

City of Salmon Arm Regular Council Meeting of March 8, 2021 Late Submissions

23. STATUTORY PUBLIC HEARINGS

3. Zoning Amendment Application No. ZON-1192 [Charlton, S. & H. /Laird, B.; 4270 10 Avenue SE; A2 to M2]
 1. T. Spence – email dated March 5, 2021 – Civic Address: 4270 10 Avenue SE – Proposed Amendment to Zoning Bylaw No. 2303
 2. V. Stevens – letter dated March 5, 2021 – Proposed Amendment to Zoning Bylaw No. 2303 Civic Address: 4270 10 Avenue SE
 3. C. Stevens – letter dated March 5, 2021 – Proposed Amendment to Zoning Bylaw No. 2303
 4. K. Smith – email dated March 8, 2021 – Rezoning of 4270 10Ave SE to Light Industrial
 5. J. Wiebe – email dated March 7, 2021 – Petition Re: Little Mountain Rezoning
 6. C. Spence – letter dated March 7, 2021 – Rezoning of 4270 10 Avenue SE to M2 (Light Industrial)
 7. S. Wiebe – email dated March 7, 2021 – Add my name to the petition against rezoning the 10 Ave SE to light industrial
 8. J. Wiebe – email dated March 7, 2021 – rezoning land in the ALR
 9. J. Wiebe – letter dated March 7, 2021 – Proposed amendment to Salmon Arm Zoning Bylaw No. 2303
 10. V. Rogers – email dated March 7, 2021 – Against the rezoning of 4270 10 ave SE
 11. S. Eden – email dated March 7, 2021 – Rezoning of 4270 10 Ave. SE
 12. B. Eden – email dated March 7, 2021 – Rezoning 4270 10 Ave SE
 13. V. Stevens – letter dated March 5, 2021 and petition – Proposed Amendment to Zoning Bylaw No. 2303

Sent: Friday, March 05, 2021 11:17 AM
Subject: Online Form Submittal: Mayor and Council

Mayor and Council

First Name	Troy
Last Name	Spence
Address:	
Return email address:	
Subject:	Civic Address: 4270, 10 Avenue SE - Proposed Amendment to Zoning Bylaw No 2303
Body	<p>Dear Mayor and Council,</p> <p>I am writing this letter to show my opposition on the proposed rezoning of 4270 10 Ave SE to light industrial from rural holding. This, and surrounding properties are rare "in-town" acreages that house all local species of wild life. These properties should be protected, not developed. I invite any decision maker to come and walk my property, which borders along the subject property, to see first hand what would be lost.</p> <p>Sincerely, Troy Spence</p>
Would you like a response:	Yes

Disclaimer

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March 5, 2021

Vern Stevens

Salmon Arm, BC V1E 1W7

Salmon Arm Mayor and Council
500 2 Avenue NE
Salmon Arm, BC V1E 4N2

Re: Proposed Amendment to Zoning Bylaw No 2303
Civic Address: 4270 – 10 Avenue SE

His Worship Mayor Alan Harrison and Council,

I write to you today to voice my opposition to the rezoning of 4270 10 Ave SE to light industrial from rural holding. My family has lived next door to the property for just about 30 years.

When we first purchased our property we considered it perfect for our **young family**. Living rural within the city limits, surrounded by beautiful trees - it is still perfect for young families. There are three schools within walking distance - South Canoe, Shuswap Middle, and Hillcrest. There is a wilderness park across the street at Little Mountain that is a beautiful example of all that Salmon Arm has to offer in terms of living in balance with nature and enjoying healthy outdoor activities. This is not the area to impose industrial at the expense of nature - this is where young families can thrive.

There will also be the matter of **increased traffic** on 10 Ave SE which is already a busy road. I was quite happy to hear that the city's Green Spaces Project has designated 10th Ave SE for multimodal use. This is wonderful, as we advocated for sidewalks along 10th Ave SE decades ago when our children attended South Canoe Elementary. But this just goes to show again, that this is not the area to put light industrial or increase traffic - this area is for families.

