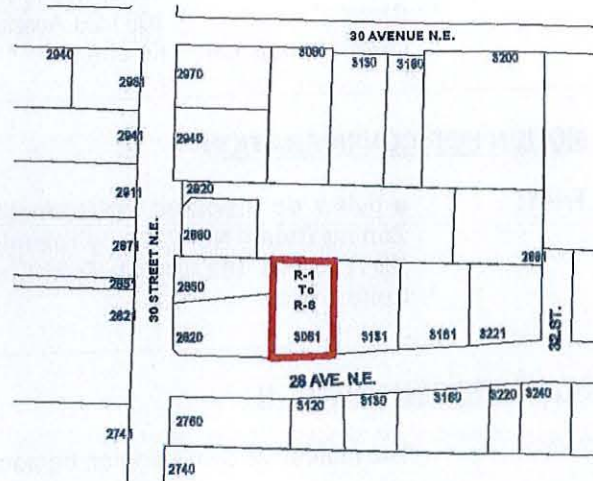
Location: Southeast of the intersection of 30 Street NE and 30 Avenue NE; north side of 28 Avenue NE

Present Use: Single family dwelling

Proposed Use: Detached suite above an accessory building

Owner/ Applicant: C. Koleba

Reference: ZON-1103/ Bylaw No. 4221



The file for the proposed bylaw is available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from August 29, 2017 to September 11, 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: August 30 and September 6, 2017



Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: August 15, 2017

Subject: Zoning Bylaw Amendment Application No. 1103

Legal: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan 18220
Civic: 3081 28 Avenue NE
Owner / Applicant: Koleba, C.

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 19, Township 20, Range 9, W6M, KDYD, Plan 18220 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 3081 28 Avenue NE and currently contains a single family dwelling (Appendix 1 and 2), while construction has recently begun on an accessory building. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a new detached suite above the accessory building currently under construction.

BACKGROUND

The subject parcel is located in an area largely comprised of R-1 and A-2 zoned parcels containing single family dwellings. The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3). There are currently seven R-8 zoned parcels within close proximity of the subject parcel.

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

The site plan indicates that the proposed siting of the suite in the west (side) yard can meet the applicable minimum setback requirements. Parking for the suite is also specified in the site plan and should be easily provided.

Detached Suites

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

COMMENTSEngineering Department

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

Building Department

No concerns with rezoning. Construction subject to BC Building Code.

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

Fire Department

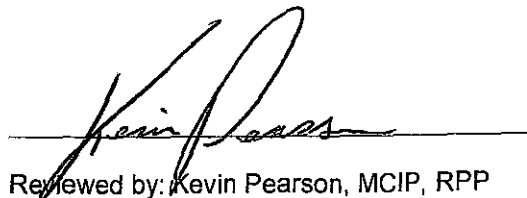
No concerns.

Planning Department

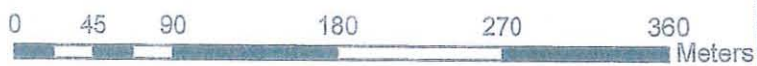
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large parcels in this area are well suited to the development of suites as proposed. Development of a detached suite requires a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



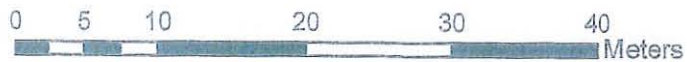
Prepared by: Chris Larson, MCP
Planning and Development Officer



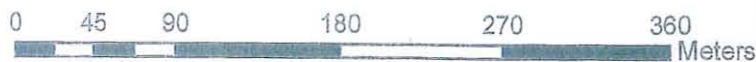
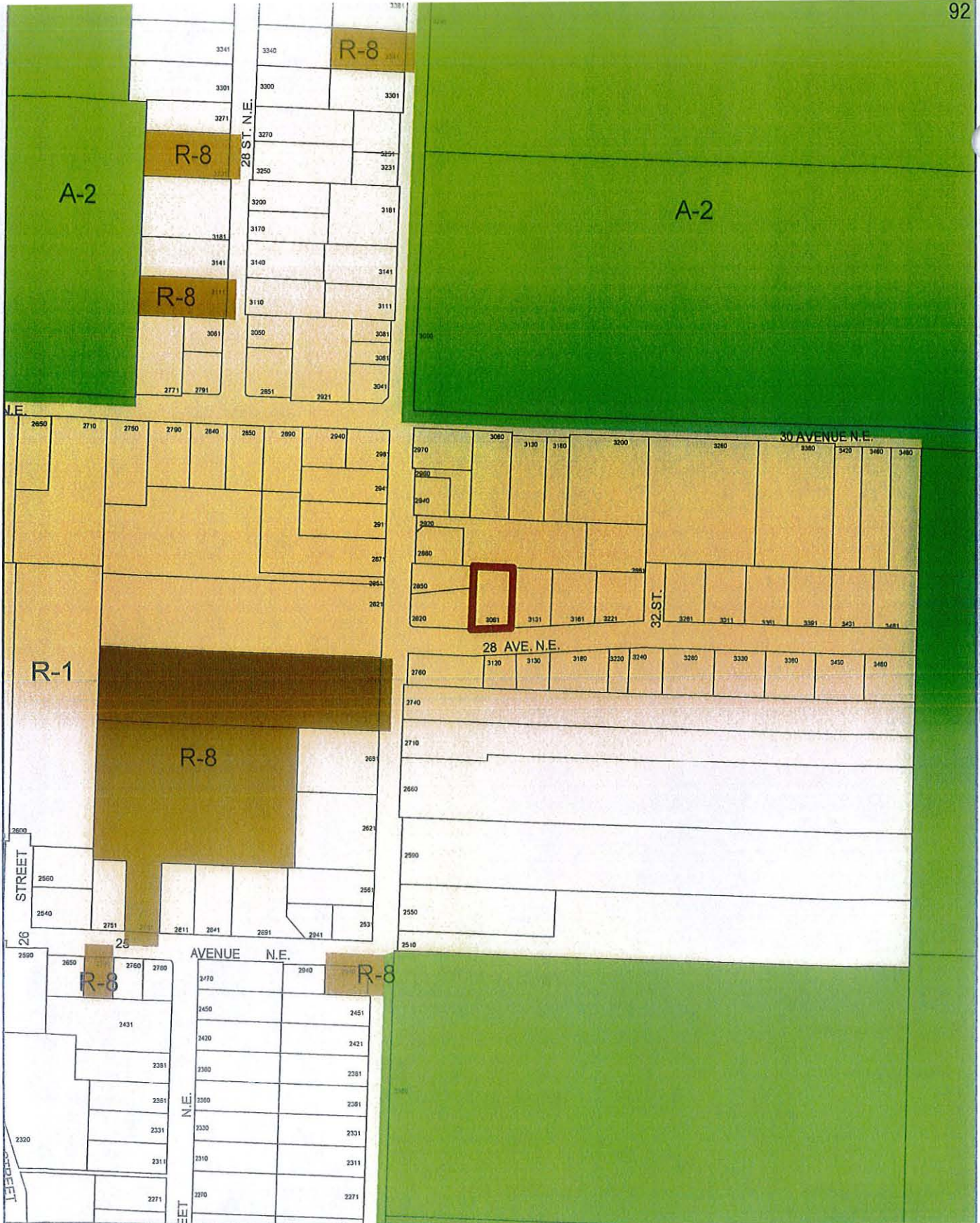
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



Subject Parcels



Subject Parcels



Subject Parcels

Corinne Koleba

3081-28 Avenue NE, Salmon Arm, BC

July 8, 2017

The City of Salmon Arm
500 - 2 Avenue NE
Salmon Arm, BC V1E 4N2

To Whom It May Concern:

The property I own at 3081-28 Avenue NE in beautiful Salmon Arm provides a modest home of 1020 square feet with a full basement built in 1971 on .35 acres. I see potential for this property to assist Salmon Arm in the lack of reputable rental properties as well as complimenting my future retirement income.

