

AGENDA

Regular Council Meeting

Monday, March 11, 2019

1:30 p.m.

Room 100, City Hall

[Public Session Begins at 2:30 p.m.]
Council Chamber of City Hall

Page #	Item #	Description
	1.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ADOPTION OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	CONFIRMATION OF MINUTES
3 - 16	1.	Regular Council Meeting Minutes of February 25, 2019
	6.	COMMITTEE REPORTS
17 - 20	1.	Development and Planning Services Committee Meeting Minutes of March 4, 2019
21 - 24	2.	Downtown Parking Commission Meeting Minutes of February 26, 2019
25 - 28	3.	Community Heritage Commission Meeting Minutes of January 18, 2019
	7.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
29 - 38	1.	Board in Brief - February, 2019
	8.	STAFF REPORTS
39 - 40	1.	Director of Corporate Services - Appointment of David Gonella to Shuswap Tourism Board
41 - 44	2.	Director of Engineering and Public Works - Project Award - 5 Avenue SW Realignment
45 - 48	3.	Director of Engineering and Public Works - Purchase Recommendation for Replacement of Unit #85 - Wide Area Mower
49 - 50	4.	Director of Engineering and Public Works - New Pump Purchase - Mosquito Park Lift Station

9. INTRODUCTION OF BYLAWS
10. RECONSIDERATION OF BYLAWS
11. CORRESPONDENCE
 - 51 – 52 1. Informational Correspondence
 - 53 – 56 2. E. McDonald, President, Shuswap Naturalist Club, J. Aitken, President & S. Weaver, Director, Salmon Arm Bay Nature Enhancement Society – letter dated February 8, 2019 – Request for restriction of recreational drones on the Salmon Arm Foreshore
 - 57 – 60 3. J. Henderson, Co-chair of 2019 Ozone Festival – letter dated February 22, 2019 -2019 Ozone Drama Festival
 - 61 – 62 4. Elks Recreation Children’s Camps Society of British Columbia – letter dated February 27, 2019 – Salmon Arm Air Cadet Squadron – Request to Rent Space
 - 63 – 80 5. P. McIntyre-Paul, The Shuswap Trail Alliance – email dated March 1, 2019 - Updated Foreshore (Raven) Trail Dog Monitoring Report and Recommendations
12. NEW BUSINESS
13. PRESENTATIONS / DELEGATIONS
 - 81 – 82 1. Presentation 3:30 – 3:45 p.m. (approximately)
Brooks Christensen, Operations Manager, Salmon Arm Silverbacks – 2021 National Junior A Championship
 - 83 – 98 2. Presentation 3:45 – 4:00 p.m. (approximately)
Lindsay Wong, Downtown Salmon Arm – Yearly Update
 - 99 – 100 3. Presentation 4:00 – 4:15 p.m. (approximately)
Brian Schreiner and Darcy Segers – 2020 Curl BC Men’s and Ladies Provincial Championships
14. COUNCIL STATEMENTS
15. SALMON ARM SECONDARY YOUTH COUNCIL
16. NOTICE OF MOTION
17. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS
18. OTHER BUSINESS
19. QUESTION AND ANSWER PERIOD

7:00 p.m.

(Items 20 - 25 to follow 2019 Court of Revision)

Page #	Item #	Description
	20.	DISCLOSURE OF INTEREST
	21.	STATUTORY PUBLIC HEARINGS
101 - 220	1.	Zoning Amendment Application ZON-1140 [Tarnow, T. & K. /Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6]
221 - 222	2.	Zoning Text Amendment [Zoning Bylaw No. 2303 Section 11 (R-6 Mobile Home Park Zone)] <i>See Item 21.1 for Staff Report</i>
223 - 230	3.	Zoning Amendment Application No. ZON-1142 [Perfection Builders Holdings Ltd./Gauthier, E. & M.; 2110 & 2150 - 14 Avenue SE; R-1 to R-8]
	22.	RECONSIDERATION OF BYLAWS
231 - 234	1.	City of Salmon Arm Zoning Amendment Bylaw No. 4309 [ZON-1140; Tarnow, T. & K. /Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6] - Third Reading
235 - 238	2.	City of Salmon Arm Zoning Amendment Bylaw No. 4310 [Text Amendment Zoning Bylaw No. 2303 Section 11 (R-6 Mobile Home Park Zone)] - Third Reading
239 - 242	3.	City of Salmon Arm Zoning Amendment Bylaw No. 4311 [ZON-1142; Perfection Builders Holdings Ltd./Gauthier, E. & M.; 2110 & 2150 - 14 Avenue SE; R-1 to R-8] - Third and Final Readings
	23.	HEARINGS
243 - 260	1.	Development Variance Permit Application No. VP-491 [Canoe Beach Properties Ltd. & 0753219 BC Ltd./Tarnow, K. & T.; 4400 & 4600 Canoe Beach Drive NE; Bylaw Variance]
261 - 272	2.	Development Variance Permit Application No. VP-493 [Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance]
	24.	QUESTION AND ANSWER PERIOD
273 - 274	25.	ADJOURNMENT

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Item 2.

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor Flynn

Seconded: Councillor Lindgren

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

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

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Item 5.1

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Regular Council Meeting Minutes of February 25, 2019, be adopted as circulated.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm commenced in Room 100 at 1:30 p.m. and reconvened in the Council Chamber at 2:30 p.m. of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Monday, February 25, 2019.

PRESENT:

- Mayor A. Harrison
- Councillor D. Cannon
- Councillor K. Flynn
- Councillor T. Lavery
- Councillor S. Lindgren
- Councillor L. Wallace Richmond

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

ABSENT:

- Councillor C. Eliason

1. **CALL TO ORDER**

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

2. **IN-CAMERA SESSION**

0119-2019

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

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m.
 Council returned to Regular Session at 1:54 p.m.
 Council recessed until 2:30 p.m.

3. **REVIEW OF AGENDA**

4. DISCLOSURE OF INTEREST

5. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of February 11, 2019

0120-2019 Moved: Councillor Lavery
 Seconded: Councillor Wallace Richmond
 THAT: the Regular Council Meeting Minutes of February 11, 2019, be adopted
 as circulated.

CARRIED UNANIMOUSLY

6. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of February 19, 2019

0121-2019 Moved: Councillor Lindgren
 Seconded: Councillor Flynn
 THAT: the Development and Planning Services Committee Meeting Minutes of
 February 19, 2019 be received as information.

CARRIED UNANIMOUSLY

2. Greenways Liaison Committee Meeting Minutes of January 10, 2019

122-2019 Moved: Councillor Lavery
 Seconded: Councillor Lindgren
 THAT: the Greenways Liaison Committee Meeting Minutes of January 10, 2019,
 be received as information.

CARRIED UNANIMOUSLY

3. Environmental Advisory Committee Meeting Minutes of February 7, 2019

0123-2019 Moved: Councillor Lindgren
 Seconded: Councillor Flynn
 THAT: the Environmental Advisory Committee Meeting Minutes of February 7,
 2019, be received as information.

CARRIED UNANIMOUSLY

7. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

8. STAFF REPORTS

1. Director of Engineering & Public Works - Trans-Canada Highway 1 West Four Laning Project Water Main Improvement Contribution Agreement

0124-2019

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: Staff be authorized to enter into an Authorization and Contribution Agreement with the Ministry of Transportation and Infrastructure for the works related to the Highway 1 Water Main Improvements;

AND THAT: the Mayor and Corporate Officer be authorized to execute the agreement;

AND THAT: The 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to reflect TCH Water Main Improvements (MoTI Project) for \$205,000.00 funded from the TCH West (MoTI Project) Water Reserve.

CARRIED UNANIMOUSLY

2. Director of Engineering & Public Works - Award of Carts and Bins RFO for Curbside Collection Program

0125-2019

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: Council accept the quote of Peninsula Plastics Limited (DBA Nova Products) for the Curbside Collection Container contract for the Curbside Collection program in accordance with the quoted price of \$187,582.50, plus applicable taxes.

CARRIED UNANIMOUSLY

3. Director of Engineering & Public Works - National Trade Corridors Fund

0126-2019

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: Council authorize submission of a grant application under the National Trade Corridors Fund for the Ross Street Underpass Project, estimated cost \$12,368,000.00 plus applicable taxes.

CARRIED UNANIMOUSLY

4. Director of Engineering & Public Works - Shuswap Regional Airport - Automated Weather Observing System Replacement Award

0127-2019

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: Council award the purchase of the Shuswap Regional Airport Automated Weather Observing System Replacement at the quoted price of \$27,375.00 plus applicable taxes to Spencer Navigation Maintenance Ltd., Calgary, Alberta;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of these works and services to authorize the sole sourcing to Spencer Navigation Maintenance Ltd.

CARRIED UNANIMOUSLY

8. STAFF REPORTS - continued

5. Chief Financial Officer - Permissive Tax Exemption - Policy No. 7.15

0128-2019

Moved: Councillor Lavery
Seconded: Councillor Cannon
THAT: the Policy No. 7.15 cited as "Permissive Tax Exemption" attached to the staff report dated February 15, 2019 be adopted as presented.

Amendment:

Moved: Councillor Wallace Richmond
Seconded: Councillor Flynn
THAT: the following be added under Section 3 - Process:

3.7 Council may request a presentation from the Applicant.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

6. Director of Development Services - Agricultural Land Commission Application No. ALC-379 [Balen, R.M. & B.M./Browne Johnson Land Surveyors Ltd.; 6751 Lakeshore Road NE; Exclusion]

0129-2019

Moved: Councillor Wallace Richmond
Seconded: Councillor Flynn
THAT: Agricultural Land Commission Application ALC-379 be authorized for submission to the Agricultural Land Commission.

DEFEATED

Mayor Harrison, Councillors Cannon, Lavery, Lindgren Opposed

7. Director of Corporate Services - Official Mark

0130-2019

Moved: Councillor Wallace Richmond
Seconded: Mayor Harrison
THAT: Council adopt and use the Salmon Arm Small City, Big Ideas Official Mark.

CARRIED UNANIMOUSLY

8. Chief Administrative Officer - City of Salmon Arm Checkout Shopping Bag Regulation Bylaw No. 4297

0131-2019

Moved: Mayor Harrison
Seconded: Councillor Lindgren
THAT: Council support in principle the Checkout Shopping Bag Regulation Bylaw No. 4297;

AND THAT: staff be authorized to proceed with the engagement process as outlined in the staff report dated February 7, 2019.

CARRIED UNANIMOUSLY

8. STAFF REPORTS - continued

9. Director of Engineering & Public Works - Downtown Parking Commission - Downtown Salmon Arm Appointment

0132-2019

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: Council appoint June Stewart to serve on the Downtown Parking Commission as a Downtown Salmon Arm representative for the duration of the current term which is scheduled to end on February 28, 2020.

CARRIED UNANIMOUSLY

9. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4311 [ZON-1142; Perfection Builders Holdings Ltd./Gauthier, E. & M.; 2110 & 2150 - 14 Avenue SE; R-1 to R-8] - First and Second Readings

0133-2019

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the bylaw cited as City of Salmon Arm Zoning Amendment Bylaw No. 4311 be read a first and second time.

CARRIED UNANIMOUSLY

10. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Municipal Ticket Information Utilization Amendment Bylaw No. 4304 (Pound and Animal Control) - Final Reading

0134-2019

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Municipal Ticket Information Utilization Amendment Bylaw No. 4304 be read a final time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Fee for Service Amendment Bylaw No. 4303 (Pound and Animal Control) - Final Reading

0135-2019

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4303 be read a final time.

CARRIED UNANIMOUSLY

The Meeting recessed at 3:53 p.m.

The Meeting reconvened at 4:00 p.m.

13. PRESENTATIONS

1. Mike LoVecchio, Director Government Affairs, CP Rail - Rail Safety, Service and Emergency Response

Mike LoVecchio, Director Government Affairs, CP Rail provided an overview of Rail Safety, Service and Emergency Response. He was available to answer questions from Council.

11. CORRESPONDENCE

1. Informational Correspondence

5. D. St. John, Pastor and K. Taylor, Office Administration, Living Waters Community Church - letter dated February 19, 2019 - Request for Use of Marine Peace Park, Sunday, April 21, 2019

0136-2019

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: Council authorize the Living Waters Community Church to use Marine Peace Park on Sunday April 21, 2019 from 9:00 a.m. to 2:00 p.m. subject to the provision of adequate liability insurance;

AND THAT: the booking coordination and payment of associated rental fees be directed to the Shuswap Recreation Society.

CARRIED

Councillor Flynn and Lavery Opposed

8. A. May, Sage Orienteering Club - email dated February 19, 2019 - 2019 Sage Orienteering Club Events in Salmon Arm

0137-2019

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Council authorize the Sage Orienteering Club to use the following locations on the following dates from 5:30 p.m. to 8:00 p.m.:

- Canoe Creek, May 27, 2019;
- Cemetery Park, June 10, 2019;
- Black Forest, June 17, 2019; and
- Park Hill, June 24, 2019;

subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

7. E. McDonald, President, Shuswap Naturalist Club, J. Aitken, President & S. Weaver, Director, Salmon Arm Bay Nature Enhancement Society - letter dated February 8, 2019 - Request for restriction of recreational drones on the Salmon Arm Foreshore

0138-2019

Moved: Councillor Lavery

Seconded: Councillor Lindgren

WHEREAS flying recreational drones is an increasingly popular hobby that can disturb and pose risks to wildlife in sensitive ecological areas and recreational drones are prohibited in Canada's national parks for similar reasons;

11. CORRESPONDENCE - continued

1. Informational Correspondence - continued

- 7. E. McDonald, President, Shuswap Naturalist Club, J. Aitken, President & S. Weaver, Director, Salmon Arm Bay Nature Enhancement Society - letter dated February 8, 2019 - Request for restriction of recreational drones on the Salmon Arm Foreshore - continued

AND WHEREAS there are multiple stakeholders including federal and provincial agencies and complex regulations involved in drone usage;

THEREFORE BE IT RESOLVED that the federal and provincial governments collaborate to provide clarity and options for local governments in restricting the use of drones in local sensitive ecological areas.

CARRIED UNANIMOUSLY

2. SILGA Convention - Penticton, BC - April 30 - May 3, 2019

0139-2019

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: Mayor Harrison, Councillors Cannon, Eliason, Flynn, Lavery and Wallace Richmond be authorized to attend the SILGA Convention in Penticton, BC from April 30 to May 3, 2019.

CARRIED UNANIMOUSLY

3. P. Thurston, Executive Director, The Shuswap Family Centre - letter dated November 30, 2018 - Property Tax exemption for 681 Marine Park Drive NE

The Chief Financial Officer advised the City is not able to utilize 2018 Council Initiatives for the property tax exemption as the fiscal year had passed when the request was received by The Shuswap Family Centre.

12. NEW BUSINESS

14. COUNCIL STATEMENTS

1. Communications Protocol Meeting - June 6, 2019

0140-2019

Moved: Mayor Harrison

Seconded: Councillor Flynn

THAT: \$1,500.00 be allocated from 2019 Council Initiatives to host the first Annual Communications Protocol Meeting on June 6, 2019.

CARRIED UNANIMOUSLY

15. SALMON ARM SECONDARY YOUTH COUNCIL

16. NOTICE OF MOTION

17. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

18. OTHER BUSINESS

19. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 5:22 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

Mayor A. Harrison
Councillor K. Flynn
Councillor S. Lindgren
Councillor D. Cannon
Councillor T. Lavery
Councillor L. Wallace Richmond

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson
City Engineer J. Wilson
Director of Development Services K. Pearson
Recorder C. Simmons

ABSENT:

Councillor C. Eliason

20. DISCLOSURE OF INTEREST

21. STATUTORY PUBLIC HEARING

1. City of Salmon Arm Zoning Amendment Application No. ZON-1136 [Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19]

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

Submissions were called for at this time.

A. Waters, the agent and B. Lawson, the applicant, outlined the application, addressed neighbor's concerns, and were available to answer questions from Council.

P. Mundy, 1241 24 Street SE, spoke on behalf on the neighborhood regarding safety issues of reduced setbacks, parking and density concerns.

P. Seely, 1081 24 SE, expressed concerns with deviations from Official Community Plan, smaller parcel sizes, setbacks, and steep topography. She also emphasized the importance of the requirement of an independent 100 year geotechnical study.

G. Perkins, 1240 Street SE, expressed concerns with steep slopes, deviation from the Official Community Plan, slope stability, parcel size and tree retention.

21. STATUTORY PUBLIC HEARING - continued**1. City of Salmon Arm Zoning Amendment Application No. ZON-1136 [Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19] - continued**

J. Hamilton, 1040 24 Street SE, spoke regarding the importance of a geotechnical assessment, reduced privacy, more affordable housing not guaranteed, impact on neighborhood, and the limited information available at this point.

P. Mundy, 1241 24 Street SE, emphasized the importance of community input and the support for an R-1 development on the subject property. Fifteen are opposed to the proposed CD-19 zoning.

T. Ferguson, EH&S Coordinator, Castle Fuels (2008) Inc., - email dated February 22, 2019 - 2520 10 Ave SE.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4306 was declared closed at 7:55 p.m.

2. City of Salmon Arm Zoning Amendment Application No. ZON-1138 [Simpson, M. & M.; 2150 21 Street NE; R-1 to R-8]

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

Submissions were called for at this time.

M. Simpson, the owner, outlined the application and was available to answer questions from Council.

D. Dymond, 2081 22 Street NE, expressed concerns with regard to the tidiness of the subject property and that the owner does not reside on the property.

D. Wiebe, 2181 21 Street NE, expressed concerns with increase in density due to illegal suites, absentee owner, and increase of residences in a low density area.

M. Simpson, the owner, was available to answer questions from Council.

R. Sweet, 2190 21 Street NE, expressed concerns with crumbling retaining wall and setting a precedence for future rezoning applications.

R. Smith, 2050 22 Street NE, spoke regarding increase of traffic and parking on roadway.

R. & C. Sweet - letter dated February 21, 2019 - Proposed Amendment to Zoning Bylaw No. 2303.

R. Smith - letter dated February 21, 2019 - Zoning Bylaw 2303 Zon1138/4307.

J. Jesten & L. Fowler - letter dated February 21, 2019 - Proposed Amendment to Zoning Bylaw 2303/ City Reference ZON-1138/Bylaw 4307.

A. & D. Maxwell - letter dated February 25, 2019 - Proposed Amendment to Zoning Bylaw 2303 City Reference ZON-1138/Bylaw 4307.

21. STATUTORY PUBLIC HEARING - continued

2. City of Salmon Arm Zoning Amendment Application No. ZON-1138 [Simpson, M. & M.; 2150 21 Street NE; R-1 to R-8] - continued

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4307 was declared closed at 8:27 p.m.

3. City of Salmon Arm Zoning Amendment Application No. ZON-1139 [Green, S.; 1461 17 Street SE; R-7 to R-8 & R-1]

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4308 was declared closed at 8:29 p.m.

22. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4306 [ZON-1136; Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19] - Third Reading

0141-2019

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4306 be read a third time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4307 [ZON-1138; Simpson, M.; 2150 21 Street NE; R-1 to R-8] - Third Reading

0142-2019

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4307 be read a third time.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Zoning Amendment Bylaw No. 4308 [ZON-1139; Green, S.; 1461 17 Street SE; R-7 to R-8 & R-1] - Third and Final Readings

0143-2019

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4308 be read a third and final time.

CARRIED UNANIMOUSLY

23. HEARINGS

1. Development Variance Permit Application No. VP-495 [Muto Holdings Ltd.; 1, 10, 15, 17, 18, 23 and 30 - 481 Highway 97B NE; Site Coverage Variance]

0144-2019

Moved: Councillor Lindgren
Seconded: Councillor Cannon

THAT: Development Variance Permit Application No. VP-495 be authorized for issuance for Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP5053, Except Plan EPS2062, Phases 1 - 11; and Strata Lots 14, 24 & 25, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPS2062, which will vary Mobile Home Park No. 1435 as follows:

- 1. Section 4.06 Site Coverage - increase the maximum site coverage from 35% to 45%.

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

Submissions were called for at this time.

R. Muto, the applicant, outlined the application and was available to answer questions from Council.

N. Harisch, President, Salmon Arm Museum and Heritage Association - letter dated February 21, 20109 - VP-495.

Following three calls for submissions and questions from Council, the Hearing was closed at 9:12 p.m. and the motion was:

CARRIED UNANIMOUSLY

2. Development Variance Permit Application No. VP-488 [Kawalle, A. & Y.; 1631 Auto Road SE; Servicing Variance]

0145-2019

Moved: Councillor Wallace Richmond
Seconded: Councillor Flynn

THAT: Development Variance Permit Application No. VP-488 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP67710, Except Plan KAP78170 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

- 1. Waive the requirement to construct a sidewalk along the south half of 16 Street SE for the entire frontage of the subject property;
- 2. Waive the requirement to provide a fire hydrant on Auto Road SE; and
- 3. Waive the requirement to upgrade the north half of Auto Road SE to the Urban Interim Arterial Standard along the entire frontage of the subject property

AND THAT: Issuance of Development Variance Permit No. VP-488 be withheld subject to the registration of a Section 219 Land Title Act Covenant restricting any further subdivision or development on proposed Lot 1 until the lot is fully serviced to City standards.

23. HEARINGS - continued

2. Development Variance Permit Application No. VP-488 [Kawalle, A. & Y.; 1631 Auto Road SE; Servicing Variance] - continued

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

Submissions were called for at this time.

A. Kawalle, the applicant, outlined the application and was available to answer questions from Council.

Councillor Wallace Richmond left the meeting at 9:14 p.m.

Following three calls for submissions and questions from Council, the Hearing was closed at 9:15 p.m.

Councillor Wallace Richmond returned at 9:16 p.m.

The motion was:

CARRIED UNANIMOUSLY

24. QUESTION AND ANSWER PERIOD

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

25. ADJOURNMENT

0146-2019

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of February 25, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:17 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Adopted by Council the day of _____, 2019.

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Item 6.1

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of March 4, 2019 be received as information.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held in Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Monday, March 4, 2019.

PRESENT:

Mayor A. Harrison
 Councillor C. Eliason
 Councillor S. Lindgren
 Councillor L. Wallace Richmond
 Councillor D. Cannon
 Councillor K. Flynn (left the meeting at 9:21 a.m.)
 Councillor T. Lavery

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

ABSENT:

1. CALL TO ORDER

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

2. REVIEW OF THE AGENDA

3. DECLARATION OF INTEREST

Councillor Flynn declared a conflict with Item 5.2 as the applicants are clients of his firm.

4. PRESENTATIONS

5. REPORTS

1. Development Variance Permit Application No. VP-491 [Canoe Beach Properties Ltd. & 0753219 BC Ltd./Tarnow, K.; 4400 & 4600 Canoe Beach Drive NE; Bylaw Variance]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-491 be authorized for issuance for Lots 1 and 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538, which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 and Mobile Home Park Bylaw No. 1435 as follows:

5. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-491 [Canoe Beach Properties Ltd. & 0753219 BC Ltd./Tarnow, K.; 4400 & 4600 Canoe Beach Drive NE; Bylaw Variance] - continued**

1. Bylaw No. 4163 - Section 4.0 Servicing Requirements - waive the requirement to upgrade the Canoe Beach Drive frontage of Lot 1, Plan 3538 to the RD-14 Canoe Beach Drive Standard; and

2. Bylaw No. 1435 -

Section 4.04(1) Mobile Home Space - reduce the minimum mobile space from 465 m² to 300 m²;

Section 4.04(2) Mobile Home Space (Width) - reduce the minimum width for a mobile home space from 13.5 m (for a single wide) and 15.0 m (for a double wide) to 4.0 m for both;

Section 4.06 Site Coverage - increase the maximum site coverage of all mobile homes, additions and building area from 35% to 45%;

Section 4.07 Buffer Area - waive the requirement to provide a minimum 7.5 m in the buffer width;

Section 4.08 Fencing - waive the requirement to install perimeter fencing along the Canoe Beach Drive frontage, the future 45 Street frontages, and along the west parcel boundary of Lot 1, Plan 3538; and

Section 4.17 Recreation Area - waive the requirement to provide a recreation area.

K. Tarnow, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED

Councillors Wallace Richmond and Lindgren Opposed

Councillor Flynn declared a conflict and left the meeting at 9:21 a.m.

2. **Development Variance Permit Application No. VP-493 [Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance**

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-493 be authorized for issuance for Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade (construct sidewalk) the south half of 52 Avenue NE for the entire frontage of the subject property; and

5. REPORTS - continued2. Development Variance Permit Application No. VP-493 [Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance - continued

2. Reduce the minimum width requirement for a panhandle from 6.0 m to 5.3 m, as shown in Schedule "A" of the staff report dated February 22, 2019.

J. Johnson, the agent, outlined the application and was available to answer questions from the Committee.

C. Brown, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. FOR INFORMATION7. IN CAMERA8. LATE ITEMS9. ADJOURNMENT

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of March 4, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:35 a.m.

Minutes received as information by Council
at their Regular Meeting of _____, 2019.

Mayor Alan Harrison
Chair

Item 6.2

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Downtown Parking Commission Meeting Minutes of February 26, 2019, be received as information.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF SALMON ARM

Minutes of the **Downtown Parking Commission** Meeting held in Room 100 at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Tuesday, February 26, 2019.**

PRESENT:

Regan Ready	Member at Large
Bill Laird	Member at Large
Cathy Ingebrigtsen	Member at Large
Heather Finn	Downtown Salmon Arm Representative
Gerald Foreman	Downtown Salmon Arm Representative
Jacque Gaudreau	Downtown Salmon Arm Representative, Chair
Jenn Wilson	Resource Personnel, City Engineer
Marcel Bedard	Resource Personnel, Bylaw Officer
Rob Niewenhuizen	Resource Personnel, Director of Engineering & Public Works

ABSENT:

Chad Eliason	Councillor, City of Salmon Arm
Vic Hamilton	Member at Large

GUEST:

The meeting was called to order at 8:00 a.m. by Chairperson Jacque Gaudreau.

1. INTRODUCTIONS AND WELCOME
2. PRESENTATIONS
3. APPROVAL/CHANGES/ADDITIONS TO AGENDA
4. APPROVAL OF MINUTES FROM JANUARY 15, 2019

Moved: Regan Ready

Seconded: Gerald Foreman

THAT: the Downtown Parking Commission Meeting Minutes of January 15, 2019 be adopted as circulated.

CARRIED UNANIMOUSLY

5. **OLD BUSINESS ARISING FROM MINUTES**

6. **NEW BUSINESS - Discussion**

1) **DPC Commission Appointment (Member at Large)**

Members Vic Hamilton, Cathy Ingebrigston, Regan Ready and Bill Laird have been appointed by Council for an additional term from February 27, 2019 to February 27, 2021.

2) **Down Town Salmon Arm Commission Appointment (June Stewart)**

Downtown Salmon Arm Board has recommended that June Stewart be appointed to the Downtown Parking Commission as the fourth Downtown Salmon Arm representative.

3) **Review: City of Vernon Parking Implementation Strategy (2012)**

The City of Vernon Parking Implementation Strategy was reviewed. The strategy will be discussed at the March 19, 2019 meeting of the Commission.

7. **OTHER BUSINESS**

Trans Canada Highway modifications were discussed as information.

8. **NEXT MEETING - Tuesday, March 19, 2019**

The next meeting of the Downtown Parking Commission will be Tuesday, March 19, 2019.

9. **ADJOURNMENT**

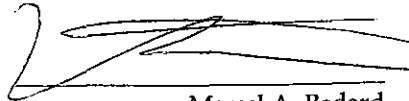
Moved: Regan Ready

Seconded: Gerald Foreman

THAT: the Downtown Parking Commission Meeting of February 26, 2019 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:52 a.m.



Marcel A. Bedard
Bylaw Officer

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Item 6.3

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Community Heritage Commission Meeting Minutes of January 18, 2019, be received as information.

Vote Record

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

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF SALMON ARM

Minutes of the **Community Heritage Commission Meeting** held in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Friday, January 18, 2019** at 2:00 p.m.

PRESENT:

Councillor Debbie Cannon, Chair
 Cindy Malinowski, R.J. Haney Heritage & Museum
 Linda Painchaud, R.J. Haney Heritage & Museum
 Mary Landers
 Jon Turlock, City of Salmon Arm, Planning & Development Officer, Recorder

ABSENT:

Harry Welton
 Pat Kassa, R.J. Haney Heritage & Museum
 Deborah Chapman

GUESTS:

Maureen Shaffer
 Dianne Amble
 Dorothy Rolin
 Tove Jensen
 Frank Bugala
 Lorne Reimer

The meeting was called to order at 2:00 p.m.

1. Introductions

Councillor Debbie Cannon welcomed a delegation from the Dilkusha Heritage Society of BC to the meeting.

2. Presentations

1) Maureen Shaffer, Dilkusha Heritage Society of BC

Maureen Shaffer provided a brief history of Colonel Scott and his property located at 720 - 22 Street NE which he named Dilkusha (later known as the Orchard House). Maureen also explained the Dilkusha Heritage Society's proposal for a Memory Garden honoring the Dilkusha story that would form part of the City's new recreational development at this location. Commission members expressed their support for the Memory Garden and offered to assist the Dilkusha Heritage Society with developing its proposal.

3. Approval of Agenda and Additional Items

Moved: Mary Landers

Seconded: Linda Painchaud

THAT: the Community Heritage Commission Meeting Agenda of January 18, 2019, be approved.

CARRIED UNANIMOUSLY

4. Approval of Minutes of December 14, 2018, Community Heritage Commission Meeting

Moved: Cindy Malinowski

Seconded: Linda Painchaud

THAT: the minutes of the Community Heritage Commission Meeting of December 14, 2018 be approved.

CARRIED UNANIMOUSLY

5. Old Business /Arising from minutes

1) Heritage Inventory

The Commission discussed Pat Kassa's review of the Heritage Inventory and agreed that the photographic portion of the inventory should be addressed first. Linda Painchaud will prepare a detailed summary of the sites requiring additional and/or updated photographs for the Commission's next meeting in February.

2) City of Salmon Arm Word Mark

Councillor Debbie Cannon advised she had reviewed incorporating the City's new Word Mark into the Heritage Plaque template with Councillor Louise Wallace-Richmond and she provided the Commission with a couple of examples. As a number of Commission members were absent, it was agreed that the Commission would have a further discussion on redesigning the template at its meeting in March.

6. New Business

n/a

7. Other Business &/or Roundtable Updates

n/a

8. Next meeting - Friday, February 15, 2019

9. **Adjournment**

The meeting adjourned at 3:25 p.m.



Debbie Cannon, Chair

Received for information by Council on the day of , 2019

Item 7.1

CITY OF SALMON ARM

Date: January 28, 2019

Board in Brief - February, 2019

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond



**COLUMBIA SHUSWAP
REGIONAL DISTRICT**

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February 2019



Web version

Highlights from the Regular Board Meeting

Presentation of Retirement

Gift: Steve Walker

The Chair presented Steve Walker, Building Inspector, a gift and thanked him for his contributions and ten year service to the CSRD.



Introduction of New Building Inspector and New Building Inspection Assistant

The Chair introduced Michelle Boag, Building Inspector, and Loreen Matousek, Building Inspection Assistant, new CSRD staff.

Agricultural Land Commission Regional Seminar

The Board authorized the attendance and expenses for those Directors who choose to attend the Agricultural Land Commission regional one-day seminar for presentations on 2019 changes to the ALC Act and ALC regulations.

Area C South Shuswap Boundary Analysis Final Report

Allan Neilsen of Nielsen Strategies Inc., presented the Area C Boundary Analysis Final Report study and the four potential boundaries examined. The Board supported Option 3 (Incorporation study for Blind Bay/Sorrento) as outlined in the Area C Boundary Analysis Report document, including a request to the Minister of Municipal Affairs for restructure funding for an Incorporation Study for Blind Bay/Sorrento, Option 3. It will also be conveyed to the Minister of Municipal Affairs that if it is recognized that Option 3 is not feasible through the Incorporation Committee process or through an Incorporation Referendum, the CSRD Board's default position is that two electoral areas are needed to represent Area C constituents and the Board supports the division of Electoral Area C into two electoral areas. [View report.](#) [View press release.](#)

Electoral Area Feasibility Study Fund - Area C Initiatives

The Board authorized access to the Electoral Area Feasibility Study Fund in the amount up to \$20,000 for a feasibility study to determine if there is sufficient community support for establishing a new service to provide annual funding to the Arts Council for the South Shuswap exists in the support of the many arts and cultural services that the Arts Council provides.

Another up to \$20,000 was approved also for a feasibility study to determine if sufficient community support for establishing a new service to provide annual funding to the North and South Shuswap Community Resources Association exists in support of the programs that are offered for children, youth and families in recreational, sport, culture, early year intervention and family support areas. [View report.](#)

Board on the Road 2019

The Board approved that Board on the Road for May 2019 will be held in Electoral Area F (North Shuswap) at the Scotch Creek Fire Hall. **View report.**

Sicamous to Armstrong Rail Trail - Canada Infrastructure Grant Application

The Board approved staff recommendation to submit an application for grant funding through the Investing in Canada Infrastructure Program - British Columbia - Rural and Northern Communities Infrastructure fund to a maximum amount of \$13,000,000 to fund 100% of the eligible costs to construct a non-motorized greenway trail along the rail trail corridor between the communities of Sicamous and Armstrong. **View report. View press release.**

UBCM Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning Grant Application

The Board authorized staff to apply for a Community Emergency Preparedness Fund Grant (Flood Mapping Stream) for up to \$150,000 to complete a large-scale screening level risk assessment project to improve flood risk management within the CSRD. The CSRD will provide in-house contributions to support the project and overall grant management.

The Board also authorized staff to enter into an agreement with BGC Engineering Inc. in an amount not to exceed \$150,000 including applicable taxes subject to the receipt of a Community Emergency Preparedness Fund (Flood Mapping Stream) Grant for up to \$150,000 **View report.**

Grant in Aid Requests Approved

The Board approved the following allocations from the 2019 electoral grant-in-aids:
 Area C \$500 SAS Dry Grad 2019 (Graduation celebration)
 Area D \$1,900 Ranchero Deep Creek Community Association (Operational funding)
 Area E \$3,300 Malakwa Community Centre Association (Liability Insurance)
 Area F \$500 SAS Dry Grad 2019 (Graduation celebration)

View report.

Golden and Area A Trail Alliance Economic Opportunity Fund Resource Request and Sole Source Contract Award

Subject to a supporting resolution from the Town of Golden, the Board approved funding of \$35,000 annually from the Golden and Area A Economic Opportunity Fund in the years 2019, 2020 and 2021 to facilitate the establishment of a Trail Alliance organization. also, subject to funding approval, the Board authorized the CSRD enter into an agreement with LARCH Landscape Architecture Authentic Mountain Design for consultative services to establish and administer a Golden & Area A Trail Alliance organization for a one year term effective March 1, 2019 to February 29, 2020, for a total cost of \$29,930 plus applicable taxes, with the option to extend the agreement for an additional two year term at the same terms, costs and conditions (plus an

annual increase not exceeding BC CPI (All Items) expiring on February 28, 2022. **View report.**

Groundwater Monitoring in the Nicholson Aquifer

The Board authorized the expenditure from the Special Projects budget in the amount of \$10,000 as a contribution in partnership with Interior Health for the delivery of a groundwater aquifer monitoring program in 2019 in the community of Nicholson in Electoral Area A. **View report.**

Dog Control Services Re-Established

The Board authorized staff to enter into an agreement with The British Columbia Corps of Commissioners for Dog Control Services in Electoral Area C, the Rancho area of Electoral Area D and the Dangerous Dog Control Service in Electoral Area F for a three year term, commencing March 1, 2019 to February 28, 2022 for a total cost of \$136,420.

With that, the CSRD will also be entering into an agreement with the City of Enderby for dog kennel facilities to support Dog Control services in Electoral Area C, the Rancho area of Electoral Area D and Dangerous Dog control in Electoral Area F commencing March 1, 2019 for a three year term for a total cost of \$4,500 plus applicable taxes with the option to extend for an additional two year term. **View report.**



LAND USE MATTERS

Agricultural Land Commission (ALC) Applications

Electoral Area E: Agricultural Land Commission (ALC) Application Section 30(1) - Exclusion LC2560E (Baumgartner) 5459 Trans Canada Highway, Perry River

The subject property is located at 5459 Prosh Frontage Road, in the Perry River area of Electoral Area E. The owner wants to subdivide and sell 2.0 ha of the 19.97 ha subject property to Mustang Powder Lodge Inc. Approximately 89% of the subject property is within the ALR with 2.65 % or 0.53 ha of ALR being within the proposed lot. The owner has applied to exclude the 0.53 ha from the ALR in order to proceed with subdivision. The Board agreed with staff recommendation for approval and will now be forwarded to the ALC for final decision. **View report.**

Development Variance Permits (DVP's)

Electoral Area A: Development Variance Permit No. 641-33 (Blueberry Hill Land Co. Ltd.) 1962 Palumbo Heights Drive, Nicholson

The applicant has applied for a subdivision to create two new lots (File: 2013-04824A). These lots are 1.75 ha and 1.26 ha in size. Both proposed lots contain a primary residence. A second residence was constructed on Proposed Lot 2 prior to subdivision completion along with a water system which services both residences. The applicant has applied for a Development Variance Permit (DVP) to waive a number of requirements in CSRD Subdivision Servicing Bylaw No. 641 related to the new water system on Proposed Lot 2. The applicant has opted not to provide a report by a Qualified Professional in support of these variance requests. In light of this, staff proposed that issuance of the DVP be denied and the Board supported that recommendation. **View report.**

Electoral Area C: Development Variance Permit No. 701-82 1374 Gillespie Road, Sorrento

The property has an existing single family dwelling and attached deck situated near Shuswap Lake. The owners want to demolish the existing single family dwelling and rebuild on the existing foundation with an addition added onto the single family dwelling on the southwest side, away from Shuswap Lake. The existing deck and proposed single family dwelling footprint are within various parcel line setbacks and require the approval of three setback variances prior to construction. The Board approved issuance of the DVP. **View report.**

Electoral Area C: Development Variance Permit No. 701-83 (Gallant) 2401 Blind Bay Road, Blind Bay

The owners are proposing to demolish the existing single family dwelling and construct a new single family dwelling with an attached deck and garage. The owners are also proposing to construct a stacked rock retaining wall along the foreshore of the subject property for shoreline erosion protection. Retaining walls that are 1.2 m or greater in height are required to meet the setback regulations in the zoning bylaw.

The proposed retaining wall is up to 1.5 m in height and the Board approved issuance of a DVP to vary the rear and both interior side parcel line setbacks. **View report.**

Zoning, OCP and Land Use Amendments

Electoral Area B: Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13 3069 Trans Canada Hwy, West Revelstoke

The proposal is to rezone 2.3 ha of Crown land, situated east and adjacent to the existing Boulder Mountain Resort property, from RSC - Rural Resource to HC - Highway Commercial; to permit tenting sites for the camping season. The proposal also includes new tourist cabins on the west side of the Boulder Mountain Resort (BMR) property, ten in the form of park model buildings and three stick built. Two of the proposed stick built cabins are over the permitted floor area for a tourist cabin and a site specific regulation under the HC zone is proposed to allow for a maximum of two 150 m² tourist cabins on the subject property. The bylaw also proposes to amend the definition of a tourist cabin to include park model as a permitted building type; and amend the HC and RC1 - Resort Commercial 1 zones by removing camping spaces from the additional servicing and lot size density restriction and base this density restriction on tourist cabins alone. The bylaw was amended at second reading to clearly list and outline the correct lettering in Section 5.12 (1), to reflect the addition of lodge and tourist cabin as principal uses. After public consultation and referral to various agencies, the Board gave the zoning amendment third reading and will now be submitted to the Ministry of Transportation for statutory approval and once received, will go back to the Board for adoption. **View report.**

Electoral Area B: Electoral Area B Zoning Amendment (Revelstoke Backcountry Guides) Bylaw No. 851-14 Unsurveyed Crown land, Twin Butte area, East of Revelstoke

This proposal is to rezone 0.07 hectares of Crown land from RSC - Rural Resource to RC2 - Resort Commercial 2; to permit an intensive use site for a tenured backcountry skiing operation, which will include a backcountry lodge and accessory structures. After public consultation, the Board gave third reading and adopted this bylaw amendment. **View report.**

Electoral Area C: Electoral Area 'C' Official Community Plan Amendment (Landev Properties Corp) Bylaw No. 725-14 & South Shuswap Zoning Amendment (Landev Properties Corp) Bylaw No. 701-88 1302 Trans Canada Highway and 1295 Notch Hill Road, Sorrento

The proposal is to amend the Electoral Area 'C' Official Community Plan Bylaw No. 725 (BL725) and the South Shuswap Zoning Bylaw No. 701 (BL701) to allow increased density for a future development of small residential lots and commercial development fronting the Trans-Canada Highway. The owners of the four subject properties propose to create a bare land strata development with a medium density

residential use in Development Area 1 and a commercial development in Development Area 2.

