



AGENDA

City of Salmon Arm
Development and Planning Services
Committee

Monday, October 7, 2019
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	REPORTS
1 – 20	1.	Development Variance Permit Application No. VP-501 [Presch, A./Neudorf, W.; 5501 46 Avenue SE; Fire Hydrant Requirement]
21 – 40	2.	Development Variance Permit Application No. VP-502 [Forsyth, K., Hartwig, T. & JJH Investment Corp.; 5161 60 Avenue NE; Servicing Requirements]
41 – 62	3.	Official Community Plan Amendment Application No. OCP4000-40 [Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; HC to INS]
	4.	Zoning Amendment Application No. ZON-1154 [Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; R-1 to P-3] [See item 4.4 for Staff Report]
63 – 70	5.	Zoning Amendment Application No. ZON-1156 [Nova Capital Ltd. & McDiarmid, I.; 870 10 Street NE; R-1 to R-8]
71 – 78	6.	Zoning Amendment Application No. ZON-1158 [Larson, A. & F.; 531 5 Street SE; R-1 to R-8]
79 – 94	7.	Strata Conversion of a Previously Occupied Building – 19.19 [Jobeck Enterprises Ltd./Gillespie & Company LLP; 2018 11 Avenue NE]
95 – 124	8.	Telecommunications Facility Referral (Cellular Tower Installation) W4866 [Rogers Communications Inc.; 5790 Canoe Beach Drive NE]
	5.	PRESENTATION
	1.	D. Dunlop, Social Impact Advisory Committee - Role of the City in Social Development
	6.	FOR INFORMATION

7. **IN CAMERA**
8. **LATE ITEM**
9. **ADJOURNMENT**



TO: His Worship Mayor Harrison and Members of Council

FROM: Director of Development Services

DATE: September 16, 2019

SUBJECT: Development Variance Permit Application No. VP-501
 Legal: Lots 1 & 3, Section 5, Township 20, Range 9, W6M, KDYD, Plan 31652
 Civic Address: 5501 – 46 Avenue SE
 Owner / Applicant: Presch, A.
 Agent: Neudorf, W.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-501 be authorized for issuance for Lots 1 & 3, Section 5, Township 20, Range 9, W6M, KDYD, Plan 31652, which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

Waive the requirement to install a fire hydrant to the minimum 90 metre spacing along Auto Road SE.

STAFF RECOMMENDATION

THAT: The motion for consideration be defeated.

PROPOSAL

The subject property is located in the Industrial Park at 5501 – 46 Avenue SE (Appendix 1 & 2). The applicant is requesting to vary the provisions of the Subdivision and Development Servicing Bylaw No. 4163, by waiving the requirement to install a fire hydrant along Auto Road SE, to meet the minimum spacing of 90 metres as specified for properties zoned industrial. The applicant has submitted a letter of rationale, site plan and photos attached as Appendix 3.

BACKGROUND

The property is designated Industrial - General in the City's Official Community Plan (OCP) and is zoned M-1 General Industrial Zone in the City's Zoning Bylaw (Appendix 4 & 5).

The owner of the property leases the property to Talus, a business which specializes in rollshutters & screens. The building on the property contains both Talus's head office and manufacturing plant. Building Permit No. 16112B was issued for a 600 m² (6,459 ft²) addition to the building to increase warehouse space and to add a loading bay. The building permit was issued in May, 2019 with a declared value of construction of \$475,000.

As a condition of the building permit, two fire hydrants are required as frontage improvements. The subject property has existing fire hydrants along the Auto Road and 46 Avenue frontages. The three closest fire hydrants to the subject property are spaced on average approximately 130 metres apart and do not meet the required minimum spacing of 90 metres as specified in the Subdivision and Development Servicing Bylaw (Appendix 6).

4.1

The estimated cost for the fire hydrants, including a standard 25% contingency is \$30,000. The owner/applicant has bonded for the cost of two fire hydrants and this variance request is to waive the requirement to install one of the two required fire hydrants. The applicant is requesting to waive the fire hydrant along Auto Road SE as they feel the grade would make the proposed fire hydrant inaccessible; contour map is attached as Appendix 7. However, the applicant does not object to the installation of the required fire hydrant along 46 Avenue SE, as they feel it would be beneficial.

STAFF COMMENTS

Fire Department

See attached referral comments (Appendix 8).

Building Department

No BC Building Code concerns.

Engineering Department

See attached engineering report (Appendix 9).

Planning Department

As per Subdivision & Development Servicing Bylaw No. 4163, all development (which includes building permits), are subject to the minimum servicing levels as specified in Table 1: Service Levels for Subdivision & Development (Appendix 10). Fire hydrants are included in the water service level and are to be spaced every 90 metres in industrial areas.

Industrial properties are exempt from frontage improvements if the footprint of expansion is equal to or less than 50m² (538 ft²). The building permit is for a 600 m² (6,459 ft²) addition to the building; therefore, it does not qualify for an exemption. The owner/applicant has been approved for an Industrial Revitalization Tax Exemption as the property is within the Industrial Revitalization Tax Exemption Area and the building permit value is in excess of \$300,000.

Currently there are six active building permits in the Industrial Park. Four properties (including this property) out of the six, have had a related variance application this year to waive the requirement to install fire hydrants (Appendix 11). One of the four applications, VP-497 for The Woodshop Millwork & Joinery Inc., located at 4921 Auto Road SE has an approved variance to waive the installation of one fire hydrant. VP-499 for T-1 Enterprises (5731 Auto Road SE) and Dinoflex (5590 – 48 Avenue SE) was a request to waive the installation of two hydrants; that application was defeated. In addition to the properties with active building permits, there have been three recent preliminary development proposals northwest of the subject property. If any of these proposed development plans proceed, each proposed development would trigger a minimum of two to four hydrants per development to be installed.

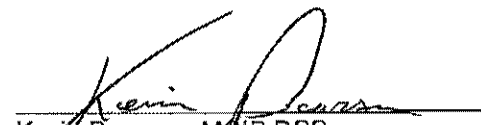
CONCLUSION

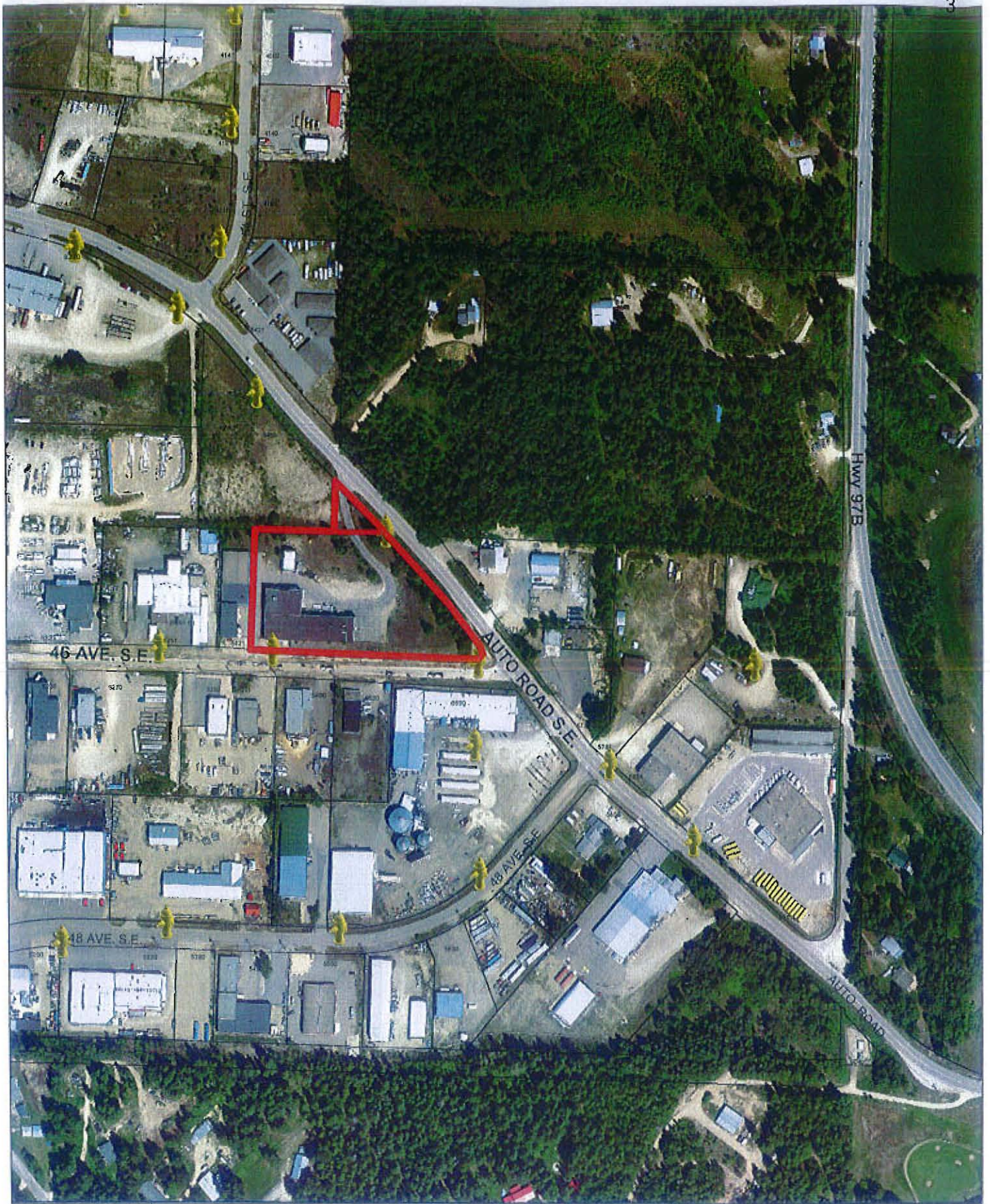
Staff appreciates the applicant's rationale and recognizes the lot has two frontages with three existing City fire hydrants; and, the applicant's proposal to install one hydrant along 46 Avenue SE is recognised.

Although, Fire Department comments indicate current hydrant locations are sufficient should a fire occur on the subject property, the department is not opposed to additional hydrants. In addition, the engineering report strongly recommends that the requirement to waive the installation of a fire hydrant be denied.

Considering the potential for future development in the industrial park, the City's ongoing participation in the Fire Underwriters Survey (which has an impact on insurance rates) and, the servicing level requirements of the Subdivision & Development Servicing Bylaw No. 4163, it is recommended Council deny this variance request.


Denise Ackerman
Planner, Development Services Department


Kevin Pearson, MEd, RPP
Director of Development Services



Hwy 97B

46 AVE. S.E.

AUTO ROAD S.E.

48 AVE. S.E.

AUTO ROAD



0 37.5 75 150 225 300 Meters



Subject Parcel



0 12.5 25 50 75 100 Meters



Subject Parcel

Andreas Presch

To:

City Of Salmon Arm
Development Services Department
500 – 2nd Avenue NE
Salmon Arm, BC V1E 4N2

September 12, 2019

Re: Variance Permit Application for 5501 – 46 Avenue SE

Dear Sir/Madam

This letter replaces the letter sent to you on July 17, 2019.

I have filed a variance permit application for the above address. The City Of Salmon Arm has requested that I pay for the installation of two fire hydrants in the Industrial Park. My request is that the City reduces its demand to the cost of the installation of one hydrant and that it produces a cost accounting after installation is complete.

My request rests on these points:

1. The proposed hydrant along Auto Road SE is of little benefit to my property as it is nearly inaccessible to my property. It is of much benefit to the businesses on the other side of the street who should pay for its eventual installation.
2. There is no binding external requirement that would press the City to implement its bylaw of the 90m rule right now.
3. The estimated cost of \$ 15,000 per installed hydrant seems high. I'd like to receive a cost accounting after substantial completion.

1671 24 Street NE Salmon Arm, B.C. V1E 3M5 Canada
email: presch@presch.org
Mobile: 250-832-5851

Andreas Presch

Point 1:

The hydrants in question will be installed like this:

One hydrant would be located alongside my property on 46 Avenue SE. I accept that this hydrant will be of benefit to my property and I am willing to pay the cost of installation.

The second hydrant would be installed on Auto Road SE. While this location also abuts my property it would add little value as it will be inaccessible, down a heavily wooded 7 meter high embankment. The other three hydrants - one existing and one proposed along 46 Avenue SE plus one existing at my driveway on Auto Road SE - would be far more accessible. Pictures are attached of Auto Road SE, showing the steep and wooded embankment as well as the easily accessible area along 46 Ave SE. Existing and proposed hydrant locations are marked in orange.

In case of fire the existing hydrants would also be abundantly sufficient as was confirmed by a representative of the fire department upon a recent unrelated visit.

The proposed hydrant on Auto Road SE would be of significantly greater benefit to the properties across the road. It appears that the City of Salmon Arm has adopted the principle that property owners who require a building permit are asked to pay for planned hydrants in the vicinity of their properties. If that is indeed the principle then I request that you approach the property owners across the street on Auto Road SE to pay for the hydrant whenever they require a permit next.

1671 24 Street NE Salmon Arm, B.C. V1E 3M5 Canada
email: presch@presch.org
Mobile: 250-832-5851

Andreas Presch

Point 2:

At the hearing on August 12th re Development Variance Permit 499 (Dinoflex) I heard city staff and the fire chief state that they believe the City's Insurance might possibly be cancelled if the 90 m hydrant spacing by-law was not implemented. "Believe" and "might" expressed the uncertainty about the statement. Factual evidence was not presented regarding the City's insurance coverage being at risk. For example, a statement from the insurance company would have clarified the matter. This indicates that there hasn't been great concern about the matter or it would have followed it already.

I subsequently followed up with an engineer whose career has been spent working for seven municipalities throughout British Columbia. These are his responses:
The Underwriters' Society recommends the 90 m rule. It is a private society and it does not create laws. Insurance companies may prefer to follow its recommendations but they are by no legal means bound by them. Significantly, there has not been a case in British Columbia where a city has been denied insurance coverage due to not following the 90 m spacing recommendation. The impression gained is that it is sufficient to gradually move towards the guideline's implementation as a best practise. Progress towards that goal will be considered sufficient by insurers. The City of SA has time to implement its bylaw. Therefore it is reasonable to request that the City waits until the property owners across from my property along Auto Road SE apply for building permits and at that time be approached to pay for the additional hydrant.

1671 24 Street NE Salmon Arm, B.C. V1E 3M5 Canada
email: presch@presch.org
Mobile: 250-832-5851

Andreas Presch

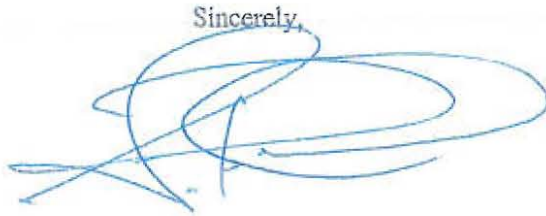
Point 3:

I would like to receive a cost accounting for the installed hydrant. I was charged \$ 30,000 for the installation of two hydrants which includes an estimated contingency of 15% – 20 %. Even disregarding the contingency the cost seems high. After a collision by a truck in Tsawwassen a hydrant was replaced for a total of about \$ 8,000. A damaged hydrant could potentially be more labour intensive to replace than cutting a new one into an existing waterline. A physical hydrant itself seems to cost about \$ 5,000. Considering that along my property the feeder pipes are already in place, located in shallow depth consisting of mere sand and easily accessible from the roadside it seems that an installed cost of \$ 12,000 - \$ 15,000 per hydrant is high. A cost accounting is therefore appreciated.

I have prepaid the anticipated cost of two hydrants in the amount of \$ 30,000 which should not be interpreted that I was in agreement with the City's request for two hydrants.

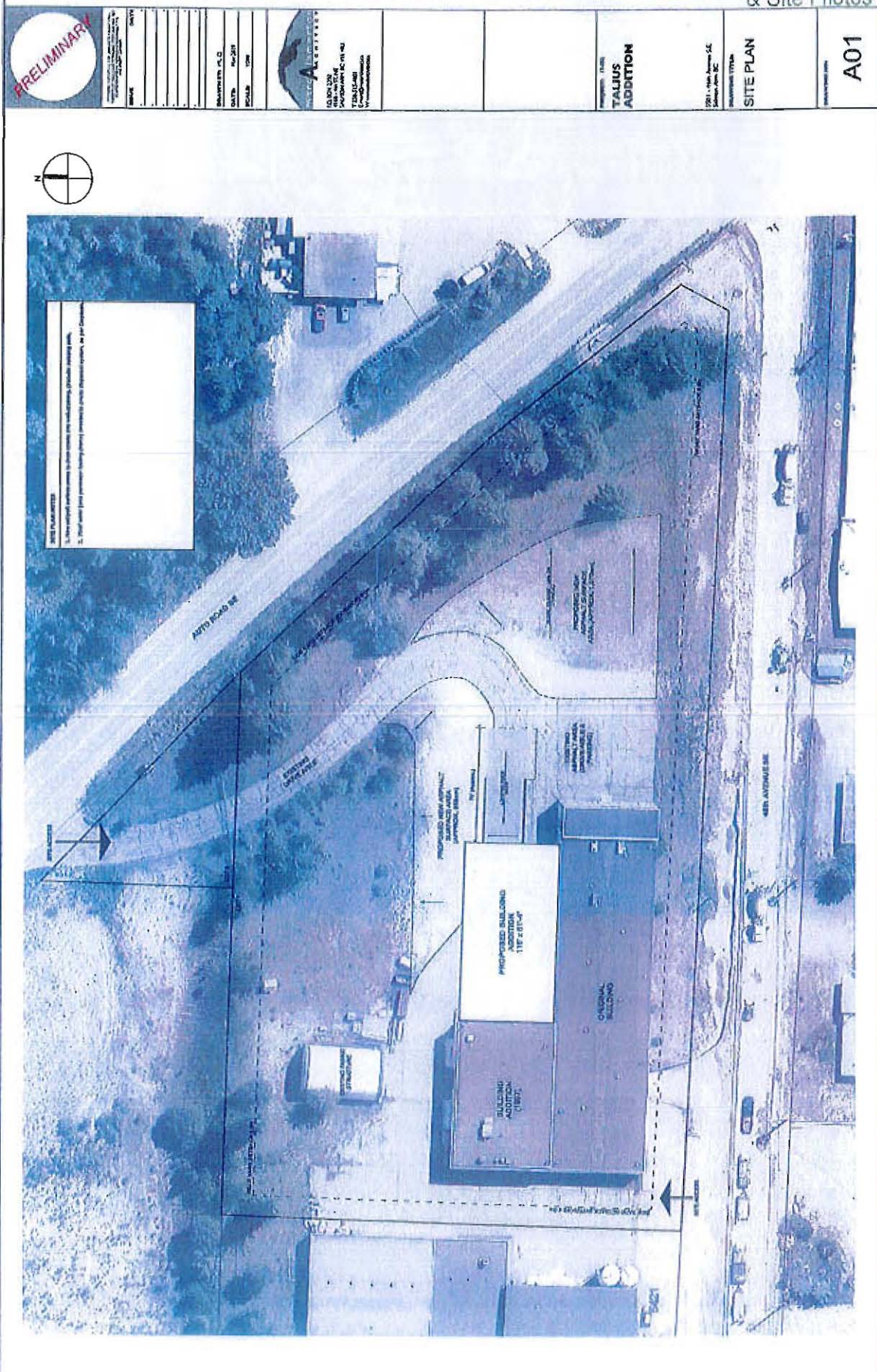
Thank you for your time and consideration. I or my contractor, Wolfgang Neudorf, would like to be in attendance at the hearing.

Sincerely,



Andreas Presch

1671 24 Street NE Salmon Arm, B.C. V1E 3M5 Canada
email: presch@presch.org
Mobile: 250-832-5851





Approximate location of proposed hydrant



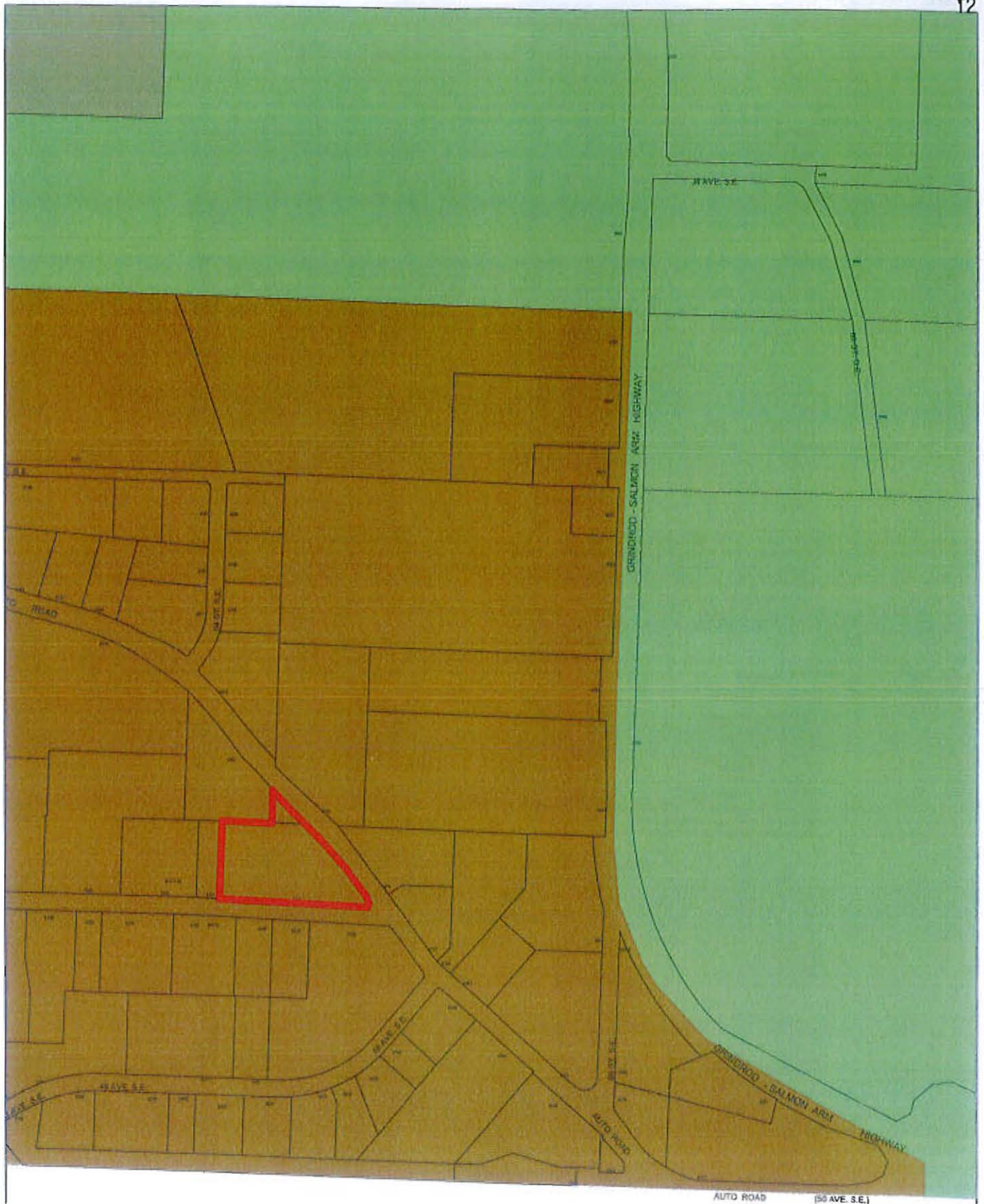
Hydrant on 46 Avenue SE



Hydrant on Auto Road SE



Hydrant at the corner of Auto Road & 46 Avenue SE



AUTO ROAD (50 AVE S.E.)



0 30 60 120 180 240 Meters



Acreage Reserve



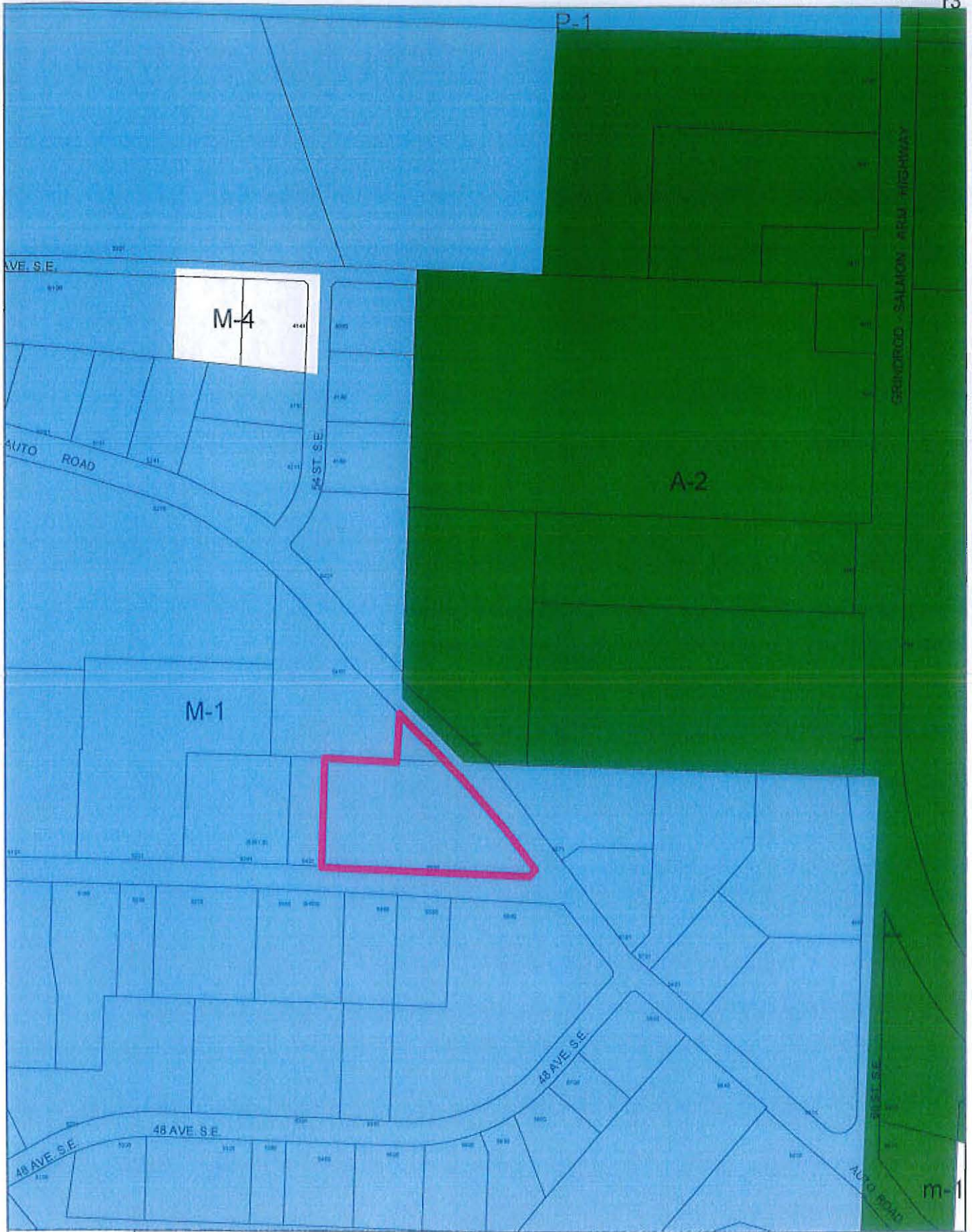
Industrial - General



Industrial - Airside



Subject Parcel



0 20 40 80 120 160
Meters



M-1 General Industrial Zone



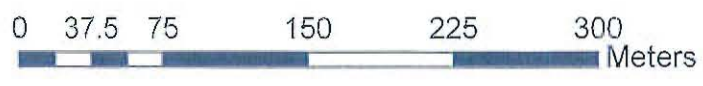
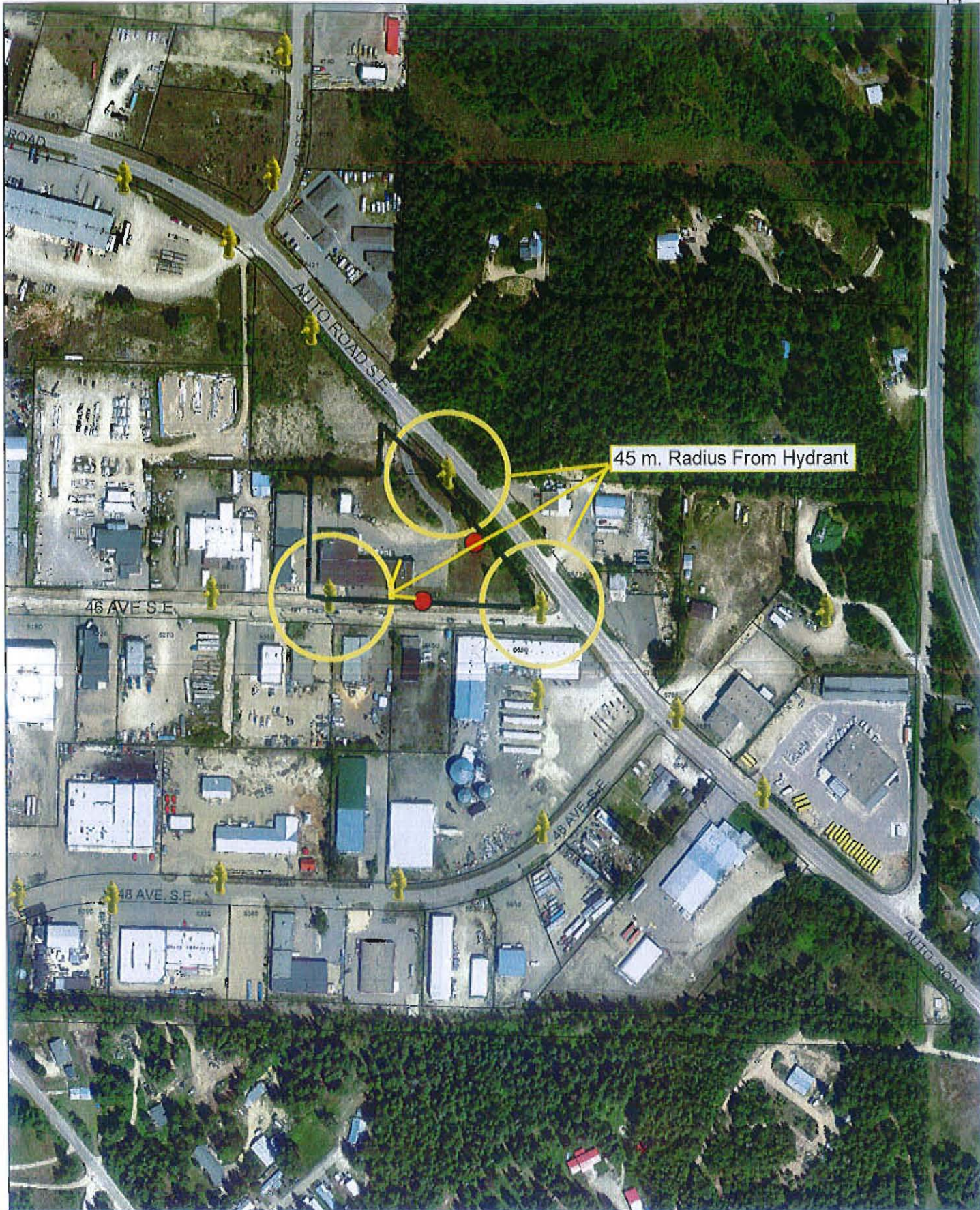
A-2 Rural Holding Zone