I have been granted a building permit (permit number 15310B) to build a garage that is currently in progress and above this garage is room for a 1 to 2 bedroom fully contained rental suite. This suite could either be my home and I could rent out the main house to a family to utilize. Or I could rent the suite and live in the main house, as is my current status.

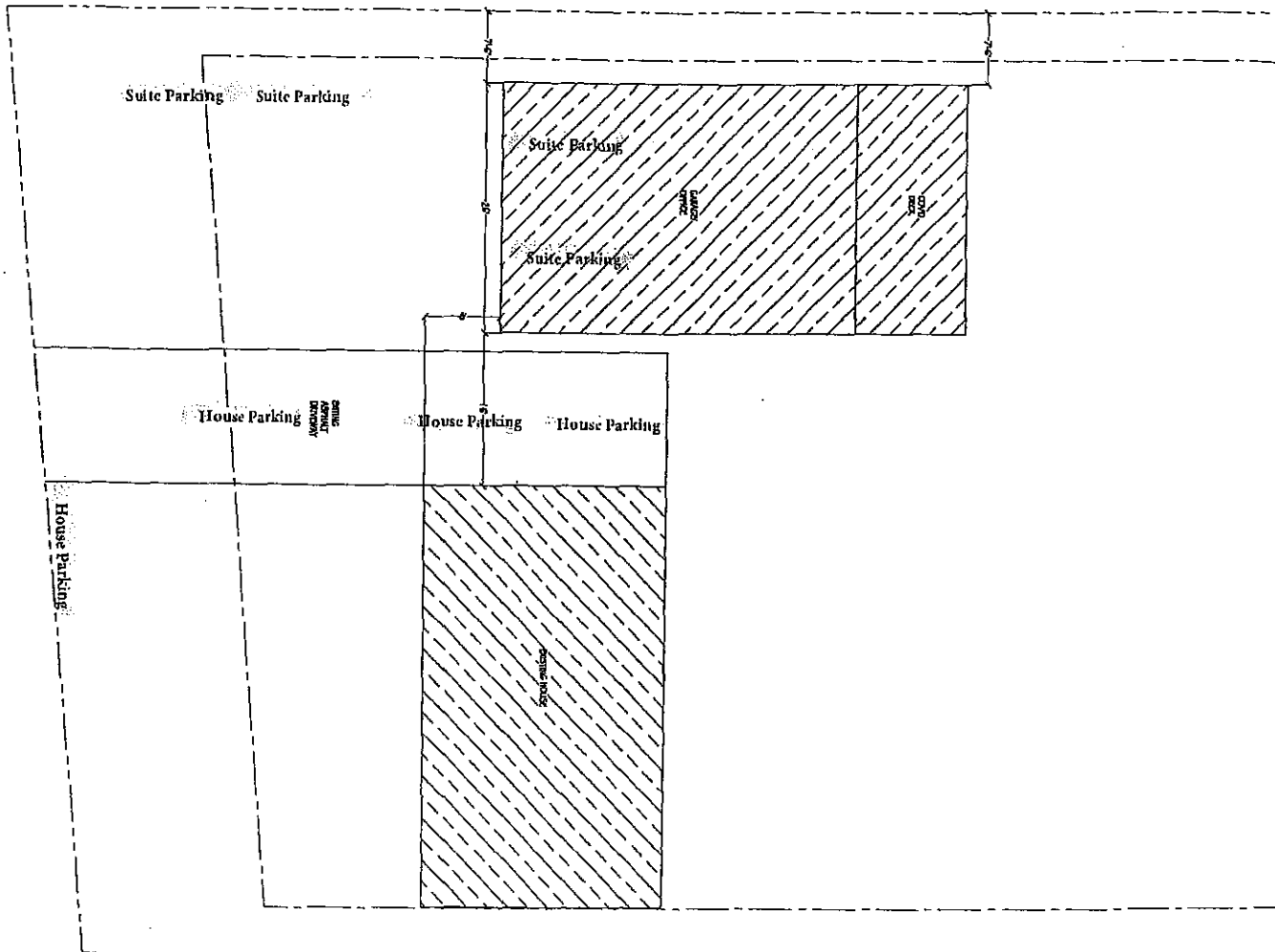
I have a large lot that will allow two families to reside comfortably.

Thank you for your time and attention to this matter of granting my current R1 zone to R8 in the potential to grow and progress the rental viability of Salmon Arm.

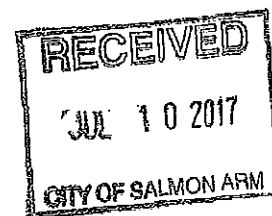
Kindest Regards,

Corinne Koleba

Corinne Koleba



BEFORE CONSTRUCTION BEGINS...
 ALL ASPECTS INCLUDING, BUT NOT LIMITED TO, STRUCTURE AND
 FINISHES OF THIS BUILDING ARE TO CONFORM TO OR EXCEED THE
 CURRENT BC BUILDING CODE. IF YOU ARE UNSURE OF ANY
 REQUIREMENTS, CONSULT THE BC BUILDING CODE OR YOUR LOCAL
 INSPECTION AGENCY TO ENSURE FULL COMPLIANCE. NOT HAVING
 ACCESS TO THE BUILDING CODE IS NOT AN EXCUSE FOR POOR
 BUILDING PRACTICES.



A1
 SITE PLAN

KOLEBA GARAGE/ OFFICE

PROJECT CONTACT: RUDY HEYDE 250. 604. 6641
 DESIGN CONTACT: MIKE THIESSEN 250. 253. 5041

DATE: 17-06-20
 SCALE: 1/8" = 1'-0"



View northeast of subject parcel.



View north of subject parcel from 28 Avenue NE.



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

To: Kevin Pearson, Director of Development Services
Date: August 8, 2017
Prepared by: Darin Gerow, Engineering Assistant
Subject: Proposed Rezoning Application ZON-1103E
Legal: Lot 2, Plan 18220, Sec 19-20-9
Civic: 3081 – 20 Avenue NE
Owner: Corinne Koleba
Applicant: Owner

Further to your referral dated July 7, 2017, the Engineering Department has thoroughly reviewed the site and has no objections to the proposed rezoning.