Staff have reviewed the referral responses and the outstanding issues identified in the staff report at first reading, and have determined that certain amendments to the zoning amendment bylaw (BL701- 88) are required in order to address outstanding concerns. The Board gave the Bylaw No. 725-14 second reading and Bylaw No. 701-88 second reading, as amended, and delegated a public hearing be held for both bylaws. **View report.**

Electoral Area C: Electoral Area C Official Community Plan Amendment (Shuswap Country Estates) Bylaw No. 725-12 1885 Tappen Notch Hill Road, Carlin

The applicant has applied for an Official Community Plan amendment to re-designate the subject properties. Shuswap Country Estates is a manufactured home community. The applicant is seeking to expand the manufactured home community onto the property to the south and to further subdivide that property into 3 large rural lots. The Board gave the amendments third reading and adopted the bylaw. **View report,**

Electoral Area C: Electoral Area C Official Community Plan Amendment (Zappone) Bylaw No. 725-15 3453 Ford Road, Tappen

The owners of the subject property have made application to subdivide a 2 ha parcel from the 18.27 ha parent parcel. One of the conditions of subdivision approval is successful redesignation of the parcel from MH – Medium Holdings to RR2 – Rural Residential 2. The Board gave Bylaw No. 725-15 first reading and directed staff to refer the bylaw to agencies and First Nations for comment. **View report.**

Electoral Area D: Salmon Valley Land Use Amendment (Desimone/McMullen) Bylaw No. 2559 5781 Highway 97, Falkland

This property is currently zoned C-Commercial in Salmon Valley Land Use Bylaw No. 2500. A two-storey, two-family dwelling was built on the property in 2009; it consists of one self-contained dwelling per floor. The owners have applied to redesignate and rezone the property from C-Commercial to RS-Single and Two Family Residential in order to recognize the current two-family dwelling use on the property. The Board gave this land use amendment second reading and now a public hearing will be held. **View report.**

Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment (Yakashiro) Bylaw No. 825-39 #8, 1022 Scotch Creek Wharf Road, Scotch Creek

The applicant is planning to rebuild a new single family dwelling on Strata Lot 8, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227. Unfortunately, the proposed building exceeds the parcel coverage for the R1 zone. The applicant is proposing a site specific amendment to the R1 zone to allow for a parcel coverage of 82.2%, as well as setback variances that will permit the proposed house to be constructed on the subject property. After public consultation the Board gave third reading and adopted the bylaw amendment. **View report.**

Electoral Areas C, E & F: Lakes Zoning Amendment (CSRD) Bylaw No. 900-25 Electoral Areas C, E & F

Development Services staff is proposing to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) by increasing the total upward facing surface area of a floating or fixed dock in foreshore residential zones from 24 m² to 30 m², increasing the width of a floating or fixed dock surface in all zones from 3 m to 3.05 m and increasing the width of a permanent or removable walkway surface in all zones from 1.5 m to 1.52 m. The Board gave the amendment second reading, as amended, and will now go to public hearing for public input. The Board also approved staff recommendation to amend Area C Official Community Plan No. 725, Area F Official Community Plan No. 830 and Area E Official Community Plan No. 840 to include policies which support public access along the foreshore in the Foreshore and Water Development Permit Area guidelines. **View report.**

NEXT BOARD MEETING

Thursday, March 21, 2019 at 9:30 AM

CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm, BC



Columbia Shuswap Regional District
555 Harbourfront Drive NE, PO Box 978
Salmon Arm, BC V1E 4P1
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Item 8.1

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council appoint David Gonella, Executive Director of the Salmon Arm Roots and Blues Festival, to act as a City of Salmon Arm representative to the Shuswap Tourism Board.

Vote Record

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

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Council

DATE: March 5, 2019

SUBJECT: Appointment of David Gonella to Shuswap Tourism Board

MOTION FOR CONSIDERATION:

THAT: Council appoint David Gonella, Executive Director of the Salmon Arm Roots and Blues Festival, to act as a City of Salmon Arm representative to the Shuswap Tourism Board.

BACKGROUND:

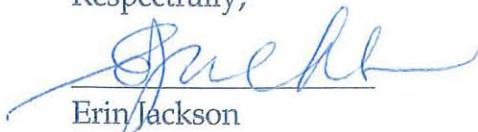
The Columbia Shuswap Regional District (CSRD) manages Shuswap Tourism, a community based destination management and marketing organization which assists in tourism development and marketing and promotional services for tourism businesses and operators within the geographic boundaries of Chase, Enderby, Salmon Arm, Sicamous, and CSRD Electoral Areas C, D, E, and F.

Councillor Cannon was appointed in 2018 to represent Council on the Shuswap Tourism Board, however, there is also an opportunity, at this time, to appoint a City of Salmon Arm Tourism Sector representative.

David Gonella, Executive Director of the Salmon Arm Roots and Blues Festival has expressed an interest in participating in this role and brings with him an extensive background in the tourism industry.

It is recommended that the Motion for Consideration be adopted.

Respectfully,



Erin Jackson
Director of Corporate Services

Item 8.2

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council award the 5 Avenue SW Realignment project to D Webb Contracting Ltd., in accordance with the terms and conditions of their tender in the amount of \$135,050.00 plus taxes as applicable.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

TO: His Worship Mayor Harrison and Members of Council
 FROM: Robert Niewenhuizen, Director of Engineering and Public Works
 PREPARED BY: Tim Perepolkin, Capital Works Supervisor
 DATE: March 04, 2019
 SUBJECT: **PROJECT AWARD - 5 AVENUE S.W. RE-ALIGNMENT**

STAFF RECOMMENDATION

THAT: Council award the 5 Ave SW Realignment project to D Webb Contracting Ltd., in accordance with the terms and conditions of their tender in the amount of \$ 135,050.00 plus taxes as applicable.

BACKGROUND

In 2015 The City issued an RFP for Feasibility Study and Detailed Design services to address slope stability issues along the south side of 5 Avenue SW, between Christison Road and 60 Street SW. Three remedial options were explored with re-alignment of the 5 Avenue intersection at Christison Road being selected as the most cost effective feasible option. The design for this project was completed in 2015-16.

To facilitate the re-alignment of the intersection, property acquisition was required from adjacent property owner. The necessary property acquisition and Agricultural Land Commission approvals have now all been completed allowing this project to proceed to construction.

An invitation to tender was issued on February 01, 2019.

The Tender closed on February 28, 2019, at which time the City received eight (8) compliant submissions, with results as follows:

Company	Tender Amount (excluding applicable taxes)
D Webb Contracting Ltd.	\$ 135,050.00
Little Projects Ltd.	\$ 135,428.60
General Assembly Excavating Ltd.	\$ 142,678.61
Blackburn Excavating Ltd.	\$ 151,771.73
R355 Enterprises Ltd.	\$ 165,023.60
Mountain Side Earthworks Ltd.	\$ 171,534.94
Arise Contracting Inc.	\$ 212,478.92
BA Dawson Blacktop Ltd.	\$ 328,137.00
<i>OnSite Engineering Estimate</i>	<i>\$ 128,597.30</i>

PROJECT AWARD – 5 AVENUE S.W. RE-ALIGNMENT

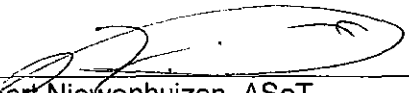
Page 2

The lowest tendered price is within the approved 2019 Budget (\$235,000). Budget amounts include all costs associated with the project including property acquisition, hydro/tel/cable/gas relocations, construction works, geotechnical and civil engineering.

The tender submissions were reviewed and evaluated by the City's project manager Onsite Engineering Ltd. and in consultation with City staff.

The completion date specified in the tender was October 1, 2019. D Webb Contracting Ltd. has not provided a construction start date, however, they have indicated in their tender that the project will take 5 consecutive weeks to complete once started. Upon contract award, hydro and telus will proceed with necessary relocation of their infrastructure to facilitate the road realignment works.

Respectfully submitted,



Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

CLIENT. **CITY OF SALMON ARM**

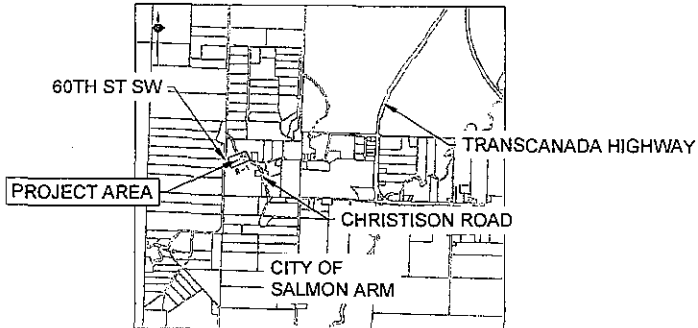
DESCRIPTION. **5TH AVENUE SW REALIGNMENT, SALMON ARM, BC**

OEL Project No. **7-34**

COSA File No. **2018-32**

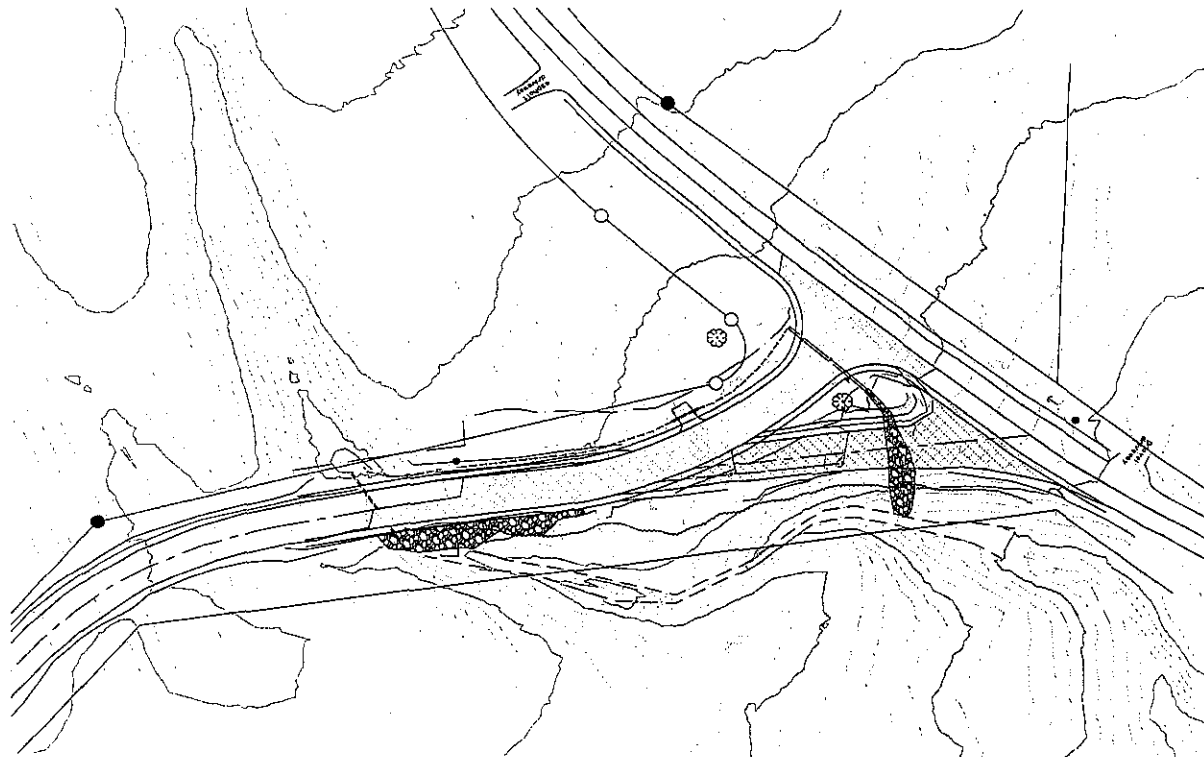
DRAWING INDEX

- 7-34-002 5TH AVE SW NOTES
- 7-34-003 5TH AVE SW ROADWORKS PLAN/PROFILE
- 7-34-004 5TH AVE SW ROADWORKS CROSS DRAIN AND SECTION DETAILS
- 7-33-005 5TH AVE SW ROADWORKS INTERSECTION RETURN DETAILS



LOCATION PLAN

N.T.S



SITE PLAN

SCALE: 1:500

PREPARED FOR:



PREPARED BY:

ONSITE
ENGINEERING LTD.

INTERIOR OPERATIONS
#201-231 TRANS CANADA HWY
SALMON ARM, BC, V1E 4R1
PH.: 250-833-5643 FAX: 866-235-6943

Item 8.3

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council approve the purchase of the Unit #85 Wide Area Mower replacement, from Rollins Machinery Ltd. for the quoted amount of \$127,590.40 including taxes.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF
SALMON ARM

File: ENG2019- Equipment

TO: His Worship Mayor Harrison and Members of Council

FROM: Rob Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Darin Gerow, Manager of Roads & Parks

DATE: March 4, 2019,

SUBJECT: **Purchase Recommendation for Replacement of Unit # 85 – Wide Area Mower**

RECOMMENDATION:

THAT: Council approve the purchase of the Unit #85 Wide Area Mower replacement, from Rollins Machinery Ltd. for the quoted amount of \$127,590.40 including taxes.

BACKGROUND:

The City of Salmon Arm Public Works utilizes the wide area mower to cut sports fields and grassed parks. This unit comes with cutting width of 4.88 meters (16 feet), resulting in an extreme increase of time savings versus utilizing a smaller lawn mower. Throughout the summer months while sports fields are active, this mower operates 5 days a week.

A request for Quotation was advertised on BC Bid February 5, 2019 for the supply of a Wide Area mower. Two (2) companies quoted, and were received on Thursday February 28, 2019, as follows:

Company	Model	Sub-Total Price	Trade In Value	Price Incl. Tax
Rollins machinery Ltd.	2019 Jacobsen HR800	\$ 138,920.00	\$ 25,000.00	\$ 127,590.40
Oakcreek Golf & Turf LP	2019 Toro Groundmaster 5910	\$ 157,520.00	\$ 12,600.00	\$ 162,310.40

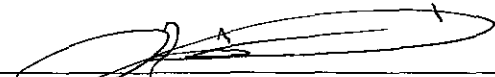
Both quotes submitted met a vast majority of specifications as set out in the RFQ. One notable difference was the fuel economy. The Jacobsen HR800 has specified a significantly lower fuel consumption. Our current unit is a 2009 Toro Groundmaster 5910 and has proven itself a reliable, and favorable piece of equipment. Staff checked into references who have utilized the Jacobsen HR800 to which all positive comments were received.

Purchase Recommendation for Replacement of Unit # 63 – Tandem Axle Dump/Sander Truck
Page 2

Rollins Machinery Ltd. is based out of Langley, BC and has supplied units to many municipalities. All warranty work would be completed in Langley.

The approved funding for this purchase is \$170,000.00 from the 2019 Machinery & Equipment Capital budget. We recommend that the purchase of Unit #85 Wide Area Mower replacement be awarded to Rollins Machinery Ltd. for the quoted amount of \$127,590.40 including taxes.

Respectfully Submitted,



Rob Niewenhuizen
Director of Engineering and Public Works

cc Chelsea Van De Cappelle, CFO

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Item 8.4

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council approve the purchase of a new 45hp Flygt Sewerage Pump for the Mosquito Park Sewer Lift Station from Electric Motors & Pump Service Ltd., (EMPS) for the quoted total price of \$46,847.00 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of a new 45hp Flygt Sewerage Pump to authorize sole sourcing of same to EMPS.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

TO: His Worship Mayor Harrison and Members of Council
 FROM: Robert Niewenhuizen, Director of Engineering and Public Works
 PREPARED BY: Tim Perepolkin, Capital Works Supervisor
 DATE: February 07, 2019
 SUBJECT: **NEW PUMP PURCHASE – MOSQUITO PARK LIFT STATION**

STAFF RECOMMENDATION

THAT: Council approve the purchase of a new 45hp Flygt Sewerage Pump for the Mosquito Park Sewer Lift Station from Electric Motors & Pump Service Ltd., (EMPS) for the quoted total price of \$46,847.00 plus taxes as applicable;

AND THAT: The City's Purchasing Policy No. 7.13 be waived in the procurement of a new 45hp Flygt Sewerage Pump to authorize sole sourcing of same to EMPS.

BACKGROUND

The Mosquito Park Lift Station is the primary station in Canoe and one of the City's 6 sanitary lift stations. The City utilizes Flygt pumps exclusively in all of its lift stations. Each station is equipped with 2 pumps that alternate providing backup should one fail.

The pumps at this station were installed in 1996, one was replaced in 2017 and the second is due for replacement. A new 45hp Flygt pump was included in the approved 2019 budget.

STAFF COMMENTS

EMPS is the only supplier of Flygt pumps in the Okanagan/Shuswap, they are a Kelowna based company and have been providing pumps and maintenance service to the City for years. They have been directly involved in reviewing the specifications required for the replacement pump to meet our needs. As such staff views this as a sole source project under Policy No. 7.13 Section 3 whereby it is a non-competitive situation due to the proprietary nature of Flygt pumps.

Delivery time for the pump is approximately 12 weeks from time of award.

Respectfully submitted,



Robert Niewenhuizen, ASCT
 Director of Engineering and Public Works

INFORMATIONAL CORRESPONDENCE - MARCH 11, 2019

- | | | |
|-----|---|---|
| 1. | Building Department - Building Statistics - February 2019 | N |
| 2. | Building Department - Building Permits - Yearly Statistics | N |
| 3. | K. Pearson, Director of Development Services - letter dated March 1, 2019 - Property Bylaws | N |
| 4. | W. Welter, Innovation Catalyst - letter dated February 19, 2019 - Visual messaging | N |
| 5. | K. Nayki - online form dated February 22, 2019 - Cats and the decline of song birds | N |
| 6. | J. & E. Dergousoff - letter received February 26, 2019 - Future Recreation Centre | N |
| 7. | A. Carson, L. Roy, B. Wilkins, A. Turland, V. Hamilton, E. Taylor, K. Strangeways, M. Russell, Salmon Arm Masters Waves Swim Club Executive - letter dated February 20, 2019 - Future Recreation Centre | N |
| 8. | K. Neil - letter dated February 19, 2019 - Wild Soles Trail Running Race Series in Salmon Arm | A |
| 9. | B. Swenson, President, Shuswap Vintage Car Club - email dated February 27, 2019 - Vintage Car Club Request | R |
| 10. | L. Wong, Manager, Downtown Salmon Arm - letter dated March 4, 2019 - Askews Downtown Community Clean Up | N |
| 11. | L. Wong, Manager, Downtown Salmon Arm - letter dated March 4, 2019 - 7-11 Building on Trans Canada Highway | R |
| 12. | E. Vieira, Fraser Basin Council - Draft Meeting Summary for the 2019 Shuswap Trails Roundtable | N |
| 13. | A. Slater, Executive Director, SILGA - letter dated February 21, 2019 - 2021 Southern Interior Local Government Association AGM and Convention | A |
| 14. | R. Kariz, BC Hydro Vegetation Management Specialist - February, 2019 - Summary of BC Hydro Vegetation Management within the City of Salmon Arm | N |
| 15. | K. Landert, Senior Public Relations Specialist, Boating BC Association - email dated March 4, 2019 - Boating BC Association - Passage of Abandoned Vessels Act | N |
| 16. | T. Rysz, Mayor, District of Sicamous - letter dated February 28, 2019 - Request for support of Resolution for 2019 SILGA - Gas prices | R |
| 17. | T. Rysz, Mayor, District of Sicamous - letter dated February 28, 2019 - Request for support of Resolution for 2019 SILGA - Backcountry Closures | R |

N = No Action Required
A = Action Requested

S = Staff has Responded
R = Response Required

)

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Item 11.2

CITY OF SALMON ARM

Date: March 11, 2019

E. McDonald, President, Shuswap Naturalist Club, J. Aitken, President & S. Weaver, Director, Salmon Arm Bay Nature Enhancement Society – letter dated February 8, 2019 – Request for restriction of recreational drones on the Salmon Arm Foreshore

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond



Shuswap Naturalist Club
1740 16th St. NE, Salmon Arm, B.C. V1E 3Z7



Salmon Arm Bay Nature Enhancement Society
PO Box 27, Salmon Arm, BC V1E 4N2

February 8, 2019

Mayor and Members of Council
City of Salmon Arm
Salmon Arm, B.C.

REQUEST FOR RESTRICTION OF RECREATIONAL DRONES ON THE SALMON ARM FORESHORE

We are requesting that the City erect signs prohibiting the use of recreational drones at the entrance to Peter Jannink Park, at the Wharf area and at the start of the bird sanctuary path.

In the last year there have been concerns voiced concerning the use of recreational drones along the Salmon Arm foreshore. Incidents have been reported to us at both Peter Jannink Park and the wharf where wildlife, including Western Grebes and Ospreys, were being disturbed. In one case a drone was hovering over the Osprey nest at the wharf, greatly distressing the Osprey in the nest.

We raised this matter at the City's Environmental Advisory Committee. After researching the topic, the Committee passed the following resolution at its December 6, 2018 meeting: "That the Environmental Advisory Committee supports SABNES and Shuswap Naturalist Club's request to Council regarding the installation of signs restricting drone use in specified areas."

We understand that new federal regulations are being implemented that will lead to greater training for drone operators. This may reduce the incidence of problems; however, we believe it is essential to designate certain areas around the bay as prohibited to recreational drones.

It is illegal to operate recreational drones in all National Parks in Canada, and Nature Trust advises us that in Nature Trust conservation areas the use of recreational drones is prohibited. Flying drones over nests can drive adult birds away, leading to abandonment of vulnerable eggs and chicks.

The Salmon Arm Bay has been deemed "one of the best birding area in the interior of B.C." The bay is the last remaining nesting site in B.C. for Western Grebes and is the largest nesting site in the province for Ring-billed Gulls. The mudflats on the marsh is the prime stopover for shorebirds that have nested in the Arctic and are on their journey to South America. Songbirds that nest in the marsh include swallows, Red-winged Blackbirds, Marsh Wrens, Red-eyed Vireos and Willow Flycatchers. We believe it is essential to do whatever we can to protect these species.

Because the use of drones poses a threat to the success of our productive marsh, we are requesting that the City erect signs prohibiting their use at the entrance to Peter Jannink Park, at the Wharf area and at the start of the bird sanctuary path.

Thank you,
Ed McDonald, President
Shuswap Naturalist Club

Janet Aitken, President Sarah Weaver, Director
Salmon Arm Bay Nature Enhancement Society

11. CORRESPONDENCE

7. **E. McDonald, President, Shuswap Naturalist Club, J. Aitken, President & S. Weaver, Director, Salmon Arm Bay Nature Enhancement Society - letter dated February 8, 2019 - Request for restriction of recreational drones on the Salmon Arm Foreshore**

0138-2019

Moved: Councillor Lavery
Seconded: Councillor Lindgren

WHEREAS flying recreational drones is an increasingly popular hobby that can disturb and pose risks to wildlife in sensitive ecological areas and recreational drones are prohibited in Canada's national parks for similar reasons;

AND WHEREAS there are multiple stakeholders including federal and provincial agencies and complex regulations involved in drone usage;

THEREFORE BE IT RESOLVED that the federal and provincial governments collaborate to provide clarity and options for local governments in restricting the use of drones in local sensitive ecological areas.

CARRIED UNANIMOUSLY

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Item 11.3

CITY OF SALMON ARM

Date: March 11, 2019

J. Henderson, Co-chair of 2019 Ozone Festival – letter dated February 22,
2019 -2019 Ozone Drama Festival

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond



Mayor and Council Members,
City of Salmon Arm,
Box 40, 500 2 Avenue NE,
Salmon arm, V1E 4N2.

February 22, 2019

Your Worship and Councillors;

Once again Shuswap Theatre is privileged to host the 2019 Ozone drama festival. This means that from May 18 to 24 there will be seven evenings of live theatre for people in the Shuswap and throughout the Okanagan to enjoy. Six visiting community theatre groups as well as Shuswap Theatre will present plays that will be judged on their merit by an adjudicator. There will be a wind-up banquet on May 25 where the various awards will be presented.

The festival also means that 12 or 15 members from the visiting theatre groups, as well as others who always attend the Ozone festivals, will spend a part or all of the week in Salmon Arm. This will bring new revenue to the community as the visitors use the hotels, restaurants and shops.

Shuswap Theatre's goal is to present the visiting community theatre groups with first rate hospitality. To this end we are seeking sponsors. I have enclosed the details of the various levels of sponsorship. In 2017, when we last hosted the festival, the Mayor and Council committed to be a festival sponsor. Would you please consider to once again sponsor the festival at that level. I have enclosed a copy of the City's full page advertisement that was included in the 2017 festival program.

Thank you for your continued support of Shuswap Theatre.

Joyce Henderson
Co-chair of 2019 Ozone Festival



Okanagan Zone Festival, May 17 – 25, 2019

Festival Sponsor - \$1,500.00

1. Your business logo will be on all advertising, including posters, programs (full page advertisement), Theatre website, social media and print ads.
2. You will receive verbal recognition at each performance.
3. You will receive two festival passes which includes admission to all performances, Green Room receptions, coffee critiques and final awards banquet.

Performance Sponsor - \$500.00

1. Your business logo will be on all advertising, including posters, programs (1/2 page advertisement), a banner noting official sponsor for a particular production, Theatre website, social media, and print ads.
2. You will receive verbal recognition for that performance.
3. You will receive 4 complimentary passes for your play, the Green Room reception and the coffee critique the next day.

Program Ad Sponsor - \$250.00

1. You will have a business card size ad in the program.
2. You will receive 2 complimentary passes for the night of your choice.

Bea Kirkwood-Hackett beak@shaw.ca 250 838-0230

Joyce Henderson joiceh@shaw.ca 250 832-4127

Co-chairs

Welcome to



Salmon Arm



Salmon Arm is the largest City in the Columbia Shuswap Region and has established itself as a service centre for surrounding communities. The City has a diversified economy inclusive of tourism, forestry, agriculture, manufacturing, and retail trade.

The City provides access to all of the services and infrastructure offered in larger urban centres including Shuswap Lake General Hospital, Okanagan College, Shuswap Regional Airport, a well established industrial park, numerous parks and recreation facilities, and extensive arts and culture events including Shuswap Theatre.

While you are in Salmon Arm we hope that you enjoy the OZone Festival as well as the many attractions that our City has to offer. We have a vast number of hiking and biking trails as well as local markets, farm sales, unique retailers, events and attractions. Our Visitor Information Centre can be contacted for more information at #101, 20 Hudson Avenue NE or at 250-832-2230.



CANADA 150

In celebration of Canada's 150 Birthday, the City of Salmon Arm is hosting a Cross Canada Community Picnic at Canoe Beach on July 1, 2017.

For more information about this and other exciting Canada 150 events check out the Salmon Arm Canada 150 Facebook page at <https://www.facebook.com/salmonarmcanada150/>

FREQUENTLY CALLED NUMBERS

City Information Line	250-833-0377
Animal Control	250-833-8492
Chamber of Commerce	250-832-6247
Community Centre	250-832-4044
Economic Development	250-833-0608
Fire Department Non-emergency	250-803-4060
Library	250-832-6161
Post Office	250-832-3093
Shaw Centre	250-832-4044

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

Phone: 250 803 4000
Fax: 250 803 4041
Email: cityhall@salmonarm.ca
Website: www.salmonarm.ca

Item 11.4

CITY OF SALMON ARM

Date: March 11, 2019

Elks Recreation Children's Camps Society of British Columbia - letter dated
February 27, 2019 - Salmon Arm Air Cadet Squadron - Request to Rent
Space

Vote Record

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

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

Peter Miedema,
Finance Chairman,
Elks Recreation Children's Camps Society of British Columbia

February 27, 2019

Mayor and Council,
City of Salmon Arm,
500 – 2 Ave. NE
Salmon Arm, BC V1E 4N2

Ladies and Gentlemen: Re: Camp Elkcanoe
 4290 Canoe Beach Drive NE

Our Society operates the children's camp at Camp Elkcanoe under the terms of a Lease agreement with the City of Salmon Arm. Through mutual connections of our members who are also active in the Air Cadet movement, we have been approached by the Salmon Arm Air Cadet Squadron to arrange for their use of the camp facilities for their training parade evenings during the month of September through June, as they have been having some difficulty finding suitable accommodation for their training and instruction. The Cadet Squadron would use part of one bunkhouse for office space for the officers, and the main building and one or two of the other bunkhouses on training parade nights for classroom instruction purposes. It is our understanding that the regular parade evening is Wednesday, and perhaps one other evening during the week for various special instruction courses. No cadet use during the summer months of July and August. Initially the squadron will compensate the camp \$250.00 per month, as part compensation for extra utilities and caretaker requirements due to their use. This may be increased to no more than \$500.00 per month should the squadron be in a position to cover this amount. Useage will be from about 6:00 PM to 9:00 PM on parade nights, and will not create any undue noise. The squadron and cadets are covered by a blanket Liability Insurance policy with the Air Cadet League of Canada.

The camp will always be available for the groups of children that come to the camp throughout the summer, and on weekends during the Fall, Winter and Spring months. As this use by the cadets is not full occupancy or a sublet arrangement, it is our understanding that this arrangement is within the terms of our Lease with the City of Salmon Arm.

We respectfully request the consent of City Council to proceed with this arrangement with the Salmon Arm Air Cadet Squadron.

Respectfully,
Elks Recreation Children's Camps Society of British Columbia

Per: Peter Miedema
Finance Chairman

By email to: ejackson@salmonarm.ca

Item 11.5

CITY OF SALMON ARM

Date: March 11, 2019

P. McIntyre-Paul, The Shuswap Trail Alliance - email dated March 1, 2019 -
Updated Foreshore (Raven) Trail Dog Monitoring Report and
Recommendations

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

From: Phil McIntyre-Paul
Sent: March 1, 2019 9:52 AM
To: Chris Larson; Kevin Pearson

Subject: Updated Foreshore (Raven) Trail Dog Monitoring Report and Recommendations

Hi Kevin and Chris and Advisory contacts,

Attached is an updated Foreshore (Raven) Trail Dog Monitoring Report and Recommendations following the Advisory meeting on February 4th. (Meeting notes are included as attachment in the updated report as well as separately for your review.)

The recommendations include suggested shift of the nesting closure period to May 1 - June 30 to better align with peak nesting season. (See notes attached).

They also include reminders of the State-of-the-Bay Conference recommendation and Habitat Compensation recommendation from the original plan. Re the Conference - SABNES is discussing with the Nature Trust and MFLNRO to look for grant funding to update the Habitat Management Plan. This would provide an excellent opportunity to leverage a one-day symposium to bring updated information to that discussion.

Finally - they recommend establishing an ongoing advisory - given the working group was only originally mandated for the initial planning process.

We did follow-up with Peter to see if there was another Dog Walker rep from their original advocacy group. Derek Woodhurst has indicated willingness to represent, so I have included him in this cc for information.

I can now report back to Council, as per the original agreement for 2018 monitoring.

Chris - will you forward this on to the GLC for info?

As for final invoicing on this - I still have funds held to reprint the damaged nesting closure banners. I will hold on this until a final decision on the nesting closure period is made.

With regards,

Phil

--

Phil McIntyre-Paul
The Shuswap Trail Alliance

c/o 250-804-1964
phil@shuswaptrails.com

www.shuswaptrailalliance.com

Foreshore (Raven) Trail Dog Monitoring 2018: REPORT

Prepared by: Phil McIntyre-Paul, The Shuswap Trail Alliance

Updated Version : January 24, 2019

For: City of Salmon Arm (Contact: Kevin Pearson, Director of Planning)

Purpose of 2018 Monitoring: to continue the Foreshore Trail Dog Monitoring program, including summer student surveys, in 2018 and report back to City Council on results at year-end (or earlier, if declining trend is noted as per adaptive plan.) Ref: See - *Raven Foreshore Trail – Domestic Dog Management: Habitat Inventory, Compensation, Monitoring and Adaptive Plan* (January 24, 2017)

Scope of work/Deliverables: Description/Status. . .

- a) Implement summer student survey support for the 2018 season (5 monitor surveys/week x 16 weeks including early morning & evening)
- b) Continue to monitor the trailreport@shuswaptrails.com hotline and animal bylaw control reports
- c) Post updated temporary information bulletins at all trailhead entries (11x17 laminated)
- d) Reconvene monitoring working group to recommend/implement adaptive measures, if/as needed
- e) Administration of monitoring program and working group, and ongoing review/analysis of trail data
- f) Report back to City of Salmon Arm Council and staff on survey monitoring results
- g) Replace spring trailhead closure banners
- h) Monitor water access points off trail and implement barriers with City staff, if warranted

Summary Report and Recommendations:

The *Raven Foreshore Trail – Domestic Dog Management: Habitat Inventory, Compensation, Monitoring and Adaptive Plan* (January 24, 2017) provides a series of recommended actions to manage and monitor walking of dogs on-leash along the Salmon Arm Foreshore Trail to ensure the highest level of compliance and protection of the foreshore habitat. (See *Adaptive Plan Summary below.*)

A third season of monitoring was conducted that included ongoing report tracking through the Shuswap Trail Report Hotline (trailreport@shuswaptrails.com), reporting through the City of Salmon Arm Animal Bylaw Control, and on-site compliance surveys conducted through the summer months.

The spring closure to dogs-on-leash (April 15 – June 15) was maintained with banners installed by SABNES volunteers at all entry points.

Results of 2018 summer surveys (see attached): The Nature Centre Summer Students conducted 47 surveys between June 21 and August 28, 2018. Surveys were conducted during a variety of morning, mid-day, and afternoon periods, as well as on several weekends. No surveys were conducted during the early morning or evenings, however. These time periods should be targeted in future monitoring.

Of a total 1075 people using the trail during survey walks, a total of 120 dogs with trail users were observed. Of these, 26 were non-compliant to the bylaw restrictions (12 off-leash, 14 on leashes greater than 2 m, and 1 in a restricted area - off main trail on boardwalk). Only 3 incidents of feces on trail were observed within the monitoring period.

Results Summary: 90% on-leash compliance (down 8% from 98% in 2017), 99% restricted area compliance (up 7 % from 92% in 2017), 97.5% feces compliance up 14.5% from 83% in 2017. (See *Adaptive Plan Summary below.*)

Trail Report input in 2018 for the Foreshore Raven Trail to the Shuswap Trail Report Hotline to date increased significantly over 2017 with 25 non-compliant dogs in 17 reported incidents including the critical closure period. 15 were off-leash, 6 on trail during nesting closure, and 12 off-trail in restricted areas. 1 long-leash report was also received. (Compared to only 1 report in 2017).

There was noted decline in compliance earlier in the spring, including during the closure period between April 15 and June 15. To monitor and assess this, we propose additional survey targets twice a week during early morning & evening time periods. These were not feasible within the Summer Student schedules, but are recommended to further assess the magnitude of declining non-compliance.

City Animal Bylaw Control Reports – [redacted] reports were submitted through the City Animal Bylaw Control. It is still not clear, however, if this program is maintaining a call database. A review of this program to assess how it might support a system for ongoing reporting is needed.

CONCLUSION: observed number of trail users with dogs increased to 11% of total use during on-site surveys in 2018 summer season (compared to 5% in 2017). **On-leash and overall compliance dropped notably in 2018** (90% & 70%) compared to 2017 (98% & 81%) and the agreed 2016 threshold of 97%. **Corrective actions are required** (e.g. educational reminders, additional signs, barriers, or closures). (See Adaptive Plan Summary below.)

Summary of Recommendations:

Original Recommendations: *Raven Foreshore Trail – Domestic Dog Management: Habitat Inventory, Compensation, Monitoring and Adaptive Plan* (January 24, 2017)

- Continue the monitoring program, including summer student surveys
- Reconvene monitoring working group, as needed
- Maintain spring closure (April 15 – June 15)
- Implement further compensation – building on the current sewer repair compensation initiative (See Habitat Compensation Plan, 2017)
- Implement annual “State-of-the-Bay” Symposium as recommended in the 2004 Habitat Conservation Strategy (See Salmon Arm Bay Habitat Conservation Strategy, 2004, p. 30)
- Allocate annual budget to support ongoing Foreshore trail monitoring and maintenance

Additional Recommendations from 2017 monitoring season:

- Install simple barriers and signage at habitat access points along the main trail
- Conduct a round of public reminders of the dog management adaptive program
- Target addition of early morning and evening monitoring in the summer surveys
- Review City Animal Bylaw Control program to assess how it might support a system for ongoing reporting.

Further Recommendations from 2018 monitoring season:

- Reconvene monitoring working group to assess & assist response to noted decline in compliance
- Implement appropriate responses to mitigate the noted decline in compliance
- Continue to monitor results through fall/winter 2018 and spring/summer 2019
- Include early morning and later evening monitor times

Budget Recommendations: (from January 24, 2017)

- To implement the recommendations in 2017, the following resource needs were projected:

Action:	Resource Need:
Summer student survey support (5 monitor surveys/week x 16 weeks)	\$2250
Annual administration of monitoring program and working group, and ongoing review/analysis of trail report data	City in-kind (or \$1200 outsourced)
Reconvene working group, as needed	Participant in-kind/city chaired
Additional educational signage (4 locations at \$250/sign = \$1000)	\$1000 + City in-kind for installation
Maintain spring closure (April 15 – June 15)	Attach existing banners (SABNES in-kind)
State-of-the-Bay Conference (administration, meeting costs, facilitation)	\$5000

Acknowledgement: Special thanks to the 2018 Nature Centre Summer Staff, Emilyn Sim and Morgan Lapointe, who conducted the 2018 summer foreshore trail dog monitoring surveys and data reporting.

ATTACHMENTS. . .

Foreshore Trail Dog-Monitoring Adaptive Plan Summary: (See: *Raven Foreshore Trail – Domestic Dog Management: Habitat Inventory, Compensation, Monitoring and Adaptive Plan* (January 24, 2017))

Results: what the adaptive management plan is attempting to achieve. . .

- **Goal 1:** Maintain functional ecosystems and where possible, enhance plant and animal resources in concert with the broader resources of the bay area.
- **Goal 2:** Allow compatible public recreational and educational use of the area only to the extent that it does not conflict with Goal 1.

(See Habitat Management Plan, 2004, page 24)

The adaptive plan builds on a testable question: “Will the mitigation effort (new signage for leash and closure restrictions) maintain an appropriate level of compliance for dog walking on the foreshore trail?”

Desired Behaviours: actions by users that are most likely to achieve the results above. . .

- All dogs on restricted (2.0 m) leash on foreshore trail only; no dogs on other trails;
- No dogs off leash (City SA Resolution 0438-2015)
- No dogs between April 15 – June 15
- All dog feces removed

(See Habitat Management Plan, 2004, page 29, City of Salmon Arm Resolution 0438-2015, and City SA Bylaw #2119)

Indicators: what should be measured to determine if the results are being achieved. . .

- Observed compliance to dog access restrictions
- Observed compliance to feces removal
- Signs of dog-related habitat disturbance
- Signs of dog-related wildlife displacement

Limits of Acceptable Change: agreed upon limit of change to the above indicators, beyond which corrective actions would be required. Agreed the acceptable limits varied depending on the potential risk and severity of harm.

- ***the goal is 100% compliance, but 97% is an acceptable threshold limit.*** Any trend below this level of compliance would trigger the need for a response.
- ***High risk observations requiring immediate response*** include: observed harassment of wildlife by dogs both off-leash and on-leash; also dog-off-leash, and dogs during critical nesting season. Clear incidents of habitat damage or wildlife harassment or dogs on trail during closures (high risk limits) would warrant immediate response, regardless of the monitoring trends.
- ***Education Period*** – time to allow for a little more tolerance to bring people into compliance was reasonable; but some changes may not be able to wait for time to see people educated – example: maintaining grebe population, diminishing seagull population – these require immediate response. Agreed the window of education is very narrow in critical areas.