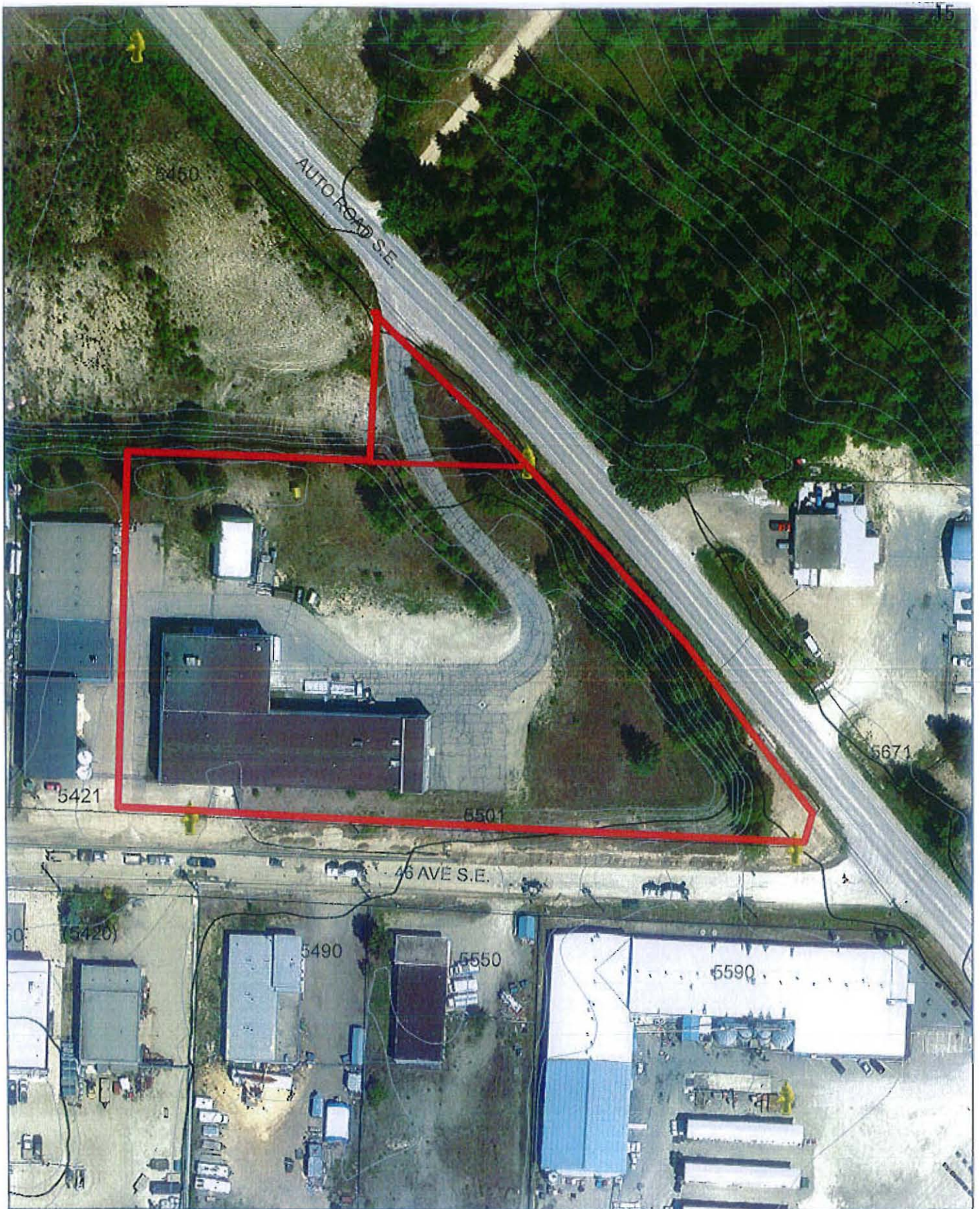
M-4 Abattoir Zone



Subject Parcel



-  Subject Parcel
-  Required Hydrant
-  Existing Hydrant



0 12.5 25 50 75 100 Meters



Subject Parcel

[Print](#)[Submit Form](#)

DEVELOPMENT SERVICES DEPARTMENT
 Box 40, 500 - 2nd Avenue NE, Salmon Arm, BC, V1E 4N2
 Phone: 250-803-4010 FAX: 250-803-4041

TO:

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)
 PLANNING AND DEVELOPMENT OFFICER (Scott)
 PLANNING AND DEVELOPMENT OFFICER (Chris)
 PLANNING AND DEVELOPMENT OFFICER (Denise)
 MANAGER OF PERMITS & LICENSING (Maurice)
 FIRE DEPARTMENT (Brad)
 ENGINEERING & PUBLIC WORKS DEPARTMENT (Shelly)
 BC HYDRO, via email utilities group
 FORTISBC, via email utilities group
 TELUS, via email utilities group
 SHAW CABLESYSTEMS, via email utilities group

REFERRAL:

DATE: July 31, 2019
OWNER: Presch, Andreas, 1671 – 24 Street NE, Salmon Arm, BC V1E 3M5
APPLICANT / AGENT: Neudorf, Wolfgang, 2281 – 24 Avenue NE, Salmon Arm, BC V1E 3Y4
SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 501
LEGAL: Lot 1 & 3, Section 5, Township 20, Range 9, W6M KDYD, Plan KAP31652
CIVIC: 5501 – 46 Avenue SE
ASSOCIATED: n/a
PREVIOUS: n/a

Attached is an application and supporting documentation for a variance to the Subdivision & Development Servicing Bylaw No. 4163. The applicant is requesting to waive the requirement to install fire hydrant(s)

Your comments are required A.S.A.P.

Thank you.

Denise Ackerman
 Planner - Development Services

COMMENTS for VP-501

Current hydrant locations sufficient for combatting fire at this business however not opposed to additional hydrants

SIGNATURE: B. Shirley

DATE: August 1st, 2019

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 05 September 2019
 PREPARED BY: Chris Moore
 OWNER: **Presch, Andreas**, 1671 – 24 Street NE, Salmon Arm, BC V1E 3M5
 APPLICANT: Neudorf, Wolfgang, 2281 – 24 Avenue NE, Salmon Arm, BC V1E 3Y4
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 501**
 LEGAL: Lot 1 & 3, Section 5, Township 20, Range 9, W6M KDYD, Plan KAP31652
 CIVIC: **5501 – 46 Avenue SE**

Further to the request for variance dated May 3, 2019; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

1. Waive the requirement to install a fire hydrant.

Subdivisions and Developments are required to complete frontage improvements to meet the service levels required in the Subdivision and Development Services Bylaw 4163 (SDSB) unless they fall under one of several exemptions.

Industrial properties are exempt from frontage improvements if the footprint of expansion is equal to or lesser than 50m². This exemption was changed from the previous SDSB which had a value based exemption of up to \$150,000 because this resulted in many developers artificially lowering their building permit values in order to fall under the exemption. This building permit value is \$475,000 and does not fall under any previous or current exemptions.

The SDSB states that fire hydrant spacing shall be approximately, and in all cases shall not exceed 150 meters in low density residential zones and 90 meters in medium and high density residential zones, commercial, industrial and institutional (ICI) zones and 300 meters in ALR/Rural zones. Please refer to the attached map showing the hydrant coverage deficiencies. The hydrant installations are the only frontage improvement that this property is subject to through the SDSB.

It is understood that the applicant is willing to pay for the hydrant on 46 Avenue SE, but requests a variance to the one required on Auto Road, because he sees the hydrant on 46 Avenue as being of direct benefit to his property, but believes that the hydrant on Auto Road would only benefit the property across the road. It should be noted that the SDSB requirement to install hydrants is not intended to directly benefit only the property fronting the hydrant, but is a frontage upgrade obligation that benefits all properties using that part of the road. Waiving this requirement would put the full burden of providing this hydrant on the much smaller property on the north side of the road should they undertake any development in the future.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-501

Page 2

Fire Hydrant spacing recommendations are provided by the Fire Underwriters Survey (formerly the Insurers' Advisory Organization and Canadian Underwriters Association), a national organization that provides data on public fire protection for fire insurance statistical work and underwriting purposes of subscribing insurance companies. Specifically, the Water Supply for Public Fire Protection (Fire Underwriters Survey – A service to insurers and municipalities, 1999) states:

"The maximum recommended spacing of hydrants in commercial, industrial, institutional and multi-family residential areas is 90 meters; in single family residential areas 180 metres is recommended."

Staff reviewed over 25 other municipalities and found that the City of Salmon Arm's bylaw is very consistent with municipalities throughout BC and Canada.

We note that the cost of hydrant installation in ICI & high density areas can be quite high due to the size of the water mains (a significant portion of the cost is the hot-tap into the watermain). We also note that **the estimate that has been given to the applicants has significant contingency values added and it would be expected that the applicant will pay 75% of the estimate or less if no issues are encountered during installation.**

Recommendation:

The Engineering Department recommends that the requirement to waive the installation of a fire hydrant be denied. Setting a precedent of waiving safety related requirements against the recommendation of FUS would likely cause liability issues for the City and creates a grey area for applicants on City requirements.

Although Engineering would not support such an initiative, if the hydrant spacing in the ICI & high density residential areas is deemed too onerous by Council the inherent risks of reduced coverage should be explored and the service level (SDSB hydrant spacing requirements) should be decreased to create a known requirement for applicants.


Chris Moore
Engineering Assistant
Jenn Wilson, P.Eng., LEED® AP
City Engineer

TABLE 1: Service Levels for Subdivision and Development (1)

SERVICE	SERVICE LEVEL	DEVELOPMENT AREA						
		Urban	Rural	Industrial	Light Industrial	City Centre	Urban Hillside	Rural Hillside
Highways: Road Standards, including curb, gutter, paving, etc. shown on applicable specification drawing. Collector and Arterial Road Standards shall be applied where designated in the <i>Official Community Plan</i>	RD-1 - Urban Local (18m)	X					X	
	RD-2 - Urban Local (20m)	X					X	
	RD-3 - Urban Collector (20m)	X					X	
	RD-4 - Urban Arterial (25m)	X (7)					X (7)	
	RD-5 - Town Centre (Varies)	X				X		
	RD-6a - Industrial Area (20m)			X				
	RD-6b - Light Industrial (20m)				X			
	RD-7 - Rural Local (20m)		X					X
	RD-8 - Rural Collector (20m)		X	X				X
	RD-9 - Rural Arterial (25m)		X (7)	X (7)				X (7)
	RD-14 - Canoe Beach Drive (20m)	X						
	RD-15 - Urban Local Hillside (18m)						X	
	RD-16 - Rural Local Hillside (18m)							X
Road dedication	Based on applicable road cross-section (2)	X	X	X	X	X	X	X
Water	City Water System including fire hydrants	X	(8)	X	X	X	X	(8)
	Alternate Water Supply		X (6)					X (6)
Sanitary	City Sewer System	X		X (3)	X (3)	X	X	
	Sewage Disposal to Ground System		X	X	X			X
Storm	City Storm Sewer System	X		X	X	X	X	
	Open Channel System	X (10)	X	X	X		X (10)	X
	Ground Discharge	X (10)	X	X	X		X (10)	X
Hydro, Telecommunications (Civil Works Required)	Overhead Distribution to Property Line	(4)	X	X	X		(4)	X
	Underground Distribution to Property Line	X (5)				X (5)	X (5)	
	Overhead Service (within lot)	(4)	X	X	X		(4)	X
	Underground Service (within lot)	X				X	X	
Natural Gas (Optional)	Underground	X	X	X	X	X	X	X
Street Lighting	Schedule B, Part 1, Section 8.0	X	(9)	X	X	X	X	(9)
Sidewalk	One Side (Limited Local)	X		X	X		X	
	Two Sides (Collector/Arterial or Medium to High Density Development)	X				X	X	
Street Tree & Boulevard Furnishings & Planting	Street Trees/Park Benches/Planters					X		
Trail and Roadside Corridors	CGS-7 to CGS-12	X	X	X	X	X	X	X

1 The applicable service level is indicated with an X.

2 Road dedication is capped at a 20 metre wide right-of-way and is not required for Development.

3 Required where the City system is within 100 metres and a gravity connection is possible.

4 Small Subdivisions and Developments do not require underground distribution where they are in an area of existing overhead distribution and the City Engineer in consultation with BC Hydro approves overhead works.

5 Three-phase BC Hydro distribution to be located underground only where a tri-party cost sharing agreement is in place between the Owner/Developer, BC Hydro and the City.

6 The Owner/Developer is required to grant a potable water treatment covenant in a form acceptable to the Approving Officer.

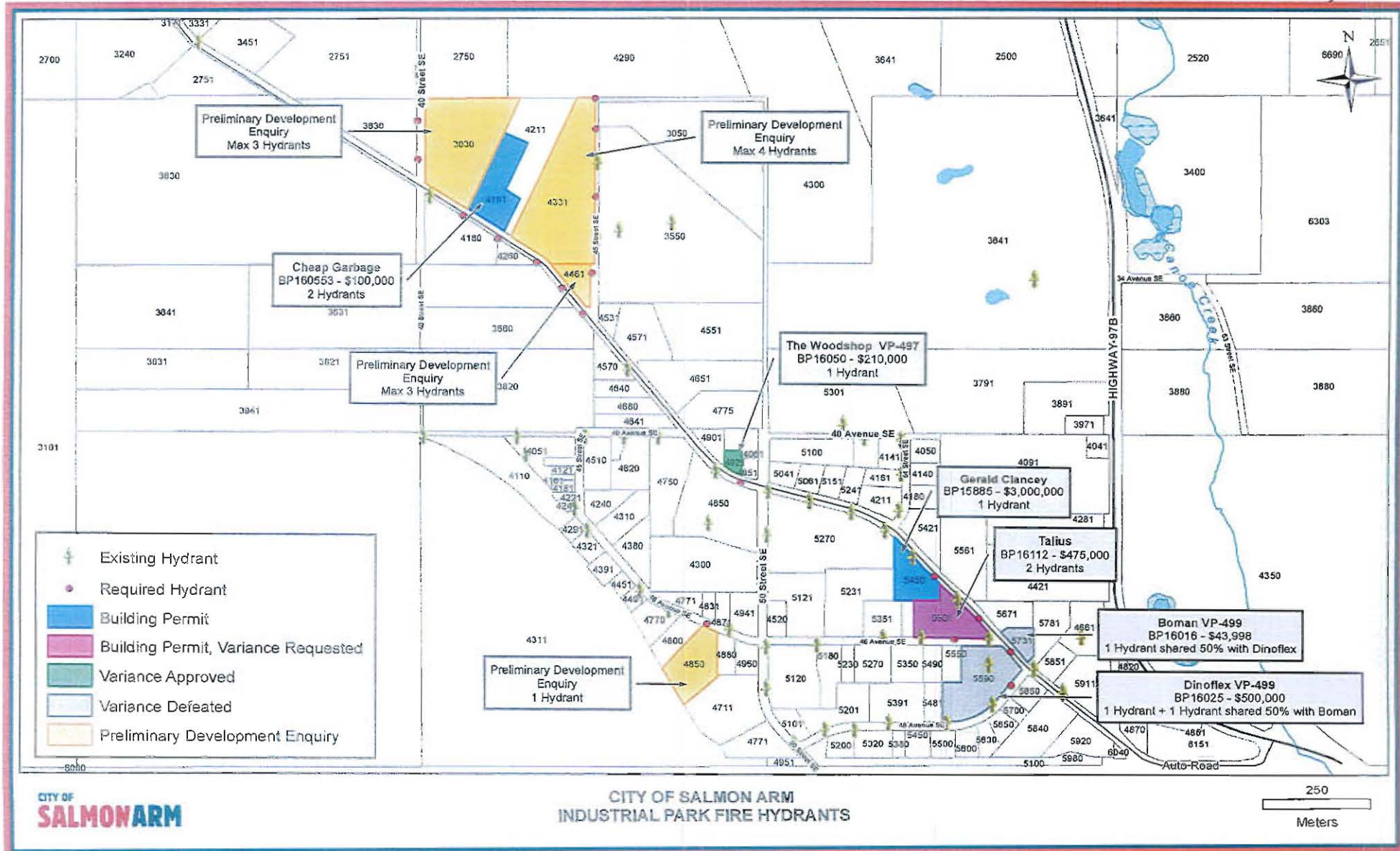
7 The Owner/Developer is to construct adjacent arterial road Frontage with one traffic lane (second lane funded by City if required).

8 Extension of municipal system into the rural area is permitted where supported by the OCP.

9 If street lighting is required for safety purposes. Rural Street lighting covered under Policy 5.5.

10 With specific approval from the City Engineer as part of an integrated stormwater management plan. Owner/Developer may be required to grant an Alternative Stormwater maintenance covenant in a form acceptable to the Approving Officer and the Director of Development Services.

APPENDIX 11: Industrial Park Fire Hydrants





TO: His Worship Mayor Harrison and Members of Council

DATE: September 12, 2019

SUBJECT: Variance Permit Application No. VP-502 (Servicing)
 Legal: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322
 Civic Address: 5161 – 60 Avenue NE
 Owner/Applicant: Forsyth, K., Hartwig, T. & JJH Investment Corp.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-502 be authorized for issuance for Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the residential development of a *single family dwelling and secondary suite (or detached suite)* as permitted under the current A-2 – Rural Holding Zoning regulations as follows:

1. Waive the requirement to upgrade the frontages of the subject property;
2. Waive the requirement to extend and connect to the sanitary sewer system; and
3. Waive the requirement to upgrade the water system.

STAFF RECOMMENDATION

THAT The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 5161 – 60 Avenue NE (Appendix 1 and 2), directly adjacent to the Rural Area, a location with known servicing deficiencies (the nearest sanitary sewer line is north of the Trans Canada Highway). The owners wish to remove an existing older single family dwelling and construct a new one, potentially with a secondary suite (or detached suite), which triggers full service and frontage upgrades. The applicant is requesting that Council vary the provisions of the Subdivision and Development Servicing (SDS) Bylaw No. 4163 as outlined in the Motion for Consideration. A letter of rationale has been provided (Appendix 3), including conceptual plans of potential future development.

BACKGROUND

The subject parcel is approximately 0.8 hectares (2 acres) in size, and there is an existing single family dwelling on the property which the owners intend to demolish as well as an accessory building.

The parcel is designated "Commercial Highway Service / Tourist" in the City's Official Community Plan (OCP), is just within the Urban Containment Boundary, and is zoned Rural Holding (A-2) in the Zoning Bylaw (Appendix 4 & 5). A *single family dwelling and secondary suite (or detached suite)*, as well as a *home occupation*, are permitted uses within the A-2 zone. Site photos are attached as Appendix 6.

4.2

Staff note that limited commercial use is permitted on the subject parcel under the *home occupation* provisions (with a maximum commercial floor area of 1,000 square metres) of the zoning bylaw.

An application to rezone the parcel to permit a commercial use would be required for future commercial development as described in the letter of rationale. Such a future application would trigger the full service upgrades as required by SDS Bylaw No. 4163 that are being requested to be varied at this time.

While the subject parcel primarily fronts 60 Avenue NE, along the west parcel line of the subject parcel is an unopened, unconstructed 8 m wide municipal road. Engineering comments indicate no current plans for this road and that no improvements are required at this time relative to the current application. Under some unforeseen future development scenario, this road may or may not be required, along with additional dedication and construction to an Urban standard, as triggered by either some form of subdivision or and/or commercial development.

COMMENTS

Engineering Department

Attached as Appendix 7. Recommends that the requested variances be granted.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

The applicant is requesting three variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate redevelopment permitted by the present A-2 zoning. Given the zoning, the parcel does not qualify for residential exemptions and full upgrades are triggered. However, as noted in Appendix 7, exemptions would apply to the frontage and sewer service requirements if in the Rural area on the other side of 60 Avenue NE, and the property would meet water system requirements.

Frontage Upgrades

Upgrades triggered by development to the RD-2 standard would involve road widening, curb, gutter, sidewalk, and street lighting installation. If the parcel was within the Rural area directly adjacent or within a residential zone, the redevelopment proposed would be exempt from these requirements. Given the proposal is a residential redevelopment replacing an existing single family home (possibly including a secondary suite), with the current frontage matching the adjacent rural standard frontage, the requested variance is considered reasonable to staff at this time.

Sanitary System

The closest sanitary system connection is on the north side of the Trans Canada Highway approximately 315 m from the subject parcel. As such, under residential zoning the parcel would be exempt from this requirement. Given the proposal is a residential redevelopment and considering the distance to create a connection, the requested variance is considered reasonable to staff at this time.

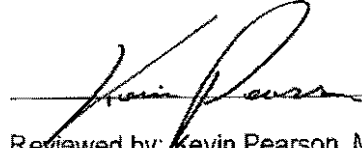
Water System

The applicant has had a flow test conducted that indicates the parcel exceeds the 30 litre per second fire flow requirement. While the 30 l/s flow meets the Rural area standard, the Urban area standard is 60 l/s. However, given the proposal is a residential redevelopment directly adjacent the Rural area, the requested variance is considered reasonable to staff at this time.

Staff consider the requested variances to be reasonable given the proposed development at this time, the unique location of the parcel at the edge of the Urban/Rural areas, and the potential for future upgrades associated with the applicant's vision of the property. Should the owner choose to undertake commercial development in the future, service upgrades will be required to the full standard of the SDS bylaw.



Prepared by: Chris Larson, MCP
Planning and Development Officer



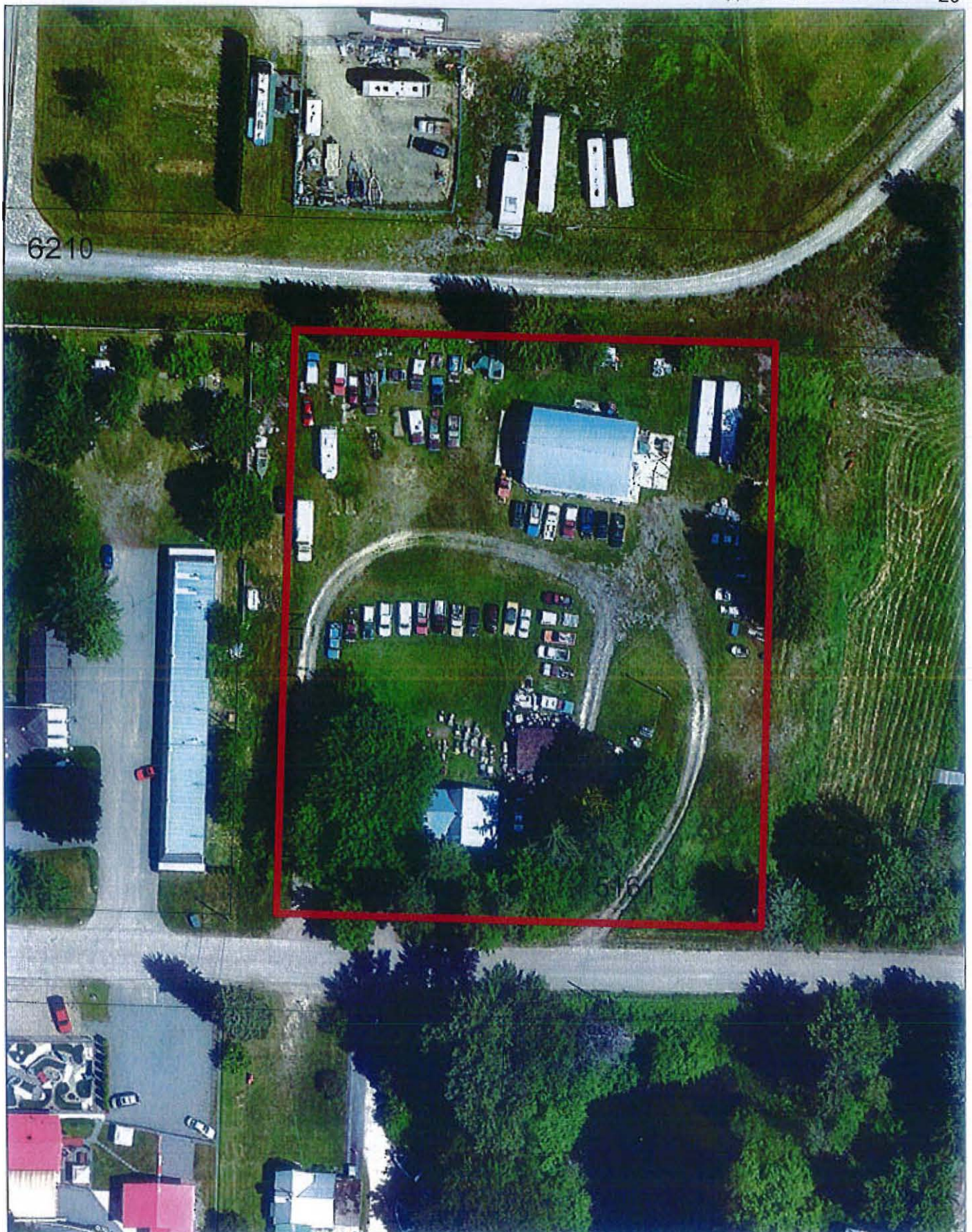
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 45 90 180 270 360 Meters



Subject Parcel



0 10 20 40 60 80 Meters



Subject Parcel

Ty Hartwig

On behalf of Ty Hartwig, Kevin Forsyth, Jamie Hodgson
5161 60 Ave NE || Canoe BC, V1E 1Y6
(780) 360-5733 || ty@c3powersports.com

June 19, 2019

City of Salmon Arm Development Services
500 2nd Avenue || Salmon Arm, BC V1E 4N2

Dear Chris / team,

As outlined in the attached forms and supporting material, we (the property owners Kevin, Jamie, and I) intend to begin a project on our A2 property 5161 60 Ave NE in late summer 2019.

There is an existing ~1100 sqft 1-storey home in the center of the property. The condition of this structure is dismal. Rather than undergo extensive repair, we plan to invest in the property and community and construct a new ~1400 sqft 2.5-storey building near the southeast corner of the property as a replacement. It will utilize the natural topography and be constructed from high-quality materials in a pleasing style. An accompanying accessory suite is also being considered.

We require variance from bylaw requirements on three counts:

1. Sanitary - It is impossible/impractical to extend the City sanitary sewer to this property (nearest existing pipe is ~0.4km away and on the other side of the TCH). We propose to reuse the existing septic system for the foreseeable future.
2. Water - the 2011 Water Study has a theoretical flow in the City line of 17L/s here, short of the 30L/s required. Again, it is unlikely that this can be remedied without extensive construction including crossing the highway. We propose to connect to the existing line, using proper materials to ensure forward compatibility.
3. Roads - If applicable, any upgrading 60th Ave to Urban Local Road RD-2 should also be considered beyond the reasonable scope of this project.

I hope the City will agree that the above would be considered unreasonable and far beyond what should be expected when replacing our existing building with a similar building.