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

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

Darin Gerow, ASCT
Engineering Assistant

Rob Niewenhuizen, ASCT
Director of Engineering & Public Works

CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in meeting Room 100 of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, September 11, 2017 at 7:00 p.m.**

1) Proposed Amendment to Zoning Bylaw No 2303:

Proposed Rezoning of Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 9071, Except Plan EPP69618 from A-1 (Agricultural Zone) to C-3 (Service Commercial Zone).

Civic Address: 1110 – 30 Street SW

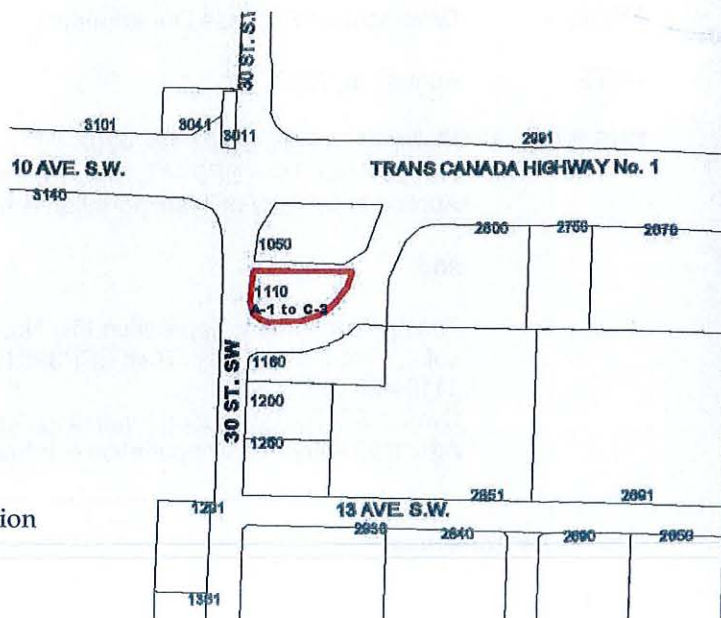
Location: Southeast of the intersection of the Trans Canada Highway and 30 Street SW

Present Use: Vacant property

Proposed Use: To facilitate future service commercial land use and development and to accommodate consolidation of the closed road with the property to the north

Owner/ Applicant: BC Transportation
Financing Authority/Ministry of Transportation
and Infrastructure

Reference: ZON-1093/ Bylaw No. 4222



The file for the proposed bylaw is available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from August 29, 2017 to September 11, 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: August 30 and September 6, 2017



City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: August 16, 2017

SUBJECT: Highway Closure Bylaw No. 4203
Part of Road, Plan EPP947, Sec. 10, Tp. 20, R. 10, W6M, KDYD
Applicant: Ministry of Transportation & Infrastructure;

and

Zoning Amendment Application File No. ZON.1093
Lot 2, Plan 9071, except Plan EPP69618, Sec. 10, Tp. 20, R. 10, W6M, KDYD
1110 - 30 Street SW
Owner: BC Transportation Financing Authority
Agent: Ministry of Transportation & Infrastructure;

Motion for Consideration

THAT:

City of Salmon Arm Highway Closure Bylaw No. 4203 proceed to first, second and third readings;

AND THAT:

Authorization be granted for the sale of Closed Road , Plan EPP69619, Sec. 10, Tp. 20, R. 10, W6M, KDYD, as shown on Appendix 3, to the BC Transportation Financing Authority for the sum of \$ 75,700.00.

AND THAT:

The sale of the above lands be subject to the following:

- i) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and Policy 3.16 (Notification);
- ii) Registration of a statutory right of way over the Closed Road to permit continued public use of the road until such time as it is reconstructed at its new location; and
- iii) All associated costs being the responsibility of the Ministry of Transportation & Infrastructure.

AND THAT:

A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

- i) Rezone Lot 2, Plan 9071, except Plan EPP69618, Sec. 10, Tp. 20, R. 10, W6M, KDYD from A-1 (Agriculture) to C-3 (Service Commercial);

AND THAT:

Final Reading of the Zoning Amendment Bylaw be withheld pending approval by the Ministry of Transportation & Infrastructure;

AND THAT:

Final Reading of Highway Closure Bylaw No. 4203 be withheld pending:

- i) Adoption of the zoning amendment bylaw; and
- ii) Confirmation from the Ministry of Transportation & Infrastructure that upon transfer of the Closed Road to the BC Transportation Financing Authority, the Closed Road will immediately be consolidated with Lot 1, Plan 9071, except Plans 42037, KAP79081 and EPP947 Sec. 10, Tp. 20, R. 10, W6M, KDYD.

Staff Recommendation

THAT: The Motion for Consideration be adopted.

Proposal

In conjunction with the highway improvement project west of town centre, the Ministry of Transportation & Infrastructure is proposing to close and relocate a portion of the existing frontage road on the south side of the highway at 30 Street SW.

To accommodate the road closure and provide for future commercial land use development, the Ministry is also proposing to rezone the property immediately adjacent to the south boundary of the road closure.

A location map, ortho photo and copy of Bylaw No. 4203 are attached as Appendices 1, 2 and 3.

Road Closure

In order to improve traffic flow and safety at the Trans-Canada Highway No. 1 and 30 Street SW intersection, the Ministry of Transportation & Infrastructure plans to move the existing frontage road intersection further south on 30 Street SW. A Reference Plan showing the dimensions of the road to be closed and the new alignment to the south is attached to the bylaw in Appendix 3.

The subject roadway was dedicated in 2008 from the adjacent property to the north which currently contains Woodsman Equipment & Rentals Ltd. (Lot 1, Plan 9071/Wall Industries Inc.). The portion of the road to be closed is approximately 10.0 metres in width and 647.2 square metres in area.

As most road closures involve land that was dedicated from the adjoining properties, the owners of those properties are given the opportunity to purchase the closed road and consolidate it back with their property. In addition, because the closures often involve relatively narrow, small portions of land, it is only the adjacent owners that can usually make use of the land.

With this application, the BC Transportation Financing Authority owns the adjacent parcel to the south and Wall Industries Inc. (Woodsman Equipment) owns the adjacent parcel to the north. The Ministry of Transportation & Infrastructure is currently in negotiations with Wall Industries Inc. for additional improvements along the perimeter of its property and as part of the negotiations, the Ministry is proposing to return the closed road to the Woodsman Equipment property, see Appendix 4.

With previous applications for land acquisition, where the land is only available to the adjacent landowners, the City has based the value of the land on the assessed land value of the adjacent property, rather than through an independent appraisal. As only Woodsman Equipment or the Ministry can make use of this ten metre wide strip of land, this approach is also being applied to this proposal.

Based on the 2017 assessed land value of the Woodsman property (\$332,000), the proposed closed portion of the frontage road has a value of \$75,700.00. Council recently agreed in principle to this sale price.