This property is still viable for **agricultural usage and should not be removed from the ALR**. In the past it has been used for llamas and a large terraced garden is overgrown but still there. There is a large berry patch growing wild. Grain crops have been grown in the front field and while much of the topsoil was removed by excessive tilling, regenerative agriculture practices could restore the soil health.

I understand why the city believes it needs more light industrial space. I have worked many jobs in the industrial park as the owner of Shuswap Electrical. The innovation and manufacturing sectors have been good to me and my family. From the city's perspective, I know it is an undeniable bump in tax revenue to have more industry here. But, I believe the city needs to do more research to see where the trends are heading. It is not enough to rezone this area light industrial with a 'build it and they will come' approach. **Who is coming? Will the long-term**

infrastructure maintenance costs outweigh the taxes? Is industry even our future? Can we not explore more innovations in the tech world that would attract online workers such as software engineers to live here?

Times are changing. The world in which I grew up and then raised my kids - where natural resources and industry were the path to a decent living - aren't the only path forward anymore. Salmon Arm needs to make sure that this land isn't developed with the lens that industrial innovation must come with the cost of natural degradation. I've seen the **digital economy** and while it's a world I don't inhabit, I can see our young folks coming back while keeping their jobs and working remotely.

From conversations that I've had with city councilors and staff, I understand that environmental assessments are not likely to be done because there is no waterway impacted by this rezoning. What does it say about our values that we don't even consider this? **I strongly encourage the city to find and adopt tools to assess the ecological impact of development and find a way to value land and the life on it for future generations beyond simply a dollar amount now.**

I also know there are ways to develop land that would balance the needs of the forest life alongside the needs of industry. Consistently during the winter we have moose using this property and adjoining ones for food and travel. This property is part of a natural corridor for safe animal movement. This winter there have been four different moose on the property - not to mention the deer, bears, coyotes, pheasants, owls, woodpeckers, and all the less eye-catching, but no less valuable species, that make their homes here. The current map showing the planned development of this area shows no balance. It truly would be paving paradise to put up a parking lot if this area was rezoned to light industrial. If council decides to continue to support the rezoning application, **I ask that they send this proposal back to staff and ask for an alternate development plan that includes a wildlife corridor.**

It is important that our children see that we value and protect the land where we live. As an avid outdoorsman for my whole life, I've seen our **wild spaces** shrinking. The endangered caribou to the east of us are just the tip of the iceberg, we have the responsibility to think long term about the protection of the land and wildlife within city limits. I see too much short term thinking - every parcel of land is just seen as a one-off, with the belief that ecosystems must slowly disappear for growth and tax revenue. But the accumulated impact of these one-off decisions is catching up to us at a global scale. We think that because we're surrounded by hills with trees, we have ample to spare, but what we forget is that we live in one of the last wild parts of the world. These are not just 'throw away trees' in this special development zone. These are towering cedars that should live long after any of us are gone. **I invite anyone involved in making a decision about this property to come walk the parcels around it with me before finalizing their decision.**

I know that each member of the city council serves Salmon Arm because you want to ensure our community thrives. I thank you for your dedicated service, at times I'm sure, it is a thankless job. I hope that we can find a solution that serves our community now and the future while also protecting what makes it so unique in the world.

Sincerely,

Vern Stevens

March 5, 2021

Cindy Stevens

Salmon Arm, BC V1E 1W7

Salmon Arm Mayor & Council
500 2 Avenue NE
Salmon Arm, BC V1E 4N2

Re: Proposed Amendment to Zoning Bylaw No 2303
Civic Address 4270 – 10 Avenue SE

His Worship Mayor Alan Harrison and Council,

I am writing to you to express my opposition to the rezoning of 4270 10 Avenue SE to light industrial from rural holding.

I would like to state that I second my husband's opinions as he outlined in his letter but I felt that I wanted to express my concerns as well. This rezoning would have a definite impact on our property as we share the same property line. It is heartbreaking to think that when I look out my kitchen window instead of seeing the beautiful vista of Larch Hills that I see now, that I could potentially see a concrete or metal building blocking my view. As my husband stated in his letter we moved here almost 30 years ago and felt that we had found a little piece of paradise to raise our family.