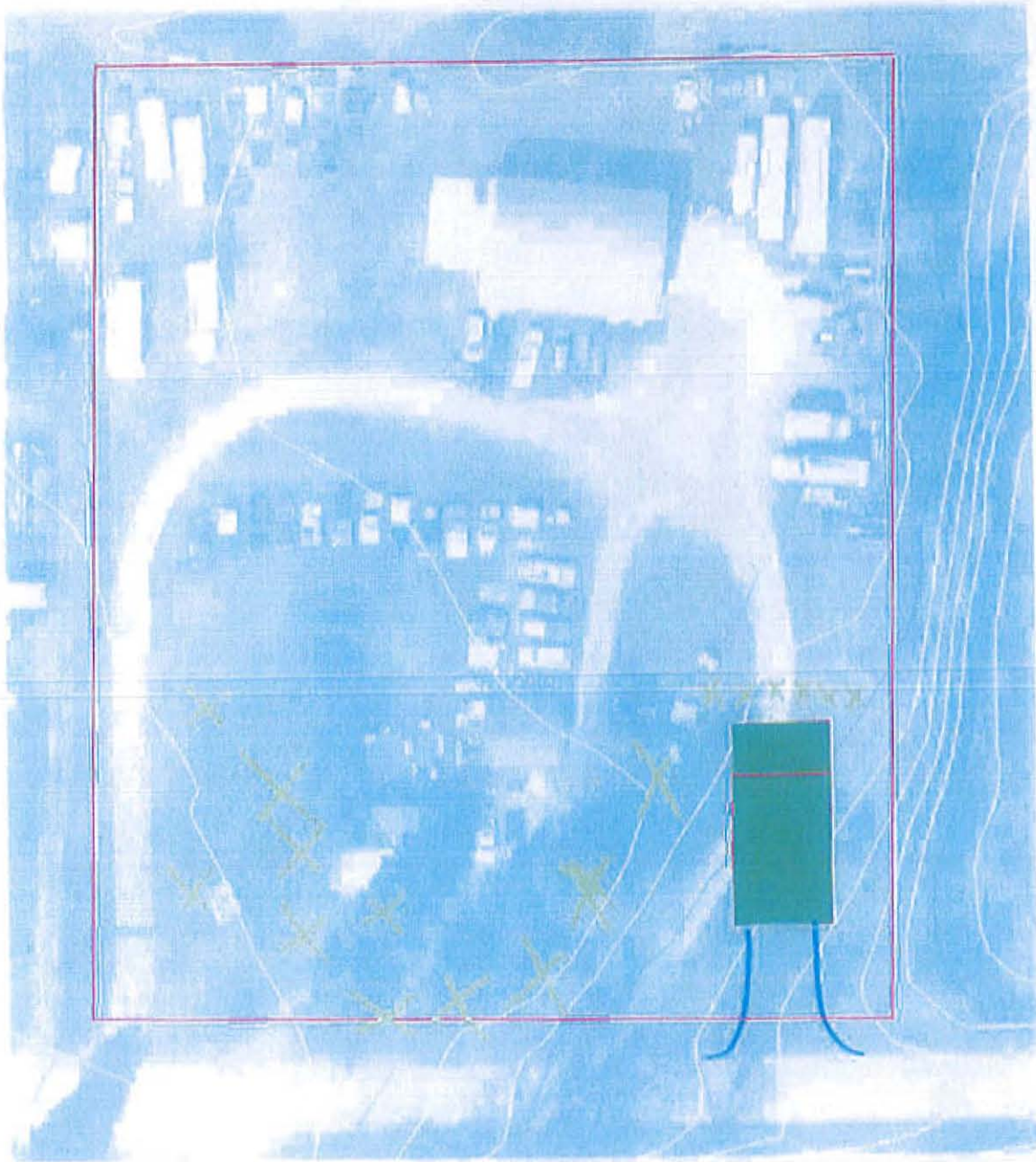
It is worth mentioning that we are considering commercial rezoning and expansion on the property in the 3-10 year timeframe, once the available services permit. We are currently petitioning local property owners whether to initiate City-led expansion of the sanitary and water infrastructure in the neighbourhood. City engineers have indicated that this path forward may be favourable for the City as well. As such, the structures of interest in this application will be constructed in a style and to the codes that would enable the future switch. Some rough details also attached.

Best regards,

Ty Hartwig

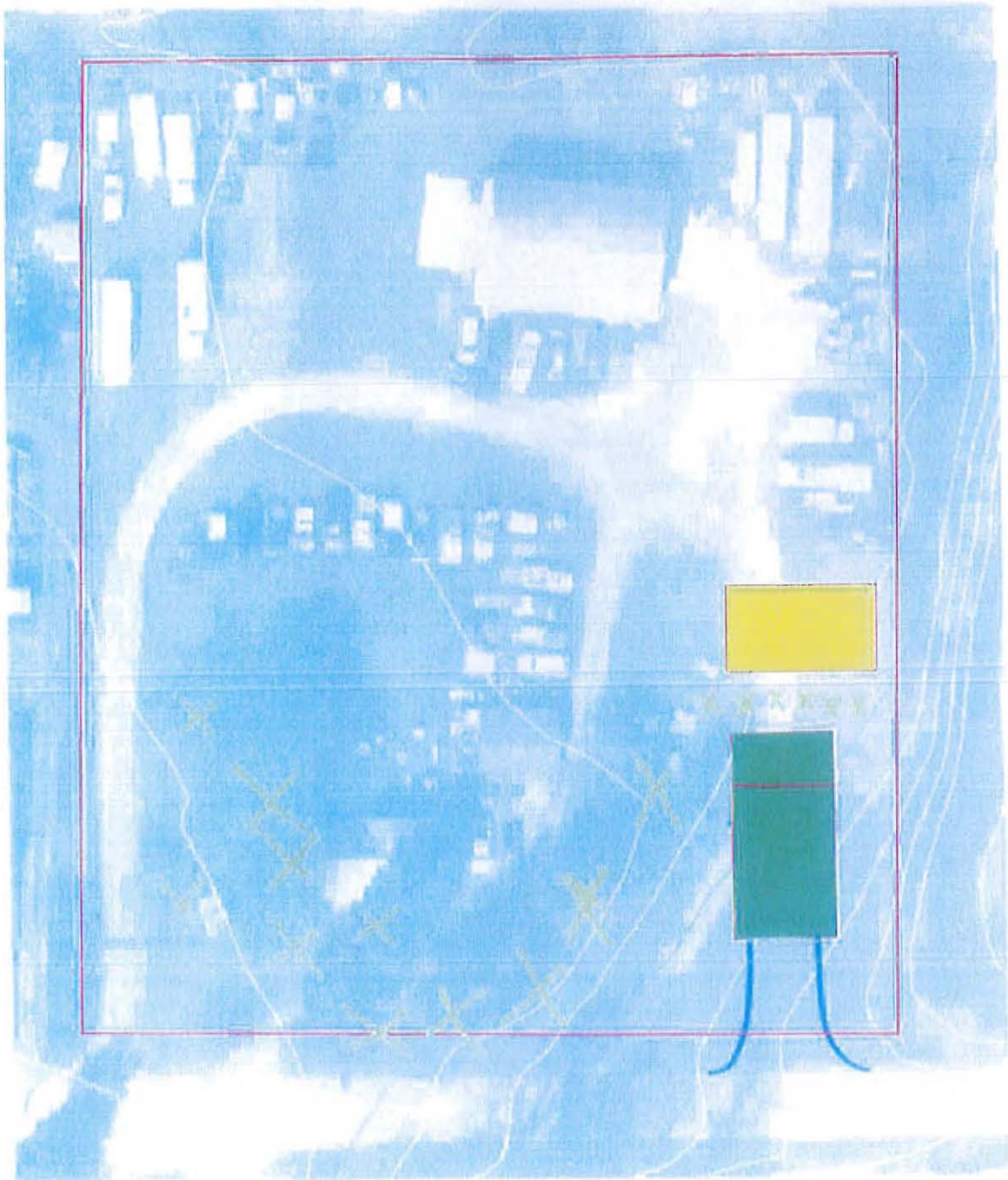


Rough site overview. Parked cars are no longer present. 40x60 shop on north half would stay for the foreseeable future; dilapidated shed and house on south half would be disposed of

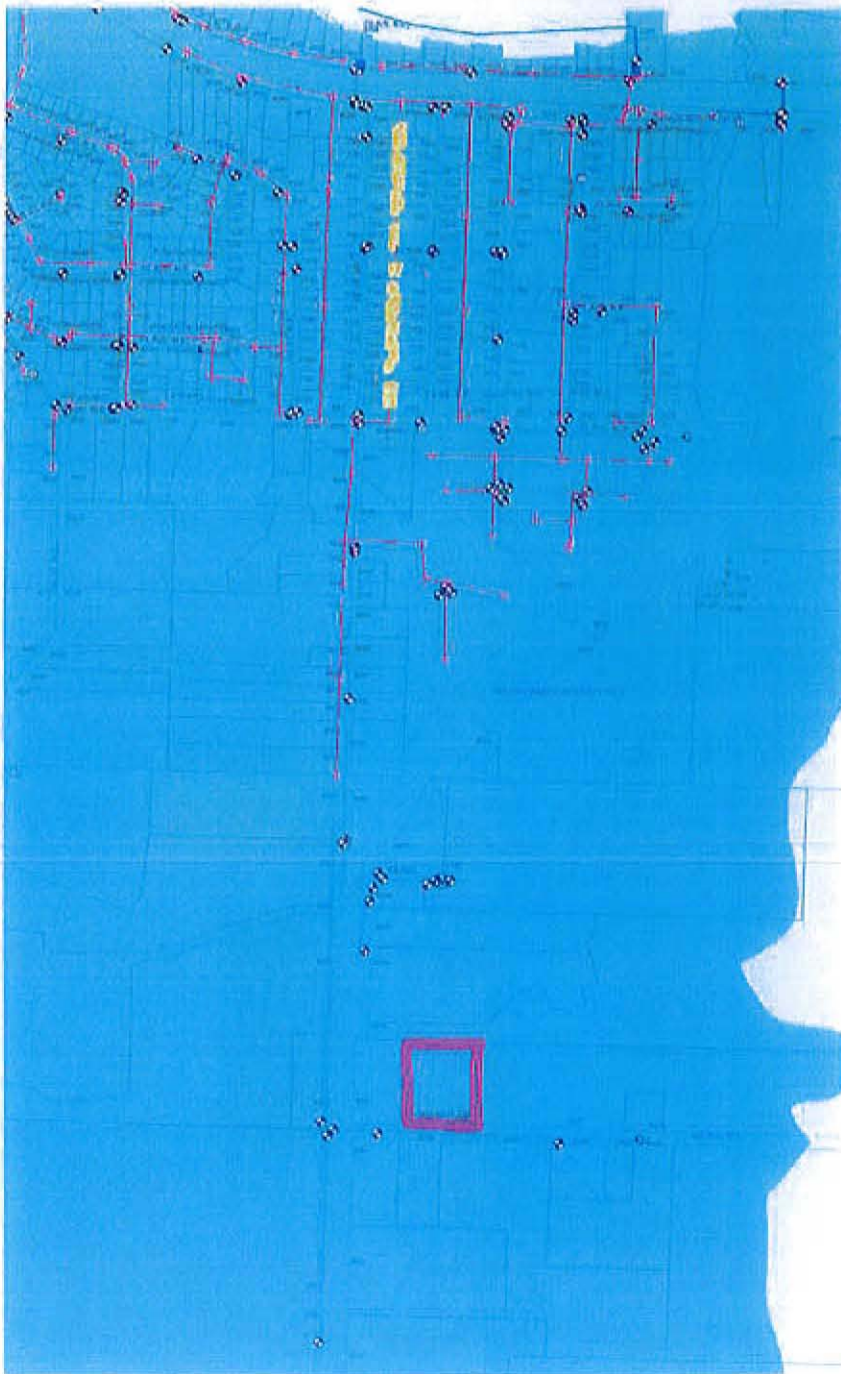


Rough overview of planned "walk-up" home and driveway. Existing trees shown, will be preserved as best as possible throughout. Fair amount of dirtwork here.

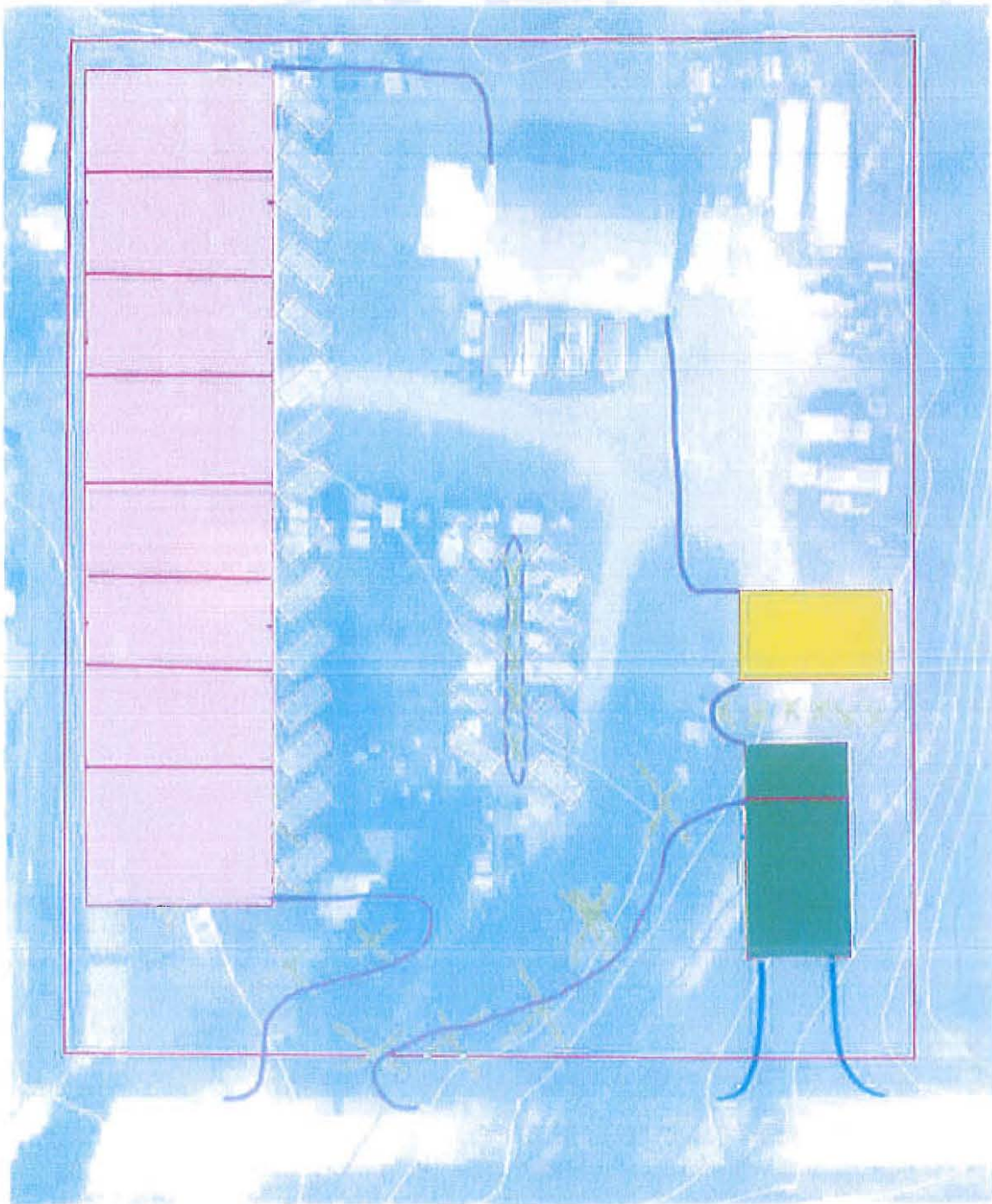
↑
and new



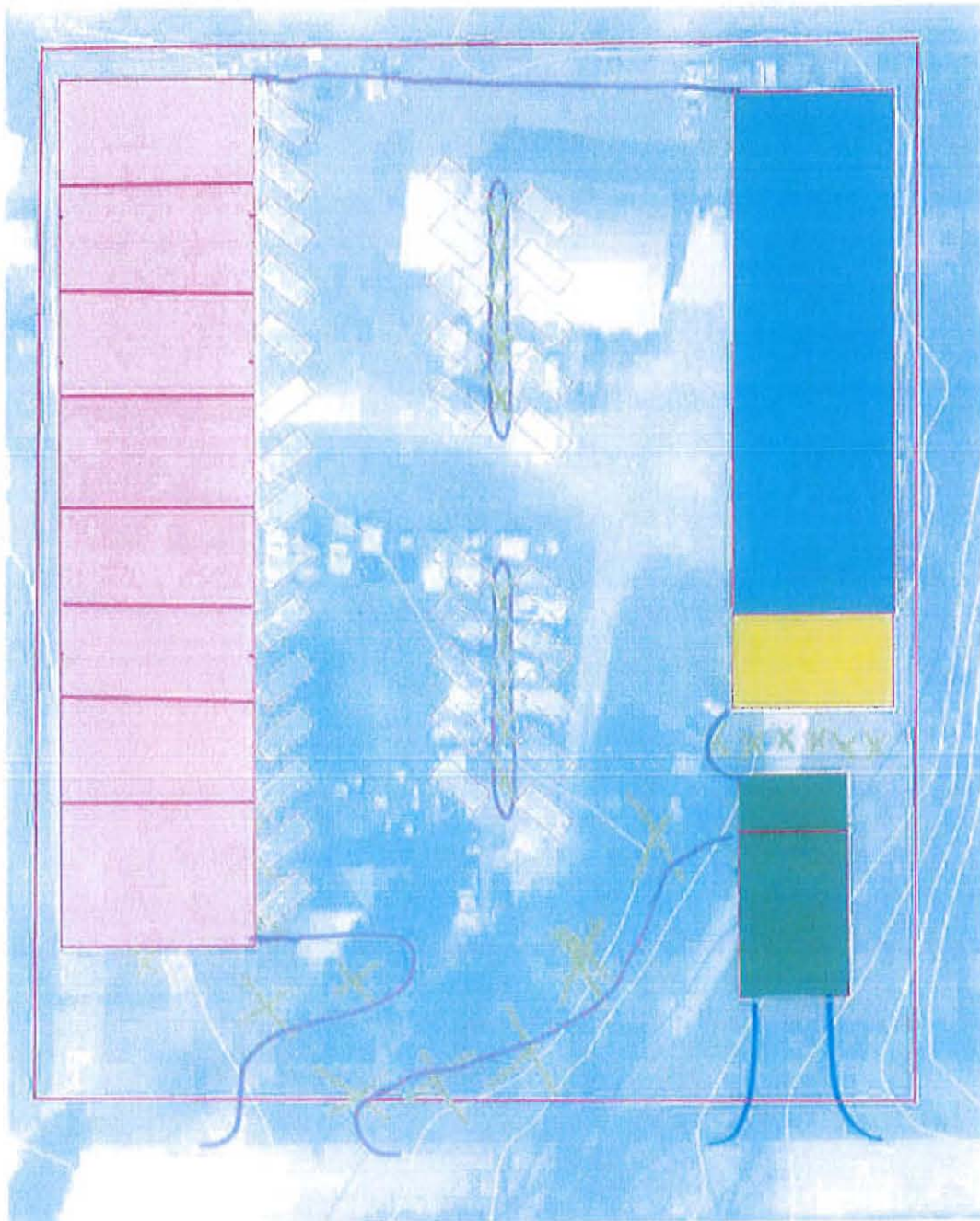
Rough overview including possible Accessory detached secondary suite



Roughly showing sewer and sanitary constraints



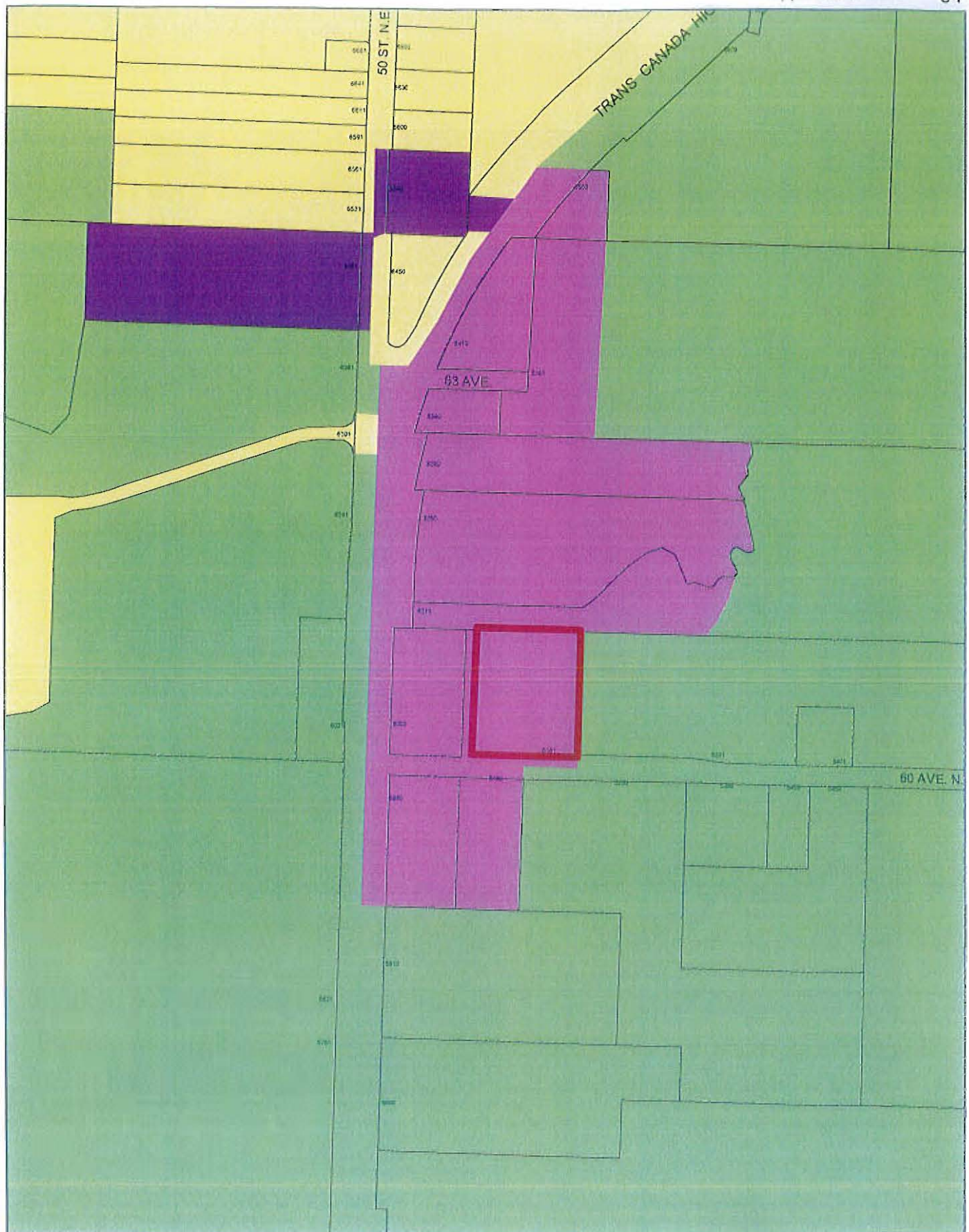
Rough overview of possible "Phase 2" commercial development, showing paved parking areas. This would occur after a city-led expansion of sanitary and suitable water.



Rough overview of possible "Phase 3" to replace existing 40x60 shop and expand parking area accordingly. Architecture, landscaping, and construction materials would be cohesive, modern, and attractive through all 3 phases.



Some examples of possible sources of inspiration for building style



0 25 50 100 150 200 Meters



Subject Parcel



Acreage Reserve



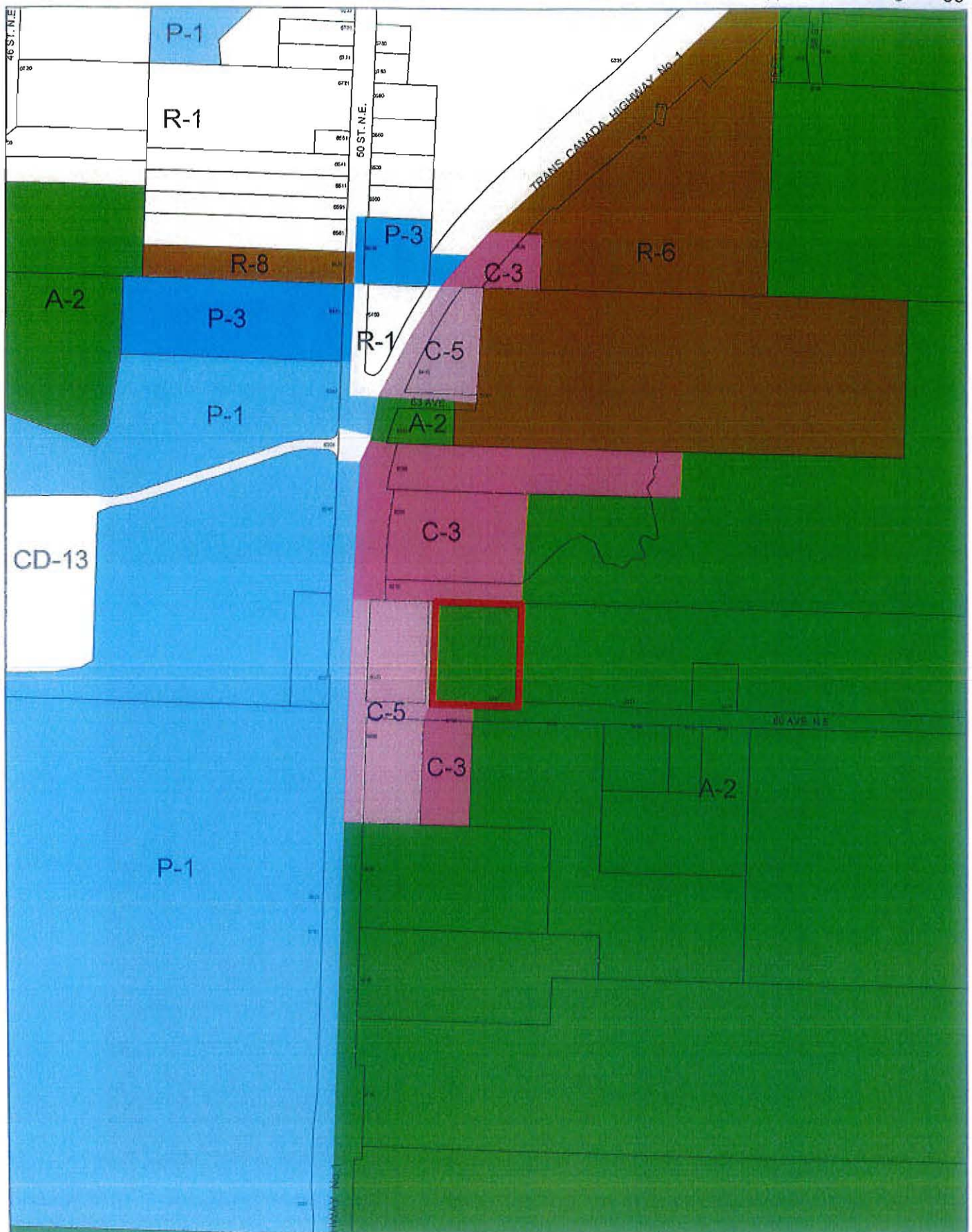
Institutional



Commercial - Highway S/T



Residential Low Density



0 45 90 180 270 360 Meters



Subject Parcel



View of subject parcel looking north-east on 60 Avenue NE.



View of subject parcel looking north-west on 60 Avenue NE.

**CITY OF
SALMON ARM**

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

TO: Kevin Pearson, Director of Development Services
 DATE: 05 September 2019
 Prepared by: Chris Moore, Engineering Assistant
 OWNER: T. Hartwig, PO Box 531, Salmon Arm, BC, V1E 1Y6
 SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-502
 LEGAL: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAP9322
 CIVIC: 5161 – 60 Avenue NE

Further to the request for variance dated 29 July, 2019; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

The applicant is requesting a variance to Subdivision & Servicing Bylaw 4163, Section 3.0 as follows:

1. Waive the requirement to upgrade the frontages of the subject property;
2. Waive the requirement to extend and connect to the sanitary sewer system; and
3. Waive the requirement to upgrade the water system.

1. Waive the requirement to upgrade the frontages of the subject property

The Subdivision & Development Servicing Bylaw 4163 (SDSB) requires that developers upgrade their frontage onto all City roads to meet the current bylaw standards. This helps the City to move towards a more uniform road standard and reduces the burden on the City to fund upgrades across the frontage of development properties.

60 Avenue NE is currently constructed to an Interim Rural Local Road standard. The subject property is within the Urban Containment Boundary and as such upgrading to the Urban Local Road standard is required by the SDSB, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications.

The location of the subject property is unusual, since it is in the Urban area, but all properties beyond it and on the opposite side of 60 Ave NE are in the Rural area. Furthermore, the property is currently zoned A-2, but identified in the OCP as C-3. If the subject property was in the Rural area, then the existing Rural Road Standard would not require any further upgrades. Likewise if the property was zoned Residential then the development would be exempt under Section 5.5 of the SDSB and frontage upgrades would not be required.