. . .adaptive plan summary continued next page. . .

Mitigation Actions: answer how to achieve the desired behaviours. The current mitigation actions identified for this phase of the plan were:

- Education & compliance – messaging: the Working Group advocated a positive, collaborative, solutions focused tone and approach in all communications (says what to do and why, rather than what not to do). Update bulletins were attached to all new bylaw signs along the trail (7 locations). These bulletin included information on the methods to report observations.
- Signage – City bylaw signage was installed in February 2016 at both trailheads, each boardwalk and viewing platform, entry to Christmas Island, and the social entry point off 17th Street. As well, seasonal closure banners were installed on both trailhead gates between April 15 and June 15th. Additional information bulletins were installed to all bylaw signs (see above). As well, SABNES installed an informational banner on the Christmas Island.
- Community PR – media: a news release was circulated during the April 15 – June 15 closure
- Leash lengths – leash length limits are posted on all bylaw signs
- Dog feces bag dispensers – City of Salmon Arm staff installed dog feces bag dispensers at both trailheads.
- Trail ambassadors – working group members joined SABNES volunteers, Shuswap Naturalists, and Greenway volunteers in regularly walking, monitoring, talking to, and encouraging trail users to join in helping to care for the foreshore through compliance and stewardship support.
- Trail closure periods – the April 15 to June 15 Closure to Dogs during the critical nesting period was communicated to the public through the media, colourful trailhead banners, and social media posts (Shuswap Trails eBulletin and Facebook).

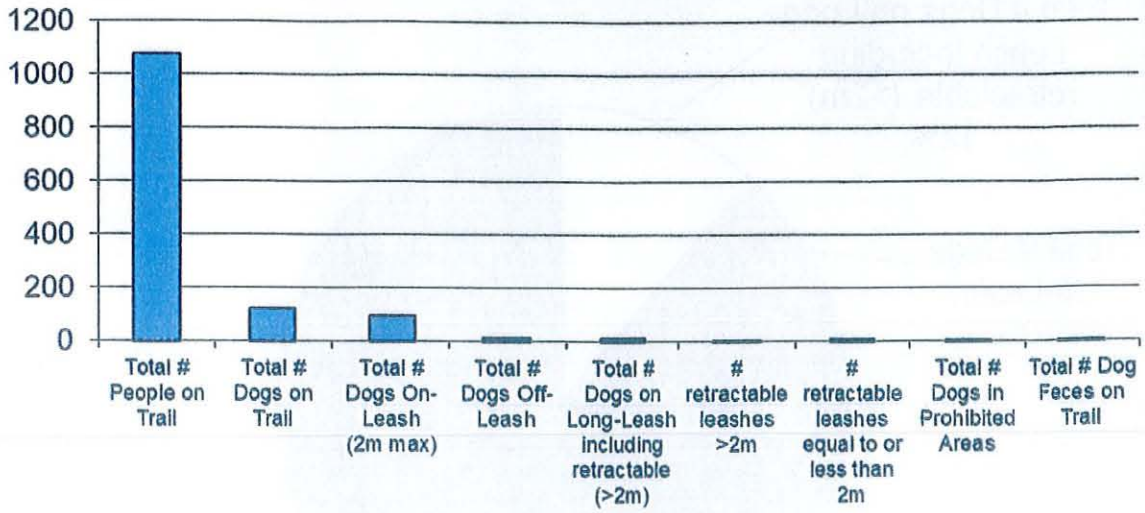
Corrective Actions: These are actions triggered if monitoring suggests that indicators have exceeded acceptable limits. Broadly speaking, they include:

- Adapting or increasing trail user education, messaging, and/or signage efforts
- Increased trail stewardship efforts
- Review photos to determine if more individual targeted approach is necessary
- Adapting restrictions (e.g. decrease length of leash restriction)
- Restricting access
- Extend dog closure period
- Close trail to all dog walkers
- Rehabilitation

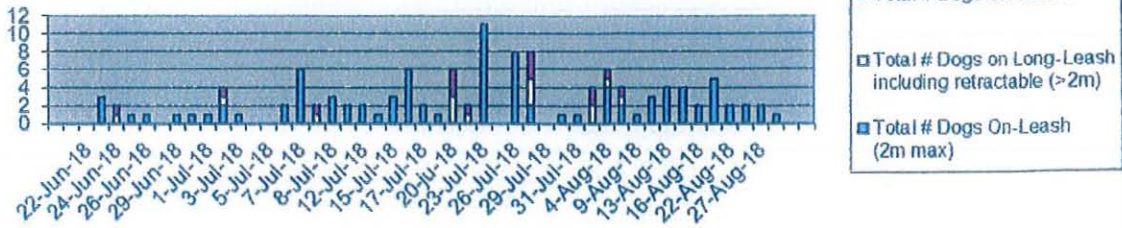
Foreshore (Raven) Trail Monitoring - Survey Talley MASTER
 Format Update: June 20, 2018 (PMcP)

Report #	Date	Monitor Name	Time On	Time Off	Start/End Location	Environmental Conditions (Sun/Clouds, temp, etc)	Total # Reports on Trail	Total # Dogs on Trail	Total # Dogs Off-Leash (2hr mark)	Total # Dogs Off-Leash	Total Dogs on Long-leash including releases (2-hr)	# retrievables/leashes > 2hr	# retrievables to or less than 2hr	Total # Dogs In Prohibited Areas	Total # Dog Feces on Trail	Comments (Photo taken, response from trail users)	
1	21-Jun-18	Emilyn Sir	1:00pm	1:45pm	west trail head	sunny and very hot	3	0	0	0	0	0	0	0	0		
2	22-Jun-18	Emilyn Sir	10:30am	11:30am	west trail head	cloudy and hot	7	1	0	1	0	0	0	1	boardwalk in front of lakeside	0	
3	23-Jun-18	Morgan La	10:00am	10:50am	west trail head	hot, cloudy	44	4	3	1	0	0	0	0		0	
4	24-Jun-18	Morgan La	11:20am	12:00PM	west trail head	very hot, very sunny	25	1	0	0	1	0	0	0		0	
5	25-Jun-18	Emilyn Sir	2:00pm	3:00pm	west trail head	windy and cloudy	7	1	1	0	0	0	0	0		0	
6	26-Jun-18	Emilyn Sir	1:00pm	2:0pm	west trail head	warm, sunny with clouds, windy	8	1	1	0	0	0	1	0		0	
7	26-Jun-18	Emilyn Sir	10:15am	N/A	west trail head	light rain, very cloudy	17	0	0	0	0	0	0	0		0	
8	29-Jun-18	Morgan La	12:00 PM	1:10pm	west trail head	sunny, light rain	18	3	1	2	0	0	0	0		0	
9	30-Jun-18	Morgan Lapointe	1:30 AM		west trail head	rainy, humid, cloudy	45	1	1	0	0	0	0	0		1	
10	1-Jul-18	Morgan La	11am	12pm	west trail head	cloudy, light wind, mild temp	17	1	1	0	0	0	0	0		0	
11	2-Jul-18	Emilyn Sir	10:30am	11:30am	west trail head	cloudy, windy, light rain	14	3	2	0	1	1	0	0		0	
12	3-Jul-18	Emilyn Sir	2:45pm	3:45pm	west trail head	moderate, sunny with clouds	21	1	1	0	0	0	0	0		0	
13	4-Jul-18	Morgan La	12pm	1:30PM	west trail head	hot and sunny	19	0	0	0	0	0	0	0		0	
14	5-Jul-18	Morgan La	12pm	12:48 PM	west trail head	hot and sunny	10	0	0	0	0	0	0	0		0	
15	6-Jul-18	Morgan La	10:40 AM	11:35 AM	west trail head	moderate, sunny with clouds	25	2	2	0	0	0	0	0		0	
16	7-Jul-18	Morgan La	9am	10am	west trail head	warm, light breeze	60	7	6	1	0	3	3	0		1	
17	7-Jul-18	Morgan La	12pm	130pm	west trail head	hot wind	20	1	0	0	1	1	0	0		0	
18	8-Jul-18	Morgan La	930am	1030am	west trail head	sunny, cool	35	4	3	1						0	
19	10-Jul-18	Emilyn Sir	11:00am	12:30pm	west trail head	cloudy, moderate	16	2	2	0	0	0	0	0		0	
20	12-Jul-18	Emilyn Sir	10:10am	11:40am	west trail head	sunny and hot	20	2	2	0	0	0	0	0		0	
21	13-Jul-18	Emilyn Sir	2:00pm	3:30pm	west trail head	very hot, very sunny	11	1	1	0	0	0	0	0		0	
22	15-Jul-18	Emilyn Sir	12:45pm	2:05pm	west trail head	hot and sunny	25	3	3	0	0	0	1	0		0	
23	16-Jul-18	Emilyn Sir	1:10pm	2:40pm	west trail head	cloudless, extremely hot and sunny	19	6	6	0	0	0	0	0		0	
24	17-Jul-18	Emilyn Sir	9:35am	11:00am	west trail head	very hot and sunny	25	2	2	0	0	0	0	0		1	
25	18-Jul-18	Morgan La	11am	12:40pm	west trail head	very hot, very sunny	27	1	1	0	0	0	0	0		0	
26	20-Jul-18	Morgan La	9:40 AM	10:40 AM	west trail head	cloudy, windy, rainy, some sun, cool	11	3	0	0	3	0	0	0		0	
27	21-Jul-18	Morgan La	9am	945am	west trail head	cloudy, cool, light wind	39	2		1	1	0				0	
28	23-Jul-18	Emilyn Sir	1145am	1pm	west trail head	hot and sunny	33	11	11								
29	24-Jul-18	Emilyn Sir	120pm	230pm	west trail head	very hot and sunny	14										
30	26-Jul-18	Emilyn Sir	945am	11am	west trail head	sunny and warm	32	8	8			3					
31	28-Jul-18	Morgan La	840am	940am	west trail head	hot, breezy	33	5	2		3	0					
32	29-Jul-18	Morgan La	230pm	307pm	west trail head	hot, dry and breezy	16										
33	30-Jul-18	Emilyn Sir	10am	11am	west trail head	hot and sunny	28	1	1								
34	31-Jul-18	Emilyn Sir	1145am	1245pm	west trail head	hot and sunny	6	1	1								
35	3-Aug-18	Morgan La	12:30pm	1:30pm	west trail head	cloudy, warm, with some sun	31	2			2						
36	4-Aug-18	Morgan La	9:30am	10:10am	west trail head	warm and sunny	33	5	4		1						
37	7-Aug-18	Emilyn Sir	9:45am	10:45am	west trail head	hot and sunny	27	3	2		1						
38	9-Aug-18	Emilyn Sir	11:15am	12:15pm	west trail head	hot, sunny, and smoky	12	1	1								
39	10-Aug-18	Morgan La	9:00am	10:10am	west trail head	hot and sunny	43	5	3		2						
40	13-Aug-18	Emilyn Sir	9:30am	10:30am	west trail head	warm and smoky	12	4	4								
41	14-Aug-18	Morgan La	9:00am	9:45am	west trail head	cloudy, smoky, and cool	17	7	4		3						
42	16-Aug-18	Morgan La	9:30am	10:35 AM	west trail head	warm, breezy, light sun, smoky	31	2	2								
43	20-Aug-18	Emilyn Sir	10:30am	11:30am	west trail head	smoky, sunny, and warm	19	5	5				1				
44	22-Aug-18	Morgan La	9:05am	10:00am	west trail head	sunny, warm, cool breeze	50	2	2								
45	23-Aug-18	Emilyn Sir	3:40pm	4:40pm	west trail head	overcast, smoky	12	2	2								
46	27-Aug-18	Emilyn Sir	3:45pm	4:45pm	west trail head	warm, very sunny	22	2	2								
47	28-Aug-18	Emilyn Sir	1:00pm	2:00pm	west trail head	warm and sunny	16	1	1								
INSERT NEW ROWS ABOVE THIS LINE IN ORDER TO MAINTAIN FORMULA CALCULATIONS - INSERT NEW ROWS ABOVE THIS LINE IN ORDER TO MAINTAIN FORMULA CALCULATIONS - INSERT NEW ROWS ABOVE THIS LINE IN ORDER TO MAINTAIN FORMULA CALC																	
TOTALS ROW...							1075	120	94	12	14	5	9	1	3		
Total Dog Check							120	Should Equal Total Above in Column I29									

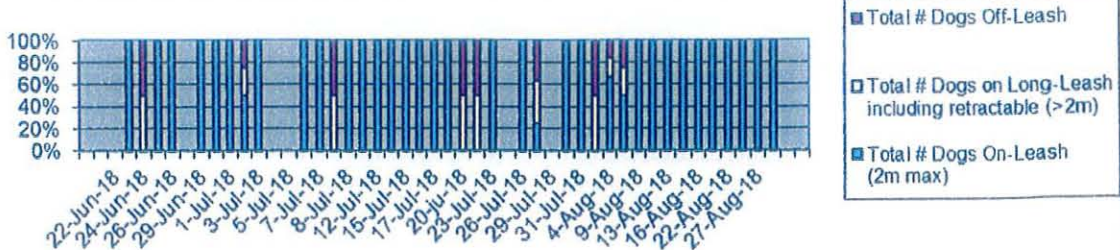
Foreshore Trail Monitoring Survey Totals



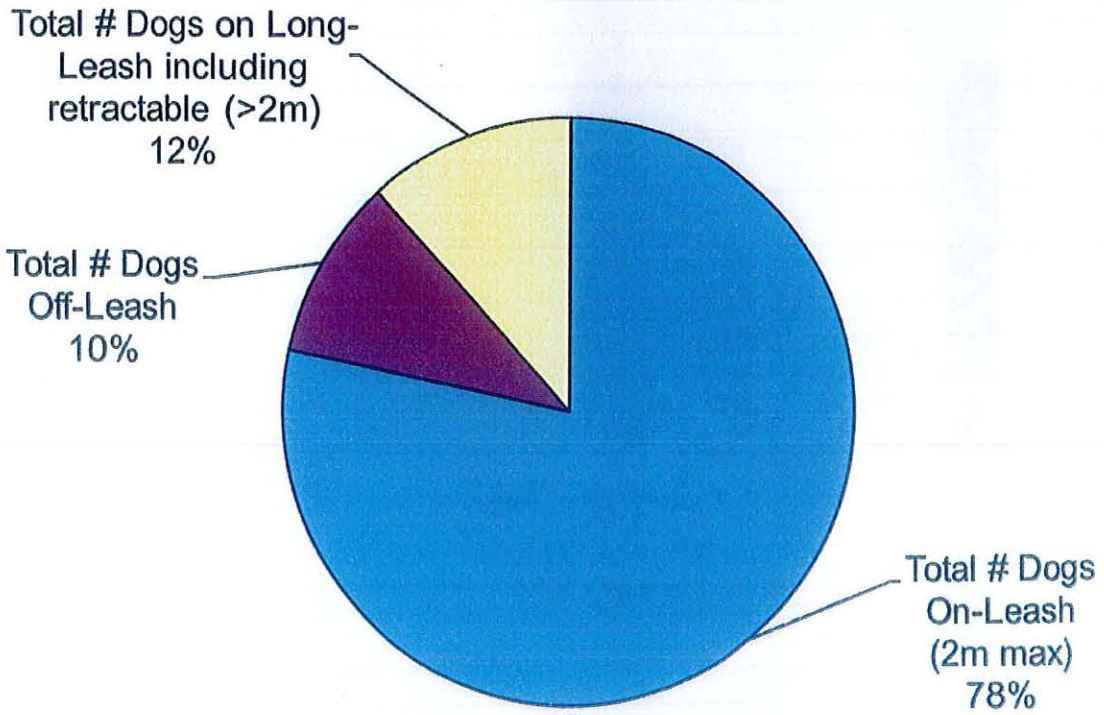
Dog Compliance: # by Date



Dog Compliance: % by Date



Foreshore Trail Dog Monitoring: Overall Compliance



Note: does not include # dogs noted in Prohibited Area or additional observations.

Date Reported	Trail	Location	Maintenance Needed	Notes	off-leash	long-leash	restricted area	closure period	hazardous wildlife	number of dogs	Description of dog	Photo?	Comments
01/01/2018	Nature Trail				Y					1			
01/03/2018	Nature Trail				Y					2			
15/03/2018	Nature Trail					Y	Y	N		1			
18/03/2018	Raven	Near beaver pond	Unleashed dog on trail		Y					1	german shepard	N	Lady ignored Clives request to leash dog
08/04/2018	Raven	Christmas Island	Unleashed dog on Christmas Island	Complainant would like signs and news	Y					1		N	
08/04/2018	Raven	Flats N of Nature House	2 Off Leash Dog Report	Dog encouraged to chase geese	Y					1			
09/04/2018	Raven	Christmas Island & main trail	2 off leash and on leash	Report dogs and owners not complying	2Y					3	pit bull; collie	N	Went off trail and on Christmas Island
14/04/2018	Raven	Foreshore	dog off leash - owner not responsive to comment		y					1	big cream color	y	
14/04/2018	Raven	beginning of trail with no dog sign	dog off leash - owner not responsive to comment		Y					1			
20/04/2018	Foreshore Trail						Y			2		n	two walkers 1 medium size and a large lab.
21/04/2018	Nature Trail				y	y	y			2		n	2 women saw signs but ignored them.
04/27/2018	Foreshore Trail				Y		Y			2	medium size/setter	n	Both knew rules and ignored them
14/08/2018	Raven	Raven End of trail	Dog report	Joggers with dog off leash	Y	N	Y	N	N	1	Labor doodle	n	
14/08/2018	Raven	Raven Trail	Man on bike with 2 dogs	Has happened 3 times	Y	N	Y	N	N	2		N	Man on bike with 2 dogs
14/08/2018	Raven	Raven Trail	Man on bike with 2 dogs	Has happened 3 times	Y	N	Y	N	N	2		N	Man on bike with 2 dogs - second incident
14/08/2018	Raven	Raven Trail	Man on bike with 2 dogs	Has happened 3 times	Y	N	Y	N	N	2		N	Man on bike with 2 dogs - third incident
					Totals To-Date	15	1	12	3	25			

Foreshore Trail Dog Monitoring

Meeting Notes - Working Group Advisory Check-In: February 4, 2019

Prepared by: Phil McIntyre-Paul

Updated: February 27, 2019

Present: Janet Aitkin (SABNES), Geoff Benson (SABNES), Joe Johnson (Salmon Arm Greenway Liaison Committee), Phil McIntyre-Paul (Shuswap Trail Alliance)

Regrets: Peter Roberston (Dog Walking Rep)

Meeting Purpose: to review 2018 Foreshore Trail Dog Monitoring Survey report and provide recommendations/feedback to forward to Salmon Arm City Council and staff for consideration

Background: a third season of surveys was conducted by the City of Salmon Arm (administered through the Shuswap Trail Alliance and the Nature Bay Summer Student program) between June and August 2018 monitoring on-leash dog-walking compliance along the Foreshore (Raven) Trail in Salmon Arm. This was the third season of monitoring. The first monitoring survey was conducted in 2016 as part of the Foreshore Trail On-Leash Dog Walking Adaptive Management Plan.

As part of the adaptive plan, a 100% compliance goal was set with a trend below 97% identified as the limit below which corrective actions would be triggered. The 2018 monitoring survey reported a 90% level of on-leash compliance down 8% from 2017 warranting corrective actions be taken by the City.

Members of the original Working Group were invited to respond to the report and recommendations. The following notes reflect that discussion and are incorporated in the final report to City Council.

Meeting Discussion Notes:

1. **Reviewed 2018 Foreshore Monitoring Report** (see attached) – noted slip to 90% on-leash compliance; all agreed this is most likely a result of time since 2016 publicity and people needing a reminder. Also acknowledged the importance of taking positive pro-active action, and affirmed importance of maintaining the monitoring to guide appropriate level of response.
2. **Discussion –**
 - a. Noted report in spring of dogs off leash in early morning; and some evidence one or two specific individuals were resistant to requests to keep dogs on leash
 - b. Confirmed importance of framing messaging in the positive affirmation of the majority of dog-walkers who are upholding the on-leash bylaws and supporting care of the area
 - c. Also affirmed response needed is PR/education and signage reminders
 - d. Shared Peter Robertson's email notes – important to find dog-walking representative for ongoing monitoring advisory; re suggestion of changing nesting closure times – important to ensure it is based on evidence so as not to be perceived as just an attempt to expand the trail closure

- e. Janet shared observation notes from Ed MacDonald (Shuswap Naturalists) and Ted Hillary (who maintain bird nesting observations) – see recommendation below. Confirmed they are just suggesting sliding the existing period two weeks later to better match the peak nesting period based on field observations.

3. Suggested actions:

- a. **Issue new PR/News Release** – messaging should include a call to dog walkers to be ambassadors (positive call to action), tell other dog walkers about the importance of compliance, note the slip in compliance, remind everyone of the bylaw requirements and why they are important, also note the need to improve or else trail may have to be closed to dogs, and promote other trails where people can also walk their dogs in the City (especially during the closure period); very important to use positive messaging – thank all the compliant dog walkers. Question – how best to reach people who don't read the newspaper or listen to radio?
- b. **Include reminder in Weekly City Ad Block** – including closure reminder, report number
- c. **Install new reminder bulletin signage** (laminated zap-strapped to existing signs)
- d. **Include Winter reminder** – bylaws apply year-round; closed areas still closed during winter – noting dog walking in bay even when lake/ground is frozen or snowy.
- e. **Maintain annual monitoring** – recommend continuing to fund summer student monitoring and report, as well as ongoing public monitoring through trail report and animal control phone-in, and animal control monitoring and regular reporting to City
- f. **Get early morning and later evening monitor reports** - suggested starting Nature Centre summer students earlier on some mornings to get a better snap shot that time of day, and inviting volunteer trial users to conduct early morning/evening monitoring reports; suggested possible poster at Lakeside Manor inviting volunteers: "Are you interested in being a trail block parent?"
- g. TrailReport@shuswaptrails.com still the go-to trail report hotline for all trails in the Shuswap. Foreshore dog monitor reports are collected, recorded and reported.
- h. **Animal Control Bylaw Officer** – updated city has contracted a new animal bylaw control officer – City hopes this will improve monitoring and reporting – this will continue to be the phone in report contact
- i. **Question:** how to get the Dog Control report number out – noted it was on the sign, but doesn't seem to get used. Idea – what about putting it on the dog poop bags?
- j. **Adjust Nesting Closure Dates to May 1 – June 30** to better fit nesting season – Janet and Geoff reported on seasonal nesting observations which suggest a need to move the nesting closure two weeks later than current dates from April 15 – June 15 to May 1 – June 30 to better fit the peak nesting season. Noted the original dates were a guess. Naturalists Ted Hillary and Ed McDonald, and Biologist, Di Witnar, have compiled their seasonal notes to suggest the following:

"May 1 to June 30 would be better than what there is now. W. grebes usually don't start nesting until after high water which is usually toward the end of June. Most small

songsters, including flycatchers and warblers, don't nest until mid May or later.”

The adjustment of dates were supported noting it was still the same length of time just moved two weeks later.

- k. **Trailhead Kiosk Sign** - SABNES reported the large trailhead kiosk signs are getting changed this spring and will be consistent with messaging on the other signs.
- l. **Trailhead Nesting Closure Banner** – replacements will be printed once seasonal dates are confirmed.
- m. **Establish Ongoing Monitoring Advisory** – acknowledged the working group is no longer a formally appointed group; recommend city establish a foreshore dog-walking monitoring advisory that include representation as outlined in the original working group terms
- n. **Continue funded monitoring program** – maintain the current monitoring program plus target additional early morning and evening monitoring, update bulletin signage and PR, plus convene advisory if/as needed.
- o. **State of the Bay Conference** – SABNES leadership noted they are proceeding to apply for funding to work on updating the original nature bay management plan; will be meeting with Nature Trust and Ministry for Forest Lands and Natural Resources; all acknowledged this was a perfect opportunity for the City to partner and to consider the opportunity to leverage this with the recommended State of the Bay Conference.
- p. **Compensation** – it was noted no action has been taken by City regarding the original management plan recommendation regarding appropriate habitat compensation. Recommend including a reminder in the report recommendations.

Feb 21, 2019 - Additional Note Re Monitoring Advisory Dog Walking Representative: Peter Roberston followed up with Derek Woodhurst, who had been part of the original dog walking advocacy group in 2016. Derek is willing to act as a representative for dog walkers on a monitoring advisory and has been added to the contact list.

Foreshore Trail Dog Monitoring

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Item 13.1

CITY OF SALMON ARM

Date: March 11, 2019

Presentation 3:30 p.m.

NAME: Brooks Christensen, Operations Manager, Salmon Arm Silverbacks

TOPIC: 2021 National Junior A Championship

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

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Item 13.2

CITY OF SALMON ARM

Date: March 11, 2019

Presentation 3:45 p.m.

NAME: Lindsay Wong, Downtown Salmon Arm

TOPIC: Yearly Update

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

DOWNTOWN
SALMON ARM

Mayor and Council
City of Salmon Arm
PO Box 40
Salmon Arm, BC V1E 4N2

March 11, 2018

Dear Mayor and Council

Downtown Salmon Arm Highlights of 2018, Year End Presentation

Thank you for the opportunity to present what's been happening at Downtown Salmon Arm!

We hosted & co-hosted several events again. To date, all our events are free to the public for a variety of audiences. These types of events assist with the vitality and energy of downtown and give people another reason to visit and get out of their cars.

- Askews Downtown Clean Up – April
- Eats and Beats - May
- Salty Street Fest – May
- Multicultural Day - June
- Outdoor Movie Night - July
- Downtown Live - Music at Ross Street Plaza – July, August
- Street Entertainment – Busking – July, August
- Salmon Arm Applefest - September
- Halloween Treat Trail - October
- Christmas Campaign – Sponsor a Tree Program, Downtown Light Up, Breakfast with Santa, Dinner and A Movie, SASCU Elf, Winter Solstice Bonfire Night

Projects

- Recycling Receptacles - image wrapping

Programs

- Downtown Dollars, provided to Conference and Event Registrants to encourage shopping at participating merchants
- Gift Vouchers, available to purchase, used like cash
- Grad Flower Bed planting
- State of Downtown – business inventory
- Street Cleaning
- Inspiring Communities – Marine Peace Park Grant in partnership with Shuswap Community Foundation and Canadian Mental Health Association

DOWNTOWN SALMON ARM
250 SHUSWAP STREET NE, PO BOX 1928
SALMON ARM, BRITISH COLUMBIA V1E 4P9

DOWNTOWN SALMON ARM

Marketing

- Print and Radio
- Social Media
- Website
- Dining Guide
- Photo bank

Members

- Social Media workshops
- Best Dressed Window Display Contest
- Panhandling Information Handouts
- Late Night Shopping - Summer
- Holiday Shopping coupon book
- Downtown Update – regular newsletters produced for members (public version available also)

Collaborations

- SA Branding
- MRDT Committee
- Downtown Parking Commission

Beautification

- Christmas Decorations
- Grad Flower Bed planting

Here's what we're working on for 2019!

- Askews Downtown Clean Up - April
- Salty Street Fest - May
- Multicultural Day – June
- Downtown Farmer's Market – June to October
- Outdoor Movie Night and Fun in the Park - July
- Downtown Live – July, August
- Street Entertainment – July, August
- Salmon Arm Applefest - September
- Halloween Treat Trail - October
- Christmas Campaign – December

And more!

- Pole banners
- Reusable shopping bags

DOWNTOWN SALMON ARM
250 SHUSWAP STREET NE, PO BOX 1928
SALMON ARM, BRITISH COLUMBIA V1E 4P9

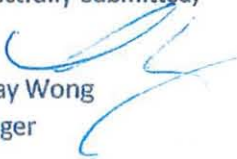
**DOWNTOWN
SALMON ARM**Partners

- Chamber, SAEDS, Community Futures, Shuswap Tourism, Trail Alliance, SA Folk Music Society, SA Arts Centre, SA Fair, Family Resource Centre, Shuswap Theatre, Shuswap Association for Community Living, Shuswap Community Foundation, Canadian Mental Health Association, Second Harvest Food Bank, Shuswap Construction Industry Professionals, Shuswap Food Action Society, Shuswap Immigrant Services, Salmon Arm Citizens Patrol, High School Rugby Team, SA Middle School Leadership Team

We are proud to work and connect with so many organizations and groups.

The Board of Directors and Staff look forward to another exciting and fun year ahead!

Respectfully submitted,


Lindsay Wong
Manager

DOWNTOWN SALMON ARM
250 SHUSWAP STREET NE, PO BOX 1928
SALMON ARM, BRITISH COLUMBIA V1E 4P9



Financial Statements

(Unaudited - see Notice to Reader)

Salmon Arm Downtown Improvement
Association

December 31, 2018

Contents

	Page
Notice to Reader	1
Balance Sheet	2
Statements of Income and Retained Earnings	3
Notes to the Financial Statements	4
Program Expense	5

Notice to Reader

Grant Thornton LLP
541 - 6th St NE, PO Box 697
Salmon Arm, BC
V1E 4N8

T +1 250 832 7192
F +1 250 832 5377
www.GrantThornton.ca

On the basis of information provided by management, we have compiled the balance sheet of Salmon Arm Downtown Improvement Association as at December 31, 2018 and the statements of income and retained earnings for the year then ended.

We have not performed an audit or a review engagement in respect of these financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.

The comparative figures were compiled by another firm of Chartered Professional Accountants.

Salmon Arm, Canada
February 16, 2019

Grant Thornton LLP

Chartered Professional Accountants

Salmon Arm Downtown Improvement Association

Balance Sheet

(Unaudited - see Notice to Reader)

December 31	2018	2017
Assets		
Current		
Cash	\$ 41,568	\$ 20,301
Accounts receivable	9,417	5,471
Prepaid expenses	925	3,569
Deposits	<u>925</u>	<u>-</u>
	52,835	29,341
Long-term		
Equipment (Note 2)	<u>13,005</u>	<u>6,604</u>
	\$ 65,840	\$ 35,945
Liabilities		
Current		
Accounts payable and accrued liabilities	\$ 18,404	\$ 13,658
Unearned revenue	<u>7,620</u>	<u>5,765</u>
	26,024	19,423
Shareholder's equity		
Retained earnings	<u>39,816</u>	<u>16,522</u>
	\$ 65,840	\$ 35,945

On behalf of the board

_____ Director

Salmon Arm Downtown Improvement Association

Statements of Income and Retained Earnings

(Unaudited - see Notice to Reader)

Year ended December 31	2018	2017
Revenue		
Grants	\$ 179,045	\$ 168,976
Street Cleaning	16,534	16,354
Interest income	1	1
Gain (loss) on disposal of capital assets	<u>(837)</u>	<u>-</u>
	<u>194,743</u>	<u>185,331</u>
Expenses		
Amortization	3,556	3,577
Bookkeeping	2,380	1,980
Communications	3,024	3,190
Employee benefits	3,675	10,270
Insurance	1,888	1,868
Office	7,665	6,438
Office and equipment maintenance	1,399	750
Professional fees	1,250	1,250
Program expense (Schedule 1)	56,448	48,056
Rent	12,040	11,905
Salaries	73,799	88,408
Training	1,863	1,542
Unrecovered GST	1,379	1,167
Website	<u>1,083</u>	<u>875</u>
	<u>171,449</u>	<u>181,276</u>
Net income	<u>\$ 23,294</u>	<u>\$ 4,055</u>
Retained earnings, beginning of year	\$ 16,522	\$ 12,467
Net income	<u>23,294</u>	<u>4,055</u>
Retained earnings, end of year	<u>\$ 39,816</u>	<u>\$ 16,522</u>

See accompanying notes and schedule to the financial statements.

Salmon Arm Downtown Improvement Association Notes to the Financial Statements

(Unaudited - see Notice to Reader)
December 31, 2018

1. Nature of operations

Salmon Arm Downtown Improvement Association was incorporated under the British Columbia Societies Act. The operations consist of work for the improvement of the designated business area within the City of Salmon Arm.

2. Equipment

			<u>2018</u>	<u>2017</u>
	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net Book Value</u>	<u>Net Book Value</u>
Banners	\$ 61,250	\$ 60,863	\$ 387	\$ 646
Computer equipment	11,422	10,830	592	882
Computer software	934	927	7	10
Decorations	10,795	2,159	8,636	37
Leasehold improvements	-	-	-	800
Office equipment	26,128	23,401	2,727	3,409
Signage	3,475	2,819	656	820
	<u>\$ 114,004</u>	<u>\$ 100,999</u>	<u>\$ 13,005</u>	<u>\$ 6,604</u>

Salmon Arm Downtown Improvement Association Schedule to the Financial Statements

(Unaudited - see Notice to Reader)

Year ended December 31

Program expense	Schedule 1	
	2018	2017
Annual General Meeting	\$ 342	\$ 689
Applefest	667	827
Banner Project	1,750	2,220
Christmas	10,749	10,628
Community Clean Up Day	(10)	(40)
Convention Readiness	195	627
Downtown Live	2,112	2,802
Eats and Beets	1,064	-
Farmers Market	-	519
Flower Bed	224	461
Graffiti Removal	-	928
Halloween Treat Trail	572	336
Inspiring Communities	25	-
Marketing and Advertising	6,285	7,197
Membership Engagement	2,876	800
Multicultural Day	33	-
Outdoor Movie	(294)	-
Project Supplies	3,443	1,749
Pull-out Signage	2,000	-
Rebranding Project	5,000	-
Recycling Receptacles	758	(75)
Shuswap Bike Month	202	(1,829)
Signage	-	2,000
Sponsorships	200	125
Street Cleaning	16,534	16,354
Street Lights - Power	1,721	1,738
	<u>\$ 56,448</u>	<u>\$ 48,056</u>

SALMON ARM DOWNTOWN IMPROVEMENT ASSOCIATION
Budget for the Year Ending: December 31, 2019

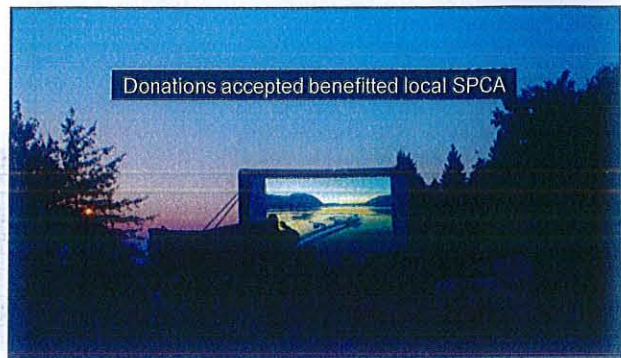
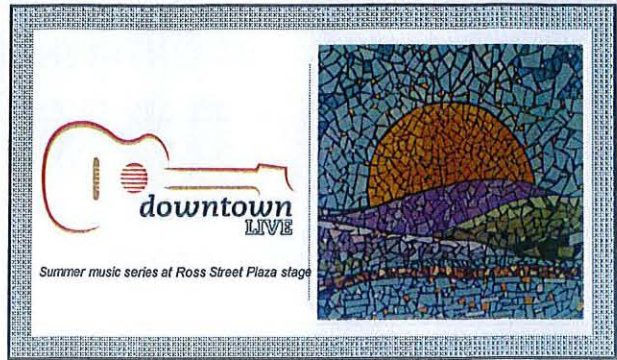
	BUDGET		TOTAL
	OPERATIONAL	PARTNERSHIP	
INCOME:			
Grant	\$ 179,267.00		
Total DIA Income			\$ 179,267.00
Street Cleaning		\$ 17,030.02	
Donations			
Misc Income		\$ 3,000.00	
Total Partnership Income			20,030.02
TOTAL INCOME			\$ 199,297.02
EXPENSES:			
OFFICE ADMINISTRATION			
Accounting & Legal	\$ 1,600.00		1,600.00
Bookkeeping	2,000.00		2,000.00
Insurance	2,000.00		2,000.00
Memberships	500.00		500.00
Communication (Tel. Cell. IT.)	2,000.00		2,000.00
Website	6,000.00		6,000.00
Office Maintenance	1,200.00		1,200.00
Office Supplies & Expense	5,700.00		5,700.00
Awards & Gifts	250.00		250.00
Professional Development	2,500.00		2,500.00
Rent Office	13,200.00		13,200.00
Sponsorships	500.00		500.00
Wages	70,380.00		70,380.00
Benefits	3,914.00		3,914.00
CPP/EI/WCB Expense	4,738.00		4,738.00
TOTAL OFFICE ADMINISTRATION	\$ 116,482.00		\$ 116,482.00
PROJECT EXPENSES:			
AGM	585.00		585.00
Marketing & Advertising & Trade Shows	10,000.00		10,000.00
Street Cleaning		17,030.02	17,030.02
Banners	5,000.00		5,000.00
Gateway	500.00		500.00
Street Lights - Power	-		-
Seasonal Decorations	10,000.00		10,000.00
Graffiti Removal	500.00		500.00
Branding	-		-
Events	33,200.00	-	33,200.00
Applefest	1,000.00		1,000.00
Downtown Live	3,250.00		3,250.00
Halloween Treat Trail	500.00		500.00
Flower Bed	500.00		500.00
Christmas	12,000.00		12,000.00
Membership Engagement	3,000.00		3,000.00
Convention Readiness	2,000.00		2,000.00
Bike Month / Salty Street Fest	250.00		250.00
Eats & Beats	-		-
Community Clean Up	200.00		200.00
Multicultural Day	-		-
Outdoor Movie	500.00		500.00
Inspiring Communities	3,000.00		3,000.00
Project Supplies	7,000.00		7,000.00
Gift Vouchers			-
TOTAL PROJECT EXPENSES:	\$ 59,785.00	\$ 17,030.02	\$ 76,815.02
GST Expense (50% payable)	2,000.00		2,000.00
Amortization Expense	4,000.00		4,000.00
TOTAL EXPENSES:	182,267.00	17,030.02	199,297.02
SURPLUS/DEFICIT			\$ -

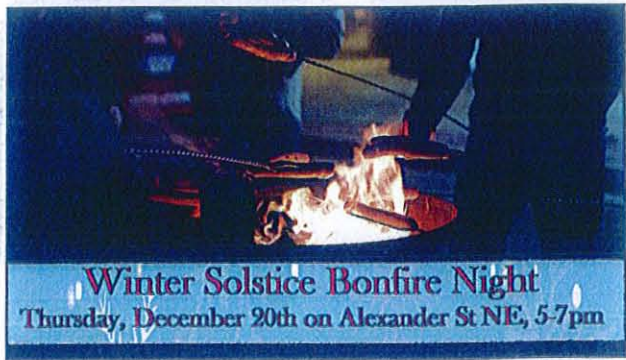
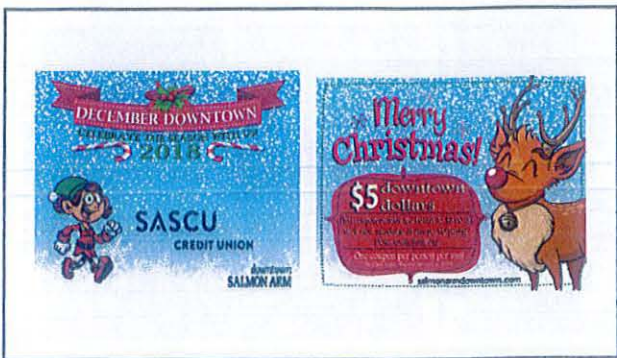
DOWNTOWN
SALMON ARM
 A look back at a great year...



ASKEW'S DOWNTOWN
CLEAN UP DAY!
 SATURDAY APRIL 28TH





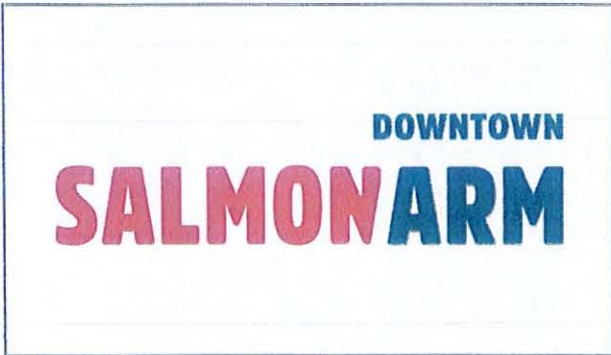




Holiday greetings from DSA Board of Directors and staff.