I do question whether there has been any research into the impact of removing this green space. As a person who has serious underlying health challenges I am concerned at the removal of the natural habitat on anyone in the area who has

health issues. What guarantee can be offered that the light industrial would not have an impact on the air quality of this area.

I understand that there is a review of the Official City Plan within the new few years. I ask that you consider placing a pause on this development as we are all becoming more aware of the detriment of Climate Change and the importance of preserving our natural habitat to help keep our environment and the people within it healthy.

When checking Salmon Arm on the Google Earth map I was saddened to see that this was one of a small number of areas in the City that has retained the natural growth. This makes this land much more precious and in need of protection.

As Tenth Avenue SE is used as an artery road in Salmon Arm we are well aware of the traffic that already make use of this road . I am concerned about the increased use if this proposal were to go through. Are they plans to make this road safe for pedestrians by adding walkways? As many of you probably use this road you are aware that very few drivers adhere to the speed limit of 50 kmh

The long term detrimental effect of your action on this one piece of property will affect so many of us who live along this road.

What are the infrastructure plans for this property? We have a septic system on our property, is that how this light industrial property sewer requirements are going to be addressed?

-----Original Message-----

From: [REDACTED] <[REDACTED]@pdmeelectrical.ca>

Sent: March-08-21 8:31 AM

To: Caylee Simmons <cassimmons@salmonarm.ca>

Subject: Rezoning of 4270 10th Ave se to light industrial

Needs to be submitted by Monday at

Hello,

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270 – 10 Avenue SE to light industrial

Thank you,
Kevin Smith

[REDACTED]
Salmon Arm BC

Sent from my iPhone

From: Jedidiah Wiebe

Sent: March-07-21 3:11 PM

To: Caylee Simmons

Subject: Petition re. Little Mountain rezoning

Hello,

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270 – 10 Avenue SE to light industrial.

Rezoning is not the way to go! Keep this in the ALR

Thank you,

Jedidiah Wiebe

Salmon Arm BC V1E 1M1

March 07, 2021

Mayor and Council
City of Salmon Arm
PO Box 40, 500 2nd Avenue NE
Salmon Arm BC V1E 4N2

RE: Rezoning of 4270 10th Avenue SE to M2 (Light Industrial)

Dear Mayor and Councillors:

I wish to express my objection to the rezoning of a land parcel currently zoned A2 (rural residential), to M2 (light industrial). The land I am concerned about is 4270 10 Ave SE. Note that, although 3831 20 Ave SE is also included in this application, I do not object strongly to that change because many adjacent parcels already have industrial uses. It is the change of zoning to the parcel on 10th Ave SE to which I object, and strongly.

I have several concerns, as follows:

- Erosion of the ALR is unacceptable. The City's OCP Rural and Agricultural Objectives states "*7.2.1 Maintain the rural and agricultural character and land use pattern of open space, agriculture, forestry and rural/country residential lands outside the Urban Containment Boundary. 7.2.2 Support agriculture on both ALR and non-ALR land. 7.2.3 Preserve land with agriculture potential in the ALR.*" How are these objectives to be met if the properties along 10th Avenue are rezoned?
- The OCP states "*The demand analysis demonstrates that the remaining capacity of designated industrial land should be more than sufficient for the remainder of the study period and beyond. As a result, no new industrial land has been designated in this OCP*". Does this mean that additional capacity for industrial land is not necessary at this time, or into the future? Why then rezone and develop the land south of 10th Avenue SE as industrial? Industrial activity belongs in the City's existing industrial park. Is this not the purpose of the industrial park -- to confine these land uses to one area to avoid potential conflicts?
- The Salmon Arm Observer has stated that the developer, Mr. Bill Laird, said his "goal is to take these 20 acres out into the marketplace...once this is out of the ALR, then we will become more active in seeking uses". The development appears opportunistic, without a clear objective or due consideration for area-appropriate, environmentally sustainable land use. Do the City or the developer have a strategy for the kind industrial use for this subject parcel – something that will ensure other values in the area are protected?