Development Variance Permit Application No. VP-502
T. Hartwig. Page 2

Under the circumstances, the Engineering Department supports the variance to waive the requirement to upgrade the 60 Ave NE frontage to the Urban Local Road standard, for the purposes of replacing the existing Residential Dwelling only. Should the owner choose in the future to undertake a commercial development of this property, full upgrading to the Urban Local Road standard will be required.

The Subject Property also fronts onto a closed road on the west property line. The City has no plans to open or upgrade this road and no improvements are required.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to upgrade the frontages of the subject property be approved.

2. Waive the requirement to extend and connect to the sanitary sewer system.

As discussed above, the location of this property is unusual. For construction of a single family dwelling, properties in the Rural area are exempt from connection to the City sanitary system, however this A-2 property is actually in the Urban area. Properties in the Urban Area are exempt from sanitary extensions over 100m, but must be zoned Residential.

Under the circumstances, the Engineering Department supports the variance to waive the requirement to extend and connect to the sanitary sewer system. The owner will be required to prove that the existing septic system has sufficient capacity for the proposed development or install a new onsite sanitary system which will require approval by the Interior Health Authority. Should the owner choose in the future to undertake a commercial development of this property, extension of the sanitary sewer to the property will be required.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to extend and connect to the sanitary sewer system be approved.

Development Variance Permit Application No. VP-502
T. Hartwig. Page 2

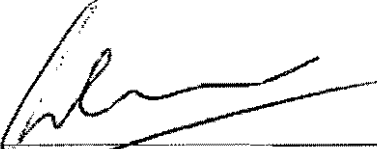
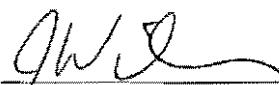
3. Waive the requirement to upgrade the water system.

The subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). The SDSB requires that fire flows should be at least 30 litres/second in the rural area; and 60 litres/second in the Urban area. The owner's Engineer has carried out flow tests and the recorded flows exceed the 30 l/s requirement for the Rural area but do not reach the 60 l/s required for the Urban area.

As discussed above, the subject property is immediately adjacent to the Rural area and since the minimum 30 l/s has been met, the Engineering Department supports the variance to waive the requirement to upgrade the City watermain, for the construction of a residential dwelling only. Should the owner choose in the future to undertake a commercial development of this property, offsite upgrades will be required to achieve 150 l/s; which is the SDSB requirement for commercial properties.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to upgrade the water system be approved.


Chris Moore
Engineering Assistant
Jenn Wilson, P.Eng., LEED® AP
City Engineer

This page intentionally left blank.



TO: His Worship Mayor Harrison and Members of Council

DATE: September 30, 2019

SUBJECT: Official Community Plan Amendment Application No. OCP4000-40
Zoning Amendment Application No. 1154

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982
Civic: 1161 – 22 Street NE
Owner: Cornerstone Christian Reformed Church
Applicant: Roodzant, E.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982 from HC (Commercial – Highway Service / Tourist) to INS (Institutional);

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

AND THAT: Pursuant to Section 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;

AND THAT: Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:

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

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP81982 from R-1 (Single Family Residential) to P-3 (Institutional);

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

- 1) Ministry of Transportation and Infrastructure approval; and
- 2) Adoption of the associated Official Community Plan Amendment Bylaw.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

4.3

PROPOSAL

The 0.113 ha subject parcel is on the corner of 11 Avenue NE and 22 Street NE, directly adjacent to the existing Cornerstone Church development (see Appendix 1). It is designated Commercial – Highway Service / Tourist (HC) in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 2 and 3). The purpose of this application is to redesignate and rezone the subject parcel to allow for the consolidation of property and potential future expansion of institutional use. P-3 zone regulations are attached (Appendix 4) for reference.

BACKGROUND

The subject property is located on 22 Street NE, an area close to the Uptown commercial node characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-4 with R-1 and R-5), with Commercial zones further to the east. Adjacent zoning and land uses include the following:

North:	P-3 & R-1	church & residential
East:	C-6	commercial
West:	P-3, R-4 & R-5	church & residential
South:	R-1 & P-3	vacant

The residential zoning of the subject property dates back to the 1970's, prior to the construction of the 11 Avenue NE frontage road of the TCH. The subject property is currently vacant, as shown in site photos attached as Appendix 5.

OCP POLICY

The proposed OCP amendment is from HC (Highway Service / Tourist Commercial) to Institutional (INS). The proposed amendment would align with the OCP's Community Services Objectives listed in Section 15.3, including providing institutional uses such as churches within the urban containment boundary, supporting compact communities through convenient access to transportation routes.

Section 475 & 476 - Local Government Act

Pursuant to Sections 475 and 476 of the Local Government Act (optional and mandatory consultation requirements during OCP amendments), the proposed OCP amendments were referred to the following organizations on July 25, 2019:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	Response attached (Appendix 6)
Economic Development Society:	No objections - response attached (Appendix 7)
School District No. 83: (pursuant to Section 476)	No response to date

Section 477 - Local Government Act

Pursuant to Section 477 of the Local Government Act (adoption procedures for an OCP amendment), prior to Second Reading of the bylaw, Council must consider the proposed OCP amendment in relation to the City's financial and waste management plans. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTS

Ministry of Transportation and Infrastructure

Preliminary approval has been granted (Appendix 8).

Engineering Department

No concerns with rezoning. Comments attached (Appendix 9).

Fire Department

No Fire Department concerns.

Building Department

No concerns with rezoning.

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, institutional and commercial development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. At present, the subject parcel may be considered less ideal for Highway Service / Tourist Commercial development as presently designated, considering the size of the parcel, the vacant commercial lands within the commercial node established to the east, and the proximity of other institutional uses (including schools) as well as recent residential development.

It should be noted that there have been five OCP amendments in this general area since 2015 involving an amendment to commercial designated land. Including this proposal, if supported, approximately 1.25 hectares of land will have been redesignated from commercial to other (generally residential) land use designations, representing a minor erosion of commercial inventory in this uptown area. Overall however, considering all areas of the City, there has been a net increase of approximately 6 hectares of commercial land over a similar timeframe.

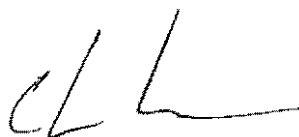
The intended use of subject parcel under application is for future institutional use, likely related to the current *church* use. The ultimate intent is to consolidate the properties to create a single lot for future development options under P-3 zoning. The applicant also anticipates that changing the land use designation as proposed could have some taxation benefits.

Official Community Plan


The OCP's Community Services policies detailed in Chapter 15 is supportive of institutional use, with the General Policies under section 15.3 supporting churches as proposed within the Urban Containment Boundary.

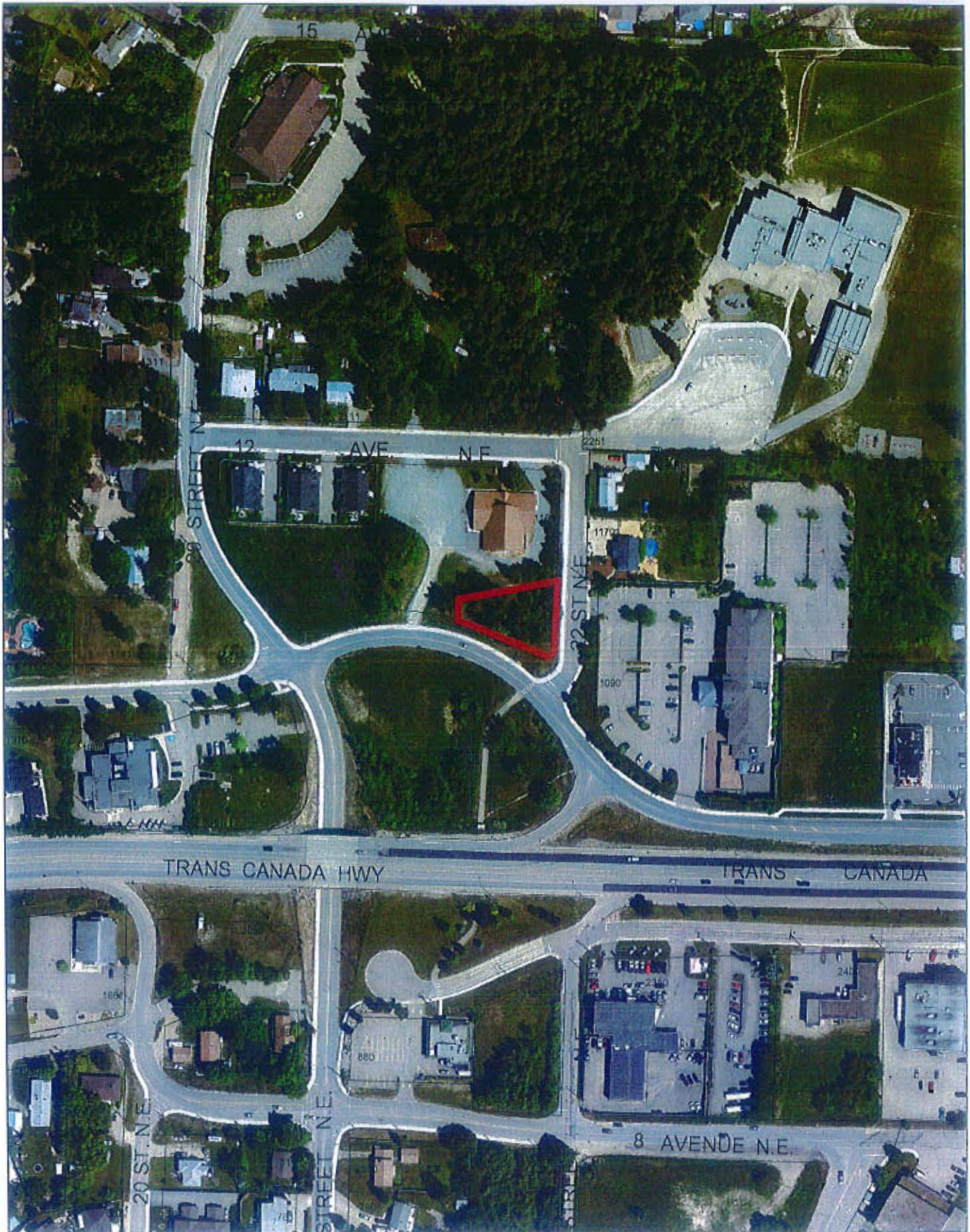
CONCLUSION

The proposed Institutional OCP designation and P-3 zoning of the subject property is consistent with the OCP and is therefore supported by staff.



Chris Larson, MCP
Planning and Development Officer

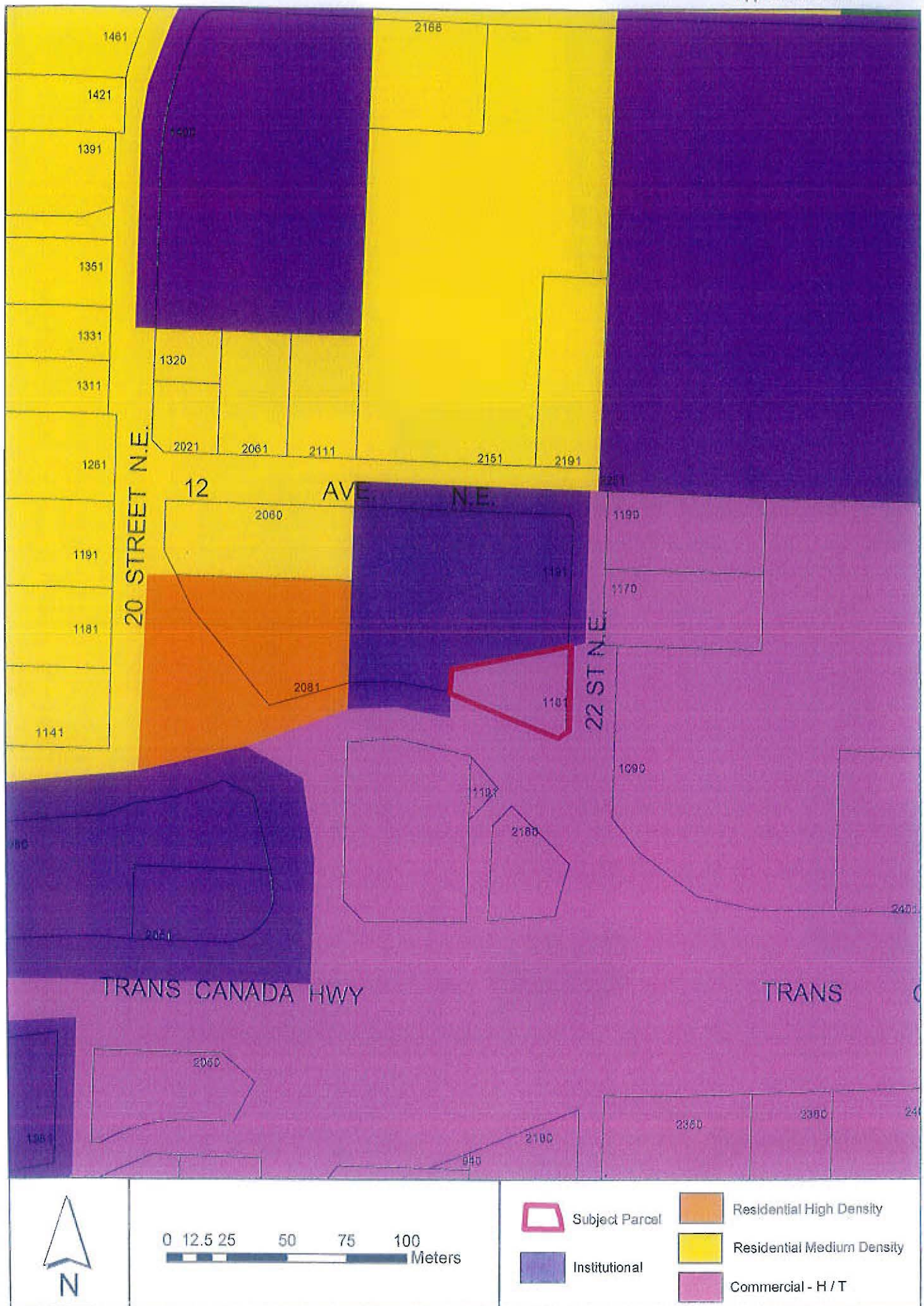

Kevin Pearson, MCIP, RPP
Director of Development Services

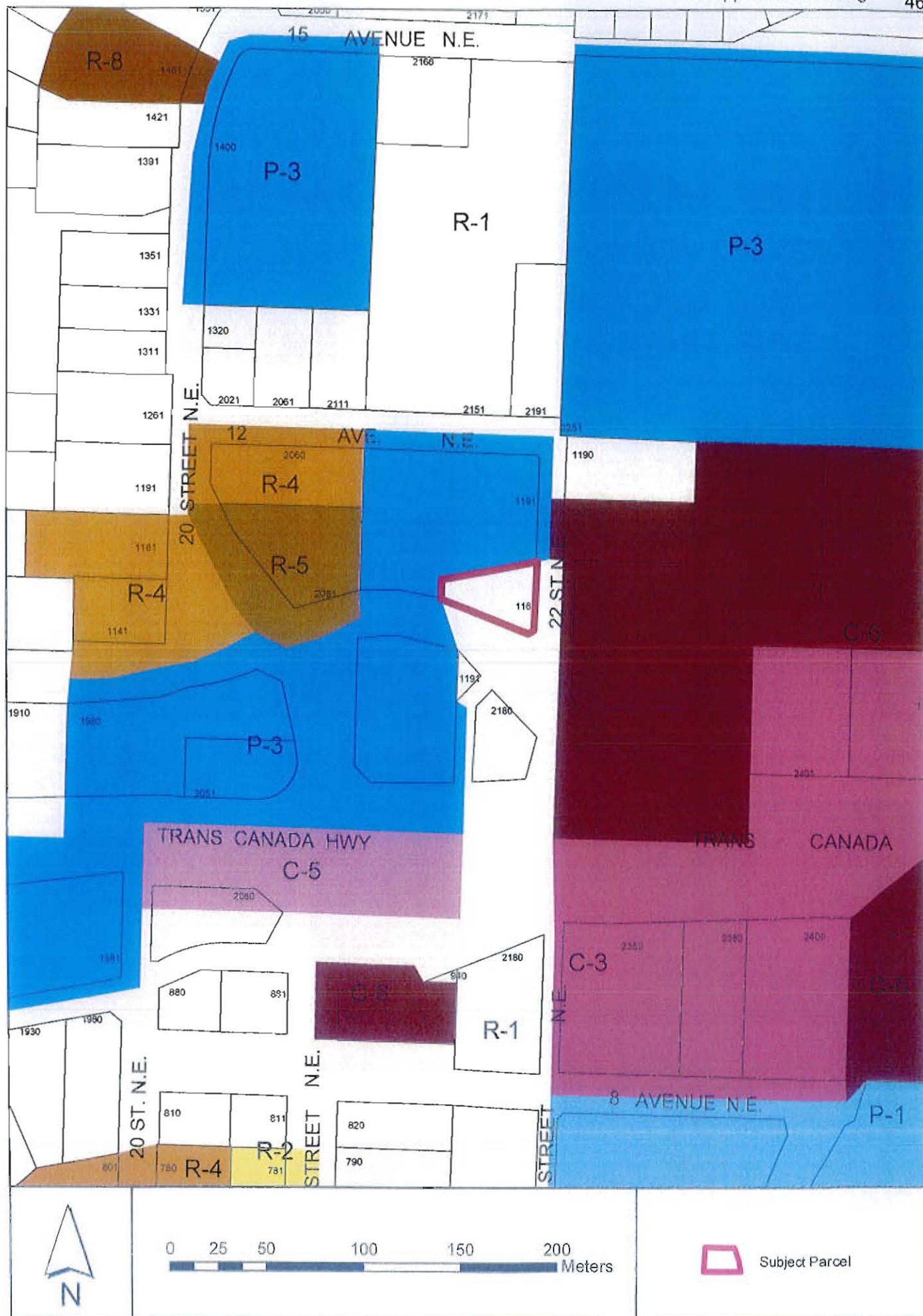


0 25 50 100 150 200 Meters



Subject Parcel





SECTION 26 - P-3 - INSTITUTIONAL ZONE

Purpose

- 26.1 The P-3 Zone is intended to accommodate uses which are charitable, correctional, educational, governmental, philanthropic or religious in nature.

Regulations

- 26.2 On a *parcel zoned P-3*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-3 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 26.3 The following uses and no others are permitted in the P-3 Zone:

- .1 *assembly hall;*
- .2 *churches;*
- .3 *commercial daycare facility;*
- .4 *cultural facilities;*
- .5 *educational facilities*, public and private;
- .6 *government offices;*
- .7 *home occupation;*
- .8 *hospitals and clinics*, public and private;
- .9 *public use;*
- .10 *public utility;*
- .11 *recycling collection site;*
- .12 *rest home;*
- .13 *accessory use*, including *church manse* and detached portable class rooms.

Maximum Height of Principal Buildings

- 26.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

Maximum Height of Accessory Buildings

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

Maximum Parcel or Site Coverage

- 26.6 The maximum *parcel or site* coverage for all *buildings and structures* shall be 40% of *parcel or site* area.

SECTION 26 - P-3 - INSTITUTIONAL ZONE - CONTINUED

Minimum Parcel Size or Site Area

- 26.7 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005 square feet).

Minimum Parcel or Site Width

- 26.8 The minimum *parcel* or *site* width shall be 15.0 metres (49.0 feet).

Minimum Setback of Principal and Accessory Buildings

- 26.9 The minimum *setback* of the *principal* and accessory *buildings* from the:
- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a lane shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior parcel line</i> shall be | 6.0 metres (19.7 feet) |

Outside Storage

- 26.10 Outside storage shall not be permitted.

Parking and Loading

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



View of subject parcel east from the corner of 11 Avenue NE and 22 Street NE.



View of subject parcel southeast from 22 Street NE.



Neskonlith Indian Band

743 Chief Neskonlith Drive
Box 318, Chase, BC V0E 1M0
T: 250.679.3295 F: 250.679.5306
www.neskonlith.net



Appendix 6

NESKONLITH INDIAN BAND PERMIT APPLICATION SUBMISSION REQUIREMENTS

Mail:

The signed and completed Neskonlith Indian Band processing application form with cheque payable to "Neskonlith Indian Band"

Mailing address:

Attn: Referrals Coordinator
Neskonlith Indian Band
743 Chief Neskonlith Drive
Box 318, Chase, BC V0E 1M0

Email complete application package:

To referrals@neskonlith.net in zipped format, USB device and/or use of a secure FTP site for the following:

- ☐ Signed and completed Neskonlith Indian Band processing application
- ☐ Copy of any permit/application relating to the Provincial Heritage Conservation Act
- ☐ Project description/Referral details (include any previous consultation for this project)
- ☐ Maps i.e. spatial data must be in ESRI format and include four file types: .shp, .shx, .dbf and .prj for all applicable maps; permit, general location, detailed development and site maps.
- ☐ Google .kml and .kmz formats will be accepted, with an additional *conversion fee of \$65.00*
- ☐ Mailing date of signed and completed Neskonlith Indian Band processing application form with cheque payable to "Neskonlith Indian Band"

*To avoid delays in processing: Please ensure complete information package, along with confirmation of cheque in order to process application.

NESKONLITH INDIAN BAND PERMIT APPLICATION

Application Date:
Applicants Name:
Company Name:
Contact Information:
Project Title:
Project Location:
Previous consultation? <input type="checkbox"/> Yes <input type="checkbox"/> No
Amendment for an existing NIB Permit? <input type="checkbox"/> Yes <input type="checkbox"/> No
Sk'atsin Resource Service agreement? <input type="checkbox"/> Yes (No permit fee). <input type="checkbox"/> No
*A Processing Fee \$500.00 to "Neskonlith Indian Band" is required with submission of this application.
*Include a Conversion Fee of \$65.00 for Spatial data not in Esri shapefile format

Type of Cultural/Heritage Project:

- | | |
|---|---|
| <input type="checkbox"/> Heritage Inspection
<input type="checkbox"/> Heritage Investigation | <input type="checkbox"/> Heritage Related Research Project
<input type="checkbox"/> Specify other: _____ |
|---|---|

Project Type:

- | | |
|--|---|
| <input type="checkbox"/> Commercial/Industrial Development
<input type="checkbox"/> Crown Land transfer/sale
<input type="checkbox"/> Mining
<input type="checkbox"/> Oil and Gas
<input type="checkbox"/> Transportation
<input type="checkbox"/> Energy (Hydro, electric, solar or geothermal)
<input type="checkbox"/> Specify other: _____ | <input type="checkbox"/> Agriculture
<input type="checkbox"/> Fisheries
<input type="checkbox"/> Forestry
<input type="checkbox"/> Recreation
<input type="checkbox"/> Residential Development
<input type="checkbox"/> Riparian
<input type="checkbox"/> Tourism |
|--|---|

Estimated Project Time frame

Start Date:	End Date:
-------------	-----------

Permits obtained for this Project

First Nations:
Provincial:
Federal:
Specify other:

Current State of Land:

- | | |
|--|---|
| <input type="checkbox"/> Archaeological site
<input type="checkbox"/> Previously disturbed-bare
<input type="checkbox"/> Previously disturbed-vegetated
<input type="checkbox"/> Privately owned Riparian | <input type="checkbox"/> Riparian
<input type="checkbox"/> Undisturbed
<input type="checkbox"/> Waterways (seasonal or permanent) |
|--|---|

NESKONLITH INDIAN BAND PERMIT APPLICATION

Neskonlith Project Evaluation Guiding Principles

1. Secwepemc law, values and principles provide the primary context under which referrals will be evaluated.
2. Referrals will be evaluated using a consent-based approach as indicated by the Supreme Court of Canada in the Tsilhqot'in decision.
3. Assessments will consider impacts on ecosystem, landscape and watershed levels and will promote proactive management of Secwepemc land and resources from a Secwepemc perspective.
4. Decisions will be based on recognition, acceptance and preservation of the following:
 - United Nations Declaration on the Rights of Indigenous Peoples
 - Aboriginal Title and Rights as affirmed in the Supreme Court of Canada's Tsilhqot'in decision
 - Biodiversity Conservation
 - Connectivity and conservation of habitat
 - Cumulative Impacts
 - Prevention of adverse impacts to Secwepemcúlecw Lands and Resources
 - Protection of cultural heritage
 - Protection of sensitive or endangered species and their habitat
 - Sustainable prosperity

NESKONLITH INDIAN BAND PERMIT APPLICATION

Permit Terms and Conditions

1. The Permit Holder is responsible for ensuring that all persons working on this project are familiar with "*Neskonlith Project Evaluation Guiding Principles*" see page 3 of application.
2. The Permit Holder is required at the outset of the project to develop a communication plan with the NIB Tmicw (Lands) department and band owned "Sk'atsin Resources".
3. The Permit Holder will make best efforts to work with Sk'atsin Resources to utilize a qualified NIB representative(s) to assist in conducting this project.
4. A representative appointed by the NIB Tmicw (Lands) Department may at any time, inspect and/or review any project being conducted under this Permit.
5. In the event, human remains are identified during this project, the Permit Holder must immediately stop work and stabilize disturbance of the remains. Inform the NIB Tmicw (Lands) Department.
6. The Permit Holder shall provide the NIB Tmicw (Lands) Department with updated or newly recorded British Columbia Archaeological Site Inventory Form(s) resulting from this project.
7. Prior to the Final Report, the Permit Holder will provide the NIB Tmicw (Lands) Department an opportunity to review and comment on proposed management recommendations relating to any cultural heritage sites and/or environmental concerns identified during this project.
8. Implementation and inclusion of editorial comments made by the NIB representatives regarding management recommendations and/or any other portion of the project report will be negotiated between the Permit Holder and the NIB representative, prior to report finalization.
9. All Final Reports are expected to meet or exceed the reporting standards developed by the Provincial Archaeology Branch. If Provincial reporting standards and/or guidelines are not applicable to this project, the Permit Holder is responsible for developing such standards/guidelines in consultation with the NIB's Tmicw (Lands) department.
10. The Permit Holder shall provide the NIB Tmicw (Lands) Department, with a copy of any Interim reports and Final Report (include NIB Permit number) for this project, prior to the permit expiration.
11. The Permit Holder is required to submit all project documentation such as; field notes, site forms, pictures, interim, and final reports in hardcopy and electronic .pdf format.

NESKONLITH INDIAN BAND PERMIT APPLICATION**Permit Terms and Conditions cont.**

12. The need for confidentiality will vary from project to project. Access and use of information contained in the Interim or Final Report may require a separate *Confidentiality or Information-Sharing agreement*. Therefore, all prospective Project Proponents/Permit Holders are to disclose the nature of proposed investigations and to outline the intended and potential uses of any information gathered.
13. Any project related disturbances of archaeological sites/project area must be mitigated (i.e. returned to their pre-existing state) upon completion of the project.
14. Permit amendments may be requested in writing on an 'as needed' basis.
15. Permit extension applications must be made 30 days prior to the expiry date.
16. Failure to comply with any of the above permit conditions, may affect future permit eligibility.

Initial _____/_____

NESKONLITH INDIAN BAND PERMIT APPLICATION**Neskonlith Indian Band Permit Agreement**

This Permit will not be considered as consultation or accommodation of our Aboriginal Rights, including Aboriginal Title.

Acceptance of Permit Terms and Conditions:

As outlined herein, I understand that by signing this document I am entering into a binding agreement.

Project Proponent/Permit holder: _____

Chief Archaeologist: _____

Title: _____

Company: _____

Date: _____

Signature: _____

Neskonlith Indian Band Approval:

Name: _____

Title: _____

Date: _____

Signature: _____



Sept 13, 2019

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

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-40

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 1161 22 Street NE, Salmon Arm from Highway Commercial to Institutional and the zoning of the same property from R1 to P3. The Board has no objections to the application, based on the information provided.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Lana Fitt", is positioned above the printed name.

Lana Fitt, Economic Development Manager
Salmon Arm Economic Development Society



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Appendix 8: MOTI
**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: ZON-1154
eDAS File #: 2019-04684
Date: Aug/27/2019

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

Attention: City of Salmon Arm, Development Services

Re: Proposed Bylaw 4349 for:
Lot 1 Section 24 Township 20 Range 10 W6M KDYD Plan KAP81982

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

It is recommended that the City of Salmon Arm consider imposing development cost charges towards intersection improvements (ie. Trans-Canada Highway and 30th Street SE), as warranted.

If you have any questions please feel free to call Tara Knight at (250) 833-3374.