Rezoning

The parcels on the north and south sides of the proposed road closure are designated Highway Service/Tourist Commercial in the Official Community Plan. The parcel on the north side is zoned C-3 (Service Commercial) and the parcel on the south side is zoned A-1 (Agricultural). Neither property is within the Agricultural Land Reserve. O.C.P. and zoning maps are attached as Appendices 5 and 6 and as shown on Appendix 6, the zoning boundaries extend to the centre of the subject roadway.

The Ministry of Transportation & Infrastructure is applying to have the southern parcel rezoned from A-1 (Agriculture) to C-3 (Service Commercial). This will allow for future development of the southern parcel and accommodate consolidation of the closed road with the Woodsman Equipment property by rezoning the south half of the closed road to C-3.

Discussion

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

Ministry of Transportation & Infrastructure

No concerns.

BC Hydro

No concerns.

FortisBC

No concerns.

Building Department

No concerns.

Fire Department

No concerns.


Engineering Department

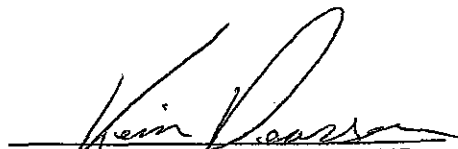
See Appendix 7.

Planning Department

Staff support the proposal:

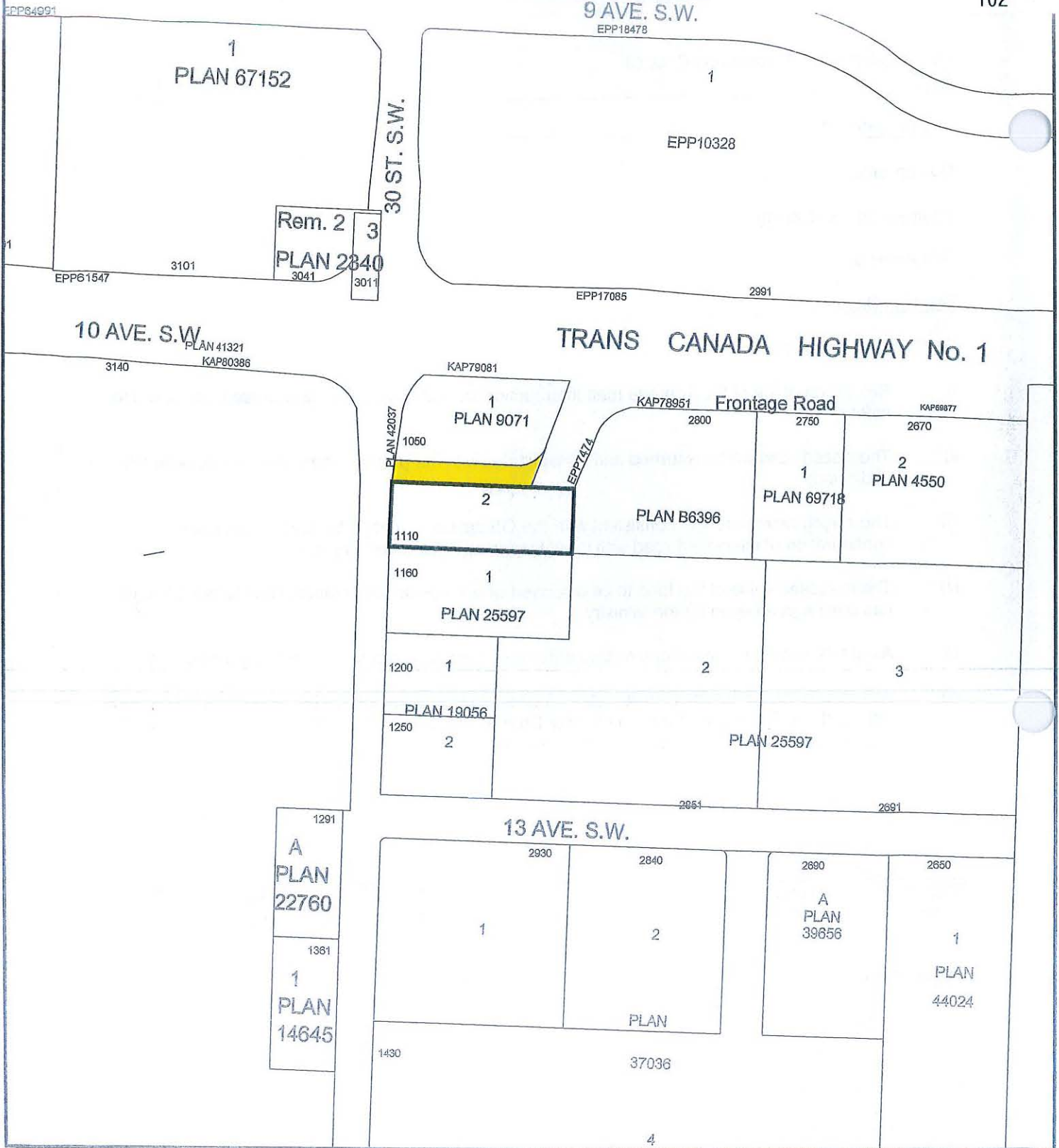
- i) Relocation of the of the frontage road intersection with 30 Street SW will improve traffic flow and safety;
- ii) The closed road will be returned and consolidated with the property from which it was originally dedicated;
- iii) The zoning amendment is consistent with the Official Community Plan and will facilitate consolidation of the closed road with the Woodsman Equipment property;
- iv) The assessed value of the land to be disposed of will provide fair compensation to the City and has been agreed upon by the Ministry;
- v) As of this writing, no objections or concerns have been received from outside agencies; and
- vi) As noted in the Motion for Consideration, further public notification will be provided in accordance with Sections 26 and 94 of the Community Charter and City Policy 3.16. Copies of Sections 26 and 94 and Policy 3.16 are provided in Appendix 12.