"First time goes...what a GREAT event!"
 "My kid had SUCH a BLAST! Thank you to ALL who put it together!!"
"Enjoyed this on my lunch break today."
 Fun, Creative, Welcoming... I love Downtown Salmon Arm ...It's wonderful to hang out and visit with friends ...I also enjoy the live music and other events held locally.
 "What a terrific event, better every year!"
 "Kids loved it. Wish this was done more often."
"It was a perfect family night."
Thank you!
 I got tired walking to the mailbox at the Askew's mall. Five dollars towards my grocery purchase at Askew's! Merry Christmas to me! Thanks Downtown Salmon Arm!!"



Item 13.3

CITY OF SALMON ARM

Date: March 11, 2019

Presentation 4:00 p.m.

NAME: Brian Schreiner and Darcy Segers

TOPIC: 2020 Curl BC Men's and Ladies Provincial Championships

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

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CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, March 11, 2019 at 7:00 p.m.**

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

Proposed Rezoning of Lots 1 & 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538 from R-4 Medium Density Residential Zone to R-6 Mobile Home Park Zone.

Civic Address: 4400 & 4600 Canoe Beach Drive NE

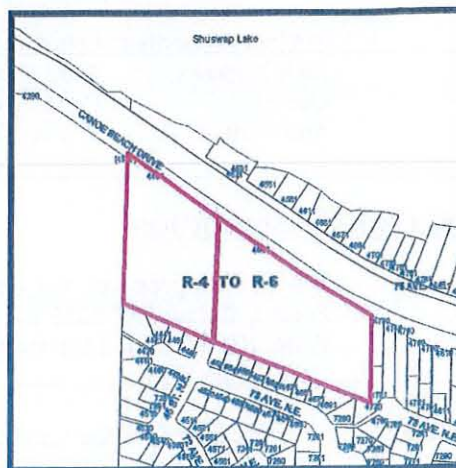
Location: East of Park Hill Road on the south side of Canoe Beach Drive NE

Present Use: Vacant property

Proposed Use: 60 unit mobile home park

Owner / Applicant: Canoe Beach Properties Ltd. & 0753219 BC Ltd./T. & K. Tarnow

Reference: ZON-1140/ Bylaw No. 4309



The files for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from February 26 to March 11, 2019, both inclusive, in the office of the Director of Corporate Services at the City of Salmon Arm, 500 - 2 Avenue NE.

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

Erin Jackson, Director of Corporate Services

Advertise: February 27 and March 6, 2019

21.1/22.1

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: January 24, 2019

RE: Zoning Bylaw Amendment Application No. 1140

Subject Properties: Lots 1 & 2, Sec. 6, Twp. 21, Rge. 9, W6M, KDYD, Plan 3538
 Civic Address: 4400 & 4600 Canoe Beach Drive NE
 Owners: Canoe Beach Properties Ltd. & 0753219 BC Ltd.
 Applicant: T. & K. Tarnow

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 1 & 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538 from R-4 - Medium Density Residential Zone to R-6 - Mobile Home Park Zone.

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Section 11 (R-6 - Mobile Home Park Zone) of Zoning Bylaw No. 2303 as follows:

Section 11.5 Minimum Parcel Area – Add the following sub-section and renumber accordingly:

.2 Notwithstanding, the minimum *parcel area* for a *mobile home park* may be reduced to an area not less than 1.0 hectare (2.47 acres) when land dedication is provided for road widening or when a road reserve covenant is secured by the *municipality* for road widening.

Section 11.7 Maximum Density – Add the following sub-section:

.1 Notwithstanding, the maximum *density* may be increased higher than 17 *dwelling units* per hectare (6.8 dwelling units per acre) to a limit not exceeding the maximum *density* policies of the *Official Community Plan*.

AND FURTHER THAT: Final reading of the bylaw be withheld subject to the following:

Registration of a Section 219 Land Title Act covenant that would secure a 20 m wide road reserve connecting 45 Street NE to Canoe Beach Drive and the land needed for road widening along Canoe Beach Drive to an ultimate width of 20 m, with the two road alignments to match plan EPP5948 prepared by Browne Johnson Land Surveyors (File No. 306-09).

STAFF RECOMMENDATION

THAT Council approve first and second readings, with Public Hearings and consideration of third readings withheld subject to the following:

- 1) Submission of a detailed landscaping plan for the development; and
- 2) Completion of the City staff report for variance application No. DVP-491.

PROPOSAL

This application proposes to: 1) rezone two lots from Medium Density Residential (R-4) to Mobile Home Park (R-6) so as to facilitate the use and development of a 60 unit mobile home park (MHP); and 2) amend the R-6 zone in order to modernize the regulations for consistency with the Official Community Plan. The proposed development concept and written proposal from the applicant are attached as APPENDIX 1 and an area map is attached as APPENDIX 2. Note that the site plan attached in APPENDIX 1 has been updated a number of times since November 2018, and now includes details such as boulevard and on-site landscaping, fencing, on-site parking, space areas, setbacks and other details.

BACKGROUND

The properties each front Canoe Beach Drive while 45 Street NE terminates at the southern boundary of the two lots. Lot 1 is presently 1.5 ha (3.8 acres) in area and Lot 2 is 2.0 ha (5.0 acres) in area. The properties are located in the Urban Containment Boundary (UCB), Residential Development Area "A" and designated "Medium Density Residential" (MDR) in the Official Community Plan (OCP). The MDR land use designation supports R-6 zoning and a maximum density of 40 dwelling units per hectare. The maximum density permitted in the R-6 zone is 17 dwelling units per hectare. Based on the combined, gross lot area of 3.5 ha (8.8 acres):

Maximum density supported by OCP	140 units
Maximum density permitted by R-6 Zone	60 units
Maximum density proposed	60 units
Maximum density permitted based on <u>net parcel area</u> *	55 units
Maximum density of the lots were zoned R-1 based on <u>net parcel area</u> *	68 units

* Technically, density calculations are to be based on the net parcel area, generally meaning the residual area of a lot measured after all necessary road dedications. The proposed text amendments to the R-6 zones, discussed in more detail further on in this report, would recognize the approximate 4,000 m² (0.98 acre) area of the two lots that would be needed; either dedicated to or acquired by the City, to construct 45 Street NE to a width of 20 m and widen Canoe Beach Drive (CBD) from its present width of approximately to 12 - 13 m to 20 m (Plan EPP5948 showing the ultimate 45 Street and CBD alignments is attached as APPENDIX 3).

The two vacant lots have a combined frontage length of approximately 330 m along CBD and depths ranging from 97 m to 167 m. The land is relatively flat and slopes slightly upward from east-to-west by approximately 3 - 4%. The land uses surrounding the properties are a combination of low density residential development, public parks and recreation, lakeshore and a forested trail network:

North: CBD / CP Rail / single family lots / Shuswap Lake - zoned R-1
 South: Residential subdivision (Lakeside Pines) - zoned R-1
 East: Single family residential - zoned R-1
 West: Elks campsite and Canoe ball diamonds on City parkland - zoned P-1

OCP land use and zoning maps are attached as APPENDIX 4 and APPENDIX 5. There are several other mobile home parks (MHPs) in Canoe including Canoe Creek Estates and Cedar Crescent. Many of the homes built in the first phases of the adjacent Lakeside Pines conventional subdivision are double wide modular units. APPENDIX 6 is a map showing all of the MHP properties in Salmon Arm with R-6. Note that Canoe Creek Estates is still zoned R-1 and subject to a 40 year old Land Use Contract.

The subject properties have been designated MDR and zoned R-4 for more than a decade. Development Permits DP-332 and DP-360 were approved in 2006 and 2010 for a 50 unit townhouse development on Lot 1. DP-360 was the same 50 unit concept as DP-332, but the latter DP was approved with numerous bylaw variances, which would have allowed for increased building heights, decreased setbacks, the phasing of works and services with the end result including full construction of CBD and an extension of 45 Street NE to intersect with CBD.

Development of a MHP is subject to the City's MHP Bylaw which regulates the internal development parameters of a mobile home park. In order to achieve a density of 60 mobile home pads, the proposal would need Council's approval of a number of variances pertaining to buffer zones, setbacks and minimum space areas. The applicant is contemplating a fully serviced park with both single and double wide manufactured homes.

The applicant has applied for a development variance permit (DVP) proposing a number of variances to the MHP Bylaw and the Subdivision and Development Servicing (SDS) Bylaw. The timing for Council's review of the DVP application and its Hearing is intended to coincide with a Public Hearing for the rezoning if Council grants first and second readings to the rezoning bylaw. The staff report for the DVP application is anticipated to be completed sometime in February 2019.

COMMENTS

For this rezoning application, the primary technical considerations are the proposed land use, density and supporting OCP policies. For the development to succeed, Council's approval of the rezoning from R-4 to R-6, the proposed text amendments, and at least 10 variances to the MHP is needed. The proposed servicing variance to the SDS Bylaw is a request for Council to waive the requirement to upgrade CBD to the RD-14 urban road standard along the 125 m frontage of Lot 1, with the applicant prepared to upgrade the 205 m frontage of Lot 2. Details of the proposed variances in relation to the MHP Bylaw requirements and the off-site servicing requirements will be addressed in the associated DVP application report. Other aspects of the proposal relevant to both applications are discussed in this report.

OCP Policies

The proposed use, development and unit density are consistent with the OCP. Generally, Policies 8.2 and 8.3 broadly support a variety of housing types and densities throughout Residential Development Area A. As mentioned, the MDR land use designation supports residential development at a density of 40 units per hectare, which would equate to a maximum of 140 units on the two lots.

Mobile Home Parks and R-6 Zone

There are approximately 10 mobile home parks in the City today with R-6 zoning (identified in APPENDIX 6). Most are located either within or on the fringe of the UCB and serviced by City water. Most were developed in the era between the 1960s - 1990s and not all are serviced by City sanitary sewer. The most recent MHPs developed and redeveloped in the last 10 years include the Carriage Lane and Lakeland MHPs, both near Haney Park.

Carriage Lane closely resembles a single family residential subdivision with modern double wide modular homes sited on subdivided, bare land strata lots. Numerous variances have been approved to allow for permanent basements on all lots within Carriage Lane, and several have been granted variances to increase parcel coverage. The developer of Carriage Lane extended a 2 km long connection to the City's sanitary sewer system and brought the property within the UCB with approvals by Council and the Agricultural Land Commission (ALC), and contrary to the City's OCP at the time. It is essentially an R-1, single family, bare land strata development on historically zoned R-6 property, and still within the ALR (non-farm use was granted by the ALC for a mobile home park on this lot in 1977).

Lakeland was redeveloped over the past five years and is an example of a more traditional MHP consisting of new single and double wide mobile homes, with the land titled under a single ownership and the 33 MHP spaces rented out. Lakeland is serviced by a septic filed on adjacent land under the ownership of the Ministry of Transportation and Infrastructure.

The intent of the proposed MHP for this rezoning application is for the traditional model of single land ownership with 60 pad spaces rented to owners of single and double wide mobile homes, similar to Lakeland, yet fully serviced with City water, sanitary and storm infrastructure.

R-6 Zone / MHP Bylaw

The City's bylaws pertaining to MHPs are somewhat old dating back to 1982 and 1995. With no new MHPs developed, except for the ones mentioned above, there has neither been a need nor the staff time required to modernize these bylaws in recent years. It could be argued that the R-6 zone and the MHP Bylaw were contemplated at a time when there was societal stigma attached to mobile home parks; generally negative neighbourhood perceptions of MHPs that still linger today. Basically, these two bylaws prescribe regulations that require large tracts of land as a starting point, excessive setbacks and buffers from neighbouring developments (excessive when compared to single family, R-1 and R-4 zoned strata developments), and measures that prevent residential unit densities that are supported by today's OCP.

One of the more technical reasons for the prohibitive nature of these regulations had to do with a need for large areas of land and lots sizes for septic fields as most of the MHPs are located out of reach from the City's sanitary sewer system.

The R-6 zone permits the use *mobile home park* and *mobile homes* defined (paraphrased) as factory-built *dwelling units* conforming to BC Building Code regulations CSA A277 or CSA Z240, but not including travel trailers and recreational vehicles, fifth wheels, park model homes or campers. This zone allows a maximum unit density of 17 units per hectare, defers to the MHP Bylaw for on-site servicing standards, minimum setbacks, minimum parcel coverage, minimum mobile home park space areas, buffer zones, on-site parkland and landscaping requirements, among many other regulations.

For off-site servicing, the MHP Bylaw defers to the City's SDS Bylaw, and for on-site servicing, adhering to best engineering practices (similar to any approved strata development).

As mentioned, for this development proposal to succeed, Council's approval of numerous variances to the MHP Bylaw and SDS Bylaw. For this rezoning application, two text amendments are proposed as written in the Motion for Consideration on Page 1:

Section 11.5 Minimum Parcel Area - this amendment would allow the minimum parcel size of a MHP to be reduced from 2.0 hectares to 1.0 hectare when road widening is provided. Land dedication for roads can only be acquired by the City without compensation to a land owner when a subdivision is involved. MHPs do not necessarily require subdivisions. A minimum lot size of 1.0 hectare (2.47 acres) seems to be a reasonable minimum to allow for a MHP. For the proposal now under review, with the dedications needed for 45 Street and Canoe Beach Drive, Lot 1 would remain approximately 1.5 hectares in area while Lot 2 would be reduced from 2.0 hectares to approximately 1.6 hectares.

Section 11.7 Maximum Density - this amendment would allow for an increase in density that is consistent with a lot's land use designation of the OCP (in this instance MDR) when road widening is provided either with a road reserve covenant or via outright dedication; similar to a density bonus but not as high as a bonus to what is supported for multi-family developments.

The above amendments are, in staff's opinion, reasonable and would provide fairness in the context of the City's OCP policies, supporting higher density residential development in general, and a slight modernization of the R-6 zone regulations.

Roads

Approximately 4,000 m² (11%) of the combined land area of Lots 1 and 2 would be dedicated in order to widen CBD and to also establish 45 Street NE. CBD is designated as an "Urban Arterial Road" in the OCP. Normally an urban arterial requires a 25 m dedicated width. Realizing the constraints of the adjacent CP Rail line to the north, CBD has a special design standard with a reduced width to 20 m and a multi-use pathway intended for pedestrian and cyclists (RD-14 design is attached as APPENDIX 7). The present road alignment of CBD ranges in widths between 9 m to 13 m along the two frontages.

The associated DVP application includes a request to waive the requirement to construct the CBD frontage of Lot 1 - approximately 120 m in length - to the RD-14 urban road standard. With that request, the applicant is hopeful the City would commit to completing those frontage upgrades within the next few years. Being an arterial road, CBD is intended to be partially funded by Development Cost Charges (DCCs); however the City's present capital plans do not address financing upgrades to CBD.

Road Reserve

The extension of 45 Street NE - highlighted in APPENDIX 3 - is a critical local road connection needed from the residential subdivision to the south to CBD. It is recommended by staff and agreed to by the applicant that registration of a road reserve covenant securing 45 Street NE along with securing the necessary widening for CBD be a condition for final reading of the rezoning bylaw. The preferred alignment for 45 Street mirrors the plan attached as APPENDIX 3 produced by Browne Johnson Land Surveyors for the previous development proposal DP-360.

If upgraded, the two roads would provide and improve on vital connectivity for vehicles, pedestrians and cyclists. During the public input process for the Canoe Beach Park Master Plan in 2017, improvements to CBD for better and safer access to the park/beach was deemed a priority of the local community.

Other

Full road construction of CBD and 45 Street, utility main extensions / upsizing and onsite works will be costly for any development on the properties. The applicant has provided some preliminary estimates which amount to approximately \$920,000 for off-site works, not including DCCs, and more than \$1,000,000 for on-site works. The listed price of the two lots in 2018 was \$999,000 and the assessed land value of both was \$896,000. The off-site costs and DCCs (\$9,529 per unit) have been cited by previous and current owners as being a barrier to development. Servicing costs are absorbed proportionally per unit based on density while DCCs are fixed per unit.

If the City needed to purchase land for the alignment of 45 Street and for the widening of CBD, the value of 4,000 m² of land, based simply on the 2018 land assessed value, would be \$98,560.

The properties are some of few remaining large, vacant and flat tracts in Canoe. In terms of achieving the highest residential density practical under the present R-4 zone, staff's opinion is that a phased and clustered townhouse development of 100 units would be the best outcome for the subject properties. The demand for multi-family residential is cyclical and possibly location specific. Back when DP 332 & DP-360 were approved, the market for multi-family residential was soft in Canoe and Salmon Arm's population growth was at a much slower rate compared to recent years. In the last five years Canoe has experienced resurgence in single family residential development.

Although there has been few new MHPs developed in the City for decades, there is a consistent demand in the community for mobile homes. MHPs provide a type of housing and financing arrangement that may offer more affordable options compared to traditional single family 'stick built' homes. Today's mobile homes are solidly manufactured to meet CSA and BC Building Code standards.

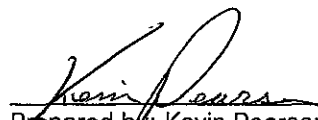
In terms of design, a form and character Development Permit is not required for a MHP development. The MHP Bylaw addresses landscaping and buffering in a relatively simple manner. The applicant has been encouraged by staff to have an upgraded site / landscaping plan showing the following:

- Landscaping plan showing the location of trees, shrubs and sod; and
- Perimeter fencing details identifying height and fencing materials;

Note also that the RD-14 road design includes street trees required to be planted in the boulevard at intervals of 15 - 20 m.

CONCLUSION

It is recommended that, should Council approve first and second readings of the rezoning bylaw and text amendment bylaw, the Public Hearing and consideration of third readings be withheld until the associated DVP application report is completed and ready for the same Council meeting. Along with that, the applicant is encouraged to have a more detailed landscaping plan prepared for review by staff, the public and Council. The staff report for the associated DVP application should be completed in February 2019.

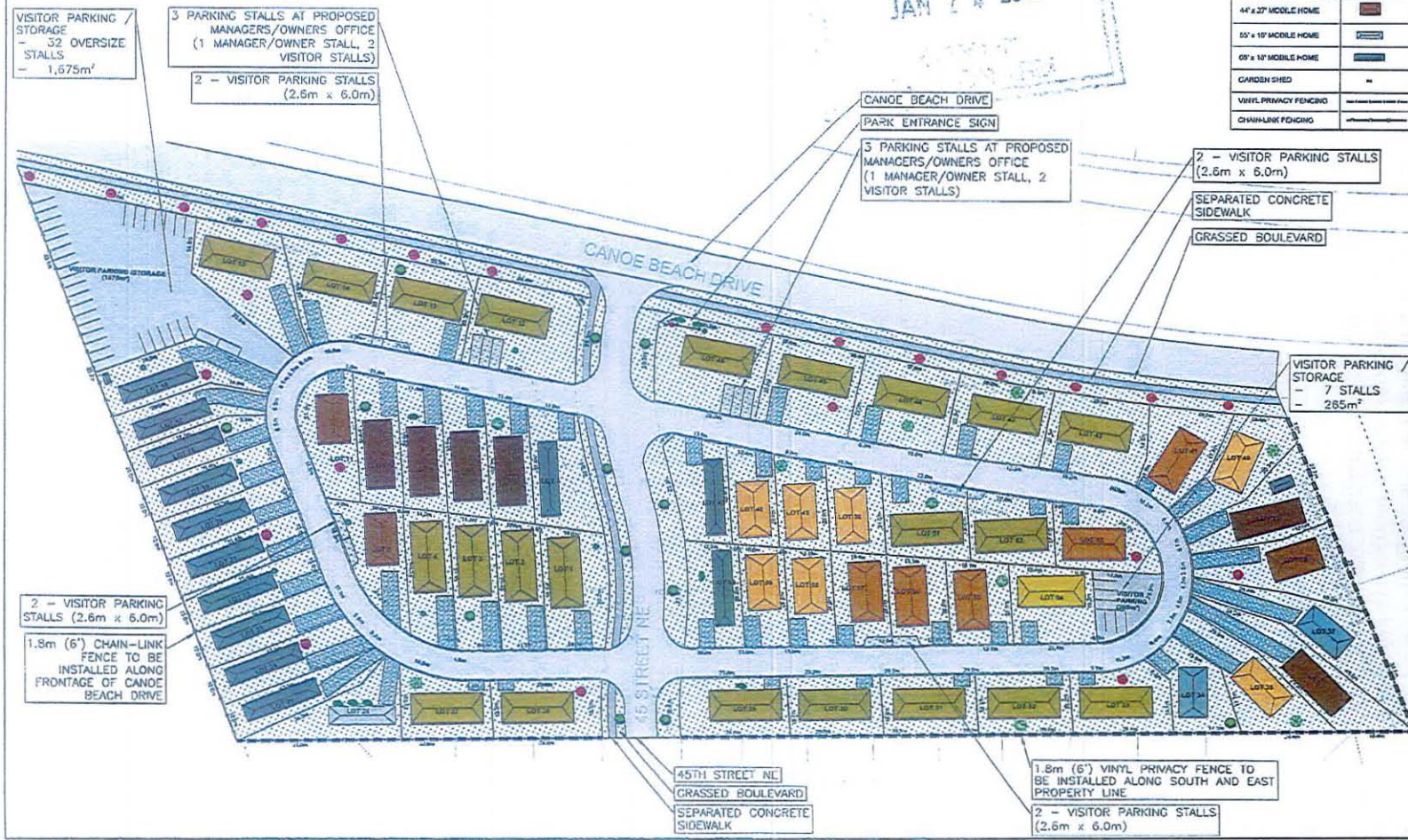

Prepared by: Kevin Pearson, MCIP, RPP
Planning and Development Officer

OVERALL MOBILE HOME PARK SITE LAYOUT OF 3538 LOT 1 & 2, SECTION 6, TOWNSHIP 21, RANGE 9, W6M, KDYD



LEGEND	
80' x 24' MOBILE HOME	[Red rectangle]
60' x 27' MOBILE HOME	[Green rectangle]
55' x 27' MOBILE HOME	[Yellow rectangle]
52' x 27' MOBILE HOME	[Orange rectangle]
48' x 27' MOBILE HOME	[Light green rectangle]
44' x 27' MOBILE HOME	[Light blue rectangle]
55' x 19' MOBILE HOME	[Dark blue rectangle]
65' x 19' MOBILE HOME	[Light purple rectangle]
GARDEN SHED	[Small square]
VINYL PRIVACY FENCING	[Dashed line]
CHAIN-LINK FENCING	[Dotted line]

LEGEND	
[Symbol]	EXISTING
[Symbol]	PROPOSED
[Symbol]	FENCE
[Symbol]	UTILITY LINE
[Symbol]	SEWER
[Symbol]	WATER
[Symbol]	WATER MAIN
[Symbol]	SEWER MAIN
[Symbol]	WHEEL GRAB RAMP
[Symbol]	DRIVEWAY / LETDOWN



VISITOR PARKING / STORAGE
- 32 OVERSIZE STALLS
- 1,675m²

3 PARKING STALLS AT PROPOSED MANAGERS/OWNERS OFFICE (1 MANAGER/OWNER STALL, 2 VISITOR STALLS)
2 - VISITOR PARKING STALLS (2.6m x 6.0m)

CANOE BEACH DRIVE
PARK ENTRANCE SIGN
3 PARKING STALLS AT PROPOSED MANAGERS/OWNERS OFFICE (1 MANAGER/OWNER STALL, 2 VISITOR STALLS)

2 - VISITOR PARKING STALLS (2.6m x 6.0m)
SEPARATED CONCRETE SIDEWALK
GRASSED BOULEVARD

VISITOR PARKING / STORAGE
7 STALLS
- 285m²

2 - VISITOR PARKING STALLS (2.6m x 6.0m)
1.8m (6") CHAIN-LINK FENCE TO BE INSTALLED ALONG FRONTAGE OF CANOE BEACH DRIVE

45TH STREET NE
GRASSED BOULEVARD
SEPARATED CONCRETE SIDEWALK

1.8m (6") VINYL PRIVACY FENCE TO BE INSTALLED ALONG SOUTH AND EAST PROPERTY LINE
2 - VISITOR PARKING STALLS (2.6m x 6.0m)

NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH LOCAL UTILITY COMPANIES PRIOR TO BEGINNING.
2. CONTRACTOR TO OBTAIN ALL NECESSARY UTILITY PERMISSIONS FROM ALL NECESSARY COMPANIES AS REQUIRED.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON ARM ZONING AND DEVELOPMENT REGULATIONS.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.

NO.	DATE	BY	REVISION
1		AGW	ISSUED FOR REVIEW
2		AGW	FOR CLIENT REVIEW
3		BTL	ISSUED FOR REVIEW

DRAFT
(FOR CLIENT REVIEW)

DATE: JAN 17, 2019
DRAWN: AGW
CHECKED: BTL

PROJECT: CANOE BEACH DRIVE MODULAR HOME PARK
SALMON ARM, BC

60 PAD MOBILE PARK SITE RENDERING

PROJECT NO.	130-1
SHEET	1 of 1
DWG. NO.	L-1
REV.	0

Rezoning Application for 4400 and 4600 Canoe Beach Drive.

Salmon Arm has a shortage of affordable options for young families entering the market and retirement age people looking to downsize. Our proposed development will help make home ownership a viable option for Salmon Arm residents in all stages of life. We feel the neighborhood of Canoe is perfect for our desired use and will only benefit the surrounding residents by the upgrades we will provide at the development stage. The overall general intent that we are looking to achieve with this development is to provide a more affordable housing option to people in a family orientated neighborhood. In researching this objective, we have reviewed ways to bring housing affordability rates down by doing the following:

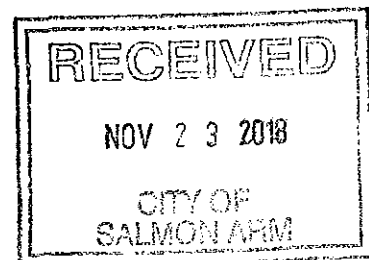
- Eliminating land cost for home owners by providing leasehold lots.
- Smaller individual parcels
- Smaller housing footprints
- Manufactured homes
- Moderate Finishings – Interior and Exterior
- Organized Construction Sequencing

To do this we are requesting to re-zone the property from R-4 Medium Density Residential to R6 Mobile Home Park Residential Zone. The Mobile Home Park Residential Zone would allow for a 60 lot manufactured home community with lots approximately 300-550m² in size. The development of these two parcels would allow us as the developer to finish 45 street NE through to Canoe Beach Drive as well as make improvements to Canoe Beach Drive. To make this development feasible there are certain variances required that we will be applying for at the same time:

- 4m setback around the whole community
- 300m² minimum lot size to increase density
- City assistance upgrading Canoe Beach drive along phase 2 of the proposed development
- A variance to omit the green space requirement since it is located beside a park

Upon successful re-zoning of these parcels, the developers would proceed to develop the land at an affordable rate and produce an affordable housing option for families in the Canoe neighborhood, with a target price point of \$140,000-\$200,000.00 for detached single family homes. Thank you

Kerry Tarnow



Dear Mr. Kevin Pearson:

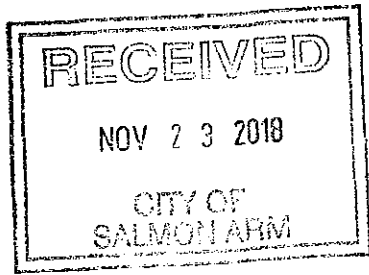
Further to our meetings with the planning and engineering department regarding the rezoning of 4400 and 4600 Canoe Beach drive we are requesting the following variances to allow for us to construct a financially feasible development. The variances we're proposing are:

- Minimum lot size of 300 meters squared
- A 4 meter setback around whole park ,with mobile homes put at the 4 meter mark
- No green space requirement as the development is beside a park.
- City assistance upgrading Canoe Beach Drive, along phase 2 of the proposed development

The proposed variance has us upgrading the larger section of Canoe Beach Drive to current city standards along what will be the first phase of our development as well as connecting 45th Street NE to Canoe Beach Drive. To keep the project financially feasible our request is for the city to finish the Canoe Beach Drive upgrade along the second phase of our development when the budget permits.

Thank you

Kerry Tarnow



AFFORDABLE HOUSING, PRIDE IN OWNERSHIP AND A SENSE OF COMMUNITY

THE CASE FOR A NEW MANUFACTURED HOME COMMUNITY IN SALMON ARM



SALMON ARM HAS A GOOD PROBLEM!

- People have figured out that the Shuswap is an amazing place to live.
- From a community that supports the health and well-being of seniors in retirement to a safe place to raise a family.
- Salmon Arm has it all and people want to live here.

Let us help you live here!

UNFORTUNATELY, NOT EVERYONE CAN.

49% OF INCOME DEDICATED TO HOUSING IF USING SALMON ARM AVERAGE HOUSING AND INCOME DATA

The average family in Salmon Arm would need to spend **forty-nine percent of their gross income** on housing if they want to be homeowners in the town they live in.

That almost seems a bit unbelievable until we break it down.

- \$431,333 Average Residential Site Price in Salmon Arm in December, 2018 (\$409,500 - median)
- \$64,009 Median Household Income in the Columbia-Shuswap Census Area (2016) - includes Vernon, Kelowna
- \$31,520 estimated annual cost of home ownership in Salmon Arm with a mortgage.

THEY COULD ALWAYS RENT - OR CAN THEY?


According to the CMHC, Salmon Arm had a Blended Vacancy Rate (average of available rental types and data) of 0.75% in the Salmon Arm area in 2018.

- Meaning a property is theoretically on the market and available for less than 3 days a year.
- This number is down from ~2.55% (blended rate - Average between available datasets) in 2015 - meaning there is even less rental inventory available than even 4 years ago.

There are some new homes being built - 34 built last quarter.


- Unfortunately due to the increased strictness of tenancy laws in BC, they are unlikely to be for rental purposes - due to the law changes, there are easier and safer ways than real estate to get a reasonable rates of return on investment.

The reality is that home ownership in Salmon Arm has become difficult to achieve, and renting is not much easier.



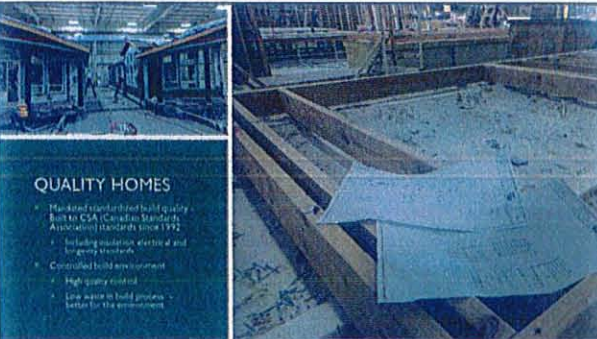
**One option towards a Solution:
MANUFACTURED HOME COMMUNITY**

It may not be a fix-all solution, but it is a start



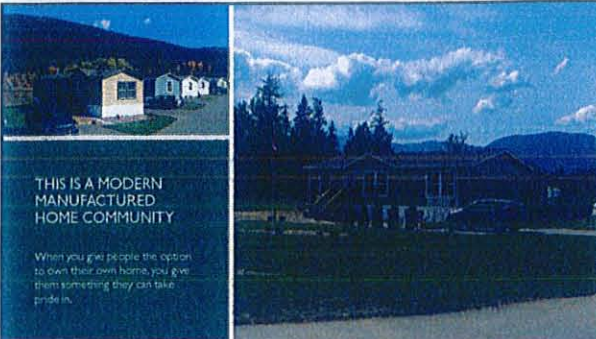
NOPE, NOT THIS

(WE UNDERSTAND WHY YOU MIGHT THINK OF THE THROUGH-TRAILER (USED TO BE) AS THE SOLUTION... THAT'S HOW WE FEEL IN THE CASE)



QUALITY HOMES

- Manufactured standard build quality
- Built to CSA (Canadian Standards Association) standards since 1992
- Including insulation, electrical and plumbing services
- Controlled build environment
- High quality material
- Low waste to build process - better for the environment



THIS IS A MODERN MANUFACTURED HOME COMMUNITY



When you give people the option to own their own home, you give them something they can take pride in.

LAKELAND HOME COMMUNITY
A model for modern Manufactured Home Communities




- Built in 2014 over two phases, and completed in 2017, the Lakeland Home Community is a great example of what happens when you start with a 'new' park.
- Today the park is occupied by proud home owners.
- All units are owned by their residents and it shows in the standard of care and maintenance shown to be taken in each unit.

A COMPARISON OF OPTIONS AVAILABLE IN SALMON ARM TODAY

Manufactured Home - \$180,000	Townhouse - \$349,000
	


TOWNHOUSE

- Currently for sale in Salmon Arm - \$349,000
- 3 bedrooms - 1713sqft - built in 2013
- Monthly Cost of Ownership: \$2,138



MODULAR HOME

- Priced from \$125k - \$225k
- Built to customer requirements
- 3 bedrooms - new build - 1500sqft
- Monthly Cost of Ownership: \$1,388



Nowhere for them to go.

A NEW COMMUNITY


- Well located by parks and recreation facilities (on beach playground and golf facilities)
- Walking distance to groceries and local post office
- Well serviced by local transit to downtown Salmon Arm



SUPPOSED SKETCH PLAN OF 3838 LOT 1 & 2, SECTION 6, TOWNSHIP 21, RANGE 9, W.M., KDYD

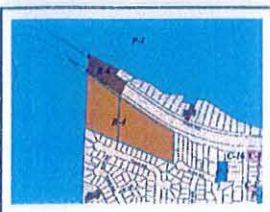
BENEFITS TO THE TOWN

- \$120,000/year in new property tax revenue
- Over \$1mm in financial benefits to the town through Road Upgrades (Widening of Canoe Beach Drive & Road Lengthening)
- Over 10% of total land area gifted for the purpose of widening CBD as well as lengthening 45 St. NE.
- Extended Sidewalks
- Other Development Cost Charges
- New infrastructure would provide better and safer auto, pedestrian and bicycle access for local residents to the nearby beach and park area



FURTHER DETAILS

- Zoning proposal includes conversion from R4 (Medium Density) to R6 (MHP)
- Actual proposed housing density change is not substantial - the maximum density supported by the OCP is 140 units.
- Proposal instead requests 60 Manufactured Home Pads

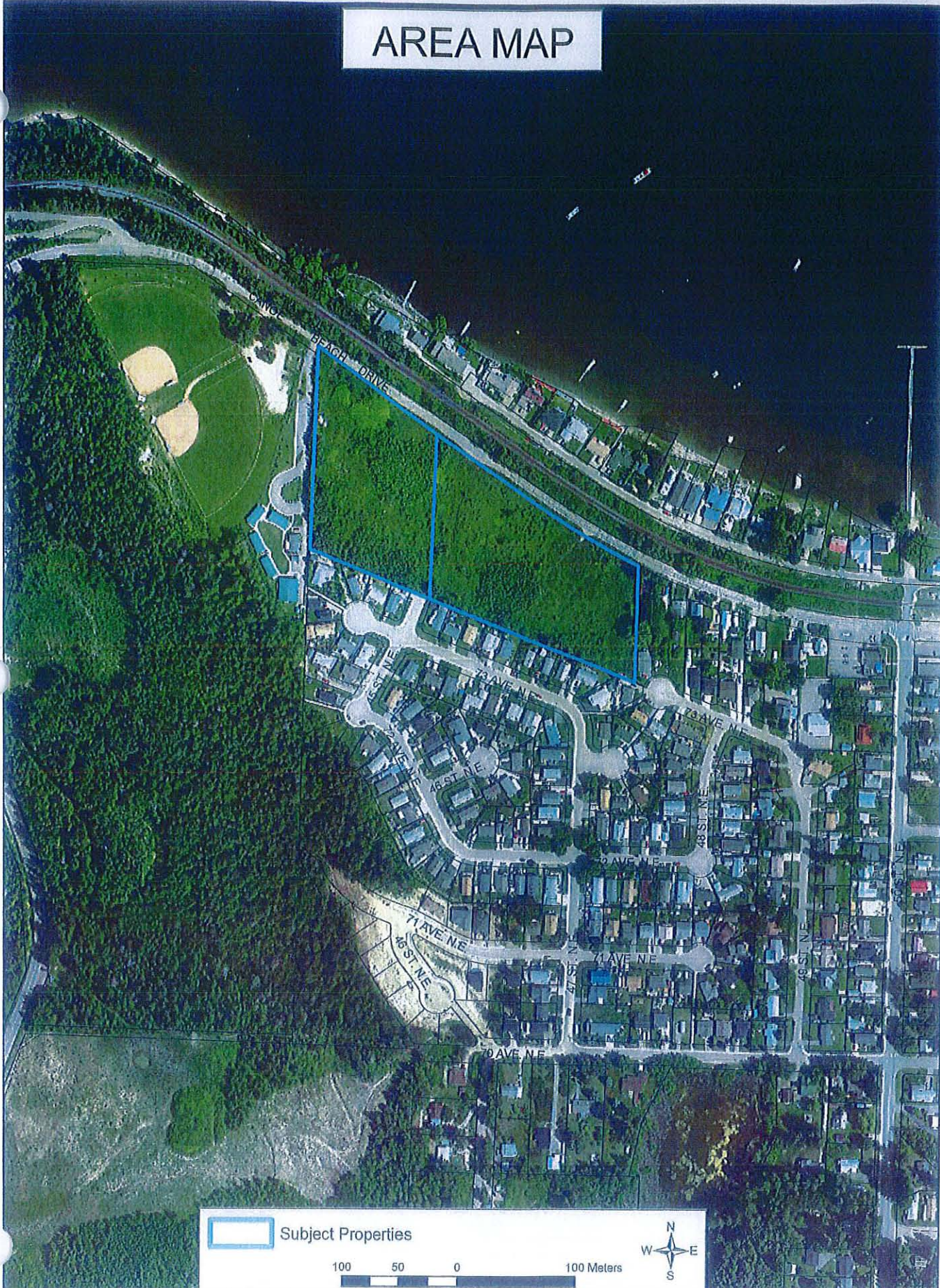



TO CONCLUDE




- Proposed Rezoning would benefit Salmon Arm by
 - Increasing much needed affordable housing options in the town by creating a new community
 - Allow dozens of families - who otherwise may not be able to - the opportunity to become homeowners
 - Redeveloping an otherwise ignored property in an up-and-coming area of the town
 - Providing to the town over \$1,000,000 in development benefits as well as an increase in tax revenue of over \$120,000/year