Yours truly,

Tara Knight
Development Officer

Local District Address
<p>Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3360</p>



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: August 16 2019
 PREPARED BY: Matt Gienger, Engineering Assistant
 APPLICANT: Ed Roodzant
 SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO.
 OCP4000-40
 ZONING AMENDMENT APPLICATION FILE NO. ZON-1154
 LEGAL: Lot 1, Section 24, Township 20, Range 10, W6M KDYD, Plan KAP81982
 CIVIC: 1161 – 22 Street NE

Further to your referral dated July 25, 2019, we provide the following servicing information. The following comments and servicing requirements are not conditions for OCP or Zoning Applications; 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. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of building permit 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.
8. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision /

**OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-40
ZONING AMENDMENT APPLICATION FILE NO. ZON-1154**

August 16 2019

Page 2

building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 22 Street NE, on the subject properties eastern boundary, is designated as Urban Local Road standard, with an ultimate 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by BCLS).
2. 22 Street NE is currently constructed to an Interim Local Paved Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, street lighting. Owner / Developer is responsible for all associated costs.
3. 11 Avenue NE, on the subject properties southern boundary, is designated as Urban Local Road standard, with an ultimate 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by BCLS).
4. 11 Avenue NE is currently constructed to an Interim Urban Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, street lighting. Owner / Developer is responsible for all associated costs.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
6. No driveway access will be permitted onto 11 Avenue NE. Only 1 (one) driveway access will be permitted onto 22 Street NE. Relocation of existing letdown on 22 Street NE is permitted, no closer than 12.0m from intersection of 22 Street NE and 11 Ave NE. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 400mm diameter Zone 2 watermain on 22 Street NE and 250mm diameter Zone 2 watermain on 11 Avenue NE. No upgrades will be required at this time.
2. The subject property is to be serviced by a single metered water service (minimum 25mm) connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit. Owner / Developer is responsible for all associated costs.

OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-40
ZONING AMENDMENT APPLICATION FILE NO. ZON-1154

August 16 2019

Page 3

3. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 150mm diameter sanitary sewer on 22 Street NE. Since this section of sanitary sewer is the first run of pipe, has sufficient capacity and no further development is anticipated, no upgrades will be required at this time.
2. Records indicate that the existing property is not serviced by the City Sanitary System. Subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development. Owner / Developer is responsible for all associated costs.
3. 2180 11 Avenue NE (located directly south of subject property) is not currently able to be serviced by City Sanitary System. Since this parcel is property of the City and no development is anticipated, no extension of the sanitary is required at this time.

Drainage:

1. The subject property fronts a 450/525mm diameter storm sewer on 11 Avenue NE. A 600mm diameter storm sewer on 22 Street NE terminates approximately at the subject property's northern boundary. No upgrades or extension will be required at this time.
2. Records indicate that the existing property is not serviced by City Storm System.
3. 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.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The subject property shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused

OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-40
ZONING AMENDMENT APPLICATION FILE NO. ZON-1154

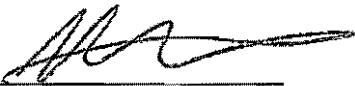
August 16 2019

Page 4


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

Geotechnical:

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



Matt Gienger
Engineering Assistant



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

This page intentionally left blank.



To: His Worship Mayor Harrison and Members of Council

Date: September 19, 2019

Subject: Zoning Bylaw Amendment Application No. 1156

Legal: Lot A, Section 13, Township 20, Range 10, W6M KDYD, Plan 10397
 Civic Address: 870 – 10 Street NE
 Owner/Applicant: Nova Capital LTD. / McDiarmid, I.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 10397 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation & Infrastructure approval.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 870 – 10 Street NE (Appendix 1 and 2) and is under subdivision application (SUB-19.18) to create one new lot and a remainder. A proposed sketch plan of the subdivision (Appendix 3) has been provided. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the development a *secondary suite* on each of the proposed parcels.

BACKGROUND – SECONDARY SUITES

The parcel is designated High Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-1) in the Zoning Bylaw (Appendix 4 & 5). The subject parcel is located in the downtown residential neighbourhood close to McGuire Lake Park and the hospital, largely comprised of R-1 zoned parcels (as well as some R-4 and R-7 parcels) containing single family dwellings. There are currently five R-8 zoned parcels within the proximity of the subject parcel. If a high density residential development and zoning were proposed, the maximum number of dwelling units permitted with R-5 Zoning would be 15 units on the existing 1,555 m² parcel of land.

With subdivision, the existing single family dwelling would be retained on the proposed Remainder Lot, while a new parcel would be created as shown in the attached sketch plan (Appendix 3). Site photos are attached as Appendix 6.

Also with subdivision, the 455 square metre new parcel would have potential to meet the conditions for the development of a *secondary suite* within a new single family dwelling (but not a *detached suite*), while the 1,100 square metre Remainder would have potential to meet the conditions for the development of either a *secondary suite* or a *detached suite*.

4.5

COMMENTSMOTI

Preliminary approval has been granted.

Engineering Department

No concerns with rezoning. Full comments to be provided with SUB-19.18.

Building Department

Building Permit required and BC Building Code requirements must be met to construct a *secondary suite*.

Fire Department

No concerns.

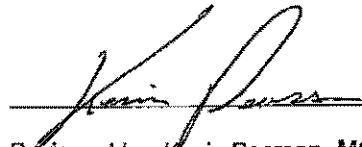
Planning Department

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a *secondary suite* including a *detached suite*, with sufficient space for additional off-street parking stalls.

While the parcel is well suited to a higher density residential development ideally with R-4 or R-5 zoning, the proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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


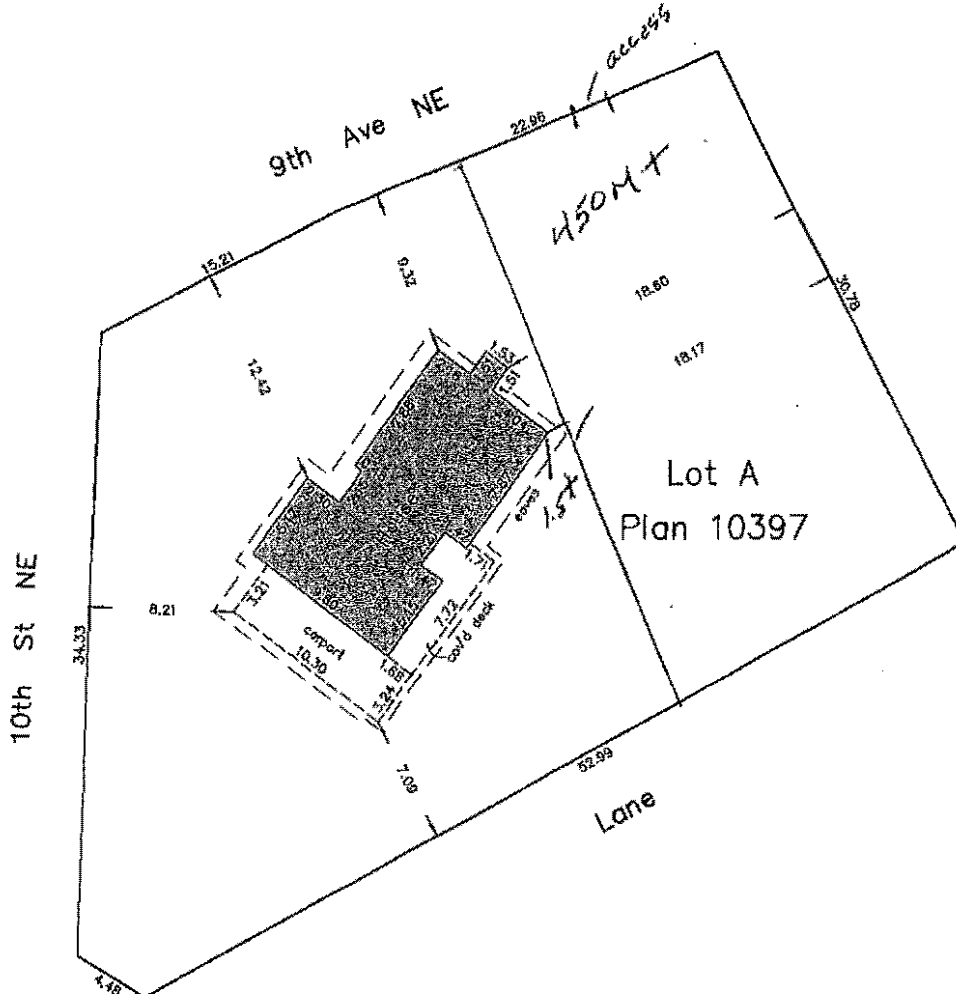
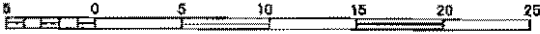


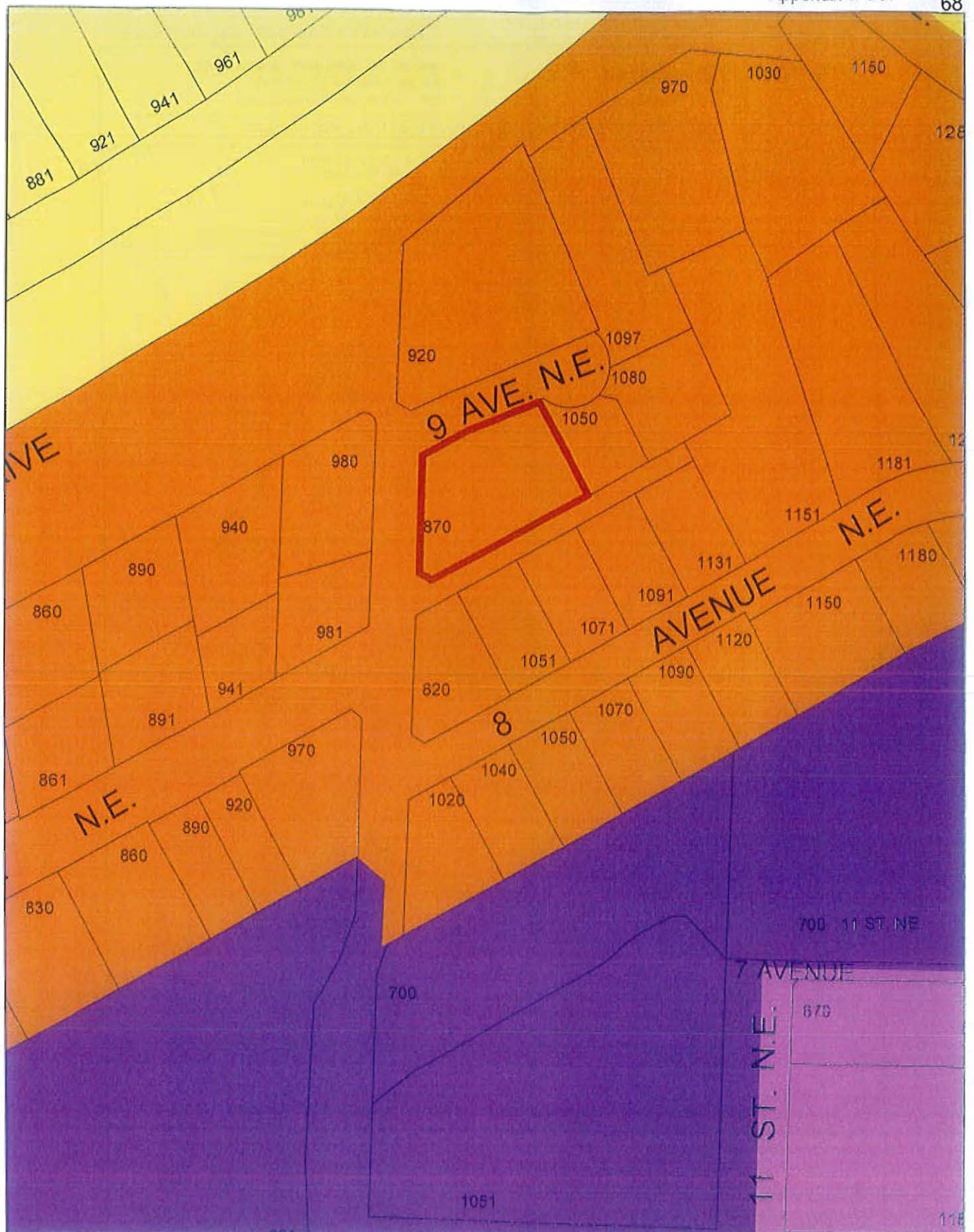
Subject Parcel



0 5 10 20 30 40 Meters

 Subject Parcel

 BROWNE JOHNSON Land Surveyors		BRITISH COLUMBIA AND CANADA LANDS Box 362, Salmon Arm, B.C. V1E 4N5 250-832-9701 office@brownejohnson.com	
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE			
To: Ian McDiarmid 726 Abbington Lane Toppen, BC V0E 2X3		Re: Lot A, S 13, Tp 20, R 10, W6M, K0YD, Plan 10397 Parcel Identifier (PID): 009-578-315 Civic Address: 870 10th St NE, Salmon Arm	
List of documents registered on title which may affect the location of improvements: None			
			
Scale 1:250  All distances are in metres. Dimensions derived from field measurements.			
The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document. This plan was prepared for application purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries. This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 8th day of August, 2019.		Digitally signed by Mark Mason 88BCMC Date: 2019.08.12 09:57:49 -07'00' BCLS	
OFFICIALS FROM PROPERTY LINE TO BUILDING ARE MEASURED FROM THE SIDING.		COPYRIGHT © BROWNE JOHNSON 2019 LAND SURVEYORS All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS. THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED. Our File: 362-18 For: raw	



0 10 20 40 60 80 Meters



Subject Parcel



Residential High Density

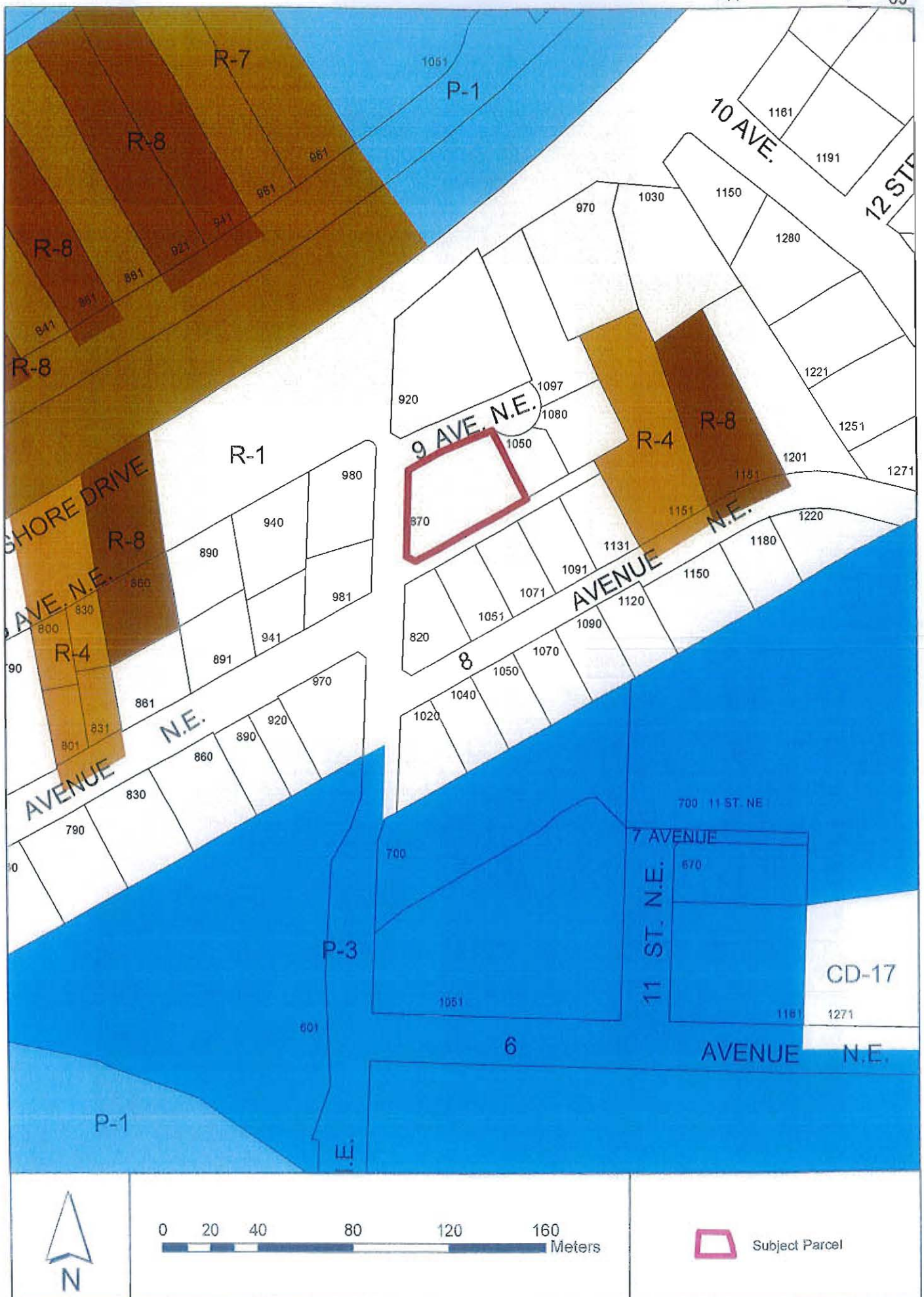


Institutional



Residential Low Density

Commercial - Highway Service/Tourist





View of subject parcel looking southeast from 10 Street NE and 9 Avenue NE.



View northeast from 10 Street NE and 8 Avenue NE.



To: His Worship Mayor Harrison and Members of Council

Date: September 29, 2019

Subject: Zoning Bylaw Amendment Application No. 1158

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP86105
 Civic: 531 5 Street SE
 Owner/Applicant: Larson, A. & F.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP86105 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation & Infrastructure approval.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 531 5 Street SE (Appendix 1 and 2) and is currently vacant. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a *secondary suite* in a new single family dwelling (Appendix 3).

BACKGROUND

The subject parcel is designated High Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 & 5). The subject parcel is located in the downtown residential area of the City (within Residential Development Area A, the highest priority area for development), south of City Hall and Fletcher Park, largely comprised of parcels containing single family dwellings and associated accessory buildings, as well as R-5 zoned parcels with larger multi-dwelling buildings. There are no R-8 zoned parcels within the vicinity of the subject parcel.

The subject parcel meets the conditions as specified to permit a secondary suite within the proposed R-8 zone, and at just under 700 square metres in area and 15 m in parcel width, it does not meet the requirements (minimum 700 square metres and 20 m wide) to permit a detached suite. Site photos are attached (Appendix 6). The intent of the applicant is to develop a conforming *secondary suite* within a new single family dwelling (Appendix 3).

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property has potential to meet the conditions for the development of a *secondary suite*, including sufficient space for an additional off-street parking stall.

COMMENTSMinistry of Transportation and Infrastructure

Preliminary approval has been granted.

Engineering Department

No engineering concerns.

Building Department

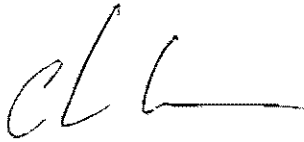
Building Permit required and BC Building Code will apply. No concerns with proposed zoning.

Fire Department

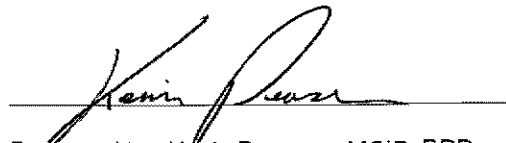
No concerns.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The plans submitted indicate that all R-8 Zone requirements can be met, including the provision of onsite parking, and that the building currently under construction substantially aligns with development patterns in the area. 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
Planner, Development Services



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



0 20 40 80 120 160 Meters



Subject Parcel

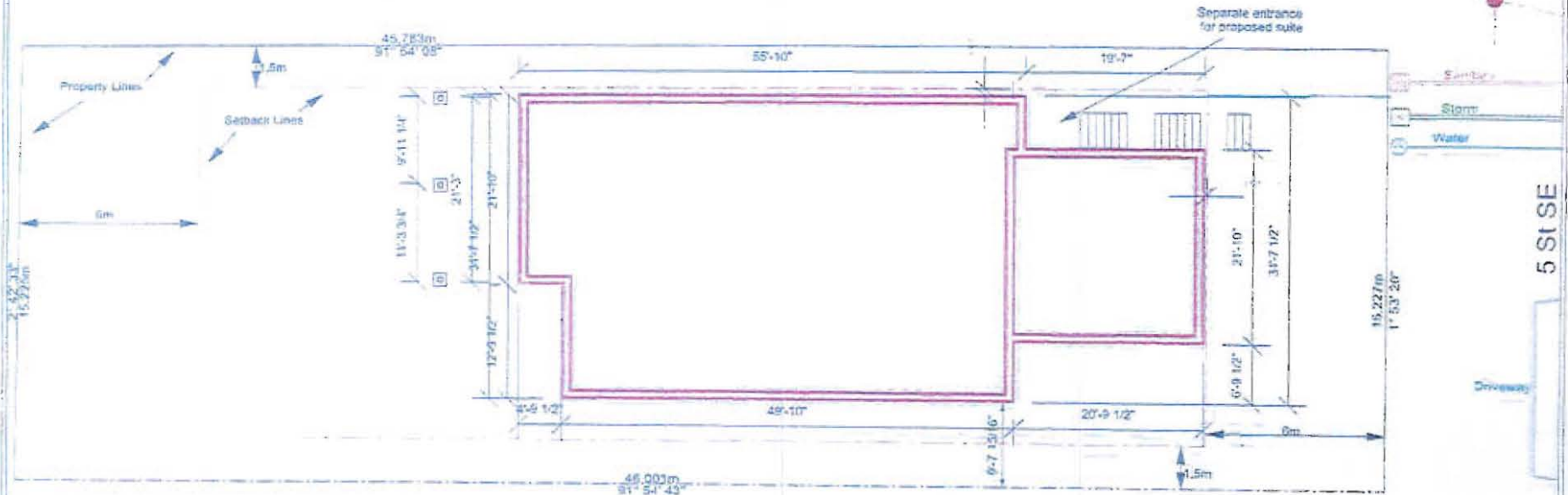


0 5 10 20 30 40 Meters



Subject Parcel

Site Plan of 531 5 St SE
 Lot 1, Sec 14, Tp 20, R10, W6M, KDYD
 Plan EPP86105



Scale 1/16" = 1'

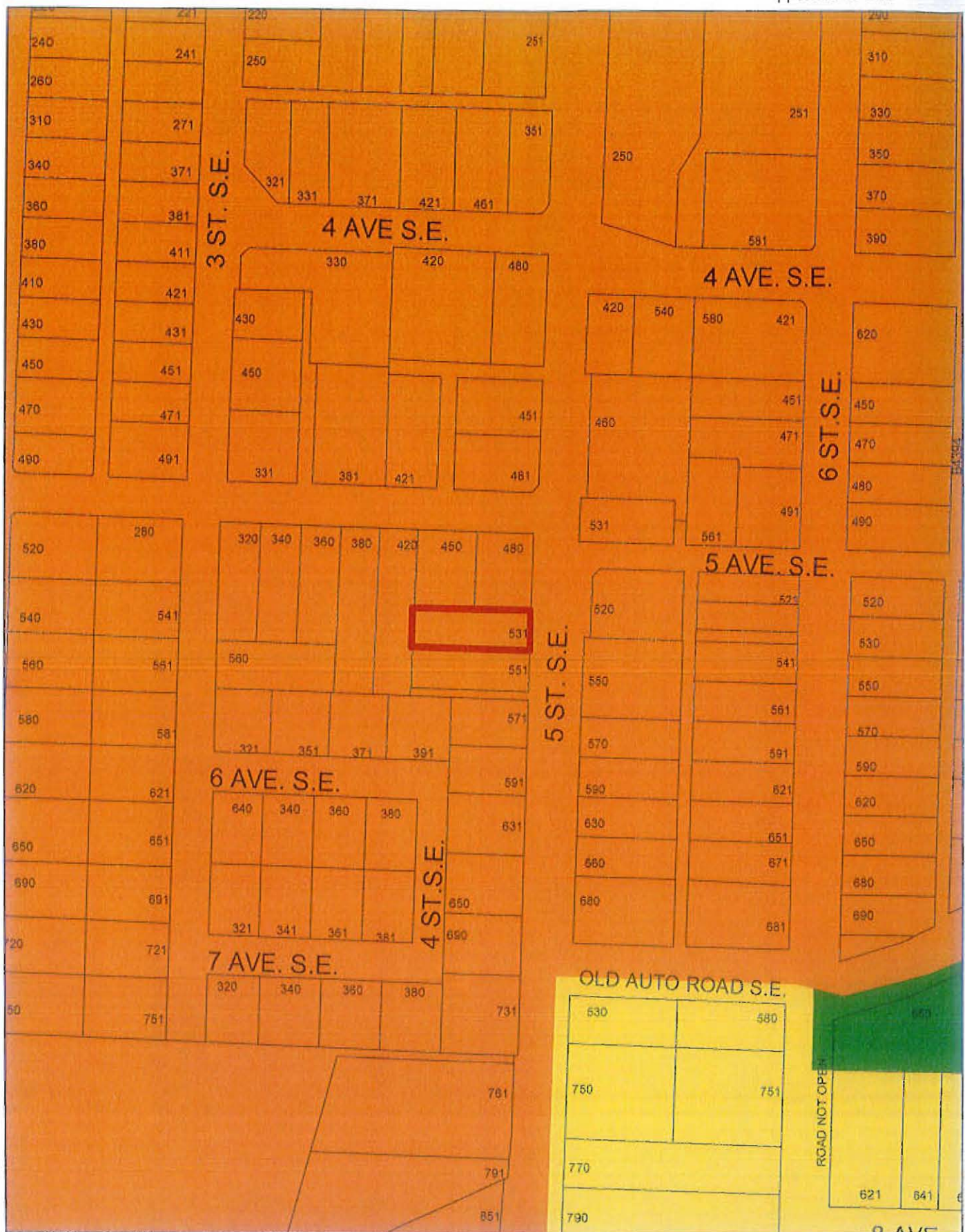


Site Location
 50° 41' 44.86" N
 119° 16' 47.3" W

Lot Area 698.7m²
 Proposed Site Coverage 214.6m²
 Propose 30.7% coverage



PROJECT
 531 5 ST SE
 DESIGN BY
 ANDREW LARSON
 CONTACT
 aflarson@telus.net
 250 803 9070
 DATE
 2019-08-21
 DRAWING
 Site Plan
 SCALE
 1/16" = 1'



0 12.5 25 50 75 100 Meters



Subject Parcel



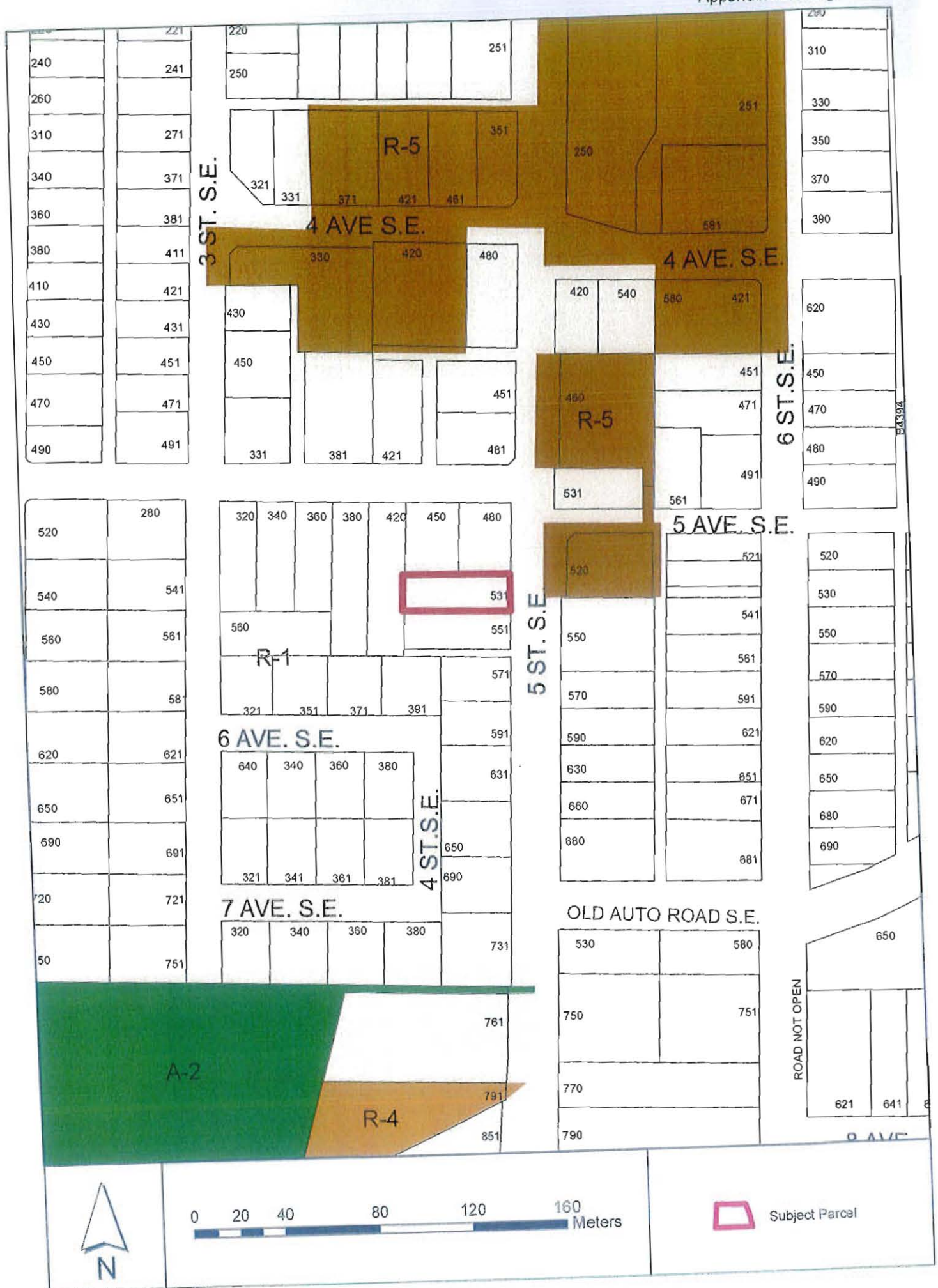
Residential High Density



Park



Residential Medium Density





View of subject parcel looking southwest from 5 Street SE.