Prepared by: Jon Turlock
Planning & Development Officer


Reviewed by: Kevin Pearson MCIP
Director of Development Services

Appendices

- 1. Location map
- 2. Ortho photo
- 3. Bylaw No. 4203
- 4. MoTI letter dated Feb. 27/17
- 5. OCP map
- 6. Zoning map
- 7. Engineering Dept. comments
- 8. Sections 26 & 94 of Community Charter & Policy 3.16



Location Map



Proposed Road Closure



Parcel to be rezoned



Ortho Photo



Proposed Road Closure



Parcel to be rezoned

CITY OF SALMON ARM**BYLAW NO. 4203**

Being a Bylaw to Close to Traffic, Remove the Dedication as Highway and Dispose of a Portion of Road, Plan EPP947, Section 10, Township 20, Range 10, W6M, KDYD

WHEREAS, pursuant to Section 40 of the Community Charter, SBC, 2003 Chapter 26, and amendments thereto, Council may, by bylaw, close a portion of highway to traffic and remove the dedication of a highway, if prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and posts the notice in public notice posting place, and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Provincial Government's right of resumption under Section 35(8) of the Community Charter, SBC, 2003, Chapter 26 and amendments thereto, in relation to a highway or portion of a highway that was vested in a municipality pursuant to Section 35(1) of this Act, is cancelled if the Corporate Officer of the municipality files with the Land Title Office a statement certifying that the highway closure and removal of dedication complies with the Regulation of the Minister of Transportation B.C. Regulation 245/2004 (June 4, 2004) as amended by B.C. Regulation 18/2008 (January 25, 2005), made under the authority of the Community Charter, Section 35(10)(b);

AND WHEREAS the Council deems it expedient to close to traffic, remove the dedication of highway and dispose of that portion of Road, comprising 647.2 m² dedicated at the Kamloops Land Title Office by Plan EPP947, Section 10, Township 20, Range 10, W6M, KDYD which is shown outlined in bold black ("Closed Road") on the Reference Plan prepared by Joseph Charles Johnson, BCLS, Browne Johnson Land Surveyors, on January 25, 2017, a reduced copy of which is attached hereto (the "Plan");

AND WHEREAS notices of the Council's intention to close the portion of highway to traffic, to remove its dedication as highway, and to dispose of it were published in a newspaper and posted in the public notice posting place;

AND WHEREAS the Council does not consider that the closure of the portion of highway will affect the transmission or distribution facilities or works of utility operators;

AND WHEREAS the disposition of Closed Road will be to the BC Transportation Financing Authority;

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

1. Attached to this Bylaw, as Schedule "A" and forming part of this Bylaw is a reduced copy of the Reference Plan (the "Plan").
2. The City of Salmon Arm is hereby authorized to dispose of and convey the Closed Road to the BC Transportation Financing Authority.
3. The City of Salmon Arm hereby authorizes the closure to traffic and removal of the highway dedication of that portion of Road, comprising 647.2 m² dedicated at the Kamloops Land title Office by Plan EPP947, Section 10, Township 20, Range 10, W6M, KDYD which is shown outlined in bold black ("Closed Road") on the Plan.
4. On deposit of the Plan and all other applicable documentation for the removal of the highway dedication, in the Kamloops Land Title Office, the highway dedication of that portion of the road is cancelled.
5. The Mayor and Corporate Officer are hereby authorized to execute such conveyances, deeds, maps, plans, receipts and documents on behalf of the City of Salmon Arm as may be necessary for the purposes aforesaid and to affix the Corporate Seal of the City of Salmon Arm thereto.
6. The Council shall, before adopting this Bylaw, cause public notice of its intention to do so to be given by advertisement once each week for two consecutive weeks in a newspaper published or circulated in the City of Salmon Arm, and has provided an opportunity for persons who consider they are affected by the closure and disposition of the Closed Road to make representations to Council.

SEVERABILITY

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

ENACTMENTS

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

EFFECTIVE DATE

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

CITATION

11. This Bylaw may be cited for all purposes as the "City of Salmon Arm Highway Closure Bylaw No. 4203".)

READ A FIRST TIME THIS DAY OF 2017

READ A SECOND TIME THIS DAY OF 2017

READ A THIRD TIME THIS DAY OF 2017

PUBLIC NOTICE OF INTENTION TO PROCEED ADVERTISED IN THE SALMON ARM
OBSERVER ON THE DAY OF , 2017 AND THE DAY OF , 2017.

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT ON
THE DAY OF , 2017

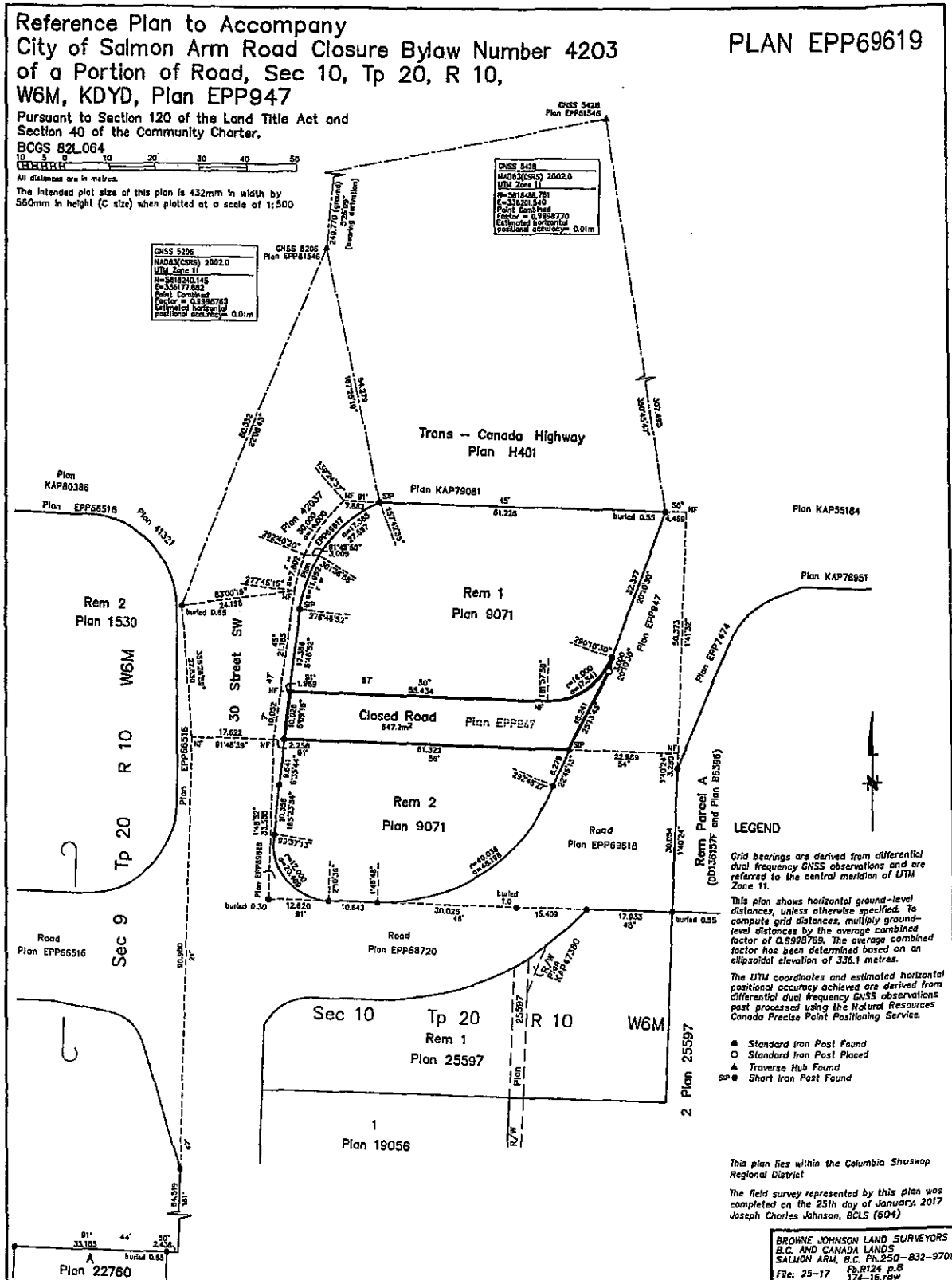
For Minister of Transportation and Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

SCHEDULE A





Delivered by Courier

Our File No.: PS 733384

February 27, 2017

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

**Re: Request For Lane Closure
 Between 1050 30th Street SW (PID 008-192-880) and
 1110 30th Street SW (PID 009-763-082)
 TCH NO. 1 – 30TH STREET SW TO 10TH STREET SW, SALMON ARM, B.C.**

Thanks to you and Rob Niewenhuizen for meeting our Contract Property Agent, Steve Kosa, in January and myself a few weeks back.