AREA MAP

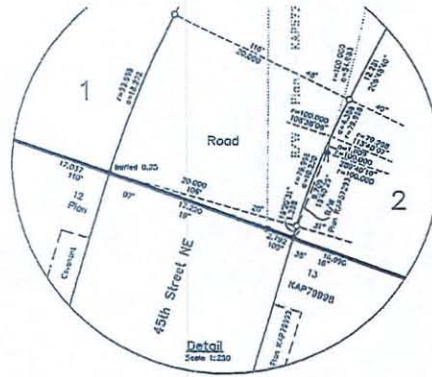
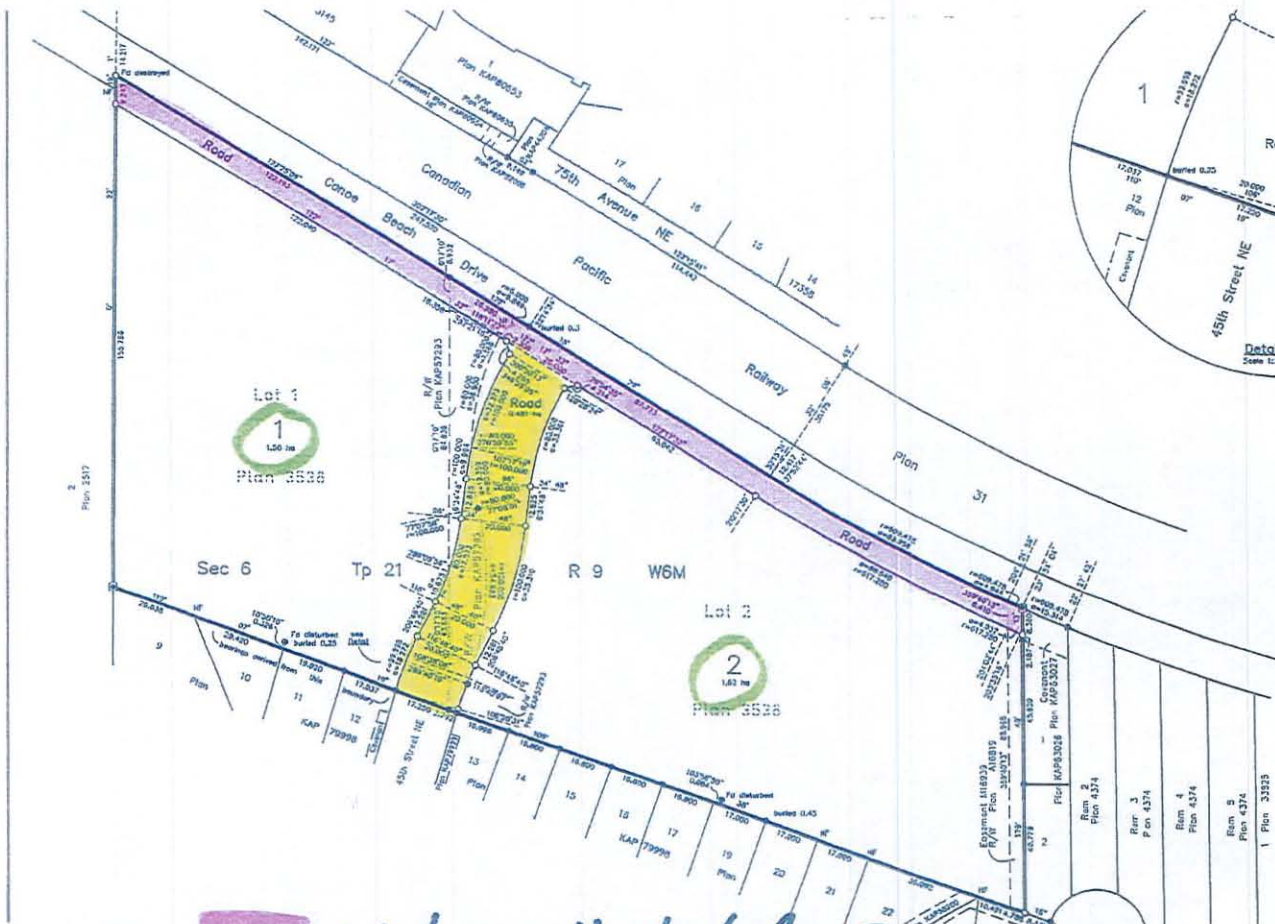




 Subject Properties

100 50 0 100 Meters

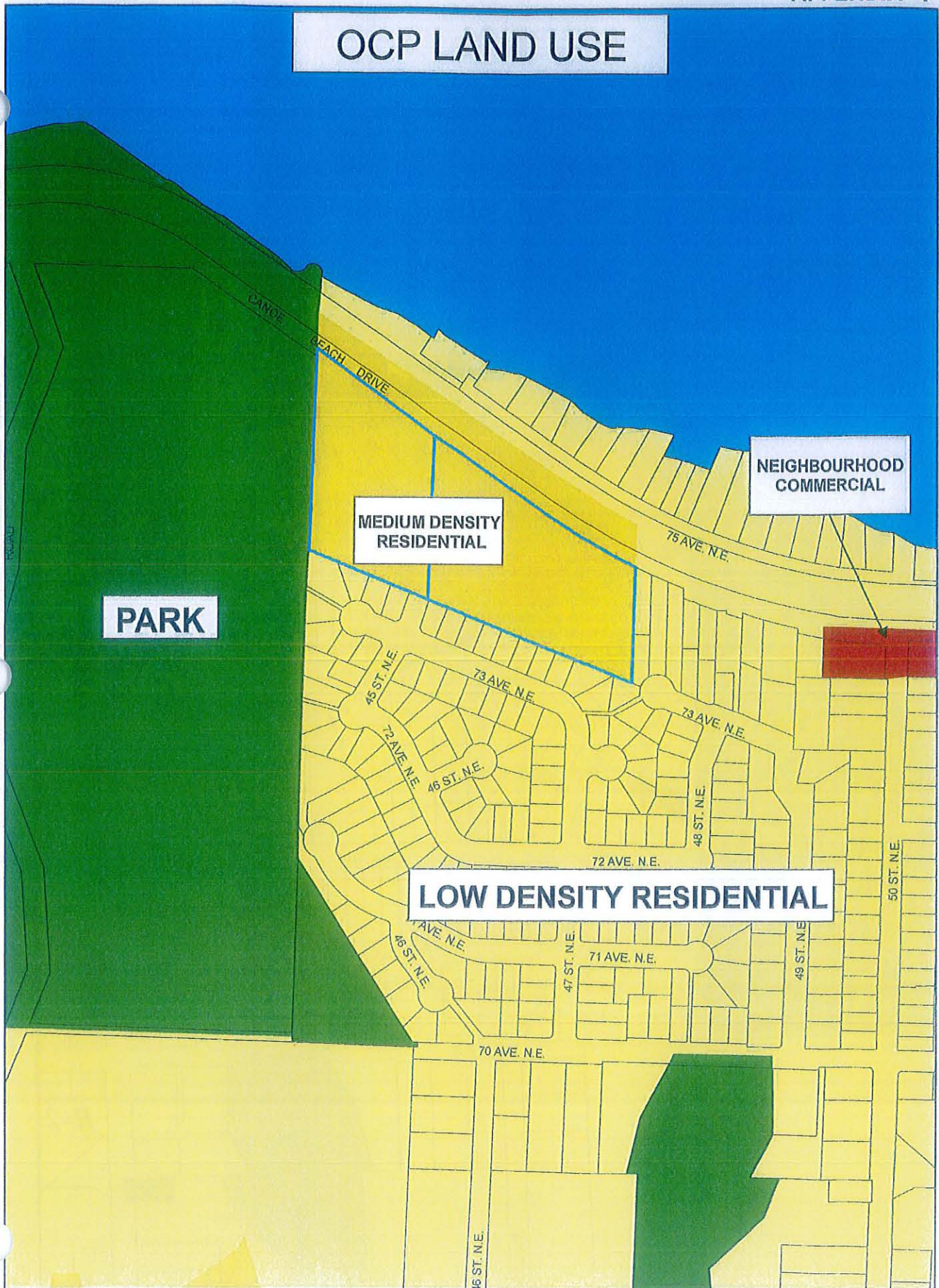


Plan EPP5948
 Jan. 29, 2010

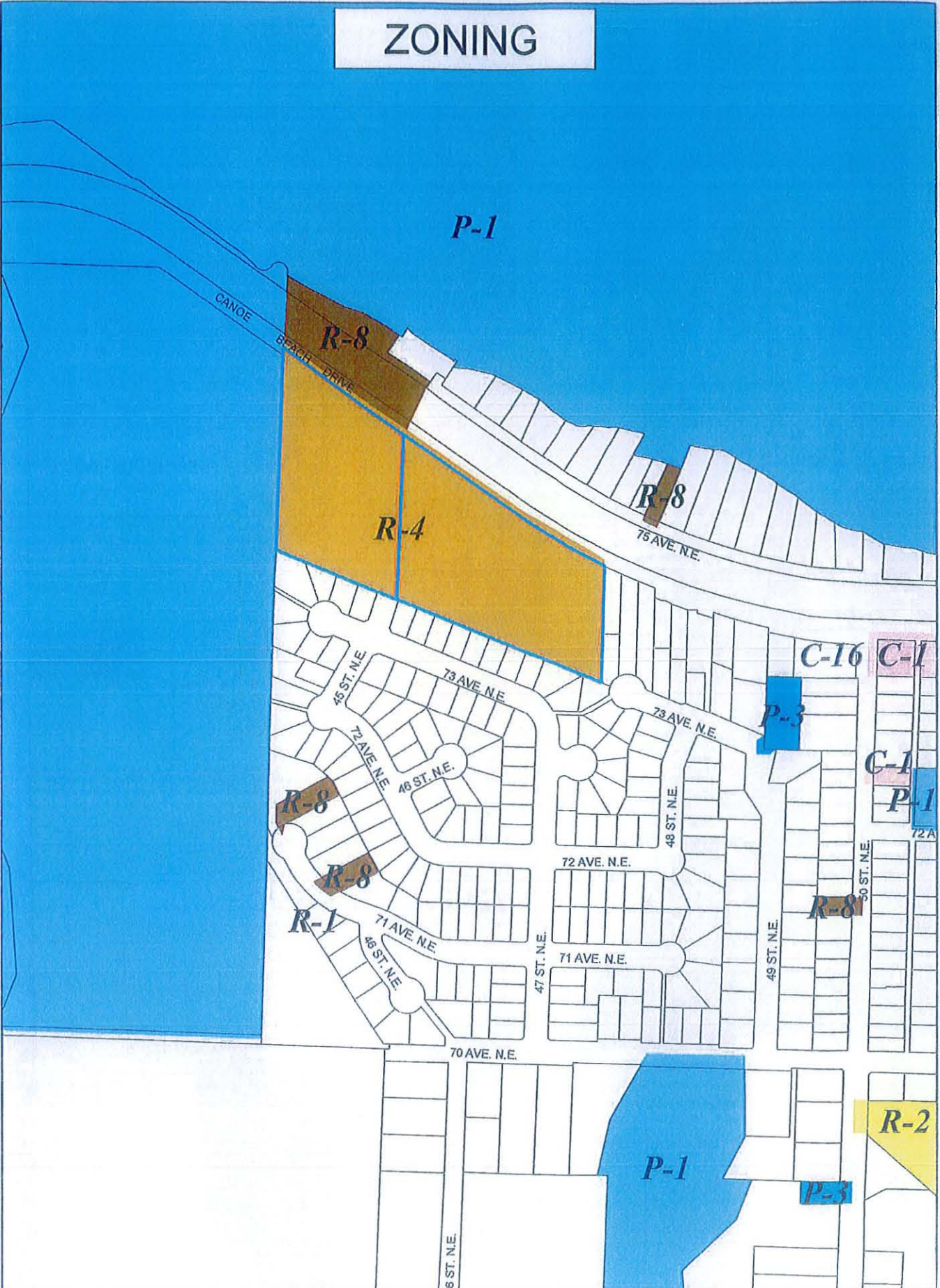


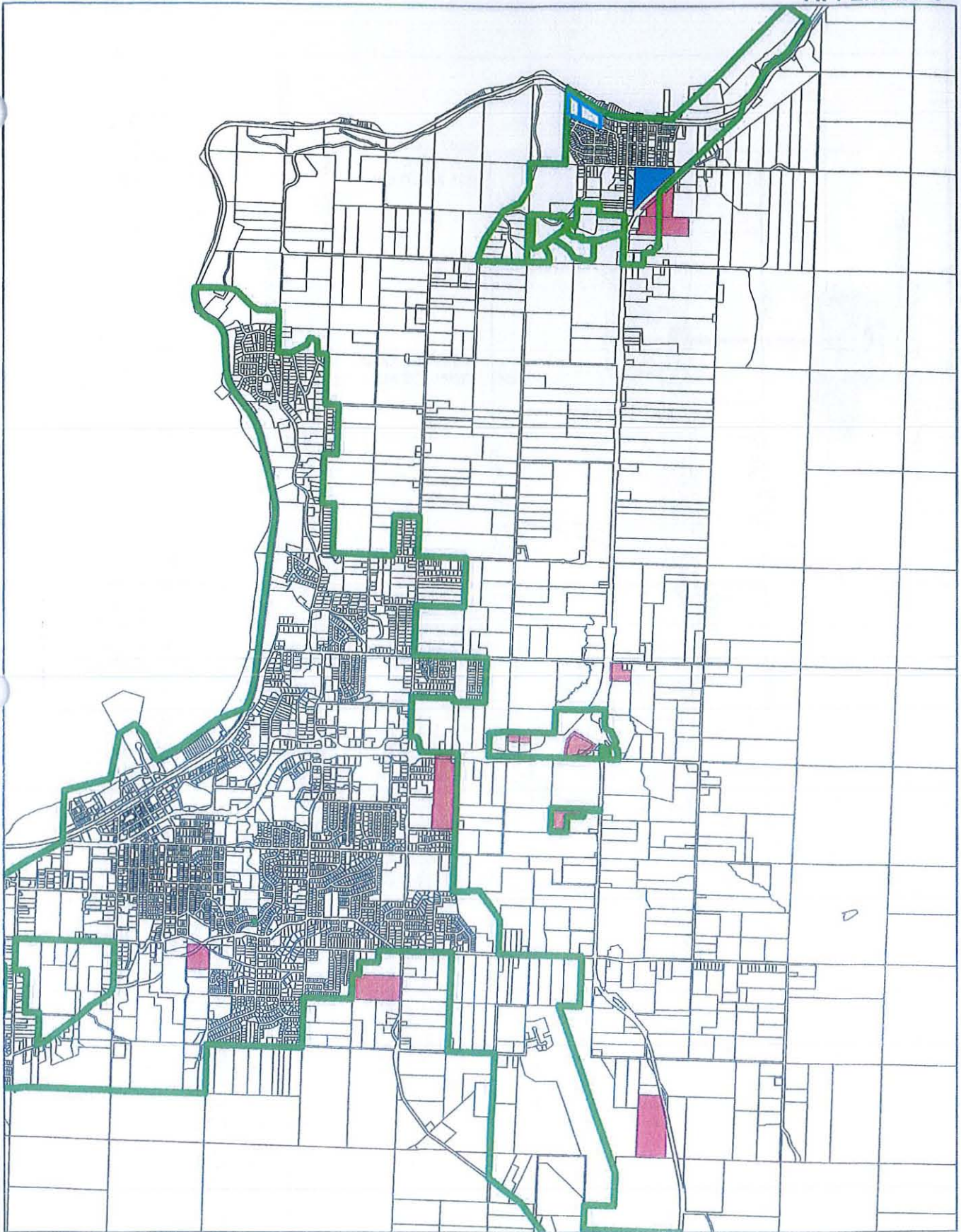
 Widening Needed for Canoe Beach Drive
 Land Needed for 45 St. N.E.

OCP LAND USE



ZONING





Mobile Home Parks - Zoned R-6

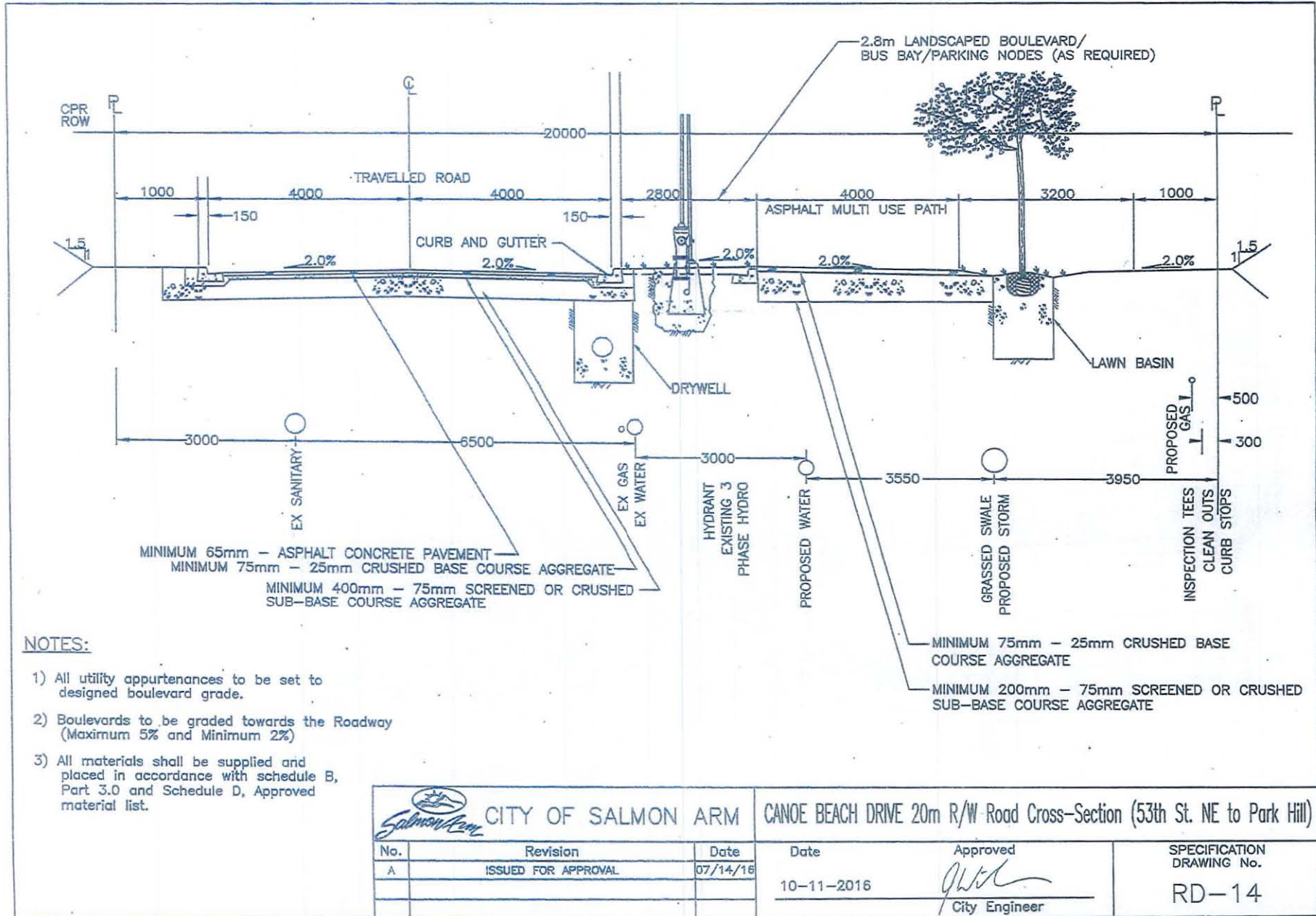
Canoe Creek Estates - Zoned R-1 (Land Use Contract)



Subject Properties

Urban Containment Boundary





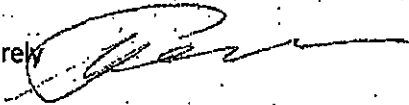
Adopted by Council Octo 11, 2016

To City of Salmon Arm Mayor and Council

Jake and Petra Penner are very much in support of the proposed rezoning of 4400 and 4600 Canoe Beach Drive. The benefits to Salmon arm by providing affordable housing will help families find housing in a city with little to rent. The benefits to Salmon Arm of having a place for people to live without renting their home will be enjoyed by employers seeking staff and people renting substandard rental accommodations. The benefits of Canoe beach Drive being upgraded, offsite costs of over \$950,000, DCC charges and an alternate road fire escape to the homes to the south by 45 St NE being completed are good for the city. Providing 3-bedroom housing at under \$1300 per month far outweighs the current rentals available. Development as condos or townhouses would allow 140 units which a developer attempted and went broke . This proposal is a benefit to Canoe alleviating crowding of an area to any greater extent than present.

City councillors Please vote for support affordable Housing in Salmon Arm.

Sincerely



Jake and Petra Penner
5020 40th St NE Salmon Arm B.C.

Courtney Pinkenburg
7020 51 St NE
Canoe, BC V0E 1K0
March 4, 2019

Tim Lavery
Councillor
City of Salmon Arm

Dear Mr. Lavery:

I am writing in opposition to the proposed zoning amendment of 4400 and 4600 Canoe Beach Drive from R-4 to R-6 zoning. This is a huge piece of important property in the heart of Canoe, located across from Shuswap Lake, which would be ill served as a pad-rent mobile home park. As a homeowner in Canoe, I am concerned about the long term consequences of such a zoning change, as well as the variances requested by the developer.

This mobile home park is being touted as a solution to the city's lack of affordable housing. However, with a proposed pad rent of \$425.00 per month, it increases a person's monthly housing costs to be on par with those of a freehold strata owner in a townhouse development, and in 20 years' time, what will these mobile owners have to show for it? A depreciated mobile that no one wants to buy in mobile home park with pad rents that will only increase.

Mobile home parks are a dated way of community planning; there is a stigma attached to manufactured homes, and for good reason. Given the choice, people would prefer to live in a stick built home built by skilled tradespeople as opposed to a home assembled in a factory by lesser skilled factory workers. Stick built townhomes are also much more visually appealing than mobiles, and thus appeal to a greater number of buyers. Canoe already has several mobile/manufactured home parks that are superior to the one proposed as the homeowners also own their own land.

Page 2

Canoe is a community bustling with new development because it is perceived as a desirable place to live, retire, and raise a family. What is needed in Canoe is diversity in housing options, not more mobile home parks. The proposed development will only hinder Canoe and detract from its appeal. A townhouse development, as the property is currently zoned for, would be ideal to see Canoe grow and actually would bring a bigger tax base for the City of Salmon Arm. Medium density housing zoned as R-4 is also consistent with the city's Official Community Plan.

I also take issue with the City disregarding Canoe's best interest and the best use of this land. Consider that this proposal was for downtown Salmon Arm, adjacent to the lake. Would the city council be so quick to approve a mobile home park there? No. Would the city council approve a variance of not installing a sidewalk the full length of the property along a busy road and not providing adequate greenspace or park as required by zoning? No. It would be ridiculous, as is this proposal and its plans to cram in as many mobiles as possible by shrinking the required setbacks and buffers and eliminating vital components. Zoning rules and bylaws are in place for a reason; these are minimum requirements that developers need to adhere to.

I understand that the developer needs to make money by selling his mobiles and collecting pad rents, but the short and long term costs to Canoe and its residents are too steep. I urge you to vote against the rezoning amendment. Another developer will come along with a plan that is right for the community. This isn't it.

Sincerely,

Courtney Pinkenburg

Courtney Pinkenburg
[REDACTED]

From: Cindy Drew
Date: February 3, 2019 at 12:01:38 PM HST
To: Louise Wallace
Subject: **Opposition to canoe beach drive development proposal.**

Hi Louise -

I am unable to attend the meeting on Monday regarding the proposed property development on Canoe Beach Drive. I wanted to send along a few of my thoughts to you... please feel free to share this with Mayor and council if so inclined.

Personally I don't feel it is the best location for a pad rental modular home park! In my opinion pad rental parks may look great to begin with, when everything is new, but because the land is not personally owned the modulars that are put on the land tend to stay there until they almost Disintegrate! As long as the park owner continues to get the pad rent monthly there is no incentive to make sure things are maintained. Hence 10 - 20 years down the road it can become a bit of a mess. This is a very lovely parcel of land and there are so many other options that would be available and would provide a larger long term tax return for the city to work with for improvements to our community.

In my opinion Canoe is a hidden gem! It has the potential 'and is already becoming' a very cool vibrant little affordable lakeside community. I feel for years it has been stigmatized by our council as a place for low cost housing and they have been very willing in the past to make concessions allowing the developers to forget about adequate lighting, storm drains, sidewalks, thru roads, etc. Etc. Hence we have to walk on the busy streets!

In my experience canoe is one of the most walked communities in salmon arm - the kids are always out playing, adults out walking, etc. We need to start ensuring that the critical elements are included in any future developments!

Like any residential development it should be designed around the needs of the community and its residents and meet the residential requirements. I am talking about long term sustainable requirements. This requires some planning and thought! I am hoping that our current mayor and council will finally listen to the residents, understand that we are a quaint, friendly little lakeside community and start listening to our requests for sustainable long term planning and growth!

I agree with Brad Middle Campbell and feel we may need to start a committee that could be the voice for canoe land owners and work with mayor and council to hopefully develop a community plan that will suit our needs now and long into the future. There has been a tremendous amount of feedback from our community via Facebook and chat groups regarding the proposed development, therefore, I would sincerely request mayor and council to consider this opposition prior to approving to move forward with this type of rezoning.

Unfortunately, I am unable to attend the meeting at city council on Monday but would sincerely like to encourage any one that is interested in the future development of our awesome little community to attend if they can! We need to seriously let mayor and council know on a large scale that we care about what happens here in canoe and that we want to have a voice in any future developments from here on out!

Sincerely
Cindy Drew

Terry Tarnow

From: "Peter Robertson" [REDACTED]
Date: February-06-19 3:44 PM
To: [REDACTED]
Subject: Canoe Development

Terry,

I am very much in support of Salmon Arm finding ways to provide affordable housing. Without this we will stagnate as a community as we simply will not be able to attract young people and young families. And if we don't do that we won't be able to staff the businesses, government facilities and industries we need for our community to remain vibrant.

You are proposing a solution that I think Salmon Arm Council and the community should support. Not only would we get housing, we would get road improvements, DCCs and ongoing property taxes.

Please accept this as a letter of support and distribute as you see fit.

And just to be clear, while I was previously invested in Tekamar Mortgage I no longer have any financial interest in that firm nor of course any in your proposed development.

Regards,

Peter Robertson

06/02/2019

Gordon Herrington
203 -1315 Summit Drive
Kamloops, BC
V2C 5R9

February 6, 2019

To City of Salmon Arm Mayor and Council:

I am a frequent visitor to Salmon Arm, and still have many family and friends living in this wonderful community. I also have grown children with their own families who have been hoping to relocate to Salmon Arm, but have been rebuffed by housing prices beyond their means. This rezoning proposal would provide the way for them to obtain affordable housing in your beautiful city.

I am very much in support of the proposed rezoning of 4400 and 4600 Canoe Beach Drive. The benefits to Salmon Arm by providing affordable housing will help families, such as mine, find housing in a city with little to rent.

The benefits to Salmon Arm of having a place for people to live without renting their home will be enjoyed by employers seeking staff and people currently renting substandard rental accommodations.

The benefits of Canoe beach Drive being upgraded, offsite costs of over \$950,000, DCC charges, and an alternate road fire escape to the homes to the south by 45 St NE being completed are all good for the city.

Providing 3 bedroom housing at under \$1300 per month far outweighs the current rentals available. Since development as condos or townhouses would allow 140 units, this proposal is better for the Canoe area since it would alleviate the crowding of an area to any greater extent than present.

I strongly invite City Councillors to vote in favour of this rezoning which will support affordable Housing in Salmon Arm.

Sincerely,



Gordon Herrington, CPA, CA, CBV

Kathy Herrington
1551 Rocky Point Drive
Kelowna, BC
V1V 3E2

February 6, 2019

To City of Salmon Arm Mayor and Council:

I am a former resident and frequent visitor to Salmon Arm, and still have many family and friends living in this wonderful community. I also have grown children with their own families who have been hoping to relocate to Salmon Arm, but have been rebuffed by housing prices beyond their means. This rezoning proposal would provide the way for them to obtain affordable housing in your beautiful city.

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I strongly invite City Councillors to vote in favour of this rezoning which will support affordable Housing in Salmon Arm.

Sincerely,

Kathy Herrington

Kathy Herrington
Retired Professional Interior Designer
former long time resident of Salmon Arm,
with family still residing in Salmon Arm, as
well as family seeking to reside in Salmon Arm.

Terry Tarnow

From: "Jim Anderson" [REDACTED]
Date: February-06-19 7:53 PM
To: [REDACTED]
Subject: Rezoning of 4400 and 4600 Canoe Beach

To The City of Salmon Arm Mayor and Council

I, Jim Anderson, of 5202 Sunnybrae Canoe Pt. Rd., am very much in support of the proposed rezoning of 4400 and 4600 Canoe Beach Drive. Development of condos or townhouses would allow 140 new units. There are many benefits to Salmon Arm by providing affordable housing for families in a city which has very little to rent much of which might be considered substandard accommodations. Providing 3 bedroom housing at under \$1300 per month far outweighs the current rentals available. The benefits to Salmon Arm of having a place for people to live without renting their home will be enjoyed by employers seeking staff and workers. The benefits of Canoe Beach Drive being upgraded and the building of 45 St NE will provide an alternate road fire escape for the homes to the South which are also good for the city. This proposal is a benefit to Canoe alleviating further crowding of the area. We understand there would be \$970,000 in road construction and upgrades of Canoe Beach Drive and 45 ST NE, over one acre of land dedicated estimated at \$100,000, \$570,000 in DCC charges and an estimated \$80,000 in taxes per year for the city.

City Councillors please vote for the support of affordable Housing in Salmon Arm.

Sincerely
Jim Anderson
[REDACTED]

07/02/2019

Terry Tarnow

From: "Doreen Sudbury" [REDACTED]
Date: February-06-19 7:58 PM
To: [REDACTED]
Subject: Rezoning of 4400 and 4600 Canoe Beach

To The City of Salmon Arm Mayor and Council

I, Doreen Sudbury, of 5202 Sunnybrae Canoe Pt. Rd., am very much in support of the proposed rezoning of 4400 and 4600 Canoe Beach Drive. Development of condos or townhouses would allow 140 new units. There are many benefits to Salmon Arm by providing affordable housing for families in a city which has very little to rent much of which might be considered substandard accommodations. Providing 3 bedroom housing at under \$1300 per month far outweighs the current rentals available. The benefits to Salmon Arm of having a place for people to live without renting their home will be enjoyed by employers seeking staff and workers. The benefits of Canoe Beach Drive being upgraded and the building of 45 St NE will provide an alternate road fire escape for the homes to the South which are also good for the city. This proposal is a benefit to Canoe alleviating further crowding of the area. We understand there would be \$970,000 in road construction and upgrades of Canoe Beach Drive and 45 ST NE, over one acre of land dedicated estimated at \$100,000, \$570,000 in DCC charges and an estimated \$80,000 in taxes per year for the city.

City Councillors please vote for the support of affordable Housing in Salmon Arm.

Sincerely
Doreen Sudbury
[REDACTED]

07/02/2019

Terry Tarnow

From: "Hilke Heermann" [REDACTED]
Date: February-07-19 10:45 AM
To: [REDACTED]
Subject: City of Salmon Arm Mayor and Council

Dietrich & Hilke Heermann

3571 20th ST NE
Salmon Arm, BC
V1E2G9

To City of Salmon Arm Mayor and Council

We, Dietrich & Hilke Heermann are very much in support of the proposed rezoning of 4400 and 4600 Canoe Beach Drive. The benefits to Salmon arm by providing affordable housing will help families find housing in a city with little to rent. The benefits to Salmon Arm of having a place for people to live without renting their home will be enjoyed by employers seeking staff and people renting substandard rental accommodations. The benefits of Canoe beach Drive being upgraded, offsite costs of over \$950,000, Dcc charges and an alternate road fire escape to the homes to the south by 45 St NE being completed are good for the city. Providing 3 bedroom housing at under \$1300 per month far outweighs the current rentals available. Development as condos or townhouses would allow 140 units. This proposal is a benefit to Canoe alleviating crowding of an area to any greater extent than present.

City councillors Please vote for support affordable Housing in Salmon Arm.

Sincerely

Dietrich & Hilke Heermann

07/02/2019

7/2/2019

To City of Salmon Arm Mayor and Council

We, Rachel and Ian Sudbury, are very much in support of the proposed rezoning of 4400 and 4600 Canoe Beach Drive. The benefits to Salmon arm by providing affordable housing will help families find housing in a city with little to rent. The benefits to Salmon Arm of having a place for people to live without renting their home will be enjoyed by employers seeking staff and people renting substandard rental accommodations. The benefits of Canoe beach Drive being upgraded ,offsite costs of over \$950,000,Dcc charges and an alternate road fire escape to the homes to the south by 45 St NE being completed are good for the city. Providing 3 bedroom housing at under \$1300 per month far outweighs the current rentals available. Development as condos or townhouses would allow 140 units. This proposal is a benefit to Canoe alleviating crowding of an area to any greater extent than present.

City councillors Please vote for support affordable Housing in Salmon Arm.

Sincerely,

Rachel and Ian Sudbury
[REDACTED]

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

From: Louise Wallace-Richmond
Sent: Thursday, February 07, 2019 9:19 PM
Cc: Erin Jackson
Subject: RE: rezoning canoe beach drive propert

Thank you Susan and James,

I will share this with the staff to be included in official correspondence.

Appreciate you taking the time to get in touch and share your views.

Louise

Louise Wallace Richmond, Councillor
City of Salmon Arm
250 833 5554

Sent: Thursday, February 07, 2019 8:42 PM
To: Louise Wallace-Richmond
Subject: re:rezoning canoe beach drive propert

Hello I am writing this in regards to the proposed zoning change for the Canoe Beach drive property in Canoe

My husband and I are both quite okay with having it changed to allow a modular home park

It is good to see that someone wants to provide housing that can be affordable to a good many people who cannot afford the housing market as it stands today.

so please consider allowing the zoning change

thank you for your time

Susan Hicks
James Lawhead

7220 48th st
Canoe BC
v0e1k0

From: Craig Forsyth
Sent: Friday, February 08, 2019 5:40 PM
To: Alan Harrison
Cc: Debbie Cannon; Chad Eliason; Louise Wallace-Richmond; Kevin Flynn
Subject: 4400 & 4600 Canoe Beach Dr

Dear Honourable Mayor and City Council Members First and foremost, I would like to make it noted that I am against the rezoning of 4400 & 4600 Canoe Beach Dr, Canoe from R4 to R6.

I personally believe that the City of Salmon Arm should respect us and hear our voice of how we would like Canoe to look and represent our community not just today but in the future as well. We don't need the 1st offer crammed down our throats just because we are Canoe. We have time and time again proven ourselves as a strong community with pride in who we are and where we live so please listen to our input. Canoe and the City of Salmon Arm deserves a beautiful Canoe Beach Drive leading into our proposed State of the Art Canoe Beach Park that we are going to showcase to the world. I do not see too many investors or future residents rushing to the plate for a Rental Mobile Home Park.

My vision is retail fronting along Canoe Drive with apartments above. (like our harbour front) The center area would be an affordable Condo Complex that will provide a great community for young families to retirees. The retail can be shops that cater to the proposed property, the other new subdivisions in our area, the expanded beach traffic, they may also include a restaurant, coffee shop or anything that fits. We do not have any retail except our fantastic Canoe Market but take note, Canoe is becoming a place to live and will continue to grow with the proper development. We moved to Canoe because of it's promise and positive changes, please do not drive it back with bad development decisions. I will be a part of the committees going forward to build a better Canoe because I proudly call this my home. I consider it the Hidden Gem of BC.

Please take note of the 3 photos attached to this email. They were taken today Feb.8, 2019. The development is Lakeland Mobile Home Park, the same developers putting forward their proposal to council. This is what the roadway leading to their Park looks like ecstatically. These developers have had ample time to clean up this ugly mess even if it was not a requirement. I call it pride. If was was an oversight or just a corner to cut, The City of Salmon Arm and/or Canoe deserves better. I appreciate you listening to my opinion and concern.

Thank You.
Craig Forsyth. 7141 53 St NE Canoe BC





From: Kevin Pearson
Sent: Friday, February 08, 2019 3:34 PM
To: Carl Bannister; Erin Jackson
Cc: Denise Ackerman
Subject: Re ZON-1140
Re: ZON-1140

From: [Kerry Tarnow](#)
Sent: Friday, February 08, 2019 1:47 PM
Subject: follow up answers to questions from Monday

Good afternoon Mayor Harrison and Council members,

Thank you for meeting with us over the last few weeks and listening to my presentation at the development/planning meeting on Monday morning. We received some great questions and just wanted to follow up with answers to those questions so that it is clear to everyone why we're going for R6 zoning.

Why not develop the property R4 as condos or multifamily?

The property was zoned to R4 in 2005, The owner at the time was a developer out of Vernon named Jeff Arnold. He attempted to build condos on the property. He got a development permit in 2008 and tried to pre-sell the units so he could proceed building the condos. He tried unsuccessfully to pre-sell the condos until 2012 at which point he went bankrupt. At that time Tekamar Mortgages who held the financing for him on the property took the property back as he could no longer make the payments. It has been for sale and known to condo developers as a site approved for condos since 2012 yet developers have stayed away because it isn't cost effective and there isn't demand for condos in Canoe.

Why not develop the property R1 as freehold lots?

There have been many people look at the property hoping to rezone it R1 over the years (see attached email from former listing agent), two have put in offers and none have completed the sale. The finishing and upgrading of services on Canoe Beach Drive and 45th street put the costs too high. Multiple local developers in the area looked to develop this property as R1 lots but eventually walked away because the cost to develop the lots is higher than they would sell for. After Tekamar couldn't find a buyer interested in developing as R4 or R1 options they approached us and we collaborated to come up with the current plan

Why do R6 opposed to R1 or R4 strata?

We're renting the lots below market value to ensure it is affordable for more people, because that's where we feel the market is. People are looking for more affordable options, new 400-500k starter homes isn't realistic for a lot of people but they still want to own a home. Pad rent is actually more affordable for the homeowner if you look at how much their monthly cost would be to finance the lot.

Assume a price of \$125,000.00 at 3.5% interest (likely going to increase over the next few years) their monthly payment would be \$625.78 on the price of the lot. On top of that they would

have their sewer/water and taxes on the land (which is included in \$425 pad rent). What we're trying to do is make this as affordable as possible for people, the best way to achieve that is R6.

How does pad rent work in a manufactured home park?

People assume that the entire pad rent is profit for the owner but that isn't the case, included in the \$425 monthly fee is sewer, water, snow removal, street lighting, taxes on the land and maintaining common area, much like a strata fee in a condo development.

Is it hard to finance a manufactured home?

In 1994 CSA upgraded their requirements in the manufactured home industry and at that point financing manufactured homes changed. An applicant with a good credit history can get the same interest rates and terms as a site built home with 5% down payment.

What is preventing you from evicting the homeowners in the future to use the property for something else?

There are a number of reasons why this would never happen:

1. Council would have to approve to rezone the property from R6 back to another zone which is highly unlikely.
2. The cost to relocate the homeowners would be massive:
 - o Under the new tenancy rules that came into effect on June 6th 2018, in order for a landlord to close a Manufactured Home Park and end tenancies for the purpose of converting into residential or non-residential use, the landlord must pay the following costs

A. \$20,000 to each tenant. Based on 60 pads that would be \$1,200,000.00

B. 12 months rent or \$5,000, whichever is greater ($\$425/\text{month} \times 12 \text{ months} = \$5,100 \times 60 \text{ pads} = \$306,000.00$)

- C. If the units can not be moved to another manufactured home site within a reasonable distance from the current location the landlord must also pay the difference between the \$20,000.00 and the assessed value of the home. Essentially, the landlord must pay market value to purchase the homes that can not be moved, whether it is due to not being able to obtain permits or if the tenants can not get another pad within reasonable distance.

Let me know if you would like clarification on anything further, thanks again

Kerry Tarnow

From: Alf Sanderson <asanderson@naicommercial.ca>
Sent: February 6, 2019 11:48 AM
To: Richard Smith <richard@tekamar.ca>
Subject: 4400-4600 Canoe Beach Dr.

Hi Richard,

I am writing with respect to the issues I had in the past 4 years trying to sell the above property. I had 10 to 15 solid inquiries mostly from firms looking to develop the property which is currently zoned as R4. My associate Tim Down in Kelowna also had inquiries and showed the property. The challenge with developing the site, the absorption rate, location, easements especially the road set back, road dedication of land and offsite cost to develop land in excess of \$950,000 prevented developers from making an offer.

Developers found the issues too challenging.

Regards,

Alf Sanderson
Personal Real Estate Corporation
Vice President, Business Advisory Practice
alf@naicommercial.ca

NAI Commercial
Suite 1300, 1075 West Georgia Street
Vancouver, BC V6E 3C9
naibusinesses.ca

Direct +1 604 691 6646

NAI Commercial

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2/8/2019

Terry Tarnow

From: "Roberts, Richard" [REDACTED]
Date: February-09-19 2:48 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: 4400 & 4600 Canoe Beach Drive

February 9, 2019

To: The Mayor and Council, City of Salmon Arm

I support the proposed re-zoning of 4440 & 4600 Canoe Beach Drive, which I believe will provide substantial benefits to both Salmon Arm and families who require housing that is more affordable than options currently available in our community.

This will benefit families who wish to own, rather than rent, and will encourage families to stay in our town, or move here from other locations.

This housing option will also benefit employers in attracting employees to move to Salmon Arm, as affordable housing is a major factor for families looking to re-locate when seeking employment.

The community benefits of the up grade to Canoe Beach Drive, off site improvements, development cost charges, improved infrastructure and additional property taxes are very significant.

The proposed development will also compliment the recent housing growth in Canoe, and greatly enhance the "Canoe Community", leading to further development, growth and improvements in that neighbourhood.

I encourage you to support this re-zoning application.