View of subject parcel looking northwest from 5 Street SE.



TO: His Worship Mayor Harrison and Members of Council

DATE: September 25, 2019

SUBJECT: Proposed Strata Conversion of a Previously Occupied Building - 19.19 (Jobeck)
 Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980
 Civic Address: 2018 – 11 Avenue NE
 Owner/Applicant: Jobeck Enterprises Ltd. / Gillespie & Company LLP

MOTION FOR CONSIDERATION

THAT: Pursuant to Section 242 of the Strata Property Act, Council approve the strata conversion of the buildings located on Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 2018 – 11 Avenue NE (Appendix 1 and 2). The applicant is requesting to convert the existing residential buildings to strata title ownership as described in the attached letter (Appendix 3). The development is to remain under current management entirely as rental units. A sketch plan of the proposed strata conversion is attached as Appendix 4.

COMMENTS

Planning Department

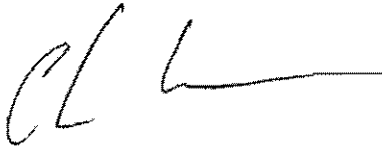
Any proposal involving the conversion of a previously occupied building to strata title ownership must receive Council approval in accordance with Section 242 of the Strata Property Act. This allows the City to assess the impact of the conversion on the supply of rental accommodation in the area, to consider the impact on residential tenants who may be unable to stay in the residence by purchasing a strata lot and to ensure that the building is in substantial compliance with the BC Building Code and City Bylaws. Section 242 of the Strata Property Act is attached (Appendix 5).

A 16-unit residential development is under construction on the subject property, with 11 completed units presently being used as intended for residential use and currently being rented; no changes to this use is proposed. The development is proceeding under a Development Permit approved by Council in the summer of 2017 (DP-414) and is advancing accordingly through the Building Permit process.

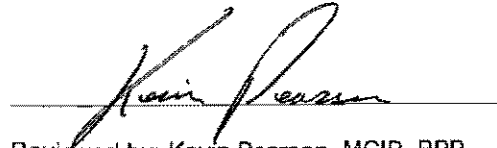
Also related, this development under R-5 zoning did not require a Density Bonus to achieve 16 units and therefore none of the units were required to be secured as "rental only" by way of a covenant.

4.7

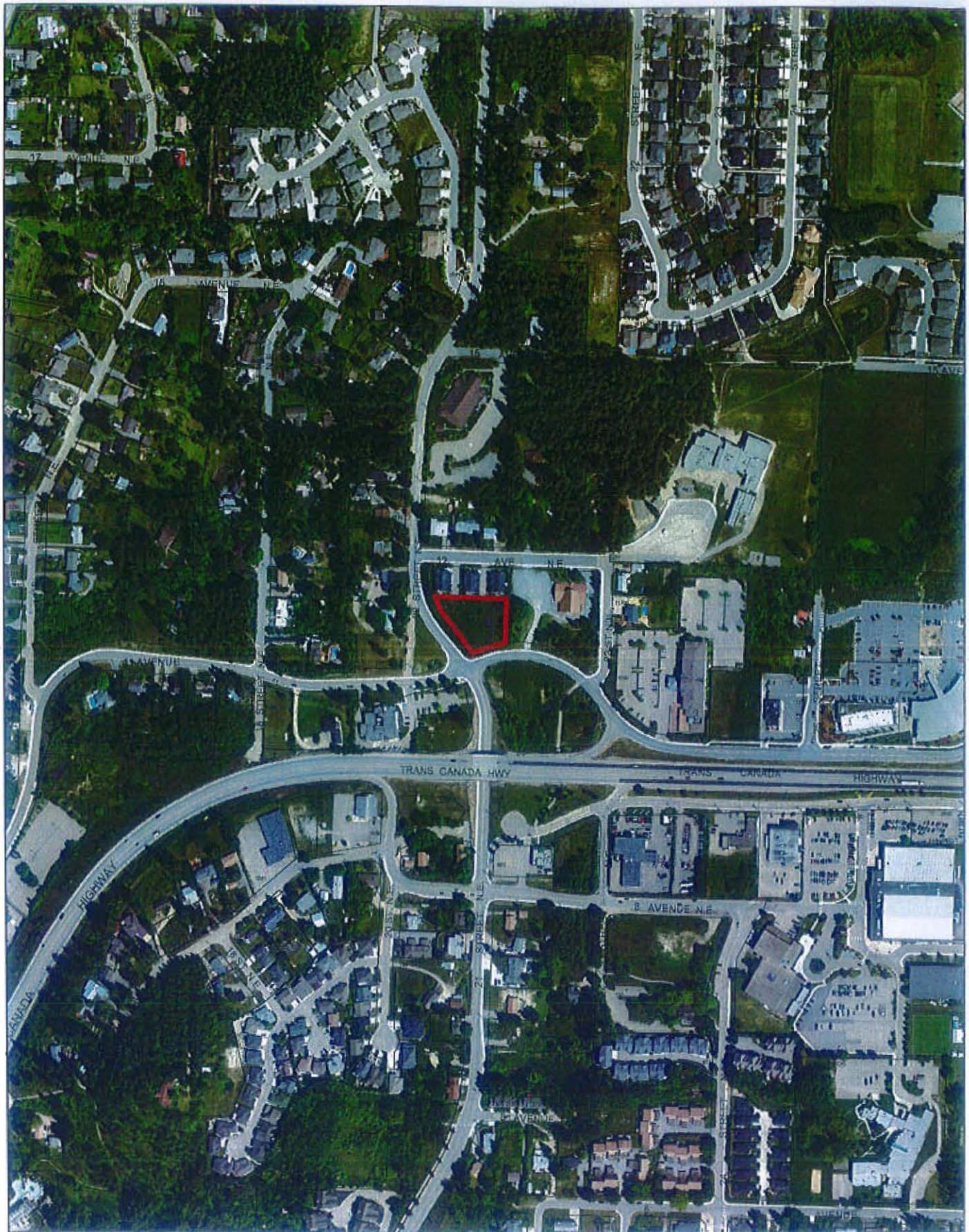
Given the approved DP, that the buildings involved meet (and are expected to meet) BCBC requirements through the Building Permit process, and that the units are all to remain as rentals under current management, staff have no concerns with the proposed strata conversion. Should Council approve this proposal, the Approving Officer will be able to execute approval of the Strata plan.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



0 45 90 180 270 360 Meters



Subject Parcel



0 5 10 20 30 40 Meters



Subject Parcel



To whom it may concern,

Jobeck Enterprises is in the process of constructing a 16 unit rental townhouse development, Copperview Corner at 2081 11th Ave. NE in Salmon Arm. As part of the process of securing this project we took on a partner (numbered company- 0884267 B.C. Ltd.) as an investor with the understanding that on completion of the project, Jobeck Enterprises would sell two units to the investor (numbered company- 0884267 B.C. Ltd). It was arranged between our investor and ourselves, Jobeck Enterprises, to proceed with the project in this way, to allow Jobeck to borrow the necessary funds to finish the project on Copperview Corner with the least amount of complications.

As part of our agreement with our partner (numbered company- 0884267 B.C. Ltd), Jobeck Enterprises will undertake management of all sixteen units at Copperview Corner- 2081 11th Ave. NE, once completed. Neither Jobeck Enterprises nor the investor have plans to sell any of the units, as it has always been the plan to retain these rentals as investments for the long term.

Sincerely,

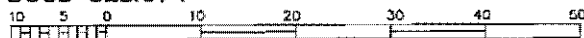
Graham Richardson

A handwritten signature in black ink, appearing to read "Graham Richardson".

Strata Plan of Lot 1, Sec 24, Tp 20, R 10, W6M, KDYD, Plan EPP95254

Sheet 1 of 9
Strata Plan EPS6144

BCGS 82L.074

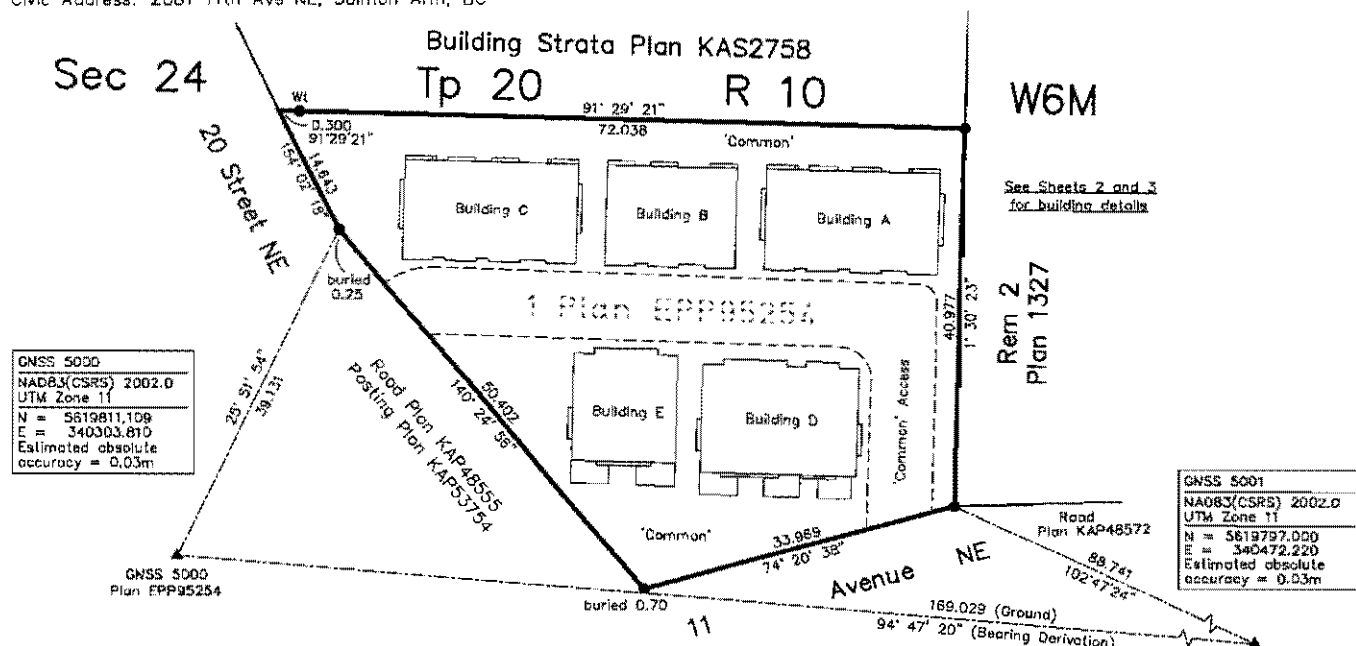


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500.

This plan lies within the City of Salmon Arm, the Vernon Assessment Area and the Columbia Shuswap Regional District.

Civic Address: 2081 11th Ave NE, Salmon Arm, BC



Buildings A, D, and E included in this Strata Plan have been previously occupied.
Buildings B and C included in this Strata Plan have not been previously occupied.

The buildings shown on this Strata Plan are within the external boundaries of the land that is the subject of the Strata Plan.

All angles defect by multiples of 90 degrees unless otherwise indicated.

LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9998472. The average combined factor has been determined based on an ellipsoidal elevation of 418.9 metres.

The UTM coordinates and estimated absolute accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

- Standard Iron Post Found (OIP)
- ▲ Traverse Hub Found
- LF Denotes Line of Floor Below
- SL Denotes Strata Lot
- 'Common' Denotes Common Property as defined in the Strata Property Act
- LCP Denotes Limited Common Property for the use of the Strata Lots indicated only
- Cant Denotes Cantilever

Note: This plan shows one or more witness posts which are not set on the true corner(s)

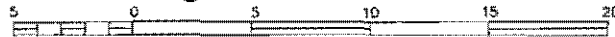
The field survey represented by this plan was completed on the 14th day of August, 2019
Mark R. Mason, BCLS (929)

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.row

Building A, B, and C Details

Sheet 2 of 9

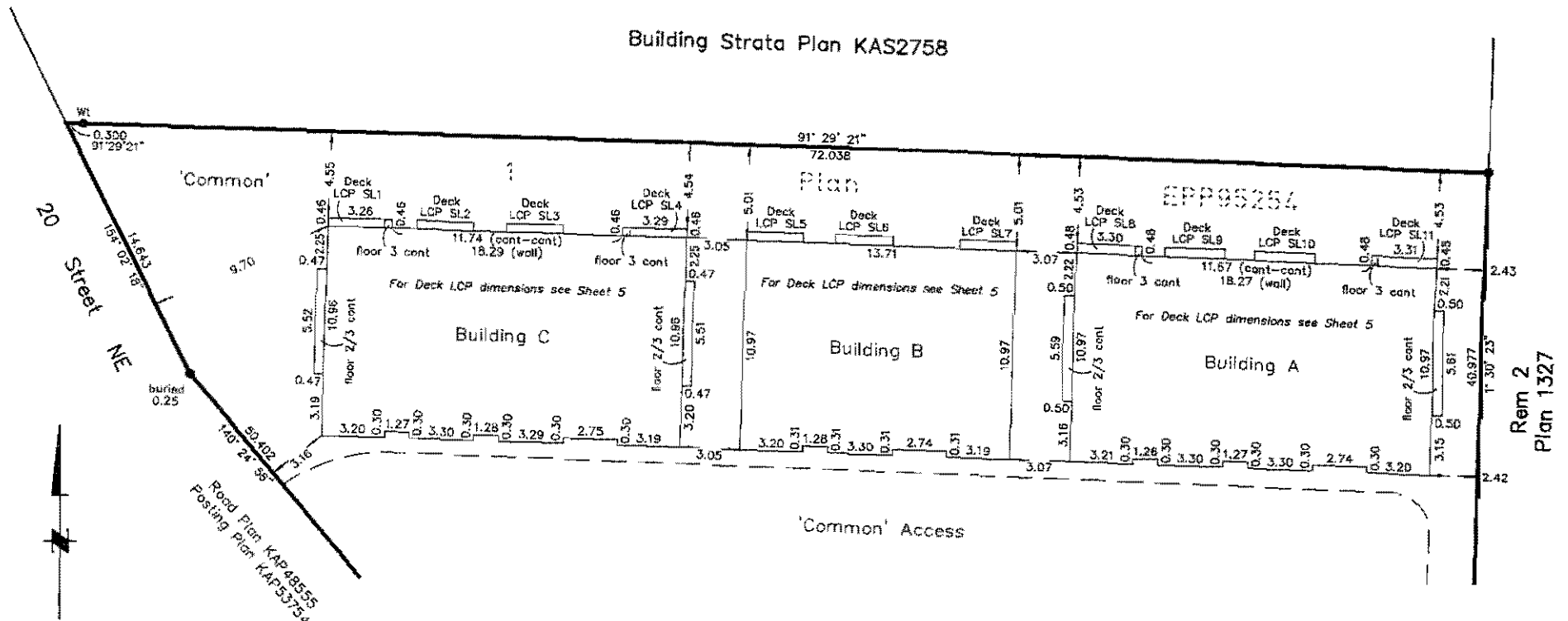
Strata Plan EPS6144



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 1:200

Building Strata Plan KAS2758



Note:
Offsets to property lines are perpendicular thereto and are measured to the exterior face of the foundation, or the sheathed walls in the case of cantilevers.

August 14, 2019 Mark R. Mason, BCLS

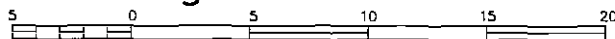
BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.raw

Appendix 4: Strata Plan

Buildings D and E Details

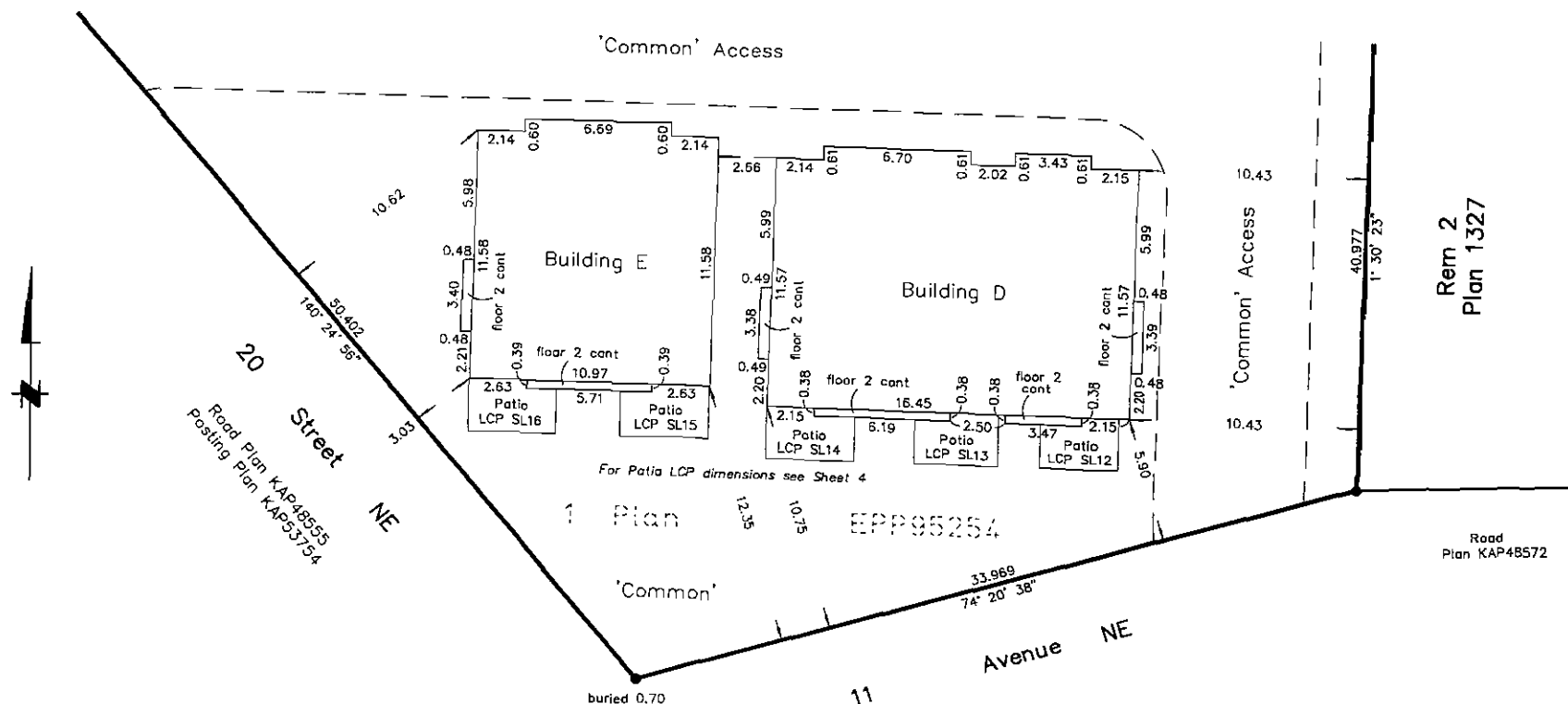
Sheet 3 of 9

Strata Plan EPS6144



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 1:200



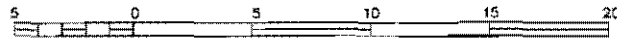
Note:
Offsets to property lines are perpendicular thereto and are measured to the exterior face of the foundation, or the sheathed walls in the case of cantilevers.

August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.row

Plan of Parts of Strata Lots 1 to 16

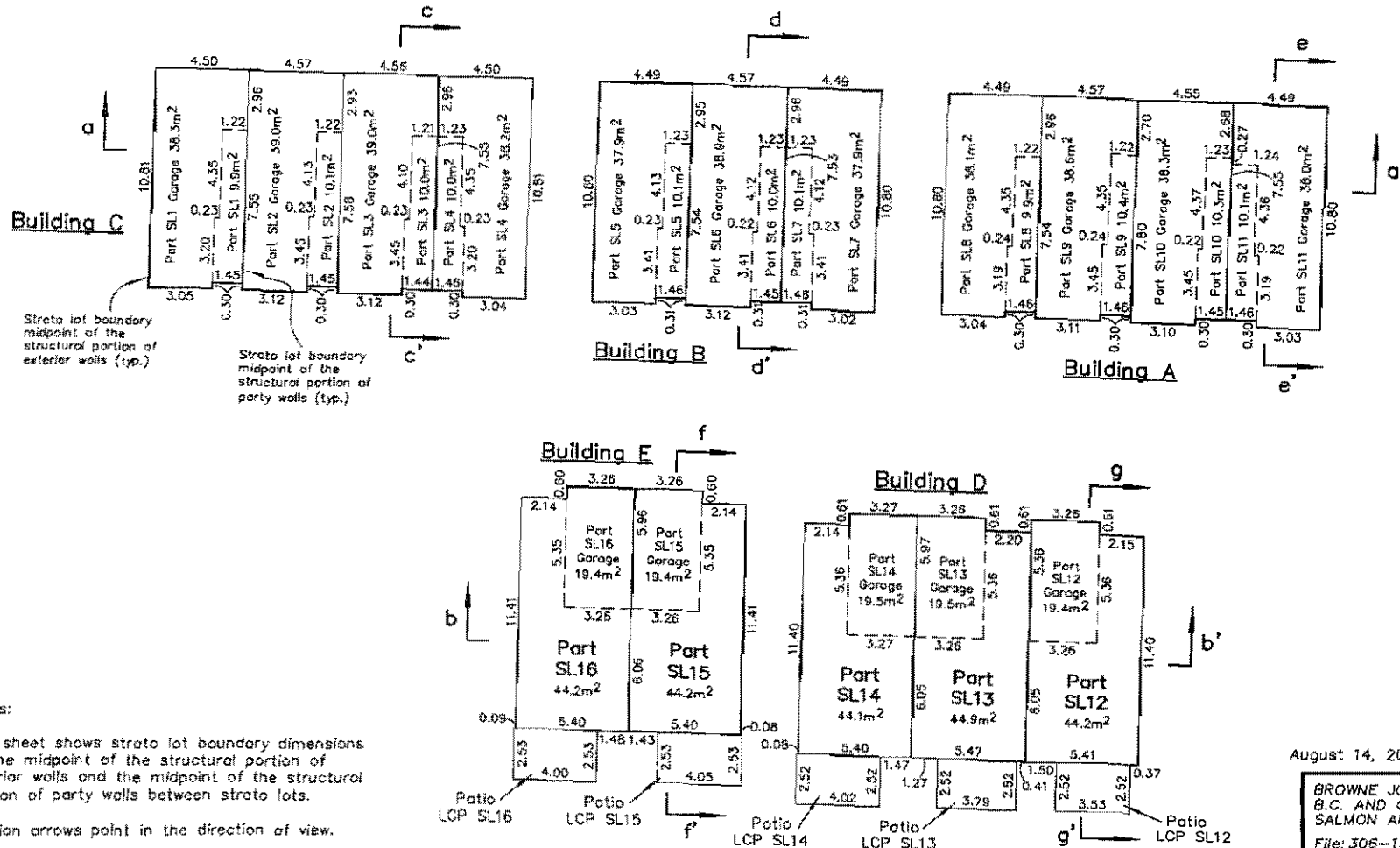
Sheet 4 of 9



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 1:200

Strata Plan EPS6144 Ground Floor



August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.raw

Plan of Parts of Strata Lots 1 to 16

Sheet 5 of 9

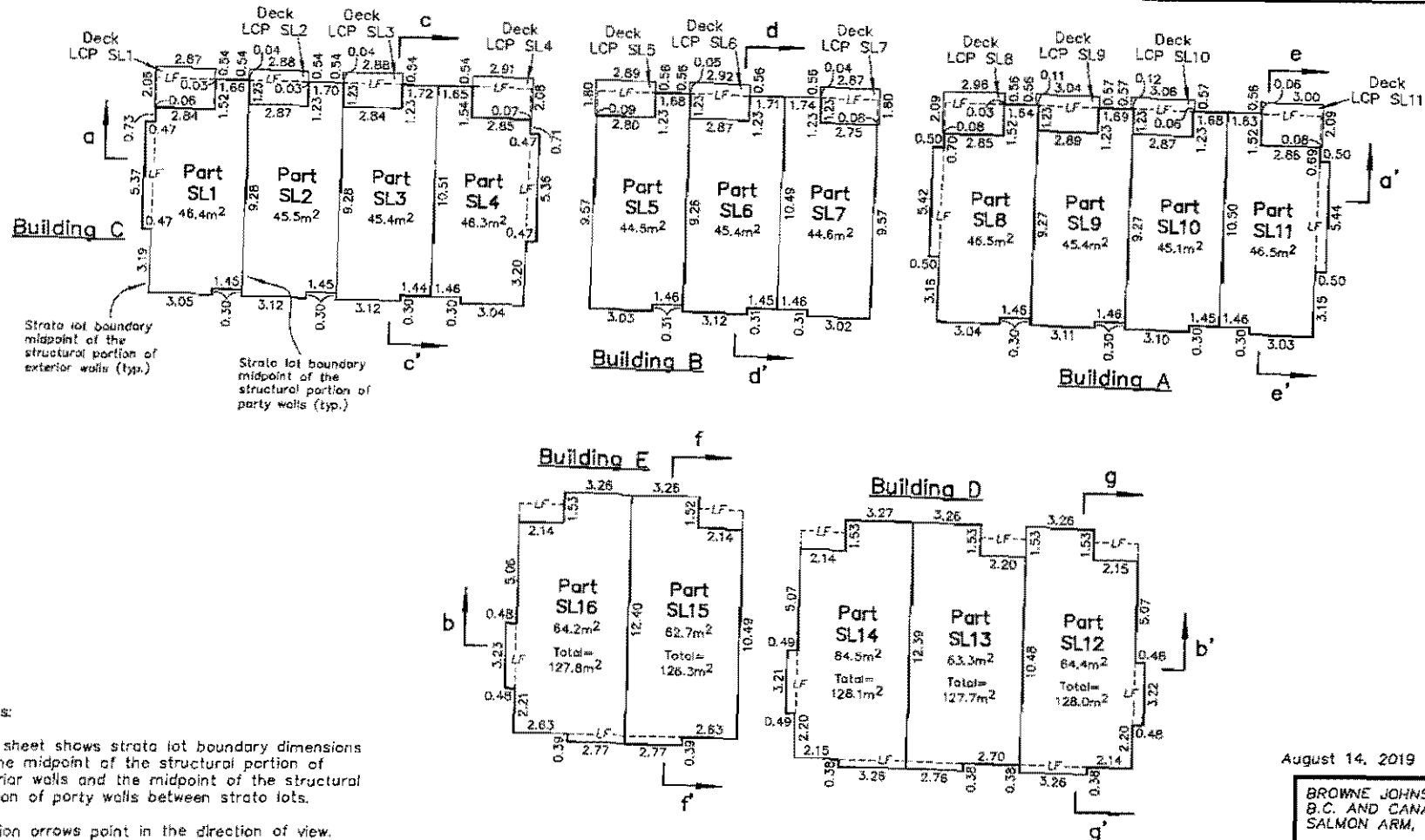


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

Strata Plan EPS6144

Second Floor



August 14, 2019 Mork R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.row

Plan of Parts of Strata Lots 1 to 11

Sheet 6 of 9

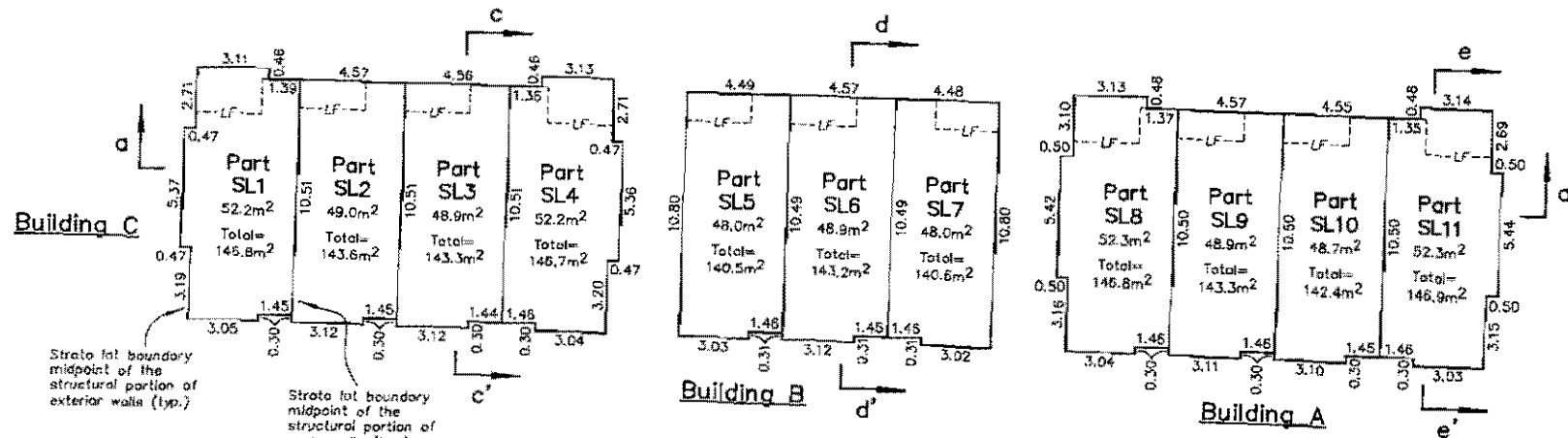


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

Strata Plan EPS6144

Third Floor



Notes:

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of party walls between strata lots.