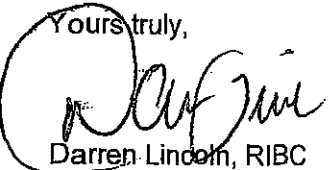
Please consider this letter with attachments, a formal request for Lane Closure for the referenced captioned area. The attached legal survey indicates this area to be 647.2 m². The intention is for this area to be incorporated into negotiations with the adjacent owner of 1050 30th Street SW (Wall Industries Inc.).

As you suggested in your discussions with Mr. Kosa, a value allocation of \$75,700 would be acceptable to the City of Salmon Arm. It is our understanding this value indication is based on the 2017, BC Assessment unit value (\$117 / m²) for the Land area (647.2 m²) of 1050 30th Street SW.

We also attach an email from the Ministry's Project Manager, Dan Bella, indicating all services within the Lane Closure area would be relocated.

Thank you for your attention to this request and please advise if you have any questions or require any additional information. I can be reached at (250) 371-3864 or by email at Darren.Lincoln@gov.bc.ca.

Yours truly,


 Darren Lincoln, RIBC
 Manager, Property Services

Attachments

Ministry of
 Transportation &
 Infrastructure

Southern Interior Region
 Property Services

Mailing Address:
 342 - 447 Columbia Street
 Kamloops BC V2C 2T3
 Telephone: 250 371-3864
 Fax: 250 828-4083

www.gov.bc.ca/tran

PLAN 67152

EPP10328

Highway Service / Tourist Commercial

Rem. 2

PLAN 2340

30 ST. S.W.

EPP61547

3101

3041

3011

EPP17085

2991

10 AVE. S.W.

PLAN 41321

KAP80386

3140

TRANS CANADA HIGHWAY No. 1

KAP79081

PLAN 9071

KAP78951

Frontage Road

2800

2750

KAP68677

2670

PLAN 4550

PLAN 69718

PLAN B6396

2

1110

1160

PLAN 25597

1200

PLAN 19056

1250

2

Industrial

PLAN 25597

2851

2691

13 AVE. S.W.

2930

2840

2690

2850

1

2

A
PLAN
39656

1

PLAN
44024

1430

37036

4

Salmon Valley Agricultural

1291

A
PLAN
22760

1361

1
PLAN
14645

O.C.P.



Subject Property



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

To: Kevin Pearson, Director of Development Services
 Date: April 6, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: Proposed Subdivision Application No. 17-14E; and
 Proposed Zoning Amendment Application No. ZON-1093
 Legal: Part of Road Plan EPP947, Sec 10-20-10; and
 Lot 2, Plan 9071, Sec 10-20-10
 Civic: Road Between 1050 & 1110 – 30 Street SW; and
 1110 – 30 Street SW
 Applicant: Ministry of Transportation & Infrastructure

Further to your referral dated March 16, 2017 we provide the following servicing information

As part of the highway improvement project west of town centre, MoTI is proposing to close the road south of 1050 – 30 Street SW and move it to the south, further away from the intersection with the TCH. It is intended that the portion of road to be closed will be consolidated with the lot immediately to the north – Lot 1 Plan 9071.

City of Salmon Arm Engineering Department does not have any concerns with the proposed rezoning and road closure.

Darin Gerow, ASCT
Engineering Assistant

Rob Nieuwenhuizen, ASCT
Director of Engineering & Public Works

Community Charter

Notice of proposed property disposition

26 (1) Before a council disposes of land or improvements, it must publish notice of the proposed disposition in accordance with section 94 [*public notice*].

(2) In the case of property that is available to the public for acquisition, notice under this section must include the following:

- (a) a description of the land or improvements;
- (b) the nature and, if applicable, the term of the proposed disposition;
- (c) the process by which the land or improvements may be acquired.

(3) In the case of property that is not available to the public for acquisition, notice under this section must include the following:

- (a) a description of the land or improvements;
- (b) the person or public authority who is to acquire the property under the proposed disposition;
- (c) the nature and, if applicable, the term of the proposed disposition;
- (d) the consideration to be received by the municipality for the disposition.

Requirements for public notice

94 (1) If this section applies, the applicable notice must be

- (a) posted in the public notice posting places, and
- (b) published in accordance with this section.

(2) Subject to subsection (4), publication under subsection (1) (b)

- (a) must be in a newspaper that is distributed at least weekly
 - (i) in the area affected by the subject matter of the notice, and
 - (ii) if the area affected is not in the municipality, also in the municipality, and
- (b) unless otherwise provided, must be once each week for 2 consecutive weeks.

(3) The obligation under subsection (2) may be met by publication of the notice in more than one newspaper, if this is in accordance with that subsection when the publications are considered together.

(4) If publication under subsection (2) is not practicable, the notice may be given in the areas by alternative means as long as the notice

(a) is given within the same time period as required for publication,

(b) is given with the same frequency as required for publication, and

(c) provides notice that the council considers is reasonably equivalent to that which would be provided by newspaper publication if it were practicable.

(5) As an exception, subsection (4) (b) does not apply in relation to an area if the alternative means is by individual distribution to the persons resident in the area.

(6) If the same matter is subject to 2 or more requirements for publication in accordance with this section, the notices may be combined so long as the requirements of all applicable provisions are met.

(7) A council may provide any additional notice respecting a matter that it considers appropriate, including by the Internet or other electronic means.

DISTRICT OF SALMON ARM**POLICY NO. 3.16**

TOPIC: Notification for Disposition of Publicly-Owned Land.

PURPOSE: To establish policy and procedure for informing the public of the Municipality's intent to dispose of publicly owned land.

POLICY AND PROCEDURE:

1. The Municipality will publish in one issue of the Salmon Arm Observer and the Shuswap Sun, a display advertisement that contains the following information:
 - a) That the Municipality is considering the disposition of a certain parcel of land.
 - b) Legal description of the parcel.
 - c) Area (size) of the parcel.
 - d) Civic address of the parcel.
 - e) Description of general location of the parcel, including a map.
 - f) Statement of notice that, subject to approval by District of Salmon Arm Council, the said parcel will be disposed of for a specified sum, when applicable.
 - g) Date and time that offer of disposition will expire.
 - h) Date of the notice.
2. The Clerk will post a copy of the notice, including a location map, on a board accessible to the public at District Hall for the period the offer to sell is in effect.