Yours truly,

Rick Roberts
6491 Lakeshore Road NE, Salmon Arm, BC

Sent from my iPad

09/02/2019

From: Karla Ferster
Sent: Saturday, February 09, 2019 11:54 AM
To: Alan Harrison; Debbie Cannon; Chad Eliason; Kevin Flynn; Tim Lavery; Sylvia Lindgren; Louise Wallace-Richmond
Subject: Zoning Amendment Application No. ZON-1140 [Tarnow, T. & K./Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6]

Re: Zoning Amendment Application No. ZON-1140 [Tarnow, T. & K./Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6]

Dear Council,

When we moved to Canoe 8 years ago we were uncertain about our decision. It was rough with a reputation as a back water. We had spent 2 years researching where we were going to grow roots. Moving from Crescent Beach; Canoe felt familiar, but unpolished.

8 years on Canoe has changed and we beam with community pride. We literally live in the one place in Salmon arm you can hit the trails, enjoy the beach, golf, dine out, and go to elementary school all with out driving. And it's shocking to me that we would in 2019 be entertaining introducing a pad rental mobile home park on the most valuable piece of real estate in our up and coming community.

This is an issue that has lit up the residents of Canoe and the arguments for down grading the zoning have been re active and limited to a few themes. Affordable housing, cheaper housing and a victim defense feeling from a few that not supporting a mobile home park makes us prejudice to those who call them home. And as a business owner I appreciate the effort the Tarnow's have gone to in applying for rezoning to try to find an avenue to sell there product in a shrinking market place. And I get the pressure the property owners feel in wanting to offload a property that's been listed for almost a decade. But all of these arguments are driven by individual outlook, ego and circumstance. They all lack long term vision and diminish the future of our community.

We have actively dreamed in our community through our purchase of Doc's, moving our roasting and immersing our selves in the community and this proposed zoning change is a slap in the face and honestly sparks a protective rage in me. This property deserves to be an awesome progressive mixed town house, condo development that increases our tax base in a meaningful way and adds a missed housing need in our community. Not a 1980's re active solution that has no long term community vision. And how could the property owner find the right developer/vision when the only effort made has been a vandalized sign ? If it was mine to sell I would have sold a vision to the coast with the opportunity to escape insane land costs to a developer base of possibility and opportunity thinkers that can think bigger than the stumbling block everyone seems to get stuck on which is the street upgrades.

Canoe's time to shine is on the horizon and this re zoning proposal threatens our path. As residents and community business owners in the community we strongly oppose this proposed rezoning.

Thank you,

Karla Ferster & Frank Murphy
Frog Friendly Wild Coffee
The Hive
Residents of Canoe

From: "Dena Forsyth"
Date: Sat, Feb 9, 2019 at 10:40 AM -0800
Subject: Rezoning of lot 4400 and 4600 Canoe Beach Drive
To: "Alan Harrison" "Sylvia Lindgren", "Kevin Flynn" Cc: "Louise Wallace-Richmond" "Tim Lavery" , "Chad Eliason"

City of Salmon Arm
Honourable Mayor and Council

Re 4400 and 4600 Canoe Beach Dr, Salmon Arm
Plan KAP3538 Lt1 LD25 Sec 6 Twp 21 RG 9 Meridian W6
Plan KAP3538 Lt2 LD25 Sec 6 Twp 21 RG 9 Meridian W6

Dear Honourable Mayor and Council

I am writing to you regarding the rezoning application of the above mentioned property from its current R4 to the proposed R6.

I would like to take this opportunity to voice my opposition to the rezoning application put forth.

At the Monday council meeting it was stated that there has not been a mobile home park approved in Salmon Arm for over 20 years, there has to be a reason why one has not been approved.

You maybe aware that Tarnow Homes redid the Lake Land Mobile park. This was a previous mobile home park, the park was in such disrepair that existing mobiles were removed due to deterioration. I encourage you to drive and take a look at this park, at the entrance you will see old rotten fencing and very unattractive and insufficient landscaping, the absolute bare minimum improvements were done.

Canoe is a gem of a community that has improved greatly over the past 5 years.... (my taxes are well over \$3000 now). Canoe is "the lake side community" of Salmon Arm, and has become a desirable area to live. To approve a mobile home park would be a waste of this prime high density property.

Taking this property from a potential 140 homes down to 60 rental pads is not meaningful development. With the growing desirability of Canoe as a beach Community. Other investors and Developers will come. A condo or town home development (as currently zoned for) would provide more housing opportunities and generate higher municipal taxes.

Canoe is limited on available land, once it is developed that's it. The concern is that it is developed to the best possible use the land will accommodate. Development that will benefit

Canoe for the long term. We need to ensure the right improvements are done: roads, sidewalks, safety as well as beauty.

During the Monday council meeting the developer mentioned affordable financing, while this may be true when the mobile is brand new it becomes less affordable upon resale or chattel mortgage renewal. I have attached an article for your review.

<https://www.canadianmortgagetrends.com/2017/06/mortgage-changes-impacting-mobile-homes/>

With no land investment A mobile is a depreciating chattel.

You then have, an increased mortgage payment, (potential risk of no renewed financing) pad rent in addition to municipal tax on the mobile itself.

I have many reasons other reasons as to my opposition to the rezoning proposal, but will limit them as I am sure other locals will point them out.

Thank you for taking the time to read my letter, your time and consideration is appreciated.

Respectfully Yours
Dena Forsyth

City of Salmon Arm
Honourable Mayor and Council

Re 4400 and 4600 Canoe Beach Dr, Salmon Arm
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Thank you for taking the time to read my letter, your time and consideration is appreciated.

Respectfully Yours
Dena Forsyth



February 10, 2019

His Worship Harrison and Members of Council,

Re: Zoning Bylaw Amendment Application No. 1140

The purpose of this letter is to convey the unified voice of 30 citizens of Canoe plus those represented in the attached petition. In the matter of Canoe Beach Drive (CBD), we represent those who **oppose its rezoning from R4 to R6.**

On Wednesday, February 6, 2019, community members met to discuss the zoning proposal. Although the reasons behind our position varied, two important themes emerged:

- a) While Canoe remains committed to the challenges of housing insecurity, we invite Council to consider housing as a spectrum. In our view, high-density, affordable housing is an equally important unmet need, and one that is best served by the R4 zoning currently in place.
- b) To the extent that Council is able, we urge Council to work cooperatively and proactively to minimize the impediments related to infrastructure improvement (ie. sidewalk).

While we are motivated to see the development of CBD, it is imperative that all proposals be measured against Canoe’s vision of itself as a distinct community. In order that we might better discern future proposals, a community association is pending. The purpose of a community association is to proactively and cooperatively ensure both safety and stewardship of the land.

In short, we are motivated but unhurried. We are compassionate yet clear on who we are. Although part of Salmon Arm, Canoe has a distinct cultural identity and future vision. As such, we oppose the request for zoning change on Canoe Beach Drive. As stewards of this extraordinary property, we look forward to working closely with Council toward its highest and best use.

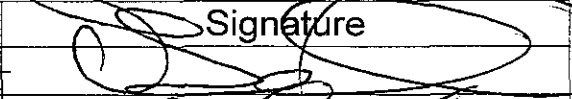
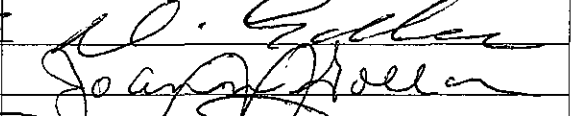

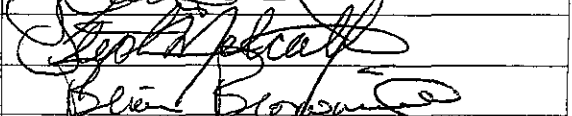
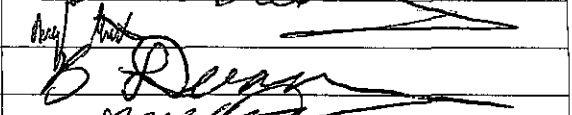
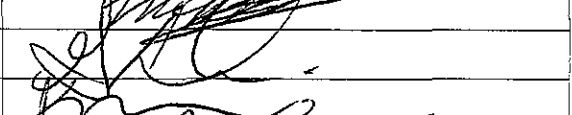
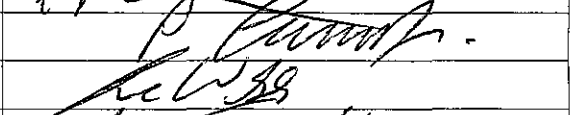
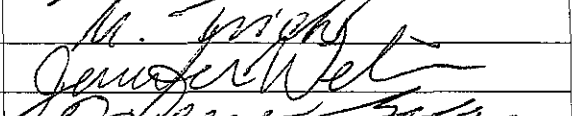
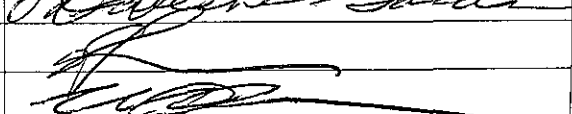


Respectfully submitted on behalf of those in attendance,

Karmen Krahn
(250) 517-0506

Kristal Burgess
(250) 253-2478

PETITION

We, the undersigned, oppose the rezoning of property on Canoe Beach Drive from R4 to R6. While we understand the need for housing, we want to ensure the development meets the of our community not just today, but for generations to come.

Name	Address	Signature
BOB CAMPBELL	7180 51 ST ST NE	
DAVID COLLINS	100 50 TH ST NE	
JOANN GOLLAN	7100 50 TH ST. NE.	
DENA FORSYTH	7141 53 RD ST NE CANOE	
CRAIG FORSYTH	7141 53 RD ST NE CANOE	
TRISTA COUPAL	4781 73 RD AVENUE CANOE	
Brian Browning	5480 73 RD AVE NE Canoe	
DARYL GOWRILUK	4821 71 ST AVE NE Canoe	
BARRY DUNN	4751 70 TH AVE NE CANOE	
KEN MCKELVIE	1540 Kangaroo Rd	
GORD ERIKSON	7020 47 TH ST NE	
KRISTAL BURGESS	5361 - 75 TH AVE NE	
PETE CAVANAGH	7030 50 TH ST NE Canoe	
RICK WELSH	7090 53 RD ST NE CANOE	
Marliese Fischer	6151 50 TH ST NE	
Jennifer Wilson	7140 49 TH ST NE, Canoe	
DANENE GILMAN	5250 69 TH AVE NE, Canoe	
Tammy Barker	4610 71 ST AVE CANOE	
Wes Barker	4620 71 ST AVENUE Canoe	

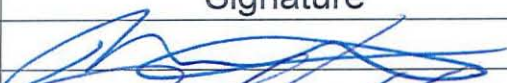





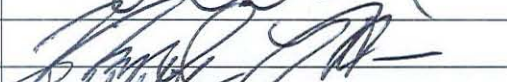

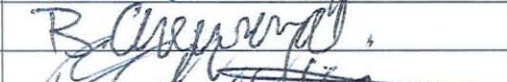
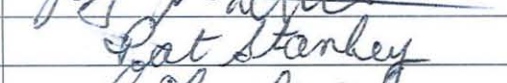
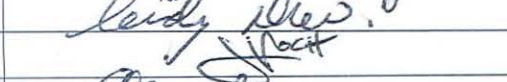




PETITION

We, the undersigned, oppose the rezoning of property on Canoe Beach Drive from R4 to R6.
While we understand the need for housing, we want to ensure the development meets the
of our community not just today, but for generations to come.

Name	Address	Signature
Elayna Young	4561-71 Ave NE, Canoe	m.d. Young
CASEY EDWARDS	7080 54 th St. NE, CANOE	Casey Edwards
SHANE SIMPSON	7080 54 th St. NE, CANOE	Shane Simpson
TARA STEPHENSON	6671-51 st S. N.E. Canoe	T.R. Stephenson
Michael Stephenson	" " "	Michael Stephenson
Cheryl Switzky	4850 Canoe Beach Dr NE	Cheryl Switzky
ERRY E. SWITZKY	" " " "	ERRY E. SWITZKY
BEN J. WARNDERS	5140-70 th AVE.	Ben J. Warnders
LYN S WARNDERS	5140 70 th AVE CANOE	Lyn S Warnders
HUGH CHAMBERS	4951 75 AVE CANOE	Hugh Chambers
HERMANO KERR	4081 50 th ST NE	Hermano Kerr
KARLA FERSTER	7340 49 th ST. NE.	Karla Ferster
Susan Christison	5460 73 Ave N.E	A.E. Christison
Hazel M. Hill	5460 73 Ave NE	H M Hill
Jennifer Knotts	4790 72ave NE	J. Knotts
Tonia Rakose	#6670 Trans center NE	Tonia Rakose
RICHARD ANNESLEY	5341 70 th AVE NE	Richard Annesley
Kelley Nielsen	6960 50 th ST NE	Kelley Nielsen
Blake Grant	7210 53 rd ST NE	Blake Grant
Whitney Collins	Canoe BC.	Whitney Collins

PETITION

We, the undersigned, oppose the rezoning of property on Canoe Beach Drive from R4 to R6.
While we understand the need for housing, we want to ensure the development meets the
needs of our community not just today, but for generations to come.

Name	Address	Signature
Jimmy Vandergrift	7090 50 th ST N.E.	
FRANK VANDERHOEK	5381 71 AVE N.E.	
Dave Avery	5481 73 Ave N.E.	
PAM TATE	4980 70 AVE NE	
MIKE TESTART	6421 70 th ST. N.E.	
Colin Holmes	7050 51 st NE	
Clayton Beadle	7101 51 st NE	
Henry Armstrong	4651 71 Ave NE	
Ellen Armstrong	4651 71 Ave NE	
Dave Richmond	7050 50 th ST NE	
Nichol Forsyth	5390 70 th ave NE	
Breanne Webb	5251 69 th AVE NE.	
Cornie Phillips	7021 49 th ST N.E.	
Brittany Chouinard	Canoe, BC	
BOB MARTENS	BOX 223 CANOE B.C.	
PAT Stanley	BOX 55 Canoe B.C.	
Cindy Drew	Box 479 Canoe, B.C.	
Jon Koch	7111 50 th ST NE, Canoe, B.C.	
Sarah Koch	7111 50 th ST NE, Canoe (PO 97)	
Thomas Knott	4790 72 AVE NE,	

PETITION

We, the undersigned, oppose the rezoning of property on Canoe Beach Drive from R4 to R6.
While we understand the need for housing, we want to ensure the development meets the
of our community not just today, but for generations to come.

Name	Address	Signature
Ashley De Vos	6790 96 th St NE	
Michele Filipchuk <small>Low Housing YES</small>	4600 72nd Ave	
Kamark Kaler	7061 50th	
Debra Dupont	7280 - 5351 NE CANOE, B.C	
Pamela Oram	7310 51st CANOE B.C.	Pamela Oram
Helen Biron	6750 50 th St NE CANOE, B.C	H. Toniallic
Kathy Toniallic		
Matt Zorn	5381 73 rd Ave N.E	
SUSAN TREIT	7221-47 ST. N.E	
LOUIS CHOUINARD	4751 72ND AVE NE	
Lori Rennie	5350 Canoe Beach Dr. NE	L Rennie
Barb Baumann	5130 60 th Av NE	
PAYLINA CANNON	5040 70 AVE NE	
Dave Tress	5061 68 ave NE	
KYLEE GARDNER	4810 70th AVE NE	
DUSTIN BRYANT	7081 51st NE	
Randy McNally	5361 70ave NE	
Rickie Barnard	4580 71st ave NE	R Barnard
Donna	7361 52st NE	
Renee Crapaud	7250 51st NE	

Tim Mason

Bruce Passer

4780 CANOE BEACH DR
7080 50th ST N.E

TRAVIS JOHNSON

l
th

<u>name</u>	<u>address</u>	<u>signature</u>
Dwain Severn	7070-53 rd NE	Dwain Severn
Ronnie Severn	7070 - 53 rd NE	Ronnie Severn
Russell Montgomery	7190 - 51 st NE	Russell Montgomery
Lucie Montgomery	7190 - 51 st NE	Lucie Montgomery
Sherry Paschuk	7061 50 th	Sherry Paschuk
Sherri Beauchamp	7231 52 nd NE	HK for Sherri Beauchamp
Sam Nelson	4810 C.B.D	Sam Nelson
David Bland	5350 70 th NE	David Bland
Nicole Burnstead	7151 50 th SE NE	Nicole Burnstead

February 10, 2019

The Honorable Mayor Harrison and the Council I so admire,

Hi. It's Karmen. I oppose the CBD rezoning application.

You may remember from the campaign my playful story of living at the waterslides while serving the school district with filthy feet and mosquito bites. What I want you to hear is that I lived on Salmon Arm's continuum of housing insecurity. Now, as you consider the rezoning of Canoe Beach Drive, I want you to hear how perfectly R4 zoning (as it is) would meet my needs.

I represent working class professionals, young enough to invest years in this community, old enough not to contribute to someone else's investment. In the short term urgency of my situation, a rented pad was tempting. Only through creativity, teamwork, and discipline were we able to postpone the immediate benefits for something much more befitting our future.

As you consider Tarnow's application, I believe these may apply more broadly: creativity, teamwork, and discipline. Please join with Canoe in thinking creatively about the stewardship of this extraordinary property. Thank you for your commitment to relationships, from all levels of government to the citizens of Canoe. I believe there will be great benefit in forgoing this rezoning application knowing that, with intention, better things will come along.

With utmost respect,

Karmen Krahn
7061 50th St NE Canoe BC V0E 1K0

February 10, 2019

Your Worship Harrison and Members of Council,

The purpose of this letter is to convey my disapproval for the rezoning application related to Canoe Beach Drive.

Approving the zoning change from R4 to R6 represents, to me, short-sightedness, limited initiative, and lack of creativity. A long-term view of Canoe's development ought not be reactive but proactive, one that looks imaginatively at all that Canoe could become. Initiative, to me, represents the network of relationships and resources available to us if only we pursue them. And creativity, to me, is the heart of "*Small City, Big Idea*." There are multiple methods for addressing Salmon Arm's housing situation; the best ones will involve collaboration, research, and risk.

I represent an educated, professional demographic. I commute to Vancouver several times a month, and am one among many who are here to invest and retire. With connections around the world, Salmon Arm would be an easy sell to many of my colleagues. In the continuum of housing insecurity, mine is an underserved demographic. The type of high-density, cooperative housing imagined under the R4 zoning, is the very lifestyle necessary to attract professionals, industry, and trade.

My opposition for the zoning application comes with the challenge that Council initiate a long-term, creative and collaborative approach to our housing shortage. I am excited to participate in the development of this community I so love.

Shelly Pasechnik
7061 50th St NE Canoe BC V0E 1K0

To: City of Salmon Arm Council
Re: Zoning Amendment Application No. ZON-1140
4400 & 4600 Canoe Beach Drive NE
R-4 to R-6

Date: February 10, 2019

Dear City Council,

Further to the above noted Zoning Change Application please add our names to the large group of concerned Canoe citizens who oppose approval of such a change.

As relatively new members of the Salmon Arm / Canoe community we in no way would begin to profess having all the answers to the debate currently raging over the use of this property. In fact, our own views on the matter have evolved significantly as a result of the incredible level of passionate, educated discussion taking place in our new home town. For that we couldn't be prouder and especially grateful to the diverse group of leaders speaking up on the matter.

We are not envious of the task before you as you weigh the various opinions pro and con. For us we kept coming back to what brought us here and what encourages us to do what we can each day to make our little piece of paradise just that much better. To embrace a Canoe Community Vision that is not just taking the easy route and accepting some caricature of how others may see us but to grab the ball and shape it into something even better that beatifies our town while caring for those within it. From what we can see the great majority of local citizens speaking up on the matter feel that this proposal just does not do enough on those counts. We certainly feel that way. We also feel strongly that given the desired zoning change the onus should be on the seller to make a compelling case that the community is bettered as a result of their proposal. Not just a case that the lot has sat empty for years but one with real back up to show that no stone has been left unturned in their quest to find a buyer with a vision that could realistically gain community support. Asking for a zoning change is the easy route. Taking the time to do this right may take a little more imagination and effort.

Thanks to the potential property buyers, who are just trying to run a business and by many accounts are fine, honest, caring people, a greater discussion is under way in Canoe. An amazing discussion that has resulted in the formation of a Community Association. How exciting! Perhaps through this dialogue can come a solution that works for all, buyer, seller and community. We hope that will be the case and hope that you will ensure so by declining the zoning change proposal.

Thank you for your time and commitment to hearing all stakeholders' views. We are grateful for your efforts and wish you the best in your deliberations.

Sincerely,

Joyce & Jim Dunlop

From: Kristal Burgess
Sent: Sunday, February 10, 2019 9:31 PM
To: Alan Harrison; Debbie Cannon; Chad Eliason; Kevin Flynn; Tim Lavery; Sylvia Lindgren; Louise Wallace-Richmond
Subject: Canoe Beach Drive Rezoning Proposal

Feb 10, 2019

His Worship, Mayor Alan Harrison & Councillor Cannon, Councillor Eliason, Councillor Flynn, Councillor Lavery, Councillor Lindgren and Councillor Wallace Richmond

Re: Zoning bylaw change for Canoe Beach Drive

When I think about the ideal location to raise my family, a few things quickly come to mind. Community, safety, opportunity, proximity. I want to know my neighbours and know that my kids have a village looking out for them as they grow. I want the opportunity to build equity and contribute to my retirement. And I want to be close to all friends, neighbours, and essentials like the corner store and the post office and lake, while only minutes from the city core. That meant that Canoe was the best place for us to buy a home.

Over the past two and a half years, my husband and I have ripped apart walls, torn up floors, and shed more than our fair share of blood, sweat, and tears as we renovated a 1920 home in Canoe. Despite taking a (very) long time, every week we are met with neighbours walking by and commending us on the effort. They have lived with a construction zone because they know, as do we, that when you do something right, it's worth it in the long run. A quick fix would have put a roof over our heads, but it would not have built us any equity. We knew that taking our time and getting it right was the best not just for us, but for our community too.

When I was first told about the zoning change proposal for the property on Canoe Beach Drive, I wasn't completely against it. It had me feeling a bit uneasy that maybe it wasn't a good idea, so I searched for some answers, and recommended that those in our community would as well. Over the past 11 days our community has done what strong communities do. We have researched, discussed, advised, and vocalized. We have respectfully talked online, in community halls, coffee shops, and the hallways of City Hall about what the zoning change really means for us. We have met with mortgage brokers, lenders, businesses, and real estate agents to get real answers to our questions. We have spoke with people living in pad rental mobile home parks, and in manufactured home stratas, and even with the developers. Respectful, kind, honest conversations have been plentiful and the feeling for the majority of our community (my family included), it that this rezoning is not the right fit for our community.

I absolutely understand the need for affordable housing. We couldn't afford to rent a home anywhere in Salmon Arm while renovating our home, so we spent 857 days in a 5th wheel with a 5 week old baby and a two year old. But we did it to own LAND. We have a little piece of dirt that will stay with us as long as we want it to. With the proposed rezoning, while more homes will be available, the families living there never get that little piece of dirt. The land value will go up, and the modular on top will depreciate. The opportunity for those owners to really have a step up isn't accurately being portrayed. We have owned 2 mobile homes before, and with the financing issues, age, and depreciating nature, we were no further ahead by owning them.

I strongly urge Council to consider the long term view when voting on this proposal. Canoe is a strong, spirited community that wants forward thinking, inclusion, diversity and growth to stay at its core. We want to continue to look out for our neighbours and friends. We want to see each other prosper. And we want to see the prime Canoe Beach Drive property developed to its highest and best use. By keeping the zoning at its current R4 designation, I am sure that the we can work with the City and other developers to continue building our amazing community, while providing safe sidewalks, opportunity for people to own land, and living as close to paradise as one can get.

Community, safety, opportunity, and proximity.

Thank you for your time and consideration.

Regards,
Kristal & Rob Burgess
7030 50th St NE
Canoe BC V0E1K0

February 11, 2019

Memo to Mayor Alan Harrison and council

Subject Rezoning application of 4400 & 4600 Canoe Beach Drive NE

I wish to register my objection to this application for the following reasons.

I believe the current zoning is proper for this last large flat piece of property in the Canoe area.

This property would ideally be used for multifamily construction condo-town house.

We have not been given the complete list of exemptions to be requested, the request to not include sidewalk construction, service updates and road widening on the one property is unacceptable.

The recent approval of some 130 lots on Park Hill will increase the traffic on Canoe Beach Dr and it is already a safety issue for those of us walking to Canoe Beach.

I have had previous discussions with Mayor Bootsma, Mayor Cooper and Mayoral candidate Harrison and all assured me any permits issued for these properties will include sidewalk and road updates.

Unfortunately the applicants have chosen not to have any discussions with locals re this application to date.

Yours Truly

Hugh Chalmers

4951 75 Ave NE

Salmon Arm BC

From: Louise Wallace-Richmond
Sent: Monday, February 11, 2019 7:02 PM
To: Jenn B
Cc: Erin Jackson
Subject: RE: <No subject>

Thank you Genevieve and Michael,

I am forwarding your e-mail to staff so that it is included in public correspondence prior to the public hearing.

Appreciate you taking the time to share your views with us.

Louise

Louise Wallace Richmond, Councillor
City of Salmon Arm
250 833 5554

From: Jenn B
Sent: Monday, February 11, 2019 7:00 PM
To: Louise Wallace-Richmond
Subject: Fwd: <No subject>

February 11, 2019.

Good Evening my name is Genevieve Borne and I am new to the Salmon Arm area. Last year when my Fiancé and I were looking for affordable housing in the Salmon Arm area there was none to be had.

We have now settled in Sorrento but are finding the commute much too far on the main highway.

We understand Tarnow Homes is trying to get a development going in Canoe but are facing obstacles from Canoe residents.

I cannot understand how a city can possibly grow if we don't allow affordable housing to be implemented. Tarnow Homes is known for there upscale very beautiful high end modular homes. We're definitely not talking low end "trailers".

We feel that in order for this area to grow with affordable housing this development should definitely be allowed to go ahead.

Thank you

Genevieve Borne and
Michael Grywacheski.

2019-02-12

To Whom It May Concern:

My husband & I spoke with Kerry Tarnow over the weekend. He came over with a nice layout of the plan to put Mobile Homes on the empty lot by our place facing Canoe Beach Drive. Kerry was very clear on everything that was planned to be there and answered all our questions.

By looking at the picture of the layout it looks very nice and yes we would not have a problem with that as we do not want Condo's and any high rise buildings there. The Mobile Homes would very feasible and useful especially for the seniors that are looking to downsize and have no stairs to deal with. Kerry stated that it would look and match the homes that are already around here.

We also asked Kerry if the park would be kept up to always look neat and tidy and if security will be there too. The reason we mention this is where we live it is very neat and people are proud of their homes and yards and always have it looking nice and neat.

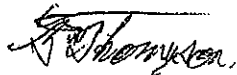
We are a bit concerned about a road been put in as it will bring more traffic going by our house and the others. There are a lot of children and animals around here playing and riding their bikes. We may get a lot of speeders coming from the beach that have been drinking or smoking pot.

I am sure that if the park gets approved that it will be monitored and a speed limit posted to slow down the speeders/drivers going through.

Our name is Gord & Roni Thompson and we live 4521 73rd Ave. N.E. in Canoe.

We hope that this will help Kerry with his plans of putting in a new Mobile Park here.

Sincerely,



Gord & Roni Thompson

2019-02-12

To Whom It May Concern:

I Finn spoke with Kerry Tarnow over the weekend. He came over with a nice layout of the plan to put Mobile Homes on the empty lot by our place facing Canoe Beach Drive. Kerry was very clear on everything that was planned to be there and answered all our questions.

By looking at the picture of the layout it looks very nice and yes we would not have a problem with that as we do not want Condo's and any high rise buildings there. The Mobile Homes would very feasible and useful especially for the seniors that are looking to downsize and have no stairs to deal with. Kerry stated that it would look and match the homes that are already around here.

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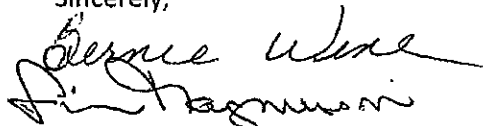
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I am sure that if the park gets approved that it will be monitored and a speed limit posted to slow down the speeders/drivers going through.

Our name is Finn Magnusson & Bernie Wine and we live at 4481 73rd Ave. N. E. in Canoe.

We hope that this will help Kerry with his plans of putting in a new Mobile Park here.

Sincerely,

Handwritten signatures of Finn Magnusson and Bernie Wine. The signature for Finn Magnusson is written in a cursive style, and the signature for Bernie Wine is also cursive and appears to be written over or next to the first signature.

Finn Magnusson & Bernie Wine

From: Karla Ferster
 Sent: Wednesday, February 13, 2019 7:11 PM
 To: Alan Harrison; Tim Lavery; Debbie Cannon; Louise Wallace-Richmond; Kevin Flynn; Chad Eliason; Sylvia Lindgren
 Subject: Re: Zoning Amendment Application No. ZON-1140 [Tarnow, T. & K./Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6]

I sadly won't be here for the public hearing. However it is top of mind and I have been learning more about mobile homes and parks then I ever imagined as I cycle through my perceptions and feelings on the proposed downgrade on the zoning of 4400 & 4600 Canoe Beach Drive NE.

This has become a conversation around affordable housing and the present need in our community. However I feel very strongly that a pad rental mobile home park provides a false perception of affordable. So I have been working out the numbers. It was stated in the planning meeting that the average mobile cost is \$ 180,000.00 But at the 2/3rd reading it was stated to start at \$ 120,000.00.

After contacting BC mobile manufactures the realistic number is in the \$ 160,000.00 - \$ 180,000.00 range. So for examples sake I'm simply going to run with \$180,000. for the below confirmed calculations. The mortgage payment reflects todays chattel mortgage rate for someone with great credit at 3.9 %.

Monthly pad cost.	\$ 450.00. (variable cost as it can go up)
Monthly mortgage payment	\$ 1000.00. (on a depreciating asset)
Average annual taxes	\$ 100.00. (an educated average)

1550.00 per month.

I don't know what your perception of affordable is as \$ 1550.00 is essentially the same value as a mortgage payment on a free hold that would actually appreciate as an asset. Also interesting but I was alerted that chattel mortgages for mobiles are now being borrower stress tested. Another interesting tid bit I have learned is its fairly easy getting a mortgage on a new mobile but as it gets older buyers have to look to private lenders as they depreciate and age and the interest quickly moves from 3.9 % upwards to a high of 12 %. This is reflective of pad rental only mobile homes.

Also I've been reading about mobile home depreciation and they are viewed as having a life span of 27 1/2 years as an industry standard. So they use a straight line method of computing depreciation which is deducting the salvage value of roughly \$ 5000.00 and then dividing the difference by 27 1/2. The annual depreciation on a \$ 180,000.00 mobile would be \$ 6,363.63.

I have also been researching mobile home trends and since 2004 mobile homes sales have been shrinking nationally by 7% - 9 % a year while modular homes sales are exploding.

Frank and I drove through the Lakeland development which was not the heartening experience I was seeking. But it made me wonder what 10/20 year old mobile parks look like in rented pad parks and it was depressing and I challenge each of you to research it. If you have trouble finding comparisons I would be happy to send mine. And they are all BC based. And again very sad. The difference between owning the dirt under your home def impacts in the long term care in mobile communities. And interesting it was shared with me that Lakeland was a pad rental park that had hit the skids and has been revitalized by Tarnow. Kudo's to them, but is that a reflection of what typically happens ?

I have reached out to the city staff to understand what 60 modular pad rental homes means in comparison to 140 medium density as a tax base. The present R4 zoning brings a meaningful tax

base to Canoe and I'm interested in the comparison as I feel very strongly as a community we need the greater tax base. I know you have the info close at hand but I will share when I receive.

Lastly I have reached out to developers in Vancouver around feasibility of the street upgrades and the narrative that it is only feasible as a pad rental park with the needed investment. They have offered to send me their break downs on why that is simply not true. And again when I receive the info I will share.

Wishing you all a great end to the week.
Karla Ferster
Resident of Canoe.

February 22, 2019

Chris & Cheryl Heidt
3338 Lockhart Drive
Armstrong BC
VOE 1B8
250-550-6847

To City of Salmon Arm Mayor and Council

RE: 4400/4600 Canoe Beach Drive Rezoning

We, Chris & Cheryl Heidt, as investors in the Tekamar Mortgages MIC which is the current mortgage holder on the property in question, are very much in support of the proposed rezoning of 4400 and 4600 Canoe Beach Drive. The benefits to Salmon arm by providing affordable housing will help families find housing in a city with little to rent. The benefits to Salmon Arm of having a place for people to live without renting their home will be enjoyed by employers seeking staff and people renting substandard rental accommodations. The benefits of Canoe beach Drive being upgraded ,offsite costs of over \$950,000,Dcc charges and an alternate road fire escape to the homes to the south by 45 St NE being completed are good for the city. Providing 3 bedroom housing at under \$1300 per month far outweighs the current rentals available. Development as condos or townhouses would allow 140 units. This proposal is a benefit to Canoe alleviating crowding of an area to any greater extent than present.

City councillors Please vote for support affordable Housing in Salmon Arm.

Sincerely

Chris & Cheryl Heidt

Chris & Cheryl Heidt

Terry Tarnow

From: <yroffice@telus.net>
Date: February-24-19 4:18 PM
To: <ttarnow@shaw.ca>
Subject: Modular Home Community

To City of Salmon Arm Mayor and Council

We Ron Nawosad and Roseanne Nawosad are very much in support of the proposed rezoning of 4400 and 4600 Canoe Beach Drive. The benefits to Salmon arm by providing affordable housing will help families find housing in a city with little to rent. The benefits to Salmon Arm of having a place for people to live without renting their home will be enjoyed by employers seeking staff and people renting substandard rental accommodations. The benefits of Canoe beach Drive being upgraded ,offsite costs of over \$950,000,Dcc charges and an alternate road fire escape to the homes to the south by 45 St NE being completed are good for the city. Providing 3 bedroom housing at under \$1300 per month far outweighs the current rentals available. Development as condos or townhouses would allow 140 units. This proposal is a benefit to Canoe alleviating crowding of an area to any greater extent than present.

City councillors Please vote for support affordable Housing in Salmon Arm.

Sincerely

Ron Nawosad and Roseanne Nawosad

26/02/2019

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

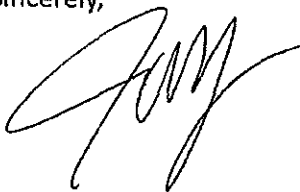
My name is JACK BERGEN. I am a resident of Canoe, B.C, having a residence located at: 5221-69th Ave NE , Salmon Arm, BC, V0E 1K0
CANOE

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

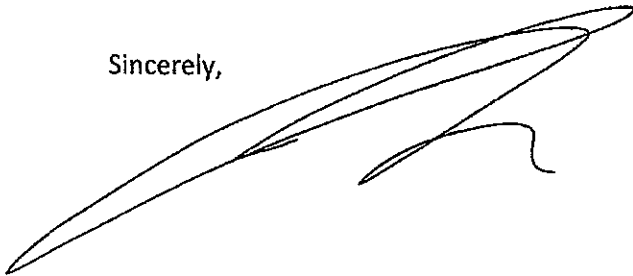
My name is Justin Eveline . I am a resident of Canoe, B.C, having a residence located at: 7191 50th street , Salmon Arm, BC, VOE 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Eveline". The signature is fluid and cursive, with a long horizontal stroke at the beginning and a smaller, more distinct signature below it.

February 26, 2019

City of Salmon Arm
PO Box 40
500 2nd Ave NE,
Salmon Arm, BC
V1E 4N2

Dear Mayor Harrison and Council,

I am writing in opposition against the proposal to amend 4400 and 4600 Canoe Beach Drive to Zone R6 - Mobile Home Park Residential. My property is located at 4731 73rd Ave NE, Canoe, BC directly beside the parcel of land being discussed. When we originally purchased the property back in 2002 this neighbouring field was rated Commercial Use. We were delighted when it was amended to Zone R4 Medium Density Residential.

Though Canoe is a growing community that has recently acquired many new high-end homes, it is lacking in easy maintenance homes like Townhouses and Condo's. This is the ideal location for them on the road that goes directly to the beach. If the building has a second story, they will have a lovely lake view. This flat 8-acre parcel is less than a five minutes walking distance to Canoe Beach, Salmon Arm's only in town beach. This is probably the only location in Canoe that would be able to host Townhouses or Condo Units.

There is large demand in Canoe for these types of units. We have a large number of seniors who love living in this small community and are not wanting to leave Canoe. I believe many of them would be happy to move into a Condo or Townhouse in Canoe where they are still close to the Beach, Golf Course, Corner Store and within a ten-minute drive to the hospital. They are looking for units that do not require any yard or exterior maintenance. (I have hoped these units would be built in time for my own parents to purchase one in their retirement). This type of living facility also appeals to family's, couples and singles who are looking for low maintenance living. This location is ideal. Unfortunately, the last investors dreamed of luxury high end units that did not meet the demand in this location. I feel our community of Canoe is just waiting for the right developer with a vision for average, everyday Condo's and Townhouses to come in and make this a reality.

I have heard many discussions around the low income and affordable housing. As we all know there is a high demand for more homes in Salmon Arm. I firmly believe Townhouses or Condo's are the answer as they will provide more units, less maintenance, appeal to a larger market and they hold their value. I feel this property is already zoned correctly for both the benefit of Salmon Arm and Canoe.

I have learning a few interesting facts about mobile homes:

- When purchasing a mobile home, you can not take out a regular mortgage. This interest rate is always higher than a traditional mortgage. On average the interest rate for mobile homes is one to two percent above the current prime interest rate.
- A mobile home has special mortgage rules set out by the Government of Canada. Some banks will only mortgage for a maximum of 25 years. This means if your home is 15 years old and you are selling it the new owner can only take out a 10 year mortgage. This makes selling or re-mortgaging a mobile home very difficult and expensive.
- Once the mobile home ages it can be very expensive to get insurance and often the older mobile homes only qualifies for actual cash value for both the mobile home and contents.
- Mobile Home Parks are a business. The entire Mobile Home park can be sold and the rules and regulations regarding the park now can change upon new owner ship.
- The proposal shows 60 units. If charged \$400 a month this is a monthly gross profit of \$24,000. This is \$288,000 a year.
- When looking at www.realtor.ca in Salmon Arm at this time there are lots of Mobile Homes for sale in the price range of \$72,900 and up. There were considerably less condo's and townhouses for sale starting at \$139,900 and up. The houses for sale started at \$269,000.
- Negative social stigma attached to Mobile Home parks is still around today and many people feel these parks negatively affect the homes around them. This is why the city put into place by-laws for these developments.

I am completely against a mobile home park moving into this location. I believe this takes away from the community and the vision for the future of Salmon Arm. I believe this mobile home park will lower property values for all of Canoe and especial lower values for the homes located directly next to it.

If council feels differently, I urge you to consider the variances being requested. There is a reason Salmon Arm has put in place Bylaw for Mobile Home Parks.

- I feel it is completely unreasonable to wave any green space variances or park requirements. In the proposed plans the developer has noted that they do not require a park as there is one next door. The park directly next door is the Camp Elk Canoe Park and is not available for public use. Next to that is the Canoe Ball Diamonds. This is a popular spot that is consistently used for baseball and softball though out the spring, summer and into the fall. This is not a park location for these new residents to enjoy as this is already used to its full compacity.
- Minimum lot size should remain as required in Zone R6. The rest of the surrounding area has complied with the setbacks set out by the city. I do not feel this development should be any different.

- The developer has also requested city assistance in upgrades along Canoe Beach Drive. These rules and requirement have been in place for all interested parties in this property and have deterred many potential purchasers. They should not be amended now for this type of development.

I hope council will decline all these variance requests.

Once again, I feel very strongly that the zoning for 4400 and 4600 Canoe Beach Drive NE, Canoe, BC should not be amended for the long-term growth and development of Salmon Arm and Canoe. If this is amended, I strongly disagree with the variances being requested and urge council to consider the long-term effects of these changes.

Thank you,

Theresa & Mike Wigglesworth
4731 73rd Ave NE,
Canoe, BC
VOE 1K0

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

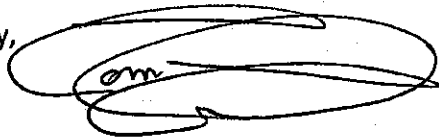
My name is TOM TARANGUL I am a resident of Canoe, B.C, having a residence located at: 41540 73 Ave N.E. , Salmon Arm, BC, V0E 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom", enclosed within a large, loopy scribble.