Section arrows point in the direction of view.

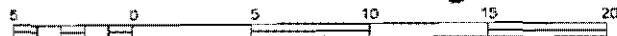
August 14, 2019 Mark R. Moson, BCLS

BROWNIE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.row

Sections, Building A

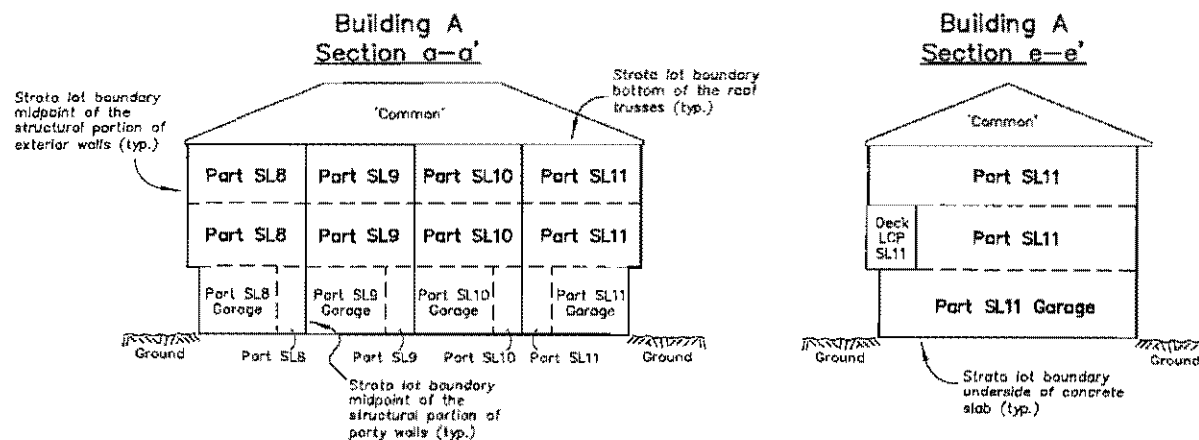
Sheet 7 of 9

Strata Plan EPS6144



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 1:200



Notes:

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of party walls between strata lots.

All LCP patio and deck areas are defined as to height by the centreline of the floor/ceiling above or its extensions.

August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.raw

Sections, Buildings B and C

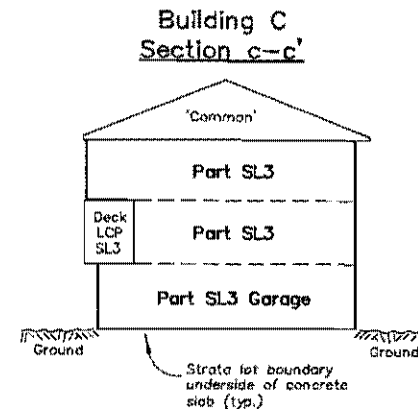
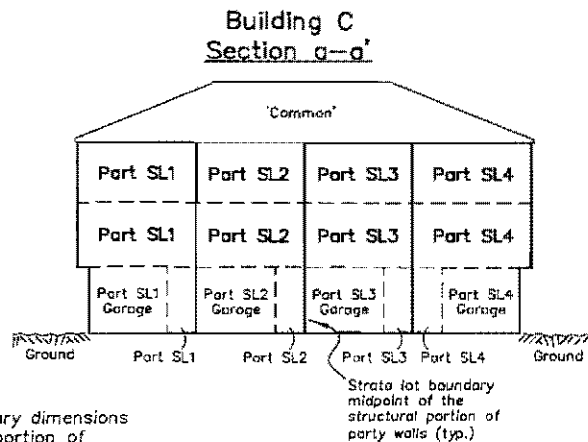
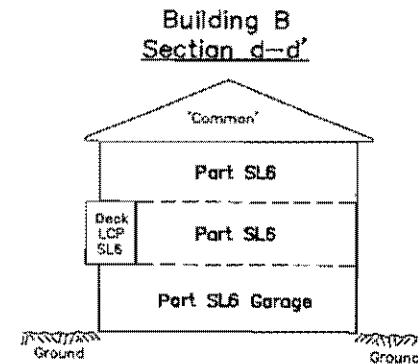
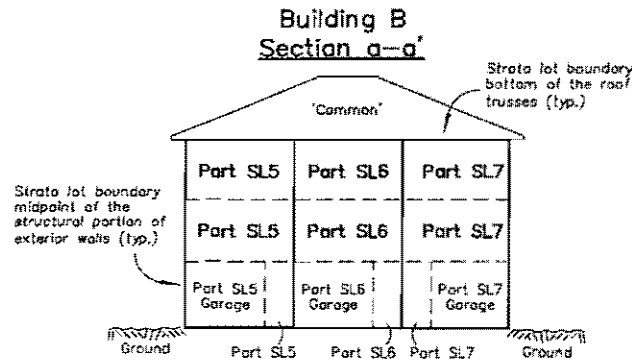
Sheet 8 of 9

Strata Plan EPS6144



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 1:200



Notes:

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of party walls between strata lots.

All LCP patia and deck areas are defined as to height by the centreline of the floor/ceiling above or its extensions.

August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.raw

Sections, Buildings D and E



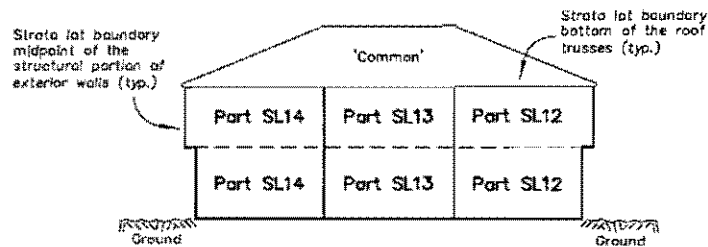
All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

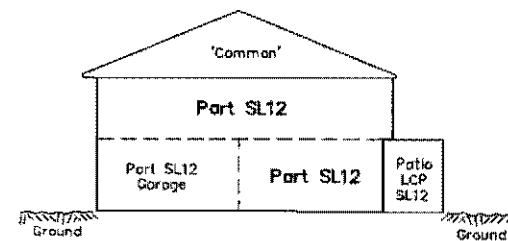
Sheet 9 of 9

Strata Plan EPS6144

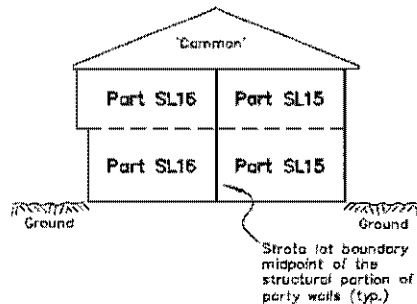
**Building D
Section b-b'**



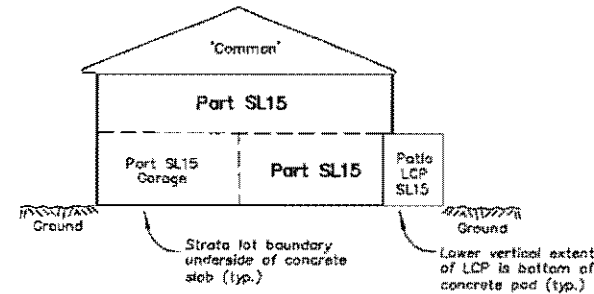
**Building D
Section g-g'**



**Building E
Section b-b'**



**Building E
Section f-f'**



Notes:

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint of the structural portion of party walls between strata lots.

All LCP patio and deck areas are defined as to height by the centreline of the floor/ceiling above or its extensions.

August 14, 2019 Mark R. Mason, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 306-19 306-19.row

STRATA PROPERTY ACT

[SBC 1998] CHAPTER 43

Part 14 — Land Titles

Approval for conversion of previously occupied buildings

242 (1) For the purposes of this section, "**approving authority**" means

- (a) the municipal council of the municipality if the land is located in a municipality,
- (b) the regional board of the regional district if the land is located in a regional district but not in a municipality and is neither Nisga'a Lands nor treaty lands of a treaty first nation,
- (c) the Nisga'a Village Government if the land is located within Nisga'a Village Lands,
- (d) the Nisga'a Lisims Government if the land is Nisga'a Lands other than Nisga'a Village Lands, or
- (e) the governing body of the treaty first nation if the land is located within the treaty lands of that treaty first nation.

(2) If a person applying to deposit a strata plan wishes to include in the strata plan a previously occupied building, the person must submit the proposed **strata** plan to the approving authority.

(3) The approving authority may

- (a) approve the strata plan, or approve the strata plan subject to terms and conditions, or
- (b) refuse to approve the strata plan, or refuse to approve the strata plan until terms and conditions imposed by the approving authority are met.

(4) The decision of the approving authority under subsection (3) is final and may not be appealed.

(5) The approving authority must not approve the strata plan unless the building substantially complies with the following:

- (a) the applicable bylaws of the municipality or regional district;
- (b) applicable Nisga'a Government laws;
- (b.1) the applicable laws of the treaty first nation;
- (c) the building regulations within the meaning of the **Building Act**, except, in relation to a treaty first nation that has entered into an agreement described in section 6 of that Act, to

the extent that the agreement enables the treaty first nation to establish standards that are different from those established by the building regulations.

(6) In making its decision, the approving authority must consider

- (a) the priority of rental accommodation over privately owned housing in the area,
- (b) any proposals for the relocation of persons occupying a residential building,
- (c) the life expectancy of the building,
- (d) projected major increases in maintenance costs due to the condition of the building, and
- (e) any other matters that, in its opinion, are relevant.

(7) If the approving authority approves the strata plan without terms and conditions, an authorized signatory of the approving authority must endorse the plan in accordance with the regulations.

(8) If the approving authority approves the strata plan subject to terms and conditions, an authorized signatory of the approving authority must endorse the plan in accordance with the regulations once the terms and conditions have been met.

(9) The endorsement must be dated not more than 180 days before the date the strata plan is tendered for deposit.

(10) The approving authority may, by resolution, with respect to a specified type of previously occupied building,

- (a) delegate to an approving officer or other person designated in the resolution the exercise of the powers and performance of the duties of the approving authority under this section, and
- (b) impose limits or conditions on the exercise of the powers and performance of the duties delegated by the resolution.

(11) This section does not apply to a strata plan that includes a previously occupied building if the person applying to deposit the strata plan is the government or the Crown in right of Canada.



To: His Worship Mayor Harrison and Members of Council

Date: October 1, 2019

Subject: Proposed Telecommunications Facility Referral (Cellular Tower Installation) W4866

Legal: Lot 1, Section 5, Township 21, Range 9, W6M, KDYD, Plan 6297

Civic: 5790 Canoe Beach Drive NE

Proponent: Rogers Communications Inc.

MOTION FOR CONSIDERATION

THAT: the City of Salmon Arm has been consulted regarding the proposed installation of a telecommunications facility on Lot 1, Section 5, Township 21, Range 9, W6M, KDYD, Plan 6297, as described in the information package dated September 3, 2019;

AND FURTHER THAT: the City of Salmon Arm concurs that the proposal satisfactorily addresses City Policy requirements.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

Rogers Communications Inc. (the proponent) has proposed the installation of a 20.0 metre (m) cellular tower and associated facilities (i.e. fencing and electrical equipment) replacing a light pole on the parcel at 5790 Canoe Beach Drive NE (Appendix 1). The subject parcel is designated Light Industrial in the Official Community Plan (OCP) and zoned A-2 Acreage Reserve (Appendix 2 & 3). The parcel is occupied by a parking area serving the adjacent mill on the northern portion of the property, while the southern portion is undeveloped. The CP rail line runs just north of the parcel while the Trans Canada Highway runs along the south portion of the parcel. Surrounding land uses include:

North: Canoe Beach Drive, with M-1 Industrial parcels beyond;
 South: Trans Canada Highway, with A-2 parcels beyond;
 East: M-1 Industrial parcel; and
 West: Parcel zoned A-2.

Rogers has submitted a consultation and information package to the City (Appendix 4) as well as a Request for Concurrence (Appendix 5). In accordance with Industry Canada's Client Procedures and City Policy No.3.18, the proponent is required to consult with the City prior to installation of the tower. Rogers is seeking concurrence from the City in the form of a Resolution from Council.

The proposed cellular tower does not fall within the City Policy's exemption criteria, thus the policy requires that the proponent complete a community consultation process prior to installation including preliminary consultation, proposal submission, and public consultation. In its preliminary consultation, alternative sites have been discussed with City staff.

4.8

Staff note that presently there are two Telus installations on the adjacent rail line right-of-way (reviewed by Council in 2013 with no concerns), while a site on the crown parcels some distance east of this location would have been exempt from the City Policy and consultation process. In adherence with City Policy, a resolution from Council is expected to complete the consultation process.

Consultation and Public Notification

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

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

The proponent has met the consultation requirements detailed in the City's Policy, with the closing date for comments set at July 13, 2019. The proponent has provided a summary of the consultation process and responses received (Appendix 5). The two letters received indicated no concerns.

COMMENTS

Building Department

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

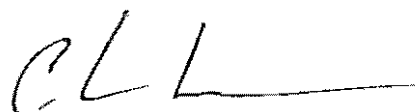
Planning Department

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

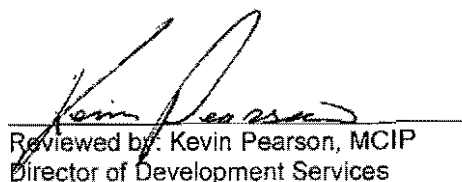
From a land use perspective, the current and anticipated or future land use patterns in and around the proposed site appear compatible and reasonably aligned with the direction of the City Policy for such structures to be sited in industrial areas, an option substantially less conflicted than siting the towers within urbanized, residential areas of the City. As detailed in their submission, the applicant has explored co-location options. While taller than a standard light pole, the proposed structure is not significantly different in terms of aesthetics from the existing light pole that it is proposed to replace and is very similar to the two Telus installations on the adjacent rail line right-of-way reviewed by Council in 2013. In the opinion of staff, the visual impact of the structure is mitigated by its position relative to the surrounding topography, location relative to industrial lands, and height relative to the existing industrial buildings and trees.

CONCLUSION

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



Prepared by: Chris Larson, MCP
Planning and Development Officer



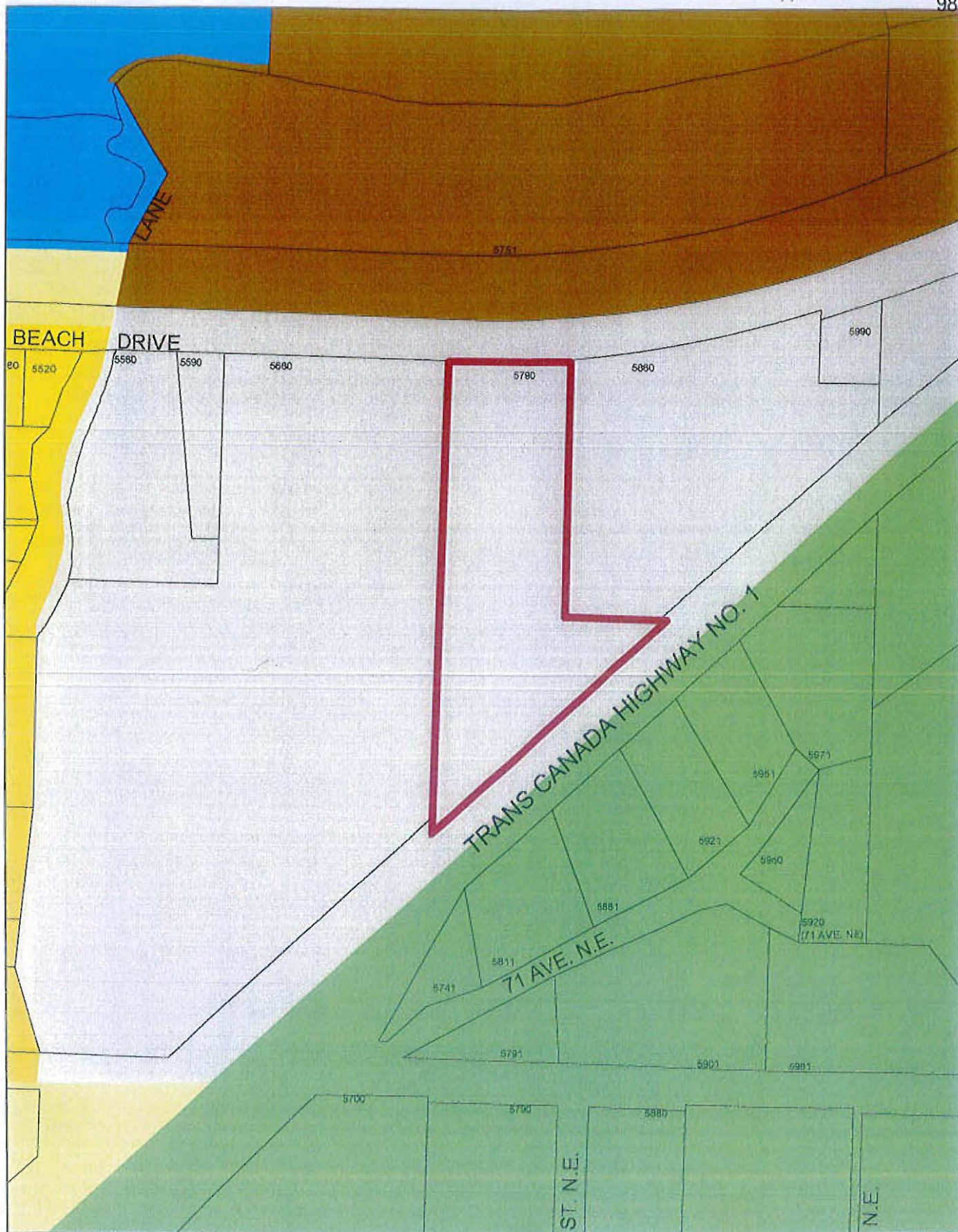
Reviewed by: Kevin Pearson, MCIP
Director of Development Services









0 30 60 120 180 240 Meters

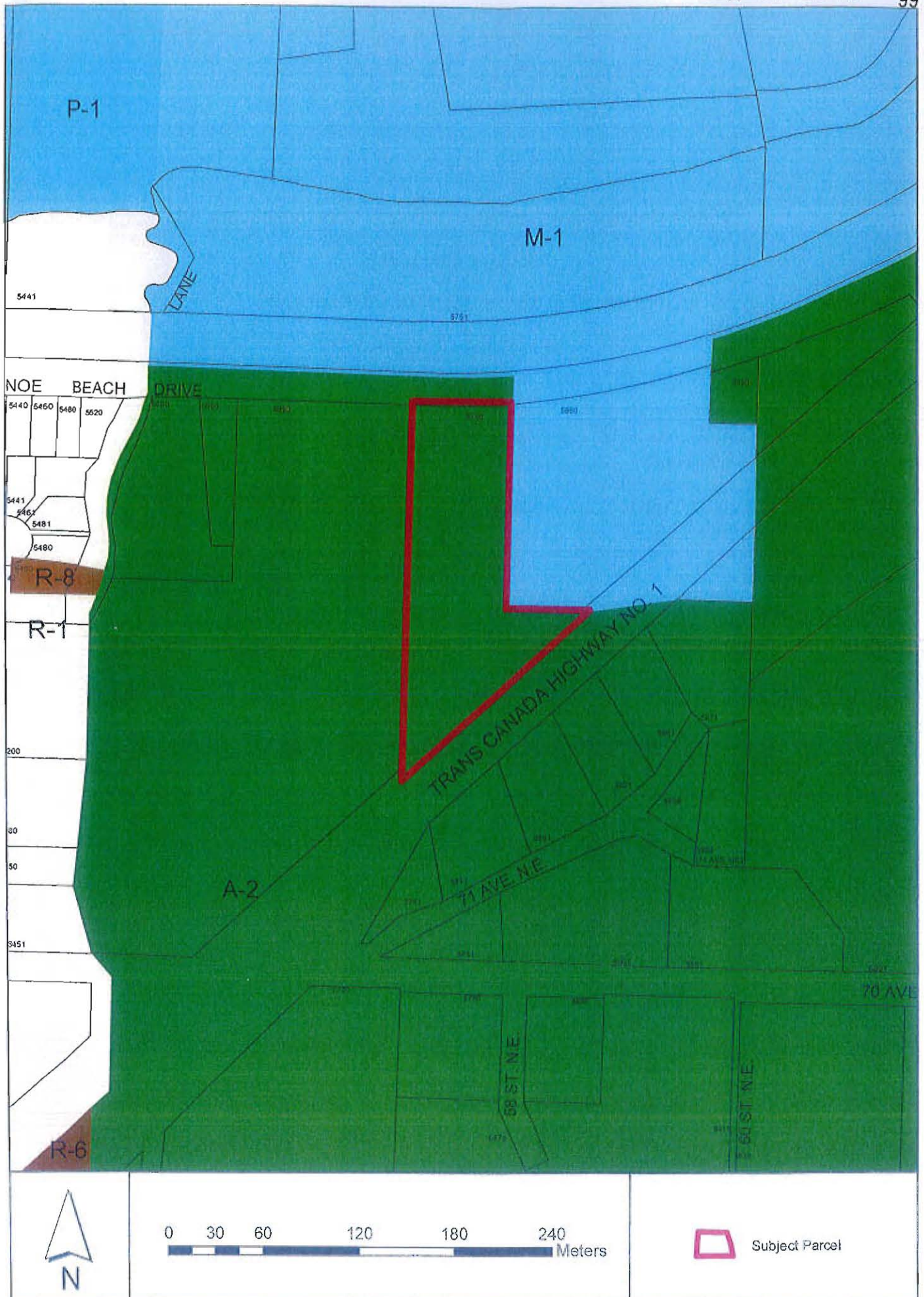


Subject Parcel



0 15 30 60 90 120 Meters

- | | |
|--|--|
|  Industrial - General |  Residential Medium Density |
|  Industrial - Light |  Residential Low Density |
|  Lake Recreation |  Acreage Reserve |



Public Consultation Package – Wireless Communications Site**Rogers Site: W4866****Location: 5790 Canoe Beach Dr NE, Canoe, BC****Lat: 50.7537385, -119.2184254****Contact**

Rogers c/o Medallion Wireless, Consultant for Rogers
#150 - 2417 Main Street
West Kelowna, BC, V4T 2H8
Telephone: 1-250-878-8831
Fax: 604-469-6838
Email: Feedback@medallionwireless.com

June 7, 2019

Please note that this Public Consultation Package has been amended from the Package dated May 28, 2019 and contains updated information.

You Are Receiving This Notice As You Have An Interest In A
Property Within 60m Of A Proposed Telecommunications Tower

Purpose of the Notice

This notification package is an invitation to the public to provide comments regarding a proposed wireless communication site to be located on private land in Salmon Arm at 5790 Canoe Beach Dr NE, Canoe, BC. The coordinates are: 50.7537385, -119.2184254.

Introduction

Rogers Communications Canada Inc. ("Rogers") strives to improve coverage and network quality to remain the leading wireless provider in Canada. Rogers is proposing a wireless installation which consists of replacing a light pole with a monopole tower and equipment cabinets. Once completed the antenna system will measure 20 meters in height. Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, is responsible for the approval of this antenna system and requires Rogers to consult with the nearby public and local municipality. The City of Salmon Arm has a telecommunications policy which Rogers is required to follow. After reviewing this proposal, the City of Salmon Arm will make its recommendation to ISED and Rogers.

The antenna system will be located here:



Antennas in the Vicinity

There is an existing Telus tower approximately 100m North West of the proposed Rogers tower, however, this tower is not suitable for Rogers to co-locate on.

Network Requirements and Site Selection

The proposed site location is a result of many considerations. Existing structures, including towers, were initially reviewed during the site selection process. After careful examination, it has been determined there are no viable existing structures in the area that would be suitable for the operations of Rogers' network equipment.

The proposed location is considered to be appropriate given the surrounding areas and network requirements. The proposed location is well suited to provide coverage to the residential neighborhoods in the area. Rogers has invited Freedom Mobile, Bell Mobility, and TELUS to collocate on the proposed tower. Their responses are pending.

Details of the Proposed Tower

Rogers has completed preliminary design plans and a photo-simulation. These preliminary design plans are subject to final engineering requirements, land survey and approval of Transport Canada. The Photo-Simulation is an approximate representation and is for conceptual purposes only. Applications to both Nav Canada and Transport Canada have been submitted.

PHOTO-SIMULATION

Looking South from Canoe Beach Dr NE



Photo Simulation is an approximate representation and is for conceptual purposes only – not to scale.

Proposed design is subject to change based on final engineering requirements.

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

PHOTO-SIMULATION

Looking South East from Canoe Beach Dr NE

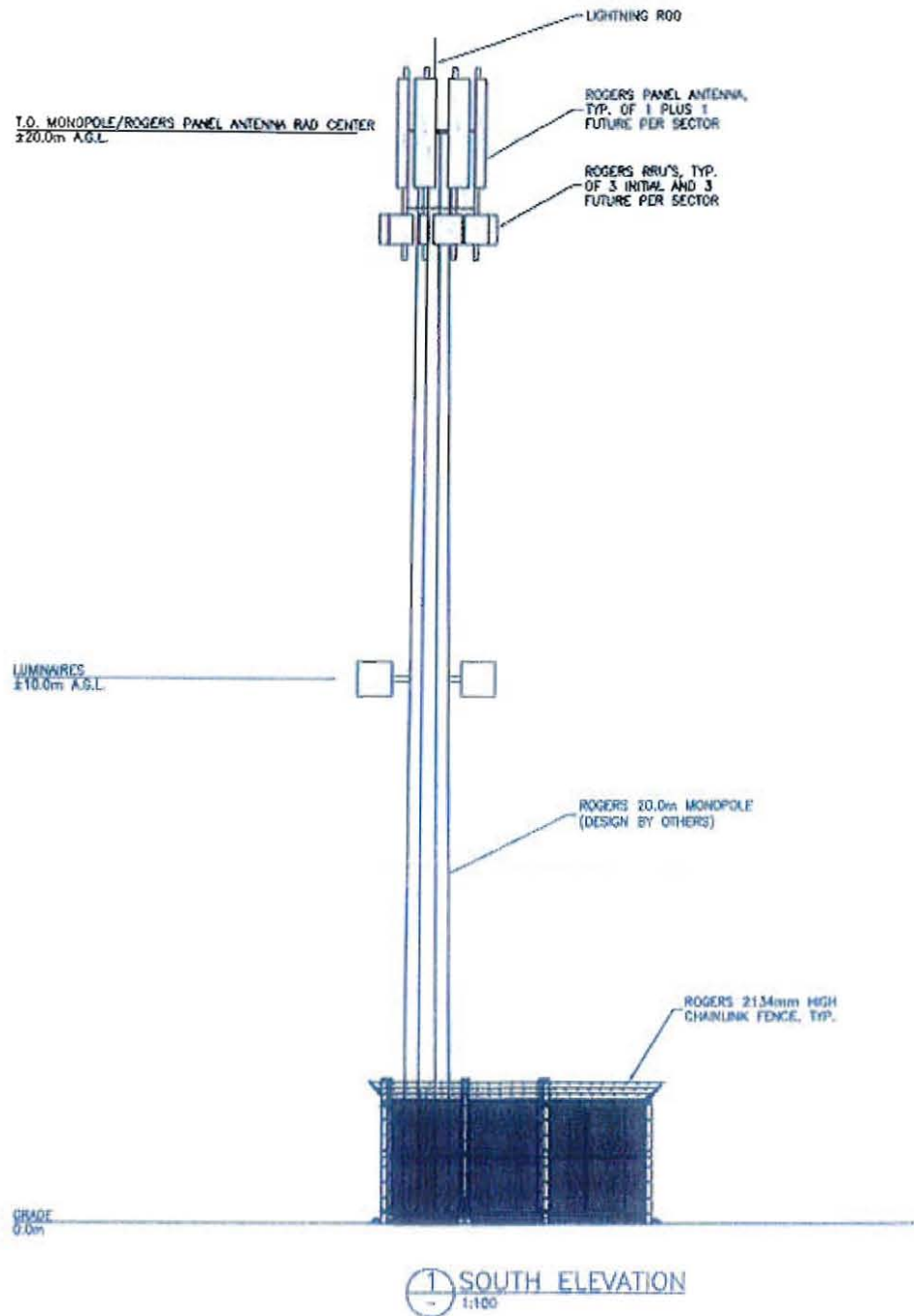


Photo Simulation is an approximate representation and is for conceptual purposes only – not to scale.

Proposed design is subject to change based on final engineering requirements.