Prepared by: Development Services Department	Date: January 26, 1999
Approved by Council:	Date: March 9, 1999
Amended or Replaced:	Date:

Item 22.1

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: Zoning Amendment Bylaw No. 4220 be read a third time.

[Woldringh, V. / Whitstone Developments Ltd.; 2350 – 4A Avenue SE; R-1 to R-8]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4220

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 Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on September 11, 2017 at the hour of 7:00 p.m. was published in the August 30, 2017 and September 6, 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 20, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47968 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. 4220**"

READ A FIRST TIME THIS 28th DAY OF August 2017

READ A SECOND TIME THIS 28th DAY OF August 2017

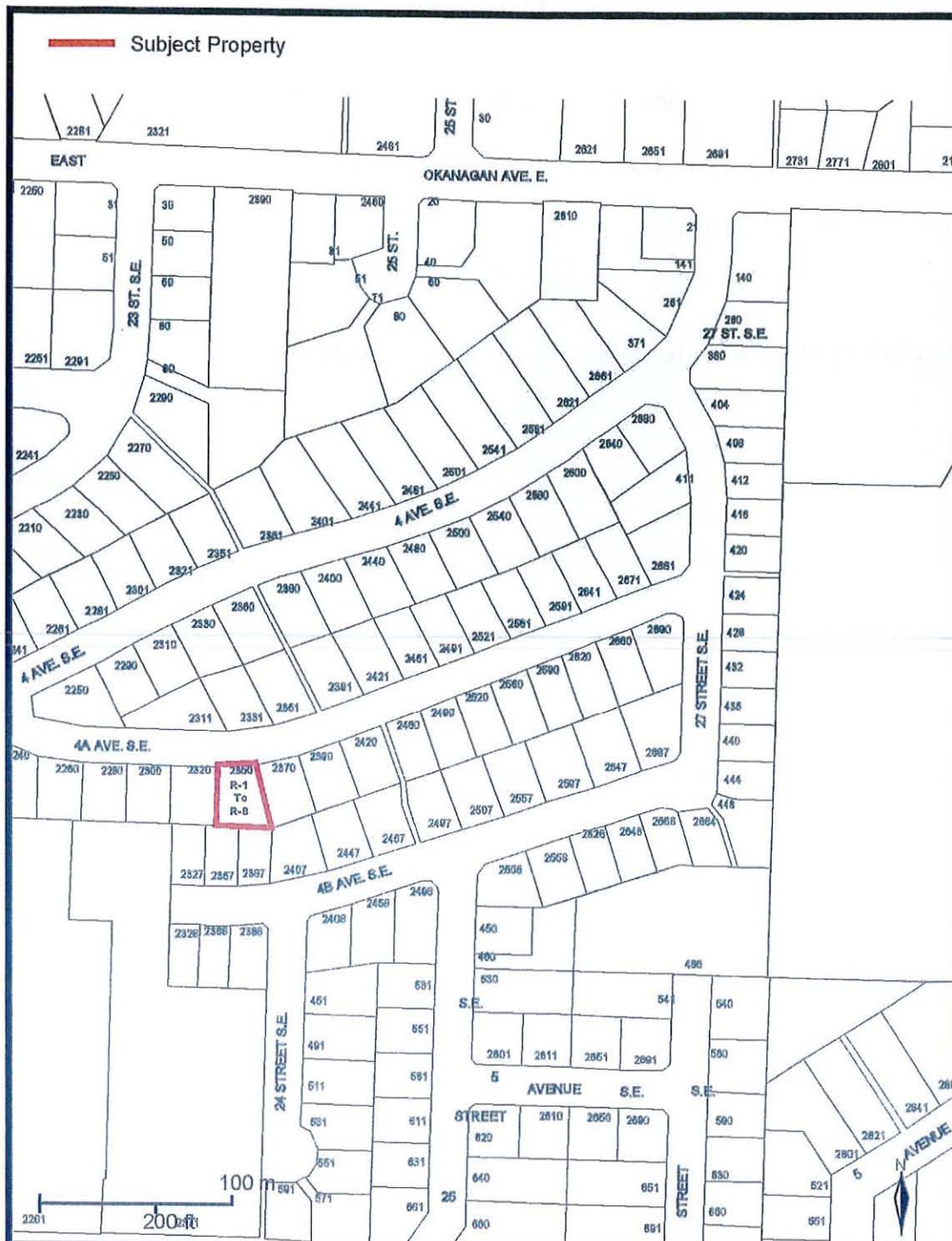
READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 22.2

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: Zoning Amendment Bylaw No. 4221 be read a third time and final time.

[Koleba, C.; 3081 – 28 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. 4221

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 Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia , on September 11, 2017 at the hour of 7:00 p.m. was published in the August 30, 2017 and September 6, 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 19, Township 20, Range 9, W6M, KDYD, Plan 18220 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. 4221**"