- Increased industrial land uses along 10 Ave could result in new conflicts and safety concerns with the addition of more heavy truck traffic, associated increases in vehicle noise, traffic congestion and diesel emissions. Without knowing the type of industrial resulting from rezoning, is it reasonable to expect residents, commuters and recreationists to support this application?
- Adjacent to the parcel on 10 Ave SE, there is a new and busy recreational use (golf-frisbee), as well as Little Mountain Park. These areas are heavily used by many residents of Salmon Arm and are only a stone's throw away from the land in question. Is industrial land use in keeping with the existing values of the area as a recreational resource?
- In 2019, the City declared a climate emergency and committed to developing a comprehensive climate action plan. How might a climate action plan alter the outcome of the review of this application given the importance of green spaces in sequestering carbon, preservation of land that is currently in the ALR and overall quality of life for the residents of Salmon Arm?

Finally, as a landowner, I have direct experience with this situation and want to speak to that. My wife and I narrowly avoided a massive impact to our hobby farm when a neighbour applied for an ALR exemption to conduct long term industrial operations on adjacent land. Our life savings were at risk, along with our lifestyle and overall health. Thankfully, the community came together to recognize the importance of this issue, and that strong support resulted in the application being rejected. In our case, the take-home lesson for all involved was that a broader view of land developments is essential when impacts to residential lands are involved.

The area in question here is in the ALR and has residential developments, just like the situation we were once in. Neighbouring rural properties and homes on 10 Ave have been established for several decades. Those properties were developed with the expectation that lands in the ALR would remain under that designation and that zoning changes would be unlikely. However, residents can now expect their quality of life to be diminished and their properties to decrease in value. Do the City and developer have plans to address this concern? Or will it just be "one of those things" that someone happened to be unlucky enough to have their home impacted by an unexpected development next door? Who will make them whole at the end of this process? The City? The developer?

I strongly urge the City of Salmon Arm to disallow this application until such time as broader scale planning indicates a how the proposal fits into the long-term needs of the community. The points outlined above suggest the OCP requires a review to bring it into focus with the pace of changes facing our community. And finally, please show some heart for those folks who live next door.

Thank you for your consideration.

Colin Spence

From: Sharlene Wiebe

Sent: March-07-21 7:20 PM

To: Caylee Simmons

Subject: Add my name to the petition against rezoning the 10th Ave SE to light industrial

Honorable Mayor Alan Harrison and Counsellors,

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain **against** the rezoning of 4270 – 10 Avenue SE to light industrial.

Once land is taken out of the ALR and converted to concrete and industrial it will never again produce food for future generations. This land, whether or not it is used as agricultural at the moment, has the full potential to do so. We are talking on one hand about buying local, encouraging local market gardening, but at the same time making it more difficult for young farmers to develop and use local land for agriculture purposes. This land also has unique natural ecosystems where both wildlife and humans can forage. We need to protect and defend those who can not speak for themselves-- the plants and the animals and our future generations that will need this agricultural land to survive. What is the ecological impact of rezoning? How will you assess that? I encourage every councillor and mayor to walk out that land at least once each season before making the irreversible decision to rezone it to "light industrial".

NO to rezoning this area.

Sincerely,
Sharlene Wiebe
Land owner
[REDACTED]
Salmon Arm, BC V1E1X5
[REDACTED]

"The idea that some lives matter less is the root of all that's wrong with the world."

Dr. Paul Farmer

From: jacob wiebe
Sent: March-07-21 9:13 PM
To: Caylee Simmons
Subject: petition

Hello,

I am a resident of Salmon Arm and would like to add my name to the petition of the neighbors of Little Mountain against the rezoning of 4270 10 Ave SE to light industrial.

Jacob Wiebe



From: jacob wiebe
Sent: March-07-21 9:54 PM
To: Caylee Simmons
Subject: rezoning land in the ALR

March 7, 2021

Jacob Wiebe

[REDACTED]

Salmon Arm, BC V1E1X5

Salmon Arm Mayor and Council
500 2 Ave NE
Salmon Arm, BC V1E4N2

Re: Proposed Amendment to Zoning Bylaw No 2303
Civic Address: 4270 10 Ave SE

His Worship Alan Harison and Council,

I am writing to voice my opposition to the rezoning of 4270 10 Ave SE to light industrial. I think that land in the ALR should stay in the ALR. We need to set land apart to produce food for our community and to have agricultural land accessible to young people who would like to farm. My son is farming on our family farm and would like to expand his operation in our area but is having difficulty finding land to lease that is not too far away. Also I think we should leave habitat for flora and fauna native to this area.