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Lisa Tarangul*. I am a resident of Canoe, B.C, having a residence located at: *4510 73 Ave NE*, Salmon Arm, BC, V0E 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

Lisa Tarangul

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Richard Derby*. I am a resident of Canoe, B.C, having a residence located at *4480-73 Ave. Box 604*, Salmon Arm, BC, V0E 1K0
Canoe BC.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

R. Derby

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Selma Derby*. I am a resident of Canoe, B.C, having a residence located at: *4480 73 Ave N.E Box 604 Canoe*, Salmon Arm, BC, V0E 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

Selma Derby

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Evette Sutton*. I am a resident of Canoe, B.C, having a residence located at: *4440 73 Ave NE*, Salmon Arm, BC, V0E 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

Evette Sutton

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is Angela Hoover. I am a resident of Canoe, B.C, having a residence located at: 4620 ~~46~~ 73rd Ave. NE, Salmon Arm, BC, V0E 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

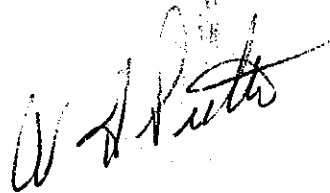
My name is *Bill Sutton*. I am a resident of Canoe, B.C, having a residence located at: *4440 73 AVE NE CANOE*, Salmon Arm, BC, V0E 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *CARL FROESE*. I am a resident of Canoe, B.C, having a residence located at: *4460 73 Ave NE*, Salmon Arm, BC, V0E 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely, 

Date: February 26th 2019

To: the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

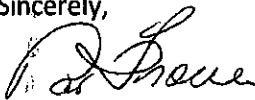
My name is *PAT GROESE*. I am a resident of Canoe, B.C, having a residence located at: *4460 73 Ave NE*, Salmon Arm, BC, V0E 1K0

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Ray Carlaw* . I am a resident of Canoe, B.C, having a residence located at: *4511-73rd Ave NE* , Salmon Arm, BC, V0E 1K0
Canoe

~~_____~~ the South of said properties, along 73rd Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

Ray Carlaw

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Lisa Kliennmacher*. I am a resident of Canoe, B.C, having a residence located at: *4561 73rd AVE NE*, Salmon Arm, BC, V0E 1K0

 to the South of said properties, along 73rd Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



*

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is Andrew Brydon
located at: 4541 73rd AVE NE

. I am a resident of Canoe, B.C, having a residence
, Salmon Arm, BC, V0E 1K0
Canoe

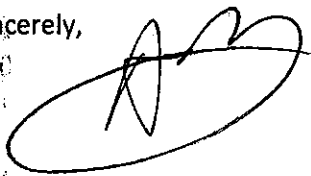
[REDACTED] to the South of said properties, along 73rd
Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



Andrewb-8@hotmail.com

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Diana R. Bond*. I am a resident of Canoe, B.C, having a residence located at: *7290-47th St NE*, Salmon Arm, BC, V0E 1K0

~~_____~~ to the South of said properties, along 73rd Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

Diana R. Bond

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is Carol Mikkelsen
 located at: 4571-73rd Ave NE, Canoe BC . I am a resident of Canoe, B.C, having a residence
 , Salmon Arm, BC, V0E 1K0

[REDACTED] to the South of said properties, along 73rd
 Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Veronica Thompson*
located at: *4521 73rd Ave. N.E.* I am a resident of Canoe, B.C, having a residence
, Salmon Arm, BC, V0E 1K0

~~_____~~ to the South of said properties, along 73rd
Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

★

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is G R Thompson
located at: 73 Ave NE

. I am a resident of Canoe, B.C, having a residence
, Salmon Arm, BC, V0E 1K0

~~My property directly borders the subject properties~~ to the South of said properties, along 73rd Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

The proposed Manufactured Home Community will provide affordable housing to 60 members of the community, allowing them to enter homeownership. The cost of homeownership will be one of the lowest options available in Salmon Arm, yet the quality will be much higher than other options in this price range and will be brand new home. The proposed community would fit well within current development of residences in Canoe, with many already being manufactured homes on fee simple lots or strata lots.

I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely, G. R. THOMPSON 4521 73RD AVE N.E.

G. R. Thompson

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is Samuel Wong . I am a resident of Canoe, B.C, having a residence
located at: 4621 - 73 Ave NE , Salmon Arm, BC, V0E 1K0

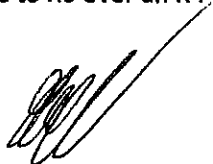
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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Erin Janowsky*. I am a resident of Canoe, B.C, having a residence located at: *4421 73 Ave NE*, Salmon Arm, BC, V0E 1K0

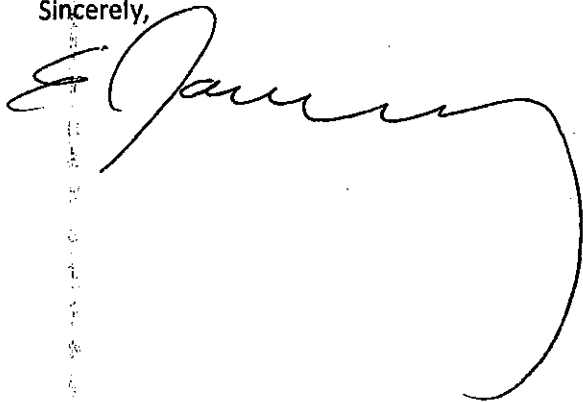
~~My~~ Property directly borders the subject properties to the South of said properties, along 73rd Ave NE.

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Sincerely,



Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is Sueida Allberry. I am a resident of Canoe, B.C, having a residence located at: 4561 70th AVE NE, Salmon Arm, BC, V0E 1K0

~~My property directly borders the subject properties~~ to the South of said properties, along 73rd Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

My name is *Destiny Brydon*
located at: *4541 73rd Ave NE*

. I am a resident of Canoe, B.C, having a residence
, *Salmon Arm, BC, V0E 1K0*
Canoe

~~My property directly borders the subject properties~~ to the South of said properties, along 73rd Ave NE.

Please accept this letter as my support of the proposed rezoning and development of 4400 and 4600 Canoe Beach Drive to R6 Zoning for the purpose of the development of a Manufactured Home Community.

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Sincerely,

Desty Brydon

Date: February 26th 2019

To the Honorable Mayor Alan Harrison, Salmon Arm City Council, and residents of Salmon Arm,

Re: Support of Rezoning Application for 4400 and 4600 Canoe Beach Drive

Aus
 My name is *Austin Kleinwechter* . I am a resident of Canoe, B.C, having a residence
 located at: *4561 73rd Ave NE* , Salmon Arm, BC, V0E 1K0

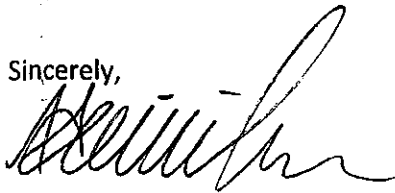
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I support the development of a Manufactured Home Community and the rezoning of the properties to R6 over an R4 development.

Sincerely,



From: Tammy Barker [barkert76@gmail.com]
Sent: February 27, 2019 5:35 PM
To: Alan Harrison
Subject: MHP proposed for Canoe Beach Drive

Good afternoon,

I am emailing you today regarding the proposed MHP on Canoe Beach Drive. I am extremely surprised by what is being proposed for this area, actually disappointed. The developer appears to want the city (ie: the taxpayers) to bare a large portion of the development costs. My husband and I are new to this community and absolutely love it here. We are retired and looked at a number of areas in Salmon Arm before settling here in Canoe. We have a number of concerns of which I will endeavour to list for simplicity.

1. Canoe Beach Drive is already a busy road and far too narrow. When the fields are in use, people park all along there making it even worse, and I am surprised no one has ever been hurt there. As the proposal requests waiving the park space, the children living in the MHP will now be on that road going back and forth.

2. The other road of concern is 50th, as there will be increased traffic there as well and as it is now we have to pull over to allow vehicles to pass during the winter months when there are snow piles as well as when other vehicles are parked along there.

3. Does the city plan on increasing access to public transit? The developer said two people making minimum wage could afford to live here, but they would either have to have two vehicles or rely on public transit as those jobs are either in town or the other side of town. We had attended the all candidates forum prior to the civic elections and it was discussed improving bus service to the industrial area but that it would come at a significant cost to the city.

4. Is the elementary school able to take on a substantial increase in students? I mention this as there is also the 130 lot subdivision at the top of the hill. Does the school district have the land and resources necessary to accommodate this kind of growth?

5. With potentially a younger demographic moving into the neighborhood, and the proximity to the lake are the RCMP able to provide the necessary attention to the area?

6. The developer does not want to provide fencing along the road side yet in trying to sell this as affordable housing for families. This seems like a recipe for disaster as there is often water in the ditch, then the train tracks and finally the lake. Children are quick and it appears the developer has little if any concern for safety in regards to them.

7. As to landscaping, if the lots are as small as the ones in Lakeland there won't be any landscaping as the lots are simply too small. Perhaps another reason not to waive park space.

Young families need services, daycares, shopping access to jobs and area schools. I am in favour of promoting affordable housing for sure, but it needs to be where it provides the best access to services and I don't think this is it.

The modular homes that back onto this proposed development are lovely and affordable. I would be far more inclined to support an extension of that development than what is currently being proposed.

I hope that you and all the city councillors weigh all the concerns of the residents in this area before rubber stamping this.

Thank you for your time.

Sincerely
Tammy Barker

From: [Brad Campbell](#)

Sent: February 28, 2019 10:43 PM

To: [Debbie Cannon](#); [Chad Eliason](#); [Kevin Flynn](#); [Tim Lavery](#); [Louise Wallace-Richmond](#); [Alan Harrison](#); [Sylvia Lindgren](#)

Cc: Krystal Burgess

Subject: For consideration in opposition to the rezoning of Canoe Beach Drive from R4 to R6 and mobile home park.

For the Council members and Mayor of the City of Salmon Arm

Al Harrison . Debbie Cannon . Chad Eliason . Kevin Flynn
Tim Lavery . Louise W. Richmond . Sylvia Lindgren

My name is Brad Campbell. I am writing with my views on the proposed rezoning from R4 to R6 on Canoe Beach Drive in Canoe.

I and my brothers were raised in Canoe when our family moved here in 1971. Before that we moved to Salmon Arm in 1969 from Saskatchewan. I skated on the Canoe pond with brothers and buddies when I was 10 yrs old. We tobogganed down the power line and built banks and jumps out into what is now 47th St to 49th St. We rode dirt bikes in the fields where it is now upper and lower Canoe Creek Estates. We played in and around the old packing house. I knew the kids who lived in the "barn" house between 52nd and 53rd. I learned to drive a stick around the parking area and ball diamonds. I delivered papers through Canoe. We played pinball at Bill's Sport Shop. We went to community potlucks at the Victory Hall. My mother still lives in the same home on 51st. At 84 years old, she still serves as the Chairperson of the little Canoe United Church. I have an interest in Canoe's future.

I am decidedly not in favour of rezoning the property on Canoe Beach Drive from R4 to R6. I have read through the proposal posted on the City web page and the recent document on the variances, I have watched the video of the first hearing and attended the second hearing. I initiated the community meeting following notification of this application. Out of this a new community association is being formed. The current zoning is most appropriate and given some patience, will see interest from a developer who has a larger vision of Canoe than that of the current applicant.

At no time, has the applicant organized a meeting, allowing Canoe residents an opportunity to hear their case or more importantly, ask the residents what they envision and why. Why hasn't that happened? The informal survey of some of the properties bordering the site seems to me to be a minimal effort. I do not have faith that the applicant has much interest in the voices of the residents of Canoe unless they are one of the few supporting the application. A local "town hall" would likely be a disaster for their efforts.

Least Possible Use

The applicants reject even R1 for two reasons. There is the possibility that other suppliers of similar product or contractor built homes would look for an opportunity with R1. As well, a mobile park would provide the most profitable option for the applicant in the long term to collect rents in perpetuity, over R1. They ask for variances allowing the potential to increase the number of units and sizes, reducing space, while increasing their profitability. This is understandable, as they are interested in maximizing revenues. They will ask for every possible means of bettering their revenues and who can blame them.

What I have read in the latest document is concerning in that the engineering department, in its approval of the variances, may be setting a precedent for not only future conversions of other properties, but for changing and easing the present limitations of future applications of this type, for all developers. I see all of this as offering the least possible consideration to the use of the property and benefit to community.

The applicants own Lakeland example

I have heard the applicant suggest that their Lakeland property is a good example of a quality home park. On the contrary, it is an example of why this rezoning is inappropriate. The prior mobile home park on that site had become neglected and abandoned. People lost their value in their homes to the point where it made no financial sense to remain or move their home. I am sure that at some time, when it was originally developed, it was seen as a positive opportunity for affordable home ownership. There are still remnants of the old broken down wood fencing still in place at Lakeland. Is that progressive?

Best Use for the Future

The current zoning is the most appropriate. The site is close to the beach, trail, boat launch, general recreation facilities and amenities. There are some of us who are at a stage in life where we are looking for a comfortable strata in the Canoe area. There are no medium to high density options in Canoe. I have a busy life and value my free time. I prefer the option of a strata system where the development is maintain for a fee. There are others locally who believe the same.

I know that a development was attempted and launched about the same time as the mortgage crisis. This extended from 2008 through to 2012. The market has changed. The property just needs a developer with the vision. It will happen and we don't need to sell the community short and grasp at the first group to put something forward. Canoe as a whole and the Farmer's Exchange property have more potential than what is proposed.

Affordable?

There are several existing mobile home parks in the greater area. As I write this, there are 16 mobile homes in parks for sale between Sorrento and Sicamous. If affordable homes are what is needed, these are available. Are these not affordable?

A prime benefit suggested by the applicant is that they would provide affordable homes. Are these proposed homes really more affordable? I am not a mortgage specialist. There are others who have done research on this or are mortgage specialists who can answer that. I can say that during out community meeting, there were 3 representatives of young families who stood up and spoke about their personal decisions in buying an affordable home locally. Their considerations included a variety of home choices. They all decided against a mobile home, largely because the other options were a better investment in the long term and were not significantly more demanding financially.

I understand the dilemma of the applicant. I have long-time friends who are involved in the business of selling manufactured homes and who are continually searching for properties on which to locate their sold product. *The central issue to the decision is that the farmer's exchange property is not the appropriate site for R6.* I have difficulty understanding how this requested change in zoning from R4 to R6 and subsequent mobile home park is a move in a positive long term direction for Canoe as a

community and a better use than the current zoning. From my perspective, this is the lowest use possible and is a regression. This will strongly affect the long term prospects of the community of Canoe and residents. I hope that the R4 zoning will remain and a development of higher potential will be created.

I speak also for my brothers, and mother. Thank you for your consideration and sensitivity to this.

Brad Campbell

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

From: Louise Wallace-Richmond

Sent: Thursday, February 28, 2019 5:28 PM

To: Kevin Pearson; Alan Harrison; Carl Bannister; Debbie Cannon; Chad Eliason; Erin Jackson; Kevin Flynn; slingren@salmonarm.ca; Tim Lavery

Subject: original rezoning and DPP - Canoe property

Hi all

Was curious about the original rezoning. I found the DPP public hearing minutes (link below) and Kevin P and Erin found the original rezoning hearing.

Thought I'd share with the group, for your info.

Thank you

Louise

DPP - 2010

I found this in the archives for the DPP for the Canoe Property. Was trying to find the minutes from the public hearing when it was first rezoned from R1 to R4. Is that also available?

<http://www.salmonarm.ca/ArchiveCenter/ViewFile/Item/123>

RE-ZONING - 2006

2. Zoning Amendment Bylaw No. 3527 [C. & J. MacKenzie / J. Arnold; Lot 1, Sec 6, Twp 21, Rge 9, W6M, KDYD, Plan 3538; 4400 Canoe Beach Drive NE; R-1 to R-4]

The Director of Development and Planning explained the proposed rezoning.

Submissions were called for at this time.

The applicant, Jeff Arnold, 137 Ponderosa Way, Vernon, British Columbia, made a brief submission to Council regarding form and pricing of the proposed development.

Following three calls for submissions and no questions from Council, the Public Hearing for Bylaw No. 3527 was declared closed at 7:25 p.m.

Erin Jackson | Director of Corporate Services Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2
 | P 250.803.4029 | F 250.803.4041 E ejackson@salmonarm.ca<<mailto:ejackson@salmonarm.ca>> |
 W www.salmonarm.ca<<http://www.salmonarm.ca>>

[cid:image001.png@01D4CF80.7DF29380]

From: Gail Gowriluk

Sent: March 2, 2019 10:00 AM

To: Alan Harrison; Debbie Cannon; Kevin Flynn; Sylvia Lindgren; Louise Wallace Richmond; Chad Eliason; Tim Lavery

Subject: Rezoning canoe property

I would like it to be heard that We Daryl & Gail Gowriluk of 4751 70 ave ne., APPOSE the proposed rezoning from r4 to r6 of property lots 1&2 sec. 6 twp. 21 rge. 9 w6m, KDYD, PLAN 3538 at the civic address 4400&4600 canoe beach drive ne.

I WOULD LIKE TO SEE IT STAY ZONED THE SAME, I DO NOT APPOSE TOWNHOMES OR MODULAR HOMES AS LONG AS ITS NOT HIGH DESITY, OR ON PAD RENTAL.

REALLY GUYS PAD RENTALS? We the residents of CANOE deserve better than this. I know Terry Tarnow is a business man and the name of the game is to make money, but when it comes at the cost of our community, I put my foot down, he has other options here, he does not give a toss about Canoe. And what's this I hear that we may not get a sidewalk out of this deal. *City council has been telling us for years that they won't be putting a side walk in because that will be up to the developer to do that* Wow how much will you be spending on the new REC CENTRE? You can't even give CANOE a sidewalk for its residents to walk down the street safely to the beach while all the residents of the surrounding areas fly by us with their boats to get to OUR beach.

Concerned canoe residents,

Daryl & Gail Gowriluk

From: Brian Browning
Sent: Sunday, March 03, 2019 10:23 PM
To: Alan Harrison
Cc: Debbie Cannon; Chad Eliason; Kevin Flynn; Tim Lavery; Sylvia Lindgren; Louise Wallace-Richmond
Subject: Canoe Zoning change R4 to R6

To Mayor Harrison and council.

I have been slow to voice my opposition to the Zoning change as I needed to collect my thoughts and research the topic. As many have said before me there are many reasons to keep this land as R4 and to wait for the right developer to come along who is ready to build it as such. I firmly believe that R4 is the correct zoning for this piece of land. The short term benefit of the R6 zone will soon be lost with no recourse to go back.

What I do want to say. Having lived in Canoe for most of my life I have seen it's many transitions. As our mobility grew we lost many of the things that could impact it as a community. Still through it all Canoe has maintained a certain identity and a proud sense of its self. In recent years we have seen this build even more with new young families building their first homes, families upgrading their homes, people wanting to move here, all buying into that sense of community. This is not saying that 60 new trailer homes won't add to the Community, in the short term maybe, what it is saying is that a higher density R4 development will add so much more. Many more homes, more diversity, more investment to the future.

Yes we know we are part of Salmon Arm and proud to be part of this small city but we are also proud to live in Canoe. So to take a wonderful piece of property with so much potential and down grade it, is kind of sad. We need to think to the future, ten, twenty, thirty years out. Will this trailer park add to our community or will it be just a shabby reminder of past bad decisions. Are we prepared to wait for the right developer to come along. I think we are and so should Salmon Arm.

I also have issues with the variances that are being requested but I plan to speak about those at the public hearing.

Regards
Brian Browning
4821 71st Ave NE
Salmon Arm. (Canoe)

From: STEVE FABRO
 Sent: March 3, 2019 4:37 PM
 To: Alan Harrison; Debbie Cannon; Kevin Flynn; Chad Eliason; Tim Lavery; Sylvia Lindgren; [Louise Wallace Richmond](#)
 Subject: Affordable Housing for Salmon Arm

Dear Mayor and Council,

My daughter will soon be entering the housing market. An affordable housing option such as the proposed modular home park in Canoe would provide her an opportunity to remain in our community and experience the pride of home ownership.

Given the support for more affordable housing options each of you voiced at the All Candidates Forum before last October's civic election, this proposal appears in line with your vision.

Some of the benefits of this proposal include:

- Home ownership for a purchase price starting at \$125,000.
- based on a \$125,000 purchase price, pad rent and mortgage payment would be under \$1,200/mo.
- substantial development costs, as well as infrastructure upgrades such as the completion of 45th St NE, a sidewalk on part of Canoe Beach Drive NE, upgrades to a portion of Canoe Beach Drive NE as well as a walking/cycling path, costs of which will all be borne by the developer.
- tax revenue from the modular park owner as well as from each of its 60 residents.
- these units are eligible for a conventional mortgage over 25 years with 5% down.

I have read several negative comments on social media and would like to clarify one point.

Pad Rental vs Fee Simple Ownership

Pad Rental is not profit for the park owner, it is akin to a strata fee in a strata complex. Pad Rental covers taxes, sewer, water, snow removal insurance, park management and servicing of the debt on the purchase and development costs of the park land. In addition, there must be monies set aside for future repairs and maintenance on the park infrastructure much like a contingency fund in a strata complex. Pad Rental cannot be arbitrarily increased by the park owner, it is governed by the same regulation as rent increases to rental properties. My understanding is the pad rental in this park would be \$425.

Based upon market value of \$140,000 for Fee Simple Ownership of a lot in this area here is an approximate comparison of monthly costs assuming an interest rate of 3.69%:

Water & Sewer	\$50/mo
Taxes	\$100/mo
Interest in land purchase.	\$431/mo

Total monthly cost - \$581/mo for land ownership.

The land purchase would require 20% downpayment or \$28,000.

These are land only costs and you would still have to build or purchase a dwelling.

Based on the above, the pad rental with a modern modular home is a much more affordable and attractive option.

I have lived in the Salmon Arm area since 1994. This property has been undeveloped since my arrival. Should this development not proceed, how much longer will this property remain vacant?

I support this proposal and hope that Council will find a way to make this quality affordable housing option a reality.

Yours truly,

Steve Fabro

From: Craig
Sent: March 4, 2019 9:20 PM
To: Alan Harrison; Tim Lavery
Subject: Regarding 4400 and 4600 Canoe Drive

Dear Alan and Tim. I just had to send you these pictures because I believe Canoe Drive deserves so much more than this. I encourage you to drive by the Lakeland Trailer Park and see what they've done or not done as this is what Canoe Drive is going to look like if this proposal passes. Trailer parks usually allow a storage shed which is usually put at the back of the property to maximize space. You will notice with this developer they haven't even demanded that they side or match the siding to the trailers. One shed is even sided with particle board Also at the back of trailers is the usual spot that people will hide their garbage or unsightly things they don't want people to see. Once again just to reinforce my last letter I would much rather see a nice condo complex go in there, the number crunchers have shown that a Trailer and Pad Rent is not necessarily the most affordable solution. Please think carefully for the long term future of this prime property. Thank you for your consideration sincerely Craig Forsyth.

March 04,2019

On the matter of rezoning the property on Canoe Beach Drive from R4 to R6. I've been living in the Shuswap for 20 yrs now. First 2 were in Sorrento in a condo on the lake, it was a beautiful lifestyle, but Winter the drive into SA made us decide to buy closer to town. I didn't even know Canoe existed until my realtor asked if I was interested at looking in Canoe. Locals from Sorrento said you don't want to buy in Canoe. I'm happy that I'm not influenced by others opinions and bought in Canoe. For 18 yrs now I've been enjoying the most wonderful cottage lifestyle, without having to live directly on the lake. Now that we own our home mortgage free and have made money on it would I consider selling and move NEVER because we have found the lifestyle that we treasure in this Little Gem Community of Canoe. Please the future of this beautiful little community should not be taken lightly because it will have great impact . I would truly Welcome with open arms new residents to Canoe, but I do OPPOSE of the rezoning from R4 to R6. Canoe would benefit from having Townhouses, Condos or Modular homes on its own piece of land at Canoe Beach Drive.

Thank You; Lucie Montgomery
7190-51st NE
Canoe

From: Tom Arrowsmith
Sent: March-05-19 1:28 PM
To: Alan Harrison; Debbie Cannon; Kevin Flynn; Chad Eliason; Tim Lavery; Sylvia Lindgren;
Cc: Kevin Pearson; Carl Bannister; Denise Ackerman
Subject: Support of 4400+4600 Canoe Beach Drive Rezoning to R6

Dear Mayor, Council, and City Planners & Administration of Salmon Arm,

Please find attached to this email letters of support signed by residents of Canoe regarding the rezoning application for 4400 + 4600 Canoe Beach Drive to R6 to facilitate the development of a Manufactured Home Community.

There are two attachments to this email:

1. 12 Signed Letters from residents whose properties directly border 4400 + 4600 Canoe Beach Drive along the Southern Border.
2. 9 Signed Letters from residents whose properties are located across the street from those who border the Southern Border.

I would also like to take this opportunity to share my personal story and how I see it fitting in with the proposed park. In April of 2015 I graduated from Okanagan College in Kelowna with a Bachelor of Business Administration with Honours. I had job offers from both Tekamar as well as a few companies in Kelowna. Unfortunately, I could not find a rental unit available in Salmon Arm that would accept myself, my fiancé, and my dog. Anything that was available that would accept our pet was far too high of rent for one or two bedroom basements suite.

Luckily, we were able to find and purchase a mobile home in a park in Salmon Arm. Not only did we have our own fenced yard, we were able to have our dog, a beautiful home with 3 bedrooms, and the ability to build equity in our home. We purchased the home with a 5% down payment and 25-year amortization, just like any regular stick-built home on its own lot. Our PAD Rent Payments combined with our mortgage payment was a few hundred dollars less than any one-bedroom basement suite that we could find for rent.

We owned our home for three years and just sold it last summer. With the equity we gained from the sale and the money we were able to save from our affordable cost of living for 3 years we had saved up enough money that we are building a new home to live in. I can proudly say that we are now almost finished building our new home to raise our family in, starting with our new baby that we are expecting at the end of April.

There is a good chance that had I not been able to purchase the mobile home to enter home ownership I would not have moved back to Salmon Arm and would have stayed in Kelowna. I truly see the Manufactured Home Community that Terry and Kerry are hoping to build to allow for another 60 young professionals like myself to be able to move to Salmon Arm, enter home ownership, contribute to our economy, raise kids, and move up the housing ladder.

I look forward to speaking at the Public Hearing on Monday and look forward to the discussion.

Sincerely,

Tom Arrowsmith, MIC Manager, BBA Hons
 Tekamar Mortgage Fund Ltd.

TEKAMAR
 MORTGAGES

Ph. 250-832-8766
 TF. 1-800-658-2345
 Fx. 250-832-2057
 TFF 1-888-811-3900

On Tue, Mar 5, 2019 at 10:31 AM -0800, "Karla Ferster" [mailto:karlaferster@gmail.com] wrote:

Hello,

I have received some numbers from a reputable builder on the coast in regards to my feelings around costs in the property being developed to it's best use for today and the future. Also my concern around the narrative that has been presented by the applicant that a pad rental park is the only solution for the property. And the feedback I received has only re affirmed the short sightedness of the proposed downgrade in zoning. It's unfortunate that the pressure for this change is driven by the present land owners financial distress and the Tarnow's need to find a market for a regressing housing format.

The builders that have provided me with counsel are Goertzen Homes that are a mid to high density reputable builder in Vancouver. The focus in their numbers was affordable housing and in 2 formats. 140 town homes versus 80 townhomes/ 120 low rise apartments.

Cost for 140 townhomes averaged to 1600 sqr ft.

Per unit build cost \$ 240,000.00 = \$ 33,600,000.
Proposed sell price \$ 300,000.00 per unit = \$ 48,000,000.

80 town homes 1600 sqr ft and 120 low rise apartments 800 sqr ft.

80 town homes at \$ 240,000.00 cost = \$ 19,200,000.00
Proposed sell price \$ 300,000.00 per unit = 18,000,000.00

Apartments cost \$120,000.00 = \$ 14,400,000.00
Proposed sell price \$ 220,000.00 = \$ 26,400,000.00

These numbers speak for themselves in the incredibly valuable tax base it would provide to our community and also it lays bare the obvious that a pad rental park is not the best use. They also confirmed for me that with a little energy in promoting this property to builders on the coast this property would be picked up handily and full fill it's potential. They spoke to land costs in lower mainland and how density builders are looking outside their traditional markets for opportunities. We also live in a city that is growing and is garnering attention outside our region. They also stated that street costs/DCC's to larger multi unit builders aren't viewed as an impediment but a cost of doing business.

This leaves me with absolute conviction that the present rezoning application is short sighted and only enriches the applicant and solves a financial problem for the present property owners. It doesn't address the need our community has for a missing housing format, increasing our tax base in a meaningful way, or the path our community is on as a picturesque showpiece in our greater community.

I also want to re address the narrative that mobile pad rentals are an affordable housing solution; they are not. If you are in a basement suite and looking to move out \$1500.00 a month all in is not affordable. And it is not a genuine hand up for people looking to get into the housing market

as it's an asset that loses value every year and becomes increasingly hard to finance. It will not attract families in a meaningful way but retiree's and snow birds.

Sadly I won't be in attendance for the public hearing but I am confident that our community will be their en masse to share their opposition to this proposal and fight for the future of our unique up and coming community.

Our cities new branding speaks to our communities dreams for Canoe; Small City with Big Ideas. Which in this instance is all about progressive developments versus regressive.

Karla Ferster

Canoe resident and business owner.

Date: March 5, 2019

To: Mayor and Council and whom it may concern

From: Cindy Drew

Re: Proposed Mobile Home Park - Canoe Beach Drive

First, I would like to offer belated congratulations to Mayor and Council on the recent election!

I have been a resident of Canoe for 14 years now. I have enjoyed being part of an active vibrant lakeside community. Over the last 10 years a few of my family members have also purchased homes in Canoe (5 to be exact) and are enjoying the quaint suburban lakeside lifestyle. I have spent the majority of my career working in various aspects of the construction industry. I have also served 8 years volunteering on the Design Review Panel for the City of Salmon Arm. I am very aware of the amount of time, effort and money that goes into planning a development from start to completion by both the City staff and the Developer. I do appreciate that a development proposal has come forward for this parcel of land.

The question facing Mayor and Council is; Is a pad rental mobile/manufactured home park the best use of this parcel of land and should it be rezoned from R4 to R6 in order to accommodate this development?

In my opinion this is a very critical decision for Mayor and Council because the proposed property development is located right in the heart of Canoe and will affect Canoe and its residents for a very very long time and sets a precedent for any future developments. Personally, I do not think this is the right development proposal for this parcel of land for the following reasons.

1. This is not the best use of this land! This is a prime piece of lakeside land right in the heart of Canoe!

Canoe has undergone a significant transformation in the past 10 - 15 years. It began with a reinvestment in the community by local citizens improving their properties and more recently development on the western boundary of Canoe (Parks Edge). This development sold out in record time and has been a welcome contribution to our community bringing renewed life, interest and investment! I believe that the real demand in Canoe is for land titled single family

residential and the opportunity to create affordable housing with R1, R4 or R8 development does exist. These options would serve not only the issue of affordability but just as important provide much better value for the home owner over the long term. This combination will ensure the home owners are fully invested in their property and will take pride in maintaining and improving the property over time.

As a community we should be looking towards long term sustainable solutions and should have a clear vision of what we want our lakeside community to become. One only needs to take a drive through the current pad rental mobile/manufactured home parks existing in Salmon Arm to see the depreciation that has occurred. This is likely part of the reason that a new mobile home park has not been approved for over 20 years. The challenge for the mobile home owner is that they can't create any equity in their property without owning the land. The mobile home becomes a depreciating asset similar to a vehicle or chattel property. It would be irresponsible if we didn't ask ourselves if that is what we want to see on this prime piece of land 10, 15 or 20 years down the road. I have nothing against these parks however, it is evident that they do not provide a desirable long-term solution for the community or individual home owner.

As a comparison, I ask Council, would you consider putting a pad rental mobile/manufactured home park on the old Salmon Arm Elementary School and Jackson Junior High School property located in the heart of Salmon Arm? Would this be a reasonable and responsible long-term solution for more affordable housing? This is what I feel would be the comparable situation we are now faced with in Canoe. In fact, the land downtown Salmon Arm would actually be more affordable because it is closer to all amenities and has been vacant for many years.

It is also my understanding that Canoe already has a 170-unit park model development that has been approved at the golf course and is currently waiting highways approval? Once approved this will certainly provide people with an alternative housing option.

2. This zoning does not support an adequate Tax Base! The tax base collected from an R6 zoning is far less than it would be with an R1, R4 or R8 zoning.

Some of the key issues I am aware of for the citizens of Canoe has been to provide safe access to Canoe Beach, safe access to the community wharf, safe access for crossing the CP rail tracks, better lighting on the streets, more sidewalks curbs, gutters, parks, green spaces and additional services. I appreciate the challenge for Mayor and Council to balance competing

priorities with financial constraints. However, in my opinion a development with R6 zoning (pad rental park) on this large property addresses none of these issues and priorities.

I have estimated the tax base generated for 4 different types of property developments; R6 pad rental park, R1 single family residential, R4 condo development and the new R8 carriage homes. The results of these estimates are shown in the table below:

Estimate of Property Taxes - Canoe Development Property

	<u>Total tax Collected</u>	<u>Over ten years</u>	<u>Over twenty years</u>
R6 60 Pad mobile home park including mobiles	41,338	413,381	826,761
R1 66 residential housing units	129,177	1,291,771	2,583,542
R8 66 residential housing units - (legal suite)	182,746	1,827,464	3,654,928
R4 140 condo development	235,937	2,359,365	4,718,731

***please reference Appendix 1 for further detail for approx. tax calculations*

As you will see the long-term differences among the various choices are very significant and worthy of serious thought and consideration! To put in perspective and to provide the most extreme case comparing R6 pad rental to a condo development will result in the collection of an additional \$3.9 million in tax revenue over twenty years. But, more importantly any zoning other than R6 will provide significantly more tax resources to the community.

An issue identified by staff at council meeting Feb 4th was the fact that anything other than a mobile/manufactured home development was cost prohibitive for development. Clearly, additional tax revenue generated with a R1, R4 or R8 development can assist in providing the funding to address expensive offsite developments associated with this property. In fact, the City can take on more of these off-site costs and be in a much stronger financial position over time with the enhanced tax base. As mentioned earlier in this letter, Canoe desperately needs more tax dollars to provide much needed basic services to our citizens.

3. Variance requests and considerations

Since serious consideration is being given to this rezoning proposal to R6 which includes requests for a number of variances:

1. Waive the requirement to upgrade Canoe Beach frontage of Lot 1

2. Reduce the minimum mobile space from 465 square meters to 300 square meters.
3. Reduction of the minimum width for both single and double wides.
4. Increasing maximum site coverage of all mobile homes, additions and building area from 35% to 45%.
5. Waive the requirement for a minimum 7.5-meter buffer width.
6. Waive the requirement for perimeter fencing along the Canoe Beach Drive frontage, the future 45th St frontages and along the West parcel boundary of Lot 1.
7. Waive the requirement to provide a recreation area.

The variances being requested aren't insignificant! There has been no monetary consideration by the proposed developer in return for any of these variances. The developer's proposed site plan indicates that there will be no sidewalks within the development other than the 45th connector. There are no connecting paths and only partial development of access along Canoe Beach Drive. The back yards of the homes will be facing Canoe Beach Drive and there is no accommodation for screening or fencing?

Would it not be reasonable to assume that same consideration of variances and assistance would be given to an R1, R4 or R8 development making it more feasible? If this were the case, I believe we would have a number of developers that would be willing to step up to the plate on this prime piece of land steps away from the beach!

4. Doesn't foster Employment and Economic Stimulation

Mobile homes are constructed elsewhere and then delivered to the site. We have an incredibly talented vibrant contractor base (SCIP) here in Salmon Arm. Employment and economic stimulation should also be a consideration. This is not a small development - 8.8 acres - we are talking about the possibility of approximately 60ish single family homes or potentially 120 condos. The employment opportunities and economic impact for local builders, suppliers and retailers would be very significant.

4. Not a viable long-term solution to Affordable Housing

Affordable housing is a challenging issue for all communities. What type of affordable housing are we actually looking for? The word affordable housing can be interpreted many ways. There are also many other affordable options that are available such as duplexes, condos, small bungalows, homes with legal suites, etc. All of which would be a better long-term

solution both for home owners and for our community. I believe any one of these other options would be welcomed into Canoe.

To realize it was a key campaign promise in the past election to address affordable housing, however, in this case, the question is not solely about affordable, low cost housing - it is also about what is the best use of this prime piece of property in the heart of Canoe? This is a large 8.8-acre piece of land nestled right in the heart of Canoe directly fronting Canoe Beach Drive steps away from Shuswap Lake. There is considerable value in this property and there is a shortage of semi-waterfront property located in such close proximity to downtown Salmon Arm. There has been mention of the property being close to the train tracks and this devalues it! This is not true - look at the success of the development on the downtown waterfront... those are not inexpensive homes or developments.

To summarize, given all things considered for this piece of land, I strongly feel that R1, R4 or R8 development zoning options will provide the most desirable long term outcome for potential property owners, existing residents, the community of Canoe and City of Salmon Arm.

I appreciate that Mayor and Council have their work cut out for them when considering the development of this parcel of land; best use, tax base, variances, employment, economic stimulation, affordable housing and the overall best interests of the long-term aesthetics and development of the community of Canoe. This is a very large development and will set the tone for any future investment into Canoe. I am confident that you will take all these things into consideration and would sincerely hope that we can all look back on this decision in 10, 20 or 50 years to come and be very proud of the beautiful lakeside community of Canoe that has been created.

Thank you for the time to read and consider this.

Respectfully

Cindy Drew, 4531-75th Ave. NE, Canoe, BC. V0E 1K0

C_drew@telus.net

1-250-833-6701

APPENDIX 1

Assumptions underlying tax calculation

1 Modular Homes

Tax base has two components - land and modular

Land value is based on cost plus improvements and compared to net rental income capitalized at 8.6% (rate of return). This returns a value of \$2.92 million

Modular are based on an average installed value of \$180K. Recognizing that modular depreciate over time, we have used a straight-line depreciation rate of 5% with a residual value of 10% at the end of 20 years of ownership. This results in an annual depreciation of \$8,100 and average taxable value over the twenty year period of \$103,050. This value has been used for the property tax calculations and give an average property tax amount of \$351.00 which is \$1.00 higher than the minimum property parcel tax. Information regarding depreciation rates and residual values for the modular homes was found on mhomebuyers.com.

2 R1 property

Tax base is based on \$100K value for the lot plus a 1,200 square foot home, single floor built for \$200.00 per square foot.

3 R4 property

Tax base is based on \$60K for the lot (density) and total value of a 1,200 square foot condo built for \$200.00 per foot.

4 R8

Tax base is based on \$100K for the lot plus 1,200 square feet for the main floor development for \$200.00 per foot plus a second-floor suite of 1,200 feet built for \$100K per foot. Total building value \$360K.

5 Rate

The Mill rate applied to the properties is based on the July 2018 values that were used to determine property tax for property owners in Salmon Arm

6 Data Source

The number of living sites for each scenario in this presentation is based on information provided by the City of Salmon Arm's February 4th Development Planning Meeting.

Estimate of tax base from land owned by the Modular Home Park

Estimate of Value based on Cost

Current Development Proposal

Land Purchase price	1,000,000
Development Costs	1,000,000
Offsite Development costs	<u>920,000</u>
	<u>2,920,000</u>

Estimate of Value based on capitalized earnings

Pad rental Income - per month (see note 1)	425
Gross Income	306,000
Less: Other - repairs, admin, manager	35,000
Less: property taxes	<u>20,039</u>
Net rental income	<u>250,961</u>
Capitalization Rate	8.59%

The capitalization rate is the same as the rate of return for the investor of the modular home development. 8.59% equates to \$2,920,000 and is not an unreasonable rate of return expected for this type of project.

Conclusion is to use the \$2,920,000 as the land tax base for the property.

Note 1 - 60 pads X \$425 per months X 12 months per year.