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

[illegible]



Health Canada's Safety Code 6 Compliance

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

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

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

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

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

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. Rogers will make all necessary applications to Transport Canada and NAV Canada. Transport Canada will confirm if marking or lighting of the tower is required.

For additional detailed information, please consult Transport Canada at:

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

Canadian Environmental Assessment Act

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

Engineering Practices

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

ISED's Spectrum Management

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

ISED - Okanagan-Kootenay Office

1726 Dolphin Avenue, Room 603

Kelowna BC V1Y 9R9

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

Fax: 250-470-5045

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

(By appointment only)

Contact Information - Rogers and Public Comment Submission

Rogers is committed to effective public consultation. As per the City of Salmon Arm's Telecommunications Policy, the public is invited to provide comments to Rogers about this proposal by mail, electronic mail, phone or fax. Please send your comments to the address below by the close of business day on **July 13, 2019**.

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

Closing Date for Submission of Written Public Comments

The City of Salmon Arm's Telecommunications Policy contains requirements for timely response to your questions, comments or concerns. As such, we will acknowledge receipt of your communication within **14 days** and will provide a formal response to the Municipality and those members of the public who communicated to Rogers, within **60 days**. The members of the public who communicated with Rogers will then have **21 days** to review and reply to Rogers a final response.

Proponent's Contact Information

Rogers c/o Medallion Wireless, Consultant for Rogers

#150 - 2417 Main Street

West Kelowna, BC, V4T 2H8

Telephone: 1-250-878-8831 | Fax: 604-469-6838

Email: Feedback@medallionwireless.com

Contact Information – Local Government

Chris Larson

CLarson@SalmonArm.ca

250-803-4051

Public Comment Record
Rogers Proposed Wireless Communications Installation
W4866 - Canoe

Name: _____

Address: _____

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

Comments

To be considered part of this consultation, comments must be received by close of business day on July 13, 2019. Please forward your comments to:

Rogers Communications Inc.
 c/o Medallion Wireless
 #150 - 2417 Main Street
 West Kelowna, BC V4T 2H8
 Email: Feedback@medallionwireless.com
 Fax: 604-469-6838

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



Sept 3, 2019

Via Email

Chris Larson, BSc., MCP.
 Planning & Development Officer
 City of Salmon Arm
 Department of Development Services
 500 2 Avenue NE
 Salmon Arm, BC V1E 4N2

Dear Mr. Larson:

Subject: Request for Concurrence for Rogers Wireless Communications Facility Proposal

Rogers Site: W4866 - Canoe
Proposed Location: 5790 Canoe Beach, Salmon Arm
Coordinates: 50.7537385, -119.2184254
Description: 20m Monopole Wireless Communications Facility

Please be advised that Rogers Communications Inc. ("Rogers") has completed the public consultation process as it relates the proposed wireless antenna installation in the above noted subject line. Rogers conducting its consultation following the City of Salmon Arm's Policy 3.18 entitled "Communication Antenna System Location and Consultation". Rogers is respectfully requesting, from the City of Salmon Arm's council, concurrence for the proposal to build a 20 metre monopole telecommunication tower in an effort to provide Rogers wireless communications services in the City of Salmon Arm. Enclosed please find evidence of the following efforts regarding this public consultation process.

Rogers initiated consultation with the Development Services Department of the City of Salmon Arm regarding our proposed location on November 26th, 2018. After addressing all design concerns with the City, Notification Packages were mailed to all households and encumbrances on title on a list 27 addresses located within 100m of the tower on May 29th, 2019 ([Appendix 1: Notification List](#)). Out of an abundance of caution, a second mail out was sent to the same list on June 10th, 2019 with specific reference to the Salmon Arm policy as opposed to the default ISED policy. On May 31st, 2019, a notice ran in the Salmon Arm Observer advising ([Appendix 2: Tear Sheet](#)) and a sign was erected on site ([Appendix 3: On-Site Notice](#)).

On July 13th, 2019 conclusion of the extended 30-day consultation period ended. During the full consultation period, two stakeholders provided comments indicating that they had no concerns ([Appendix 4: Comments and Responses](#)). Based on the feedback Rogers has received from the public, Rogers would like to proceed in requesting concurrence for a wireless communication facility. If the Board



concurs with the proposal, please find in **Appendix 5: Sample Resolution**, a sample resolution which may be used.

Rogers is committed to providing wireless service to the City of Salmon Arm and looks forward to working with staff and the community. Should you require any additional information, please do not hesitate to contact me at 604-600-4200 or by e-mail at garth.jones@rci.rogers.com.

Garth Jones

Municipal Project Manager
Rogers Communications Inc.



cc: Samuel Sugita, Manager, Rogers Communications Inc.



Appendix 1: Notification List

STREET_NUM1	STREET_NUM2	STREET_DIR	STREET_NAME	NAME1	NAME2	STREET1	STREET2	CITY	PROV_STATE_CODE	POSTAL_ZIP
			ROAD - 130 AVENUE	PROVINCIAL LAND COMMISSION		C/O MIN AGR/FISHERIES, PROP MNGT PROGRAM	203 - 39780 LAUREL STREET	ABBOTSFORD	BC	V2S1X4
5860	NE		CANOE BEACH DRIVE	ARMSTRONG REGIONAL COOPERATIVE		BOX 250		ARMSTRONG	BC	V0C1B0
				ROGERS COMMUNICATIONS INC.						
			FIBRE OPTIC CABLE	ATTENTION: SUPPORT SERVICES		8200 DIXIE ROAD	OASIS 1 B	BRAMPTON	ON	L6T0C1
			SUN COUNTRY - CABL	SHAW CABLESYSTEMS LIMITED INC		1100-630 B AVENUESW	ATTENTION: REAL ESTATE	CALGARY	AB	T2P4L4
			CPR - LEASE GBMKD	CANOE FOREST PRODUCTS LTD		PO BOX 70	8160 TRANS CANADA HIGHWAY	CANOE	BC	V0E1K0
5741	NE		71 AVENUE	HARRINGTON, JOHN F	HARRINGTON, JANICE	PO BOX 295		CANOE	BC	V0E1K0
5811	NE		71 AVENUE	ELLIS, ERNEST J	ELLIS, ELIZABETH G	PO BOX 523		CANOE	BC	V0E1K0
5881	NE		71 AVENUE	BABAKAIEFF, HARRY R	LAWSON, BRYCE A	BOX 135NE		CANOE	BC	V0E1K0
5921	NE		71 AVENUE	STEWART, JACK K		BOX 849		CANOE	BC	V0E1K0
5951	NE		71 AVENUE	PETERSON, TREVOR J	PETERSON, TARA LYN	PO BOX 657		CANOE	BC	V0E1K0
				BC TELEPHONE CO		C/O TELUS TAXATION (02)	PO BOX 1552	EDMONTON	AB	T5J2N7
			FIBRE OPTIC CABLE	TELUS COMMUNICATIONS INC		PO BOX 1552		EDMONTON	AB	T5J2N7
	NE		CANOE BEACH DRIVE	TM MOBILE INC		PO BOX 1552		EDMONTON	AB	T5J2N7
	SE		6 AVENUE	CROWN PROVINCIAL		441 COLUMBIA STREET	C/O THOMPSON-OKANAGAN FLNR SERVICE	KAMLOOPS	BC	V2C2T3
			BEATTY AVE NW (ROAD)	CROWN PROVINCIAL		C/O MINISTRY OF TRANSPORTATION & HWYS	447 COLUMBIA STREET	KAMLOOPS	BC	V2C2T3
				BC TRANSPORTATION FINANCING						
	S		ROAD - 15 AVENUE	AUTHORITY		342 - 447 COLUMBIA STREET		KAMLOOPS	BC	V2C2T3
				BELL CANADA C/O SNC-LAVALIN						
			FIBRE OPTIC CABLE	NEXACOR		ATTN: TAXATION DEPARTMENT	PO BOX 85, STATION ST-JACQUES	MONTREAL	QC	H3C3C5
			ROAD - (40 ST & 15	CROWN PROVINCIAL		C/O MIN TRANSPORTATION & HWYS	6475 METRAL DRIVE	NANAIMO	BC	V9T2L9
			CPR LEASE	CANADIAN PACIFIC RAILWAY CO		BUILDING 9-1870 LOUGHEED HIGHWAY	REAL ESTATE TAXATION	PORT COQUITLAM	BC	V3B5C8
			C OF C - COM SITE	MYBC DATACOM LTD.		20A-5270 AUTO ROSE		SALMON ARM	BC	V1E1X3
			FOREST HILLS PARK	CITY OF SALMON ARM		BOX 40		SALMON ARM	BC	V1E4N2
			GAS - DISTRIBUTION	BC GAS UTILITY LTD		C/O TERASEN GAS INC	LAND SERVICES, 16706 FRASER HWY	SURREY	BC	V3S2X7
			FIBRE OPTIC CABLE	MTS ALLSTREAM INC		200 WELLINGTON STREETW		TORONTO	ON	M5V3G2
				GT FIBER SERVICES INC C/O SNC						
			PLAN FIBRE OPTIC CABLE	LAVALIN (NEXACOR)		ATTN: TAXATION DEPARTMENT	BOX 610, STATION K	TORONTO	ON	M4P2H1
			HYDRO - DISTRIBUTION LINE	BC HYDRO & POWER AUTHORITY		800-333 DUNSMUIR STREET - 13th FLOOR	PROPERTY TAX DEPARTMENT	VANCOUVER	BC	V6B5R3
			R/W - POWERLINE	CROWN FEDERAL		641-809 BURKARD STREET	C/O PWGSC, PILT M&C, ATTN D. JEFFERSON	VANCOUVER	BC	V6Z2V8
5971	NE		71 AVENUE	WATSON, COLIN J		BOX 51		CANOE	BC	V0E1K0

Appendix 2: Tear Sheets

www.sbservers.net

Career Opportunities

Your Career Starts Here

LocalWork
LOCAL WORKERS FOR QUALITY JOBS

YOUR NEW CAREER WITH BLACK PRESS STARTS HERE

Black Press Media is the leading North American local news company with operations across British Columbia, Alberta, Saskatchewan, Ontario, and the United States. Black Press Media is the largest media company in the world. Black Press Media is the largest media company in the world. Black Press Media is the largest media company in the world.

PUBLISHER (VERNON)
Black Press Media is looking for a dynamic, results-driven individual to lead the Vernon office. The successful candidate will be responsible for all aspects of the business, including sales, advertising, and operations. The position will be based in Vernon, BC. Black Press Media is an equal opportunity employer. Please send your resume and cover letter to: hr@blackpressmedia.com.

COLLECTORS AND INSERTERS (VERNON)
Black Press Media is looking for individuals to collect newspapers and insert advertising materials. The successful candidate will be responsible for ensuring that newspapers are delivered on time and that advertising materials are inserted correctly. The position will be based in Vernon, BC. Black Press Media is an equal opportunity employer. Please send your resume and cover letter to: hr@blackpressmedia.com.

MULTI-MEDIA JOURNALIST/SOCIAL MEDIA COORDINATOR (KELOWNA)
Black Press Media is looking for a dynamic, results-driven individual to lead the Kelowna office. The successful candidate will be responsible for all aspects of the business, including sales, advertising, and operations. The position will be based in Kelowna, BC. Black Press Media is an equal opportunity employer. Please send your resume and cover letter to: hr@blackpressmedia.com.

MULTI-MEDIA EDITOR (VERNON)
Black Press Media is looking for a dynamic, results-driven individual to lead the Vernon office. The successful candidate will be responsible for all aspects of the business, including sales, advertising, and operations. The position will be based in Vernon, BC. Black Press Media is an equal opportunity employer. Please send your resume and cover letter to: hr@blackpressmedia.com.

MULTI-MEDIA COORDINATOR (PENTICTON)
Black Press Media is looking for a dynamic, results-driven individual to lead the Penticton office. The successful candidate will be responsible for all aspects of the business, including sales, advertising, and operations. The position will be based in Penticton, BC. Black Press Media is an equal opportunity employer. Please send your resume and cover letter to: hr@blackpressmedia.com.

ASSISTANT BUREAU CHIEF (OKANAGAN)
Black Press Media is looking for a dynamic, results-driven individual to lead the Okanagan office. The successful candidate will be responsible for all aspects of the business, including sales, advertising, and operations. The position will be based in Okanagan, BC. Black Press Media is an equal opportunity employer. Please send your resume and cover letter to: hr@blackpressmedia.com.

MULTI-MEDIA SALES CONSULTANT (KELOWNA)
Black Press Media is looking for a dynamic, results-driven individual to lead the Kelowna office. The successful candidate will be responsible for all aspects of the business, including sales, advertising, and operations. The position will be based in Kelowna, BC. Black Press Media is an equal opportunity employer. Please send your resume and cover letter to: hr@blackpressmedia.com.

APPLY TODAY WITH YOUR RESUME AND COVER LETTER TO: CAREERS@BLACKPRESS.CA, OR VISIT US AT: www.blackpressmedia.com

FOR MORE INFORMATION ON THESE OPPORTUNITIES AND OTHER REGIONS THROUGHOUT BC, VISIT: www.blackpressmedia.com

Black Press Media

Help Wanted

WANTED CLEANING CREW

For two rental cabins at Totem Pole Resort, 7429 Sunnyvale Circle Pl. Rd. Tappen, BC.

Required Saturdays for July and August 2019 between 11:00 AM (check out) and 4:00 PM (check in).

Competitive wages including travel time, all cleaning materials supplied.

Respond to: 780-940-3135 any time 9am - 11pm or to laurelcohen114@gmail.com

Services

Financial Services

GET BACK ON TRACK!

Bad credit? Bills? Unemployed? Need Money? We Lend if you own your own home - you qualify. Pioneer Acceptance Corp. Member BBB. 1-877-987-1420 www.pioneerwest.com

Medical Health

GET UP TO \$50,000 from the Government of Canada. Do you or someone you know have any of these conditions? ADHD, Anxiety, Asperger's, Autism, Cancer, COPD, Depression, Diabetes, Difficultly Working, Fibromyalgia, Irritable Bowels, Overweight, Trouble Dressing, and Hundreds more. ALL ages & Medical Conditions qualify. Have a child under 18 instantly receive more money. CALL BRITISH COLUMBIA BENEFITS 1-800-211-3550 OR Send a Text Message with Your Name and Mailing Address to: 6041 739-5600 For Your FREE benefits package.

Cleaning Services

Detailed House Cleaning. Specialized in move-in & move-out. Weekly bi-weekly & monthly. Janitorial & apartment cleaning. 250-804-8794

Garden & Lawn

Yard Clearing, Grass cutting, Garbage Removal 250-804-8794

Handy Persons

Moss Removal From Shingles

• Gutter Cleaning
• Dump Runs
• Pressure Washing
• Deck & Fence Staining
• Siding

250-804-5858

Misc Services

House Sitting & Caretaking Services 250-804-8794

Tree Services

Looking to PURCHASE: Post and Rail Pole Logs Pine - Spruce - Fir

Please Contact: Corey Kuroki Mobile 250-319-0400

Pets

Livestock

1.5 year old Brown Hare, still laying well. \$400 each 250-832-8918

Merchandise for Sale

Farm Equipment

1200 John Deere Mower conditioner - in good condition \$4,500. 250-835-8533

Garage Sales

Blind Bay Multi-Family Garage Sale The Fairways 2880 Goddard Dr. Saturday, June 1st 8:00 a.m. - 3:00 p.m. Many family's participating, many treasures!

Garage

Zone's Collectibles Estate Sale 7181 51st Street Saturday, June 1st 9:00 a.m. - 3:00 p.m. Many treasures to be found! Follow the red arrow! No early birds.

Huge Garage Sale 1421 Greenwood Drive (Notch Hill Estates) Saturday, June 1st Sunday, June 2nd 9:00 a.m. - 5:00 p.m. Something for everyone!

Salmon Arm Garage Sale Our Biggest sale Ever! 581 Harbour Front Drive NE Lakeside Manor Saturday, June 1st 9:00 a.m. - 2:00 p.m.

Salmon Arm Power Tools, stoves and wood extension ladders, 18 ft aluminum canoe, and 12 surf board with sail. 250-833-4665 Fri-Sunday

Blind Bay Waterfront 2-3 Bedroom basement suite for rent. Over 1000 sq. ft. \$1500/month. Plus half utilities. 250-833-6616

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Garden & Lawn

Yard Clearing, Grass cutting, Garbage Removal 250-804-8794

Handy Persons

Moss Removal From Shingles

• Gutter Cleaning
• Dump Runs
• Pressure Washing
• Deck & Fence Staining
• Siding

250-804-5858

Misc Services

House Sitting & Caretaking Services 250-804-8794

Tree Services

Looking to PURCHASE: Post and Rail Pole Logs Pine - Spruce - Fir

Please Contact: Corey Kuroki Mobile 250-319-0400

Pets

Livestock

1.5 year old Brown Hare, still laying well. \$400 each 250-832-8918

Merchandise for Sale

Farm Equipment

1200 John Deere Mower conditioner - in good condition \$4,500. 250-835-8533

Garage Sales

Blind Bay Multi-Family Garage Sale The Fairways 2880 Goddard Dr. Saturday, June 1st 8:00 a.m. - 3:00 p.m. Many family's participating, many treasures!

Garage

Zone's Collectibles Estate Sale 7181 51st Street Saturday, June 1st 9:00 a.m. - 3:00 p.m. Many treasures to be found! Follow the red arrow! No early birds.

Huge Garage Sale 1421 Greenwood Drive (Notch Hill Estates) Saturday, June 1st Sunday, June 2nd 9:00 a.m. - 5:00 p.m. Something for everyone!

Salmon Arm Garage Sale Our Biggest sale Ever! 581 Harbour Front Drive NE Lakeside Manor Saturday, June 1st 9:00 a.m. - 2:00 p.m.

Salmon Arm Power Tools, stoves and wood extension ladders, 18 ft aluminum canoe, and 12 surf board with sail. 250-833-4665 Fri-Sunday

Blind Bay Waterfront 2-3 Bedroom basement suite for rent. Over 1000 sq. ft. \$1500/month. Plus half utilities. 250-833-6616

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Transportation

Yard Clearing, Grass cutting, Garbage Removal 250-804-8794

Handy Persons

Moss Removal From Shingles

• Gutter Cleaning
• Dump Runs
• Pressure Washing
• Deck & Fence Staining
• Siding

250-804-5858

Misc Services

House Sitting & Caretaking Services 250-804-8794

Tree Services

Looking to PURCHASE: Post and Rail Pole Logs Pine - Spruce - Fir

Please Contact: Corey Kuroki Mobile 250-319-0400

Pets

Livestock

1.5 year old Brown Hare, still laying well. \$400 each 250-832-8918

Merchandise for Sale

Farm Equipment

1200 John Deere Mower conditioner - in good condition \$4,500. 250-835-8533

Garage Sales

Blind Bay Multi-Family Garage Sale The Fairways 2880 Goddard Dr. Saturday, June 1st 8:00 a.m. - 3:00 p.m. Many family's participating, many treasures!

Garage

Zone's Collectibles Estate Sale 7181 51st Street Saturday, June 1st 9:00 a.m. - 3:00 p.m. Many treasures to be found! Follow the red arrow! No early birds.

Huge Garage Sale 1421 Greenwood Drive (Notch Hill Estates) Saturday, June 1st Sunday, June 2nd 9:00 a.m. - 5:00 p.m. Something for everyone!

Salmon Arm Garage Sale Our Biggest sale Ever! 581 Harbour Front Drive NE Lakeside Manor Saturday, June 1st 9:00 a.m. - 2:00 p.m.

Salmon Arm Power Tools, stoves and wood extension ladders, 18 ft aluminum canoe, and 12 surf board with sail. 250-833-4665 Fri-Sunday

Blind Bay Waterfront 2-3 Bedroom basement suite for rent. Over 1000 sq. ft. \$1500/month. Plus half utilities. 250-833-6616

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Transportation

Yard Clearing, Grass cutting, Garbage Removal 250-804-8794

Handy Persons

Moss Removal From Shingles

• Gutter Cleaning
• Dump Runs
• Pressure Washing
• Deck & Fence Staining
• Siding

250-804-5858

Misc Services

House Sitting & Caretaking Services 250-804-8794

Tree Services

Looking to PURCHASE: Post and Rail Pole Logs Pine - Spruce - Fir

Please Contact: Corey Kuroki Mobile 250-319-0400

Pets

Livestock

1.5 year old Brown Hare, still laying well. \$400 each 250-832-8918

Merchandise for Sale

Farm Equipment

1200 John Deere Mower conditioner - in good condition \$4,500. 250-835-8533

Garage Sales

Blind Bay Multi-Family Garage Sale The Fairways 2880 Goddard Dr. Saturday, June 1st 8:00 a.m. - 3:00 p.m. Many family's participating, many treasures!

Garage

Zone's Collectibles Estate Sale 7181 51st Street Saturday, June 1st 9:00 a.m. - 3:00 p.m. Many treasures to be found! Follow the red arrow! No early birds.

Huge Garage Sale 1421 Greenwood Drive (Notch Hill Estates) Saturday, June 1st Sunday, June 2nd 9:00 a.m. - 5:00 p.m. Something for everyone!

Salmon Arm Garage Sale Our Biggest sale Ever! 581 Harbour Front Drive NE Lakeside Manor Saturday, June 1st 9:00 a.m. - 2:00 p.m.

Salmon Arm Power Tools, stoves and wood extension ladders, 18 ft aluminum canoe, and 12 surf board with sail. 250-833-4665 Fri-Sunday

Blind Bay Waterfront 2-3 Bedroom basement suite for rent. Over 1000 sq. ft. \$1500/month. Plus half utilities. 250-833-6616

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Legal

Yard Clearing, Grass cutting, Garbage Removal 250-804-8794

Handy Persons

Moss Removal From Shingles

• Gutter Cleaning
• Dump Runs
• Pressure Washing
• Deck & Fence Staining
• Siding

250-804-5858

Misc Services

House Sitting & Caretaking Services 250-804-8794

Tree Services

Looking to PURCHASE: Post and Rail Pole Logs Pine - Spruce - Fir

Please Contact: Corey Kuroki Mobile 250-319-0400

Pets

Livestock

1.5 year old Brown Hare, still laying well. \$400 each 250-832-8918

Merchandise for Sale

Farm Equipment

1200 John Deere Mower conditioner - in good condition \$4,500. 250-835-8533

Garage Sales

Blind Bay Multi-Family Garage Sale The Fairways 2880 Goddard Dr. Saturday, June 1st 8:00 a.m. - 3:00 p.m. Many family's participating, many treasures!

Garage

Zone's Collectibles Estate Sale 7181 51st Street Saturday, June 1st 9:00 a.m. - 3:00 p.m. Many treasures to be found! Follow the red arrow! No early birds.

Huge Garage Sale 1421 Greenwood Drive (Notch Hill Estates) Saturday, June 1st Sunday, June 2nd 9:00 a.m. - 5:00 p.m. Something for everyone!

Salmon Arm Garage Sale Our Biggest sale Ever! 581 Harbour Front Drive NE Lakeside Manor Saturday, June 1st 9:00 a.m. - 2:00 p.m.

Salmon Arm Power Tools, stoves and wood extension ladders, 18 ft aluminum canoe, and 12 surf board with sail. 250-833-4665 Fri-Sunday

Blind Bay Waterfront 2-3 Bedroom basement suite for rent. Over 1000 sq. ft. \$1500/month. Plus half utilities. 250-833-6616

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Salmon Arm Observer/Shuswap Market News

Friday, May 31, 2019 A23

Transportation

Yard Clearing, Grass cutting, Garbage Removal 250-804-8794

Handy Persons

Moss Removal From Shingles

• Gutter Cleaning
• Dump Runs
• Pressure Washing
• Deck & Fence Staining
• Siding

250-804-5858

Misc Services

House Sitting & Caretaking Services 250-804-8794

Tree Services

Looking to PURCHASE: Post and Rail Pole Logs Pine - Spruce - Fir

Please Contact: Corey Kuroki Mobile 250-319-0400

Pets

Livestock

1.5 year old Brown Hare, still laying well. \$400 each 250-832-8918

Merchandise for Sale

Farm Equipment

1200 John Deere Mower conditioner - in good condition \$4,500. 250-835-8533

Garage Sales

Blind Bay Multi-Family Garage Sale The Fairways 2880 Goddard Dr. Saturday, June 1st 8:00 a.m. - 3:00 p.m. Many family's participating, many treasures!

Garage

Zone's Collectibles Estate Sale 7181 51st Street Saturday, June 1st 9:00 a.m. - 3:00 p.m. Many treasures to be found! Follow the red arrow! No early birds.

Huge Garage Sale 1421 Greenwood Drive (Notch Hill Estates) Saturday, June 1st Sunday, June 2nd 9:00 a.m. - 5:00 p.m. Something for everyone!

Salmon Arm Garage

Appendix 3: On-Site Notice



Appendix 4: Comments and Responses

8/14/2019



FW: REFERRAL - Rogers Wireless (5790 Canoe Beach Dr NE, Salmon Arm)
Appendix 5: Request for Concurrence
 Reply all |  Delete Junk |  ...

FW: REFERRAL - Rogers Wireless (5790 Canoe Beach Dr NE, Salmon Arm)

MI

Macleod, Ian <Ian.Macleod@fortisbc.com>


Wed 6/5, 11:38 AM

Public Notification Reply all | 

Inbox

Rogers Referral.pdf

402 KB

 Show all 1 attachments (402 KB) Download

No concerns.

Ian

Ian Macleod, ASCT | Planning & Design Technologist | FortisBC

1402 McGill Road | Kamloops, BC V2C 1L3

O: 250-371-5003 |

From: OGorman, Krystina <Krystina.OGorman@fortisbc.com>

Sent: Tuesday, June 04, 2019 1:08 PM

To: Macleod, Ian <Ian.Macleod@fortisbc.com>

Subject: REFERRAL - Rogers Wireless (5790 Canoe Beach Dr NE, Salmon Arm)

Property Referral: 2019-719

Hi Ian,

Please review the attached / below and provide your comments directly to feedback@medallionwireless.com by July 2, 2019.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Krystina O'Gorman

Property Services Clerk

Property Services, FortisBC Energy Inc.

16705 Fraser Hwy, Surrey, BC V4N 0E8

Direct Phone 604-592-8205

Toll Free 1-800-773-7001

8/14/2019

FW: REFERRAL - Rogers Wireless (5790 Canoe Beach Dr. NE, Salmon Arm)
Appendix B: Request for Concurrence Reply all |   Delete Junk |  ...

This email was sent to you by FortisBC*. The contact information to reach an authorized representative of FortisBC is 16705 Fraser Highway, Surrey, British Columbia, V4N 0E8, Attention: Communications Department. You can unsubscribe from receiving further emails from FortisBC by emailing unsubscribe@fortisbc.com.

*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings, Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

This e-mail is the property of FortisBC and may contain confidential material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. FortisBC does not accept liability for any errors or omissions which arise as a result of e-mail transmission. If you are not the intended recipient, please contact the sender immediately and delete all copies of the message including removal from your hard drive. Thank you.

Public Consultation Package, Canoe, BC

Tamrakar, Rojina <Rojina.Tamrakar@bchydro.com>

Wed 6/19/2019 3:28 PM

To: Public Notification <feedback@medallionwireless.com>;

Cc: Wong, Allan <Allan.Wong@bchydro.com>;

Hi there,

We've received your Public Consultation Package- Wireless Communications Site at Canoe, BC and have no comment on it.

Thanks & Regards,

Rojina Tamrakar | Property Leasing Services

BC Hydro

333 Dunsmuir St, 13th floor

Vancouver, BC V6B 5R3

P 604 699 9088

E rojina.tamrakar@bchydro.com

bchydro.com

Smart about power in all we do.

This email and its attachments are intended solely for the personal use of the individual or entity named above. Any use of this communication by an unintended recipient is strictly prohibited. If you have received this email in error, any publication, use, reproduction, disclosure or dissemination of its contents is strictly prohibited. Please immediately delete this message and its attachments from your computer and servers. We would also appreciate if you would contact us by a collect call or return email to notify us of this error. Thank you for your cooperation.

BC Hydro/Dunsmuir/DS/2 A (154)

Appendix 5: Sample Resolution

Resolution

Rogers Site: W4866 - Canoe
Proposed Location: 5790 Canoe Beach, Salmon Arm
Coordinates: 50.7537385, -119.2184254
Description: 20m Monopole Wireless Communications Facility

WHEREAS ROGERS Mobile Inc. ("Rogers") proposes to erect a wireless telecommunication tower and accessory structure on certain private lands more particularly described as: 5790 Canoe Beach, Salmon Arm, BC, Coordinates: 50.7537385° N, -119.2184254° W.

AND WHEREAS proponents of telecommunication towers are regulated by Innovation, Science and Economic Development Canada's (ISED), formerly Industry Canada, on behalf of the Government of Canada and as part of their approval, ISED requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS Rogers has consulted with the City of Salmon Arm planning staff have no objection to the proposed telecommunications tower;

AND WHEREAS Rogers has consulted with the public by notifying all property owners and occupants in accordance with the City of Salmon Arm's policy "Communication Antenna System Location and Consultation" by notifying residents within 100 metres of the proposed location and provided thirty (30) days for written public comment in addition to posting a notice board on site;

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

NOW THEREFORE BE IT RESOLVED THAT:

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

This page intentionally left blank.