Thank you for considering my opinion.

Sincerely,

Jacob Wiebe

March 7, 2021

Jedidiah Wiebe

Salmon Arm B.C. V1E1S

Salmon Arm Mayor and Council
500 2nd Ave NE
Salmon Arm BC V1E 4N2

Re: Proposed amendment to Salmon Arm zoning bylaw No. 2303
Civic Address: 4270 – 10 Ave SE

His Worship Mayor Alan Harrison and Council.

I am writing to you to let you know of my opposition to the rezoning of 4270 10 Ave SE to light industrial from rural holding. I have lived in this neighbourhood since I was three years old.

I am a young farmer and business owner. The business my and my partner Louise Lecouffe own is Elderberry Grove. It is located just over one kilometre away from the area where rezoning is being requested. Our business is to grow elderberries and manufacture various elderberry products as well as to sell plant material for other farmers and the general public to grow their own elderberry plants from.

Demand for our products far outstrips supply. And for this reason we have been working as hard as we can to secure tenure of more land to plant additional fields of elderberry bushes. In fact the number one barrier to us and other young farmers is access to land.

Before you consider taking yet more land out of the agricultural land reserve I want you to know this: Last summer I spent nearly every Sunday knocking on doors all over South Canoe handing out our pamphlet and asking landowners if they would be willing to lease us their field to grow elderberries. There were many landowners who expressed interest and follow up meetings were made, but the end of the summer came the efforts of this labour did not end up yielding a single fruitful lease agreement.

Only five percent of British Columbia's land is suited for agriculture. With a growing population to consider I urge all of you to please think twice about how we can responsibly and sustainably feed this population before you think about removing more land from the ALR.

This very plot of land that is up for application for rezoning contains a field that I myself considered approaching the landowners with a request to lease for growing elderberries.

I would also encourage that an environmental assessment be done first. As I am friends with several property owners on 10 ave SE – between the highway and Auto Rd. SE I happen to know firsthand that an incredibly special and unique ecosystem exists exactly there. I am an avid hunter of gourmet edible mushrooms and very active in the mushroom hunting community. I have never seen, nor heard of a more abundant forest for harvesting the highly valuable mushroom: *hypomyces lactofluorum* than right here. This mushroom only grows in unique mature forests of Douglas Fir trees which also contain stable populations of the short stemmed russula mushroom, and an exquisite native orchid *monotropa uniflora*. This ecosystem type is very rare in the salmon arm area and should be preserved for future generations.

I hope that you members of the city council take the time to fully consider the impacts on the community as well as the uniqueness of this ecosystem before you make your final decision on this rezoning application.

Sincerely,

Jedidiah Wiebe

-----Original Message-----

From: Valerie Rogers

Sent: March-07-21 2:52 PM

To: Caylee Simmons

Subject: Against the rezoning of 4270-10 ave SE

Hello I am a resident of Salmon Arm,

and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270-10 Ave SE to light industrial.

This area is a lovely neighbourhood and it would be a pity to alter that by allowing industrial usage.

Thank you for your consideration of my opinion.

regards

Valerie Rogers

From: Sally Eden
Sent: March-07-21 3:00 PM
To: Caylee Simmons
Subject: Rezoning of 4270 10 Ave. SE

Hello

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270 – 10 ave SE to light industrial.

This is a very nice rural area that I feel should be left exactly the way it is!

Thank you!

Sally Eden


Sent from [Mail](#) for Windows 10

From: Bruce Eden
Sent: March-07-21 3:01 PM
To: Caylee Simmons
Subject: Rezoning 4270-10 ave. SE

Hello

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This is a very nice rural area that I feel should be left exactly the way it is!

Thank you!