READ A FIRST TIME THIS 28th DAY OF August 2017

READ A SECOND TIME THIS 28th DAY OF August 2017

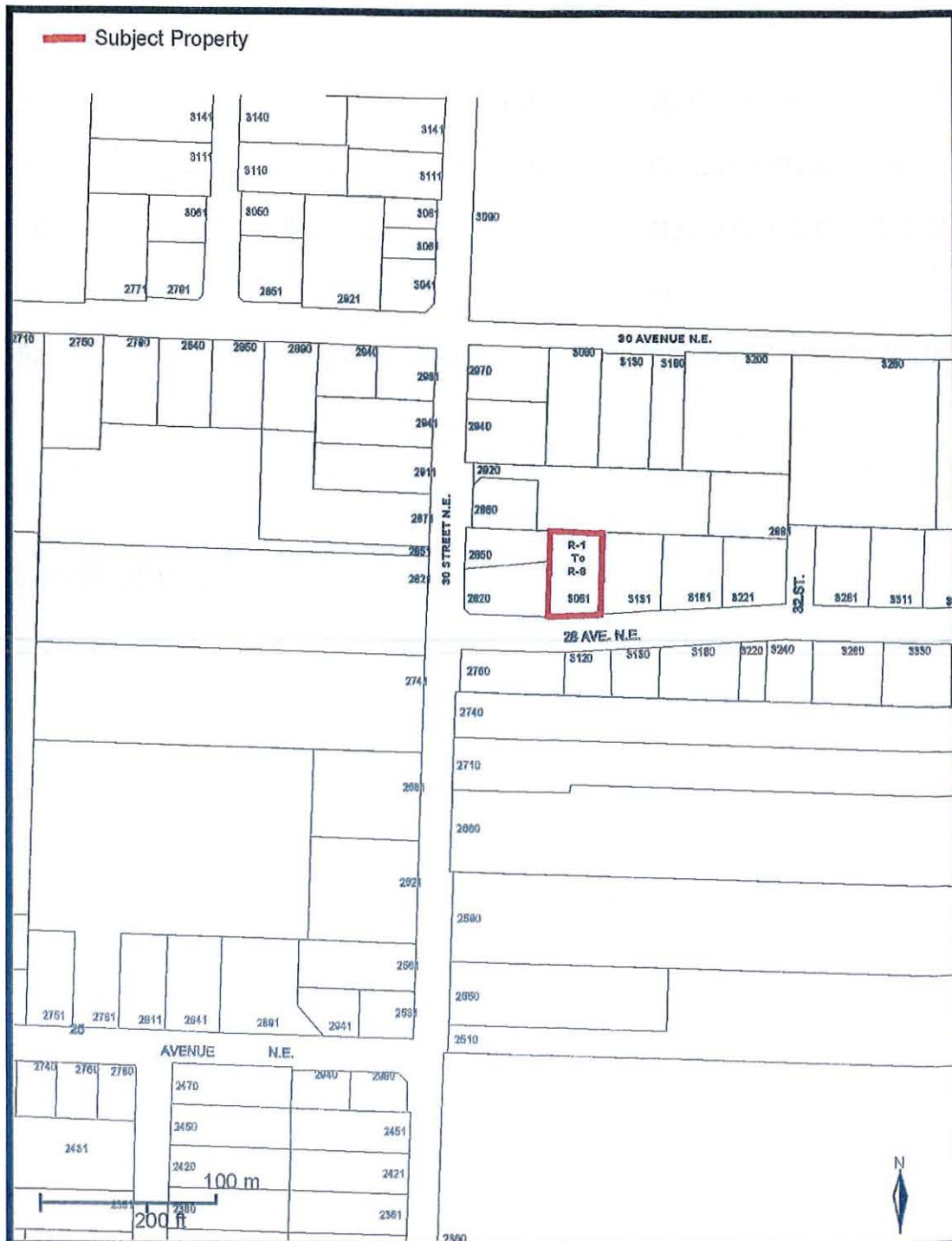
READ A THIRD TIME THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 22.3

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: Zoning Amendment Bylaw No. 4222 be read a third time.

[BC Transportation Financing Authority/ Ministry of Transportation and Infrastructure; 1110 – 30 Street
WW; A-1 to C-3]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4222

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 Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on September 11, 2017 at the hour of 7:00 p.m. was published in the August 30, 2017 and September 6, 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 10, Township 20, Range 10, W6M, KDYD, Plan 9071, Except Plan EPP69618 from A-1 Agricultural Zone to C-3 Service Commercial Zone as shown on Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4222"

READ A FIRST TIME THIS 28th DAY OF August 2017

READ A SECOND TIME THIS 28th DAY OF August 2017

READ A THIRD TIME THIS DAY OF 2017

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2017

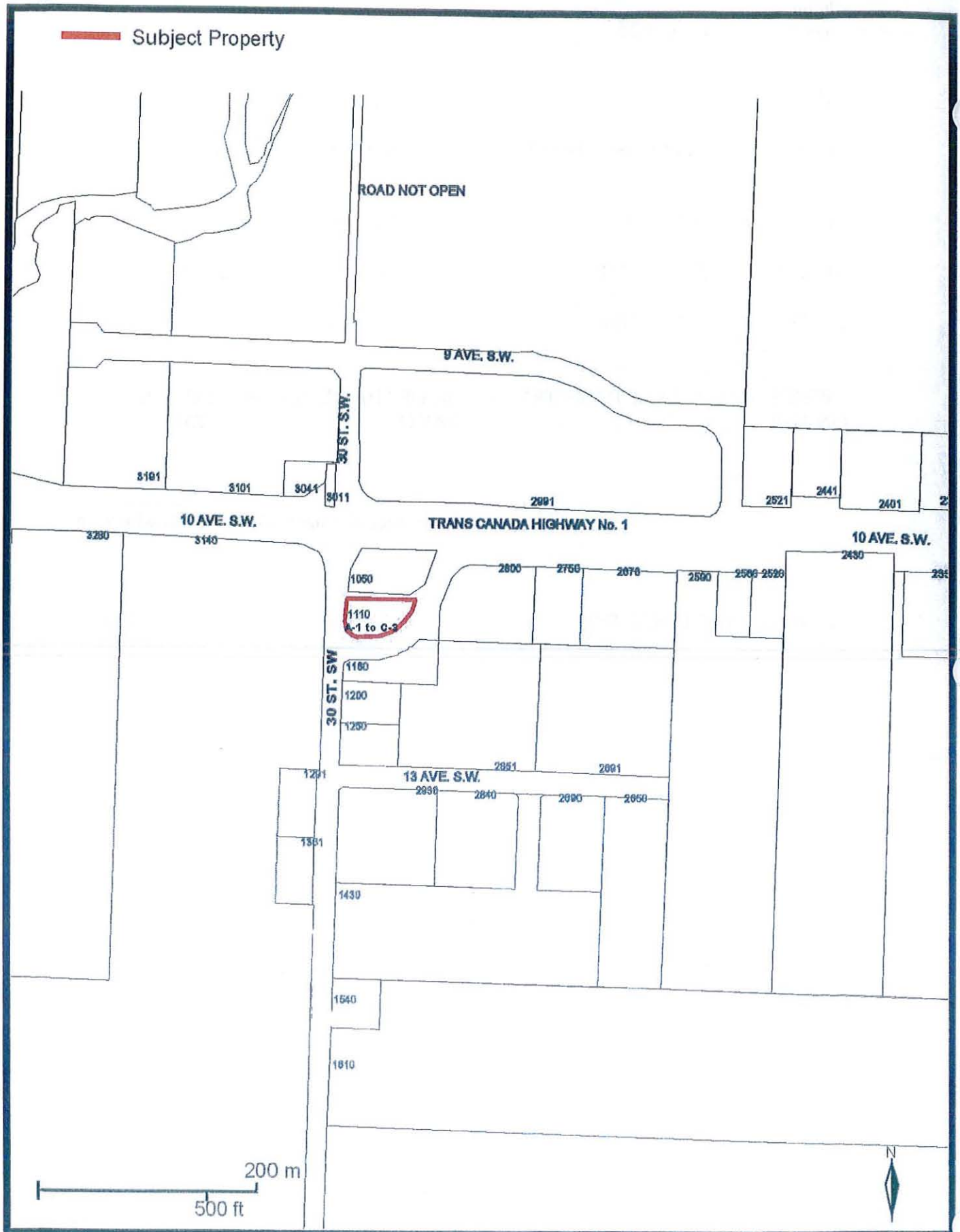
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

Subject Property



Item 24.

CITY OF SALMON ARM

Date: September 11, 2017

Moved: Councillor Eliason

Seconded: Councillor Jamieson

THAT: the Regular Council Meeting of September 11, 2017, be adjourned.

Vote Record

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

Opposed:

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

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