Bruce



Sent from [Mail](#) for Windows 10

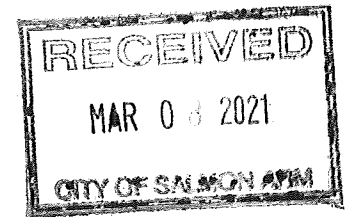
March 5, 2021

Vern Stevens
4190 10 Ave SE
Salmon Arm, BC V1E 1W7

Salmon Arm Mayor and Council

[REDACTED]
Salmon Arm, BC V1E 4N2

Re: Proposed Amendment to Zoning Bylaw No 2303
Civic Address: 4270 – 10 Avenue SE



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There will also be the matter of **increased traffic** on 10 Ave SE which is already a busy road. I was quite happy to hear that the city's Green Spaces Project has designated 10th Ave SE for multimodal use. This is wonderful, as we advocated for sidewalks along 10th Ave SE decades ago when our children attended South Canoe Elementary. But this just goes to show again, that this is not the area to put light industrial or increase traffic - this area is for families.

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infrastructure maintenance costs outweigh the taxes? Is industry even our future? Can we not explore more innovations in the tech world that would attract online workers such as software engineers to live here?

Times are changing. The world in which I grew up and then raised my kids - where natural resources and industry were the path to a decent living - aren't the only path forward anymore. Salmon Arm needs to make sure that this land isn't developed with the lens that industrial innovation must come with the cost of natural degradation. I've seen the **digital economy** and while it's a world I don't inhabit, I can see our young folks coming back while keeping their jobs and working remotely.

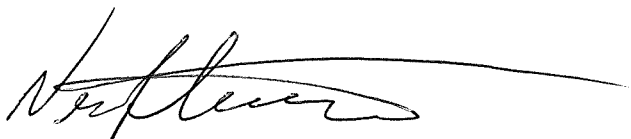
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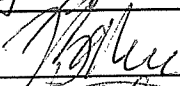
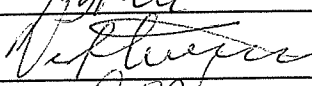
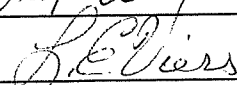
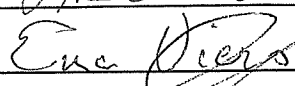

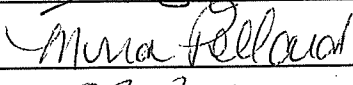
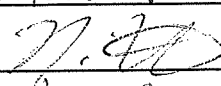
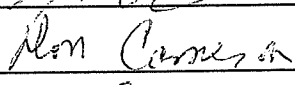
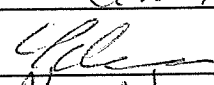

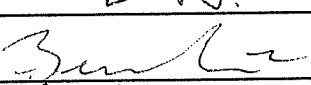
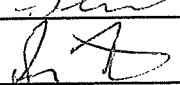
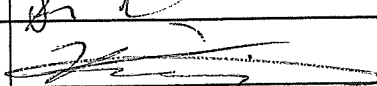
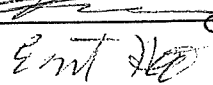
I know that each member of the city council serves Salmon Arm because you want to ensure our community thrives. I thank you for your dedicated service, at times I'm sure, it is a thankless job. I hope that we can find a solution that serves our community now and the future while also protecting what makes it so unique in the world.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Vern Stevens', with a long, sweeping horizontal line extending to the right.

Vern Stevens

We, the undersigned, are against the re-zoning proposal for 4270 - 10 Avenue SE, Salmon Arm from A-2 (Rural Holding Zone) to M-2 (Light Industrial Zone)

NAME	SIGNATURE	ADDRESS
TROY SPENCE		
Barry Mackay		
VERA STEVENS		
L. E. Viers		
ENA VIERS		
LARRY SAND		
Mona Pelland		
Ryan Hendricks		
Don CAMERON		
Margaret Schaeue		
Shawn Lund		
Shawn Beaudoin		
Shane Titus		
KEVIN O'BRIEN		
ERNEST Heise		
Joyce Lank	