R6 - MOBILE HOME PARK LAND AND MOBILE TAXES

Total Tax - Land - see below	20,277.66
Total Tax - Mobiles - see below	<u>21,060.40</u>
Total All	<u>41,338.06</u>

R6 LAND TAXES

<u>Tax Base</u>	<u>Class</u>	<u>Rate</u>	<u>Taxable Value</u>	<u>Tax</u>
Tax Levies				
School Residential	1	2.029400	2,920,000	5,925.85
BC Assessment Authority	1	0.040300	2,920,000	117.68
Regional District	1	0.231600	2,920,000	676.27
Regional District - S/R Levy	1	0.035400	2,920,000	103.37
Regional Hospital	1	0.248900	2,920,000	726.79
Regional Library	1	0.177400	2,920,000	518.01
General Municipal	1	4.036000	2,920,000	11,785.12
Municipal Finance Authority	1	0.000200	2,920,000	0.58
Local Services				
Frontage - Water (feet)	1	2.080000	50	104.00
Frontage - Sewer (feet)	1	1.980000	50	99.00
Garbage and Recycle	0	101.000000	1	101.00
Transportation parcel tax	1	120.000000	1	<u>120.00</u>
Total				<u>20,277.66</u>

5 - INDIVIDUAL HOME OWNER PARK MODEL TAXES

Modular Homes

<u>Tax Base</u>	<u>Class</u>	<u>Rate</u>	<u>Taxable Value</u>	<u>Tax</u>
Tax Levies				
School Residential	1	2.029400	103,050	209.13
BC Assessment Authority	1	0.040300	103,050	4.15
Regional District	1	0.231600	103,050	23.87
Regional District - S/R Levy	1	0.035400	0	0.00
Regional Hospital	1	0.248900	103,050	25.65
Regional Library	1	0.177400	103,050	18.28
General Municipal	1	4.036000	103,050	415.91
Municipal Finance Authority	1	0.000200	103,050	0.02
Local Services				
Frontage - Water (feet)	1	2.080000	50	104.00
Frontage - Sewer (feet)	1	1.980000	50	99.00
Garbage and Recycle	0	101.000000	1	101.00
Transportation parcel tax	1	120.000000	1	120.00
Total				1,121.01
Less Home Owners				<u>770.00</u>
Net Tax - per unit				<u>351.01</u>
Minimum Tax				<u>350.00</u>
60 Units - Total Property Tax				<u>21,060.40</u>

Depreciation

Straight Line over 20 years with a 10% salvage value at 5% per year

Annual
depreciation = $\$180,000 - \$18,000 + \$162,000 / 20$ **8,100.00**

----- R1 -----

<u>Tax Base</u>	<u>Class</u>	<u>Rate</u>	<u>Taxable Value</u>	<u>Tax</u>
Tax Levies				
School Residential	1	2.029400	340,000	690.00
BC Assessment Authority	1	0.040300	340,000	13.70
Regional District	1	0.231600	340,000	78.74
Regional District - S/R Levy	1	0.035400	100,000	3.54
Regional Hospital	1	0.248900	340,000	84.63
Regional Library	1	0.177400	340,000	60.32
General Municipal	1	4.036000	340,000	1,372.24
Municipal Finance Authority	1	0.000200	340,000	0.07
Local Services				
Frontage - Water (feet)	1	2.080000	50	104.00
Frontage - Sewer (feet)	1	1.980000	50	99.00
Garbage and Recycle	0	101.000000	1	101.00
Transportation parcel tax	1	120.000000	1	120.00
Total				2,727.23
Less Home Owners				<u>770.00</u>
Net Tax				<u>1,957.23</u>
66 Units - Total Property Tax				<u>129,177.11</u>

----- R8 -----

<u>Tax Base</u>	<u>Class</u>	<u>Rate</u>	<u>Taxable Value</u>	<u>Tax</u>
Tax Levies				
School Residential	1	2.029400	460,000	933.52
BC Assessment Authority	1	0.040300	460,000	18.54
Regional District	1	0.231600	460,000	106.54
Regional District - S/R Levy	1	0.035400	100,000	3.54
Regional Hospital	1	0.248900	460,000	114.49
Regional Library	1	0.177400	460,000	81.60
General Municipal	1	4.036000	460,000	1,856.56
Municipal Finance Authority	1	0.000200	460,000	0.09
Municipal Services				
Frontage - Water (feet)	1	2.080000	50	104.00
Frontage - Sewer (feet)	1	1.980000	50	99.00
Garbage and Recycle	0	101.000000	1	101.00
Transportation parcel tax	1	120.000000	1	120.00
Total				3,538.89
Less Home Owners				<u>770.00</u>
Net Tax				<u>2,768.89</u>
66 Units - Total Property Tax				<u>182,746.41</u>

----- R4 -----

<u>Tax Base</u>	<u>Class</u>	<u>Rate</u>	<u>Taxable Value</u>	<u>Tax</u>
Tax Levies				
School Residential	1	2.029400	300,000	608.82
BC Assessment Authority	1	0.040300	300,000	12.09
Regional District	1	0.231600	300,000	69.48
Regional District - S/R Levy	1	0.035400	60,000	2.12
Regional Hospital	1	0.248900	300,000	74.67
Regional Library	1	0.177400	300,000	53.22
General Municipal	1	4.036000	300,000	1,210.80
Municipal Finance Authority	1	0.000200	300,000	0.06
Local Services				
Frontage - Water (feet)	1	2.080000	50	104.00
Frontage - Sewer (feet)	1	1.980000	50	99.00
Garbage and Recycle	0	101.000000	1	101.00
Transportation parcel tax	1	120.000000	1	120.00
Total				2,455.26
Less Home Owners				<u>770.00</u>
Net Tax per unit				<u>1,685.26</u>
140 Units - Total property tax				<u>235,936.54</u>

Henry Armstrong
4651 71st Ave N.E.
Canoe V0E 1K0

250-804-2347

henry.armstrong@telus.net

March 05-2019

Al Harrison

City of Salmon Arm B.C.

Your Worship, Mayor Harrison and Members of Council.

Subject: Development Variance Permit Application No. VP-491

I am a proud to live in Canoe, it is a respectful, inclusive and forward-thinking community. Canoe citizens are an active, and growing group, as you witnessed when you attended our Christmas Train, celebration this December.

I am against the development proposal as it has been presented. As an example, the previous proposal offered on this property, was a high-density three-story Town House Project. This proposal covered all our wish lists, and was approved by the council, well received by the Canoe citizens and established a solid Tax base to cover future services and improvements for Canoe.

- (1) Pavement along C.B.R.
- (2) 45th street through road.
- (3) Set-back around the units
- (4) Large green spaces in center of unit design.
- (5) Good connectivity to existing Canoe paths and walkways.

This proposal was the right thing at the wrong time, moving into a period of recession. Recently there were other proposals, for Canoe. The development on 71st Ave as an example. This went ahead and was very successful.

This property on C.B.D. is the last **PRIME LOCATION** for development left in Canoe, and should be considered as a huge potential to any developer.

Respectively yours,


Henry Armstrong.

From: Brad Campbell
 Sent: Tuesday, March 05, 2019 7:12 PM
 To: Debbie Cannon; Chad Eliason; Kevin Flynn; Tim Lavery; Louise Wallace-Richmond; Alan Harrison; Sylvia Lindgren
 Subject: Proposal for zoning change R4 to R6 CBD property in Canoe.

For the Council members and Mayor of the City of Salmon Arm

Al Harrison . Debbie Cannon . Chad Eliason . Kevin Flynn Tim Lavery . Louise W. Richmond . Sylvia Lindgren

I have written a previous letter to council outlining my perspective against the proposed change in zoning of the CBD property from the appropriate R4 zoning to R6 or mobile home park. I have to add more for your consideration.

I am told some first time buyers will not look at a used mobile, but will consider a much costlier new mobile. Why is this? I have owned, renovated and sold a used mobile in the past. I have owned 2 townhouses, other detached homes, and have never lived in a new home. It's not that I wouldn't. It's just a responsible and realistic decision not to.

I am empathetic to and understand those who are looking for real affordable housing. I have lived in an ancient home with no indoor plumbing. Our baths were heated water from a basin on the stove. The home that my parents bought in 1971 was 61 years old at the time and in virtually the same state as when built, no kitchen cabinets, old plumbing and wiring, and so on. I have owned a mobile home at one point. I know others who have been in challenging places in life. We do what we have to, to have a place to live and pay the bills. It doesn't label a person or determine who they are. Pride takes a back seat sometimes.

I don't need to go into further detail. I am relating this for perspective.

Affordable Options

There are affordable options in Salmon Arm, right now. There is presently 10 mobile home parks in the Salmon Arm area with anywhere from one to two dozen homes for sale at any given time. It would seem that these are more the affordable options. However, people hesitate to buy used mobiles because they are older and need repairs. There is a stigma. It is a way to enter the housing market. It doesn't mean it's a dream home or has to be for the long term. So many people want new, and end up in over their head and struggle just to buy new over a used.

Although presented as an "affordable" (lower cost option) way for first time buyers to own a home, what I see happening if the proposal was approved would be out of town buyers buying them up as a seasonal homes given the proximity to the beach, the boat launch, and other amenities. Through my work, most of the people I see buying new mobile homes are people who have built equity in land ownership over their lifetime and are downsizing, moving here to retire, paying cash for their home and choosing to pay the monthly fees of \$400-\$450/month. This seems to be in line with the statistics noted below. I do not know if the applicant has provided any hard data supporting the suggestion of affordability for 1st time buyers, and volumes.

Statistics

According to data for 2012 (most recent available) from Manufactured Housing Institute in the USA, only 23% of manufactured home sales were to families within the 18-29 year age range, and 18%

falling within the 30-39 age range, typical of first time home buyers, with 34% sold into mobile home parks. The ages of 40 and up comprise 59%. How many in a park on CBD would actually be sold as affordable housing for first time buyers? Would it follow statistics and be 24 of the 60? Half at most? I have a feeling most would be bought as seasonal homes.

To add, the HUD code has not changed since the 90s, meaning there have been no new improvements in construction standards of mobile homes since then. Code changes are different than standards. Co-incidentally, no new mobile home parks have been approved in BC in approximately 2 decades.

<https://www.manufacturedhousing.org/wp-content/uploads/2018/06/2018-MHI-Quick-Facts-updated-6-2018.pdf>

The following link is to the data collected by CMHC.

<https://www.cmhc-schl.gc.ca/en/data-and-research/consumer-surveys/mortgage-consumer-survey/homebuyers-data>

First-Time Buyers

- 49% of first-time buyers are Millennials (25-34 years old).
- 40% are married.
- 80% are employed full-time.
- 61% purchased a single-detached home.
- 26% have a household income of \$60k – \$90k.
- 22% are newcomers to Canada.

Probability and statistics is largely an estimate. USA numbers will differ than Canadian somewhat due to pricing and mortgage rules. It appears the USA may be more lax given the income required and prices stated in their documents. The percentage of first time buyers qualifying for and buying a mobile home on a pad is likely less than the 41% in the USA.

Truly Affordable Homes and Land Ownership

The housing market is seeing many changes in alternative forms of ownership. There is the advent of the tiny home surge, container homes, promotion of co-op housing of various types, advancements in the standard modular home design of a two section side by side, to truly modular constructions with little to no differentiation from contractor built homes. If affordable housing is truly desired, there are alternatives, which can include land ownership. A young local couple that I know are doing a fantastic job on building their tiny home. They rent and are building as they have time and funds. See the below links.

<http://www.linwoodhomes.com/>
<https://www.tinyhomealliance.ca/>
<https://www.discovercontainers.com/>
<https://www.chf.bc.ca/>

Who benefits the most from offering rental pads? Wouldn't land ownership be the best option for a buyer?

City Housing Priorities

What is central and the primary consideration to this proposal is the best use of this particular property and whether it is suited to the OCP plan and city council and staff duty to seek opportunities

for higher density in the area. The new city slogan is Small City, Big Ideas. Is this a big idea? Is this progress or is it a regression from everything the council and city states is the priority? We need medium to high density, especially in Canoe. It is wisely currently zoned for this. I have faith that the property will see a time where this will be a reality. There will be more opportunities. Salmon Arm is seeing great growth and interest from outside it's boundaries.

Yes, the applicant has taken a risk with this albeit with many variances, but if approved, the upside for them is large. Whether it takes them 6 months or 3 years to sell 60 homes onto the rental pads, they are guaranteed ongoing revenue while retaining all of the property value for many decades to come. I have long-time friends who own mobile home parks. I am aware of their profitability.

True home ownership means land ownership. From a community perspective, satisfying short term objectives while sacrificing the long term is usually not the wisest choice.

Thank you for your consideration of and deliberation on this important change for Canoe residents and the effect on the greater Salmon Arm area.

Best regards,

Brad Campbell - Canoe resident
250-463-4636

From: Kevin Pearson
Sent: March 6, 2019 8:51 AM
To: 'Sue Kershaw'
Cc: Rob Niewenhuizen
Subject: RE: revised set of questions re Canoe Beach Dr mobile home park

Hi Sue, please see below.

Kevin

From: Sue Kershaw
Sent: March 5, 2019 9:04 PM
To: Kevin Pearson
Subject: RE: revised set of questions re Canoe Beach Dr mobile home park

Hello Kevin

Thank you so much for the documents! I followed them up by listening to the YouTube video of yesterday's Council meeting.

FYI...you can be 100% certain that there is a sidewalk on the west side of the bit of 45th that will connect into this development -- if it goes ahead. (I imagine you checked that out yourself yesterday)

Yes, on the west side of 45 Street, a 1.8 m wide concrete sidewalk. But likely not until Phase 2 is under construction. Phase 1 would encompass the larger Lot 2 and the construction of Canoe Beach Drive along the north frontage of Lot 2 (approx. 225 m) and the east ½ of 45th Street including curb and gutter and the asphalt and sub-surface materials required for the road surface. Then, when Phase 2 commences on the smaller Lot 1 next to the Elks Campground, the developer would need to complete the west boulevard and sidewalk along 45th Street.

The applicant would be required to extend services from the east, and for staff it makes common sense to have that longer frontage completed along Lot 2. Ideally, all of the CBD would be finished in the near future.

The details of the phasing plan I mention above have not been officially approved by staff – we have been in recent discussions with the developer on the phasing of works and services, should the rezoning and variances be approved. The applicants intend to discuss their phasing plan for works and services on Monday night.

Like several councillors, I am concerned about the lack of play space -- around each home and within the development. The lack of a pathway from the development to the ball park exacerbates the safety issues for children. To that end, I can see not expecting such a large visitor parking/RV parking area (lots of people in Canoe and SA have to park their RV's elsewhere -- lack of space on their property) and then finding a reasonably-sized play area.

The applicant is attempting to follow the Mobile Home Park Bylaw as much as possible, which includes additional parking for visitors and RVs. As I mention in the staff report, the requirements of the MHP Bylaw are above and beyond anything that would be required for a R-4 or R-1 zoned residential strata development or subdivision.

Each mobile home park space would be equal to or greater than the minimum lot size allowed in the R-4 zone, most of the spaces well over 3,500 ft². Residents within will have some yard space.

There are no future parks or greenways identified in the OCP on these properties because of the dozens of acres of parkland in close proximity and walking distance to the properties, and the greenway / pedestrian connections already in place at the west end of 73rd and circulating around the south perimeter of the Elks Campground and then leading to the ball diamonds, new playground and beyond. The Elks do not want the public trespassing through their campground – they want it fenced off. I mistakenly thought they had already fenced it off, but then I remembered they were waiting for an adjacent development to happen for the installation of the fence.

For legal and technical reasons, staff refers to the OCP first and foremost when considering new pedestrian linkages, required land dedications and public rights of ways. There are limits on what can be required.

Staff are of the opinion that with the full construction of 45 Street and Canoe Beach Drive, opportunities for pedestrian, cycle and vehicular connectivity will be increased dramatically to what the situation is now.

Furthermore, with 60 units, the developer will be paying \$63,400 into the City's Parks Development Cost Charge Reserve Account for various Park capital projects.

I understand the rationale of the initial expectation that the developer include a 4 m. wide asphalt multi-use pathway and 11m wide boulevard (a doubling up of what could be expected if CPR was not across the road) but I do not see the point of pushing that through -- it would be a little "vision" in a very different reality. That is, the chances of a 4 m wide pathway and 1.1 m wide boulevard extending from the ball park to the mill are nil for the foreseeable future (even the distant future?). It was said in the March 4 Council meeting that (1) the City could only afford an asphalt path westward from the development to the ball park and (2) the houses to east from the development would likely need to be bought up in order to have those combined widths. So... why is the developer being asked to do anything more that match the sidewalk already in place on the north side of The Hive and the north side of the little subdivision down by the mill -- hopefully, the money saved could then be spent on doing the same on the western portion of the development (west of 45th)

The RD-14 Road Standard Cross Section in the reports you have are a specialized road standard for an Urban Arterial Street - Canoe Beach Drive - adopted by City Council in 2016 with the Subdivision and Development Servicing Bylaw. There was significant thought and best engineering practices that went into that design for a multi-use pathway and safer vehicle traffic flows.

Again, thanks for responding so quickly and fully to my questions

You are welcome. I respect your views and opinions.

Sue

From: Kevin Pearson
Sent: March 4, 2019 3:14 PM
To: Sue Kershaw
Subject: RE: revised set of questions re Canoe Beach Dr mobile home park

Hi Sue,

For background, I have attached the two staff reports to City Council related to this development proposal, and the latest site development concept for 60 mobile homes. I have attempted to address most of your questions below.

Kevin Pearson | Director of Development Services | Approving Officer
 Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2
 P 250.803.4015 | F 250.803.4041
 E kpearson@salmonarm.ca | W www.salmonarm.ca



From: Sue Kershaw
Sent: March 3, 2019 9:07 PM
To: Carl Bannister
Subject: revised set of questions re Canoe Beach Dr mobile home park

Hello Carl

Since I wrote you on Friday afternoon, I have gone down to Tarnow's to meet with Terry and look at both the proposed plans and the mobile home that Tarnow's office is in.

I am definitely leaning towards approval

So, I just have a few questions for someone at City -- to bolster up my remarks for the Public Hearing.

- 1) I can't remember when the last developer had a store-front on Hudson Street.
 - Approximately, how many developers have tried to make a go on that property? The City is aware of two developers who have made development applications on these two lots. The current applicant (Kerry & Terry Tarnow) and Bella Vista from Vernon who rezoned the property to R-4 in 2006, and then had two development permits approved in 2006 and 2010. Both development proposals from 2006 and 2010 were for 50 units in the form of townhouses, mostly on Lot 1. Both developments did not proceed. The reasons cited were market conditions and development costs.
 - When was that last development "push"? 2006 & 2010
 - About how many units were for sale? None were built.
 - Any idea of how many units were sold?
 - Is ground water an issue there? (that is, do building costs for conventional homes and condominiums have to be inflated because of ground water?) We do not have geotechnical report for sub-surface conditions of the two lots. Providing such a report is not a requirement for rezoning. At the actual time of subdivision or building permit, a geo-tech report, confirming the land is 'safe for the intended use and development' is required.

- Does the present zoning stipulate park land? The R-6 zone requires 5% parkland. The variance report speaks to the rationale for not providing parkland.
 - How much parkland did the last proposal include? None
 - Did that proposal include the extension of 45th St? Yes
 - Did that proposal include the widening of Canoe Beach Dr? By how much? Yes, approx 7 m – 9 m, as does this latest proposal.
 - What infrastructure upgrades were included? Lots are included. Please see attached Engineering Dept. Memorandums in the report for the VP.
 - That proposal included sidewalk installation on Canoe Beach Dr. Where/how much? (some gossip has it that the developer was expected to install sidewalks all the way to the mill). The City's servicing bylaw requires full road frontage improvements along Canoe Beach Drive and the new 45th Street NE, along the two properties frontages only, and not beyond that property boundaries. The applicant is prepared to undertake most of the frontage improvements, except for a 125 m section of Canoe Beach Drive along Lot 1.
- 2) Re: the development(s) south of this property (49th, 48th, 47th St NE, etc)
- How many developers were actually involved in that area? I believe that Terry was one of them. Betty Choppick, Terry Tarnow, and most recently Lawson Engineering and Development Services Ltd. There could have been more in the late 1900s.
 - About what percentage of homes in that area involve doublewides and singlewides? Single-wide modular homes are not permitted in the R-1 or R-4 zones, only R-6 zoning (the zoning proposed by Tarnow). Many of the homes in Lakeside Pines are double-wide modular homes. We do not have a precise count of how many versus conventional 'stick built' homes.

Thanks

Sue

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, March 11, 2019 at 7:00 p.m.**

2) Proposed Zoning Bylaw Text Amendments:

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

Section 11.5 Minimum Parcel Area - Add the following sub-section and renumber accordingly:

- .2 Notwithstanding, the minimum *parcel area* for a *mobile home park* may be reduced to an area not less than 1.0 hectare (2.47 acres) when land dedication is provided for road widening or when a road reserve covenant is secured by the *municipality* for road widening.

Section 11.7 Maximum Density - Add the following Subsection:

- .1 Notwithstanding, the maximum *density* may be increased higher than 17 *dwelling units* per hectare (6.8 dwelling units per acre) to a limit not exceeding the maximum *density* policies of the *Official Community Plan*.

Owner / Applicant: City of Salmon Arm

Reference: Bylaw No. 4310

The files for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from February 26 to March 11, 2019, both inclusive, in the office of the Director of Corporate Services at the City of Salmon Arm, 500 - 2 Avenue NE.

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

Erin Jackson, Director of Corporate Services

Advertise: February 27 and March 6, 2019

21.2/22.2

)

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CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, March 11, 2019 at 7:00 p.m.**

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

Proposed Rezoning of Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Civic Address: 2110 & 2150 - 14 Avenue SE

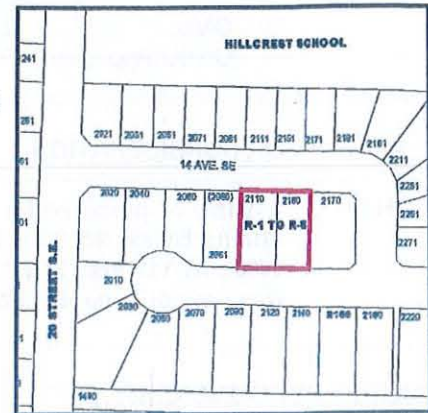
Location: South of the intersection of 20 Street SE & 10 Avenue SE

Present Use: Vacant property and single family dwelling

Proposed Use: Single family dwellings with suites

Owner / Applicant: Perfection Builders Holdings Ltd.
/ Gauthier, E. & M.

Reference: ZON-1142/ Bylaw No. 4311



The files for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from February 26 to March 11, 2019, both inclusive, in the office of the Director of Corporate Services at the City of Salmon Arm, 500 - 2 Avenue NE.

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

Erin Jackson, Director of Corporate Services

Advertise: February 27 and March 6, 2019

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 12, 2019

Subject: Zoning Bylaw Amendment Application No. 1142

Legal: Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515;

Civic: 2110 & 2150 – 14 Avenue SE

Owner/Applicant: Perfection Builders Holdings Ltd / Gauthier, E. & M.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515 (2110 & 2150 – 14 Avenue SE) from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcels are located at 2110 and 2150 14 Avenue SE in the new Hillcrest Heights subdivision (Appendix 1). The proposal is to rezone the 2 parcels from R-1 (Single Family Residential) to R-8 (Residential Suite) to allow options for residential suite use and development.

BACKGROUND

The subject parcels are located on 14 Avenue SE, just south of Hillcrest School. The subject parcels are designated Low Density Residential in the City's Official Community Plan (OCP), zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 2 & 3). The two subject parcels were created through a larger subdivision application which created 32 lots. While 29 of these lots were amended to R-8 zoning under a previous application, these lots were under a different ownership group and thus the two subject parcels were not included in the previous zoning application.

With dual street frontage, the two 654 square metre subject parcels meet the minimum parcel sizes and minimum widths specified by the proposed R-8 zone for secondary suites. Site photos are attached as Appendix 4. This area is largely comprised of R-1, R-7, and R-8 zoned parcels containing single family dwellings. There are currently over 40 R-8 parcels within close proximity of the subject parcel.

The intent is to develop houses with basement suites as shown in the Site Plan attached as Appendix 5. Aligned with the topography of the area, the basement suites are intended to be accessed from parking spaces off of 14 Avenue SE, with the primary home and driveway access intended to be from the upper levels of the homes off of 15 Avenue SE.

This amendment is to provide flexibility and facilitate future development and use. Any development of a secondary suite or detached suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel size requirements, the subject properties have potential for the development of either a *secondary suite* or a *detached suite*, due to the dual frontages.

COMMENTSEngineering Department

No concerns with rezoning.

Building Department

No concerns with rezoning.

Fire Department

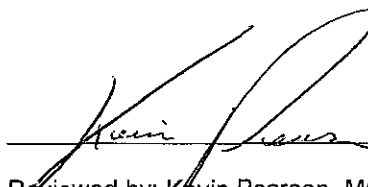
No concerns.

Planning Department

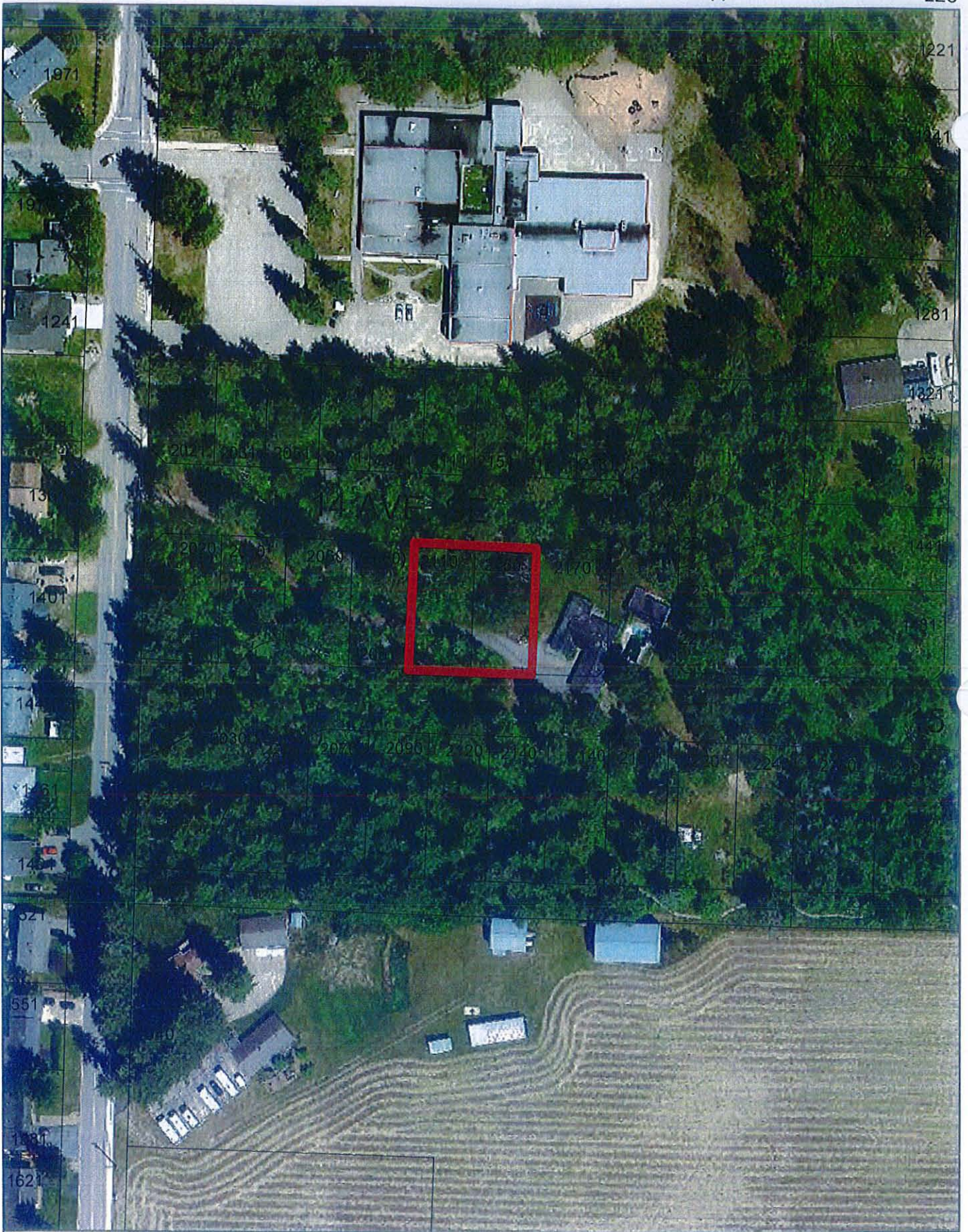
The proposed R-8 zoning is consistent with the OCP as well as the surrounding subdivision, and is therefore supported by staff. In staff's opinion, the parcels are well-suited for residential suite development. Any development would require a building permit and will be subject to meeting Zoning Bylaw, on-site servicing, and BC Building Code requirements.



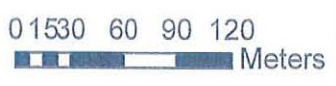
Prepared by: Chris Larson, MCP
Planning and Development Officer








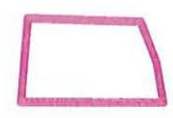
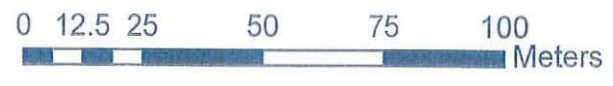
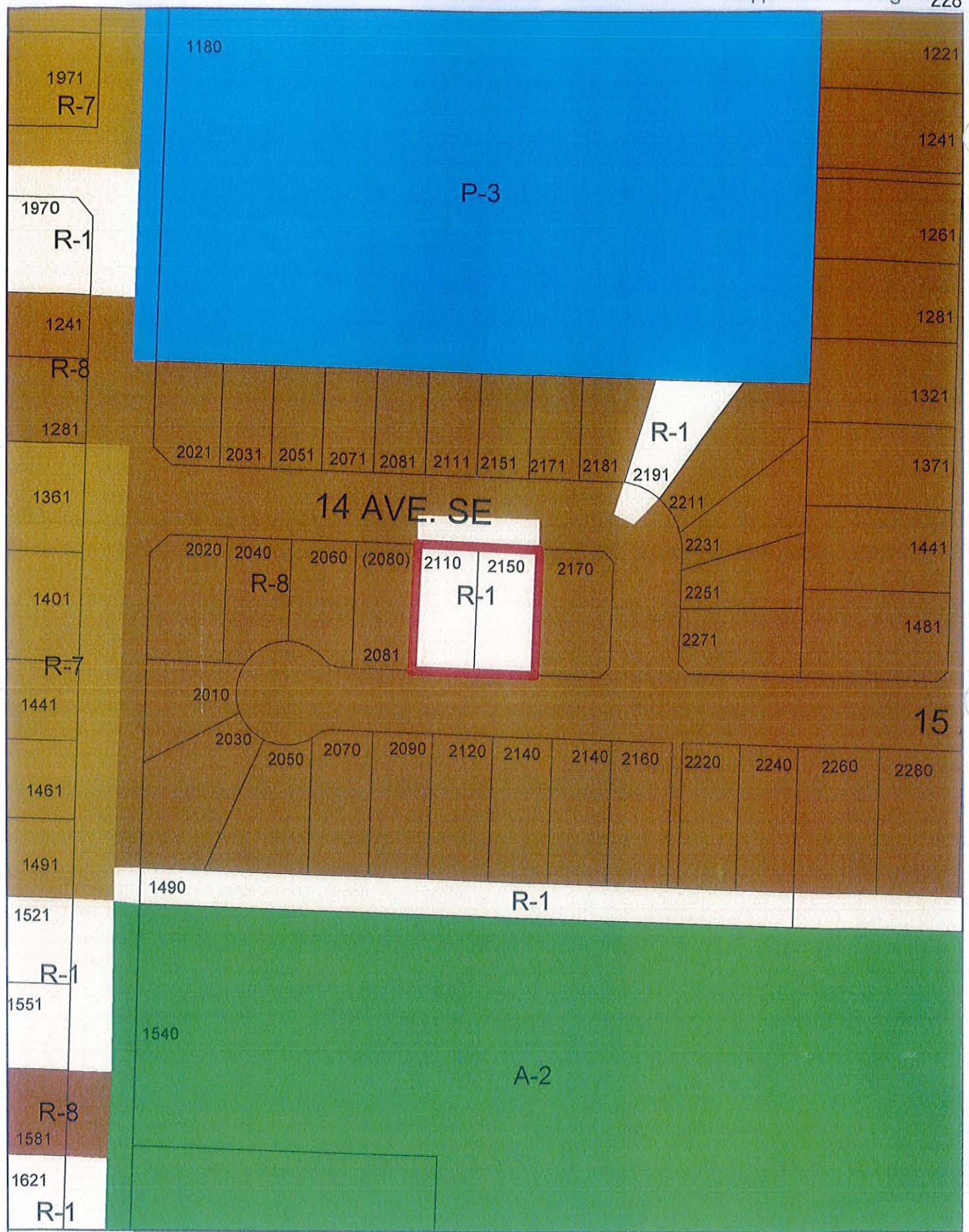
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



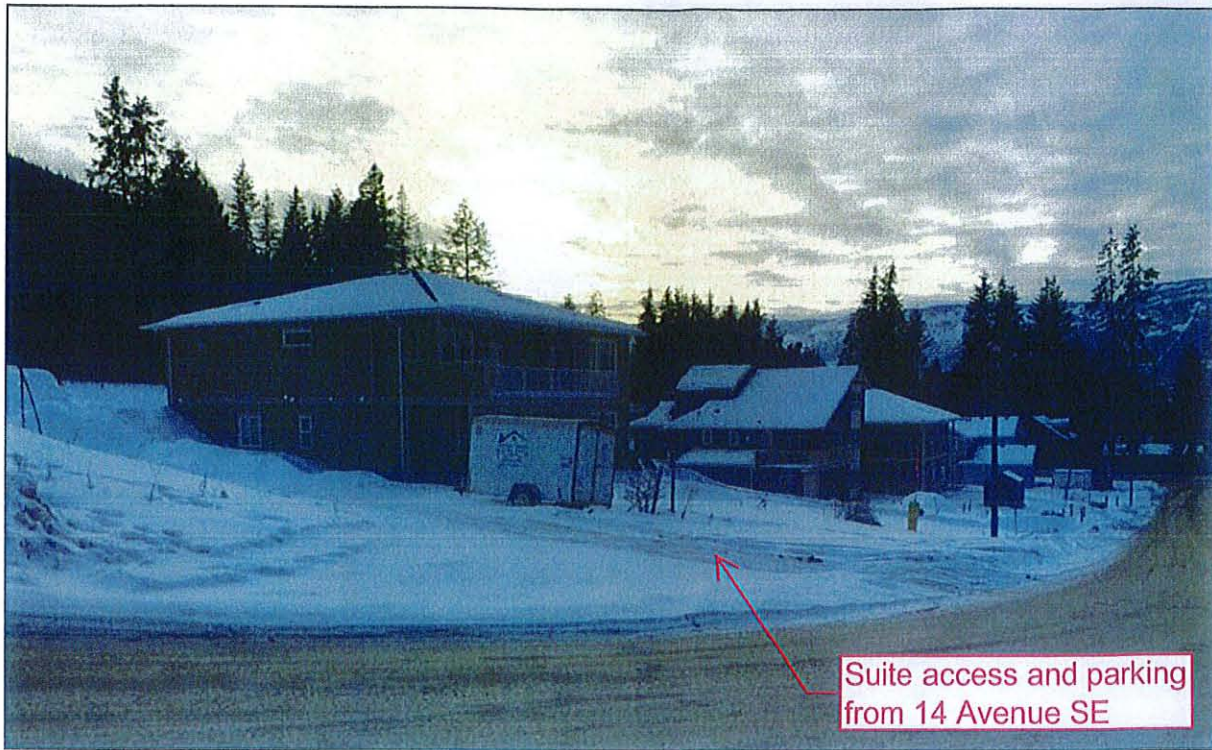
Subject Parcels



-  Subject Parcels
-  Acreage Reserve
-  Park
-  Low Density Residential
-  Institutional



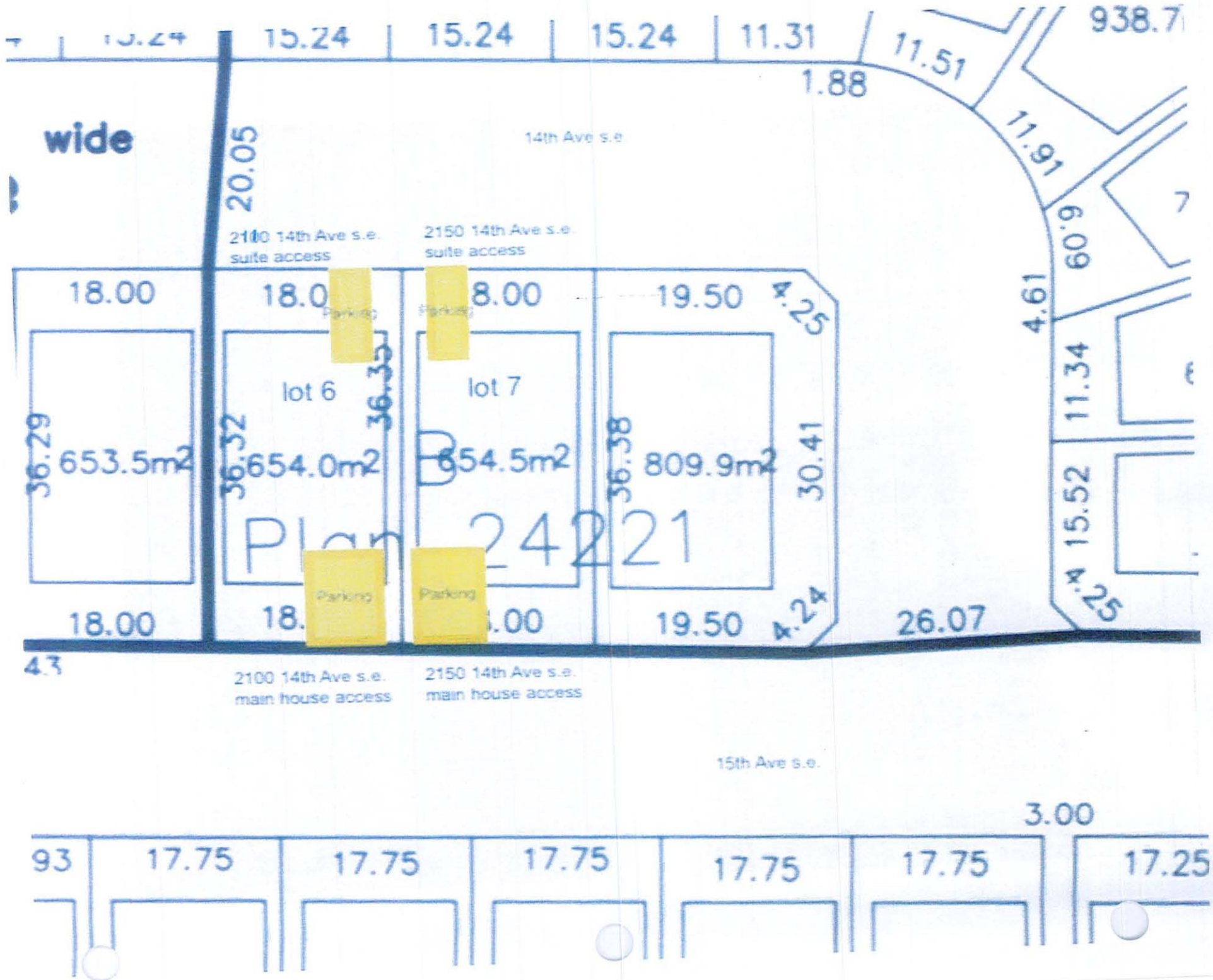
Subject Parcels



View southwest of the subject parcels from 14 Avenue SE.



View southeast of the subject parcels from 14 Avenue SE.



Item 22.1

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4309 be read a third time.

[ZON-1140; Tarnow, T. & K. /Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6]

Vote Record

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

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4309

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

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

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

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

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

Rezone Lots 1 & 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538 from R-4 Medium Density Residential Zone to R-6 Mobile Home Park Zone attached as Schedule "A".

2. SEVERABILITY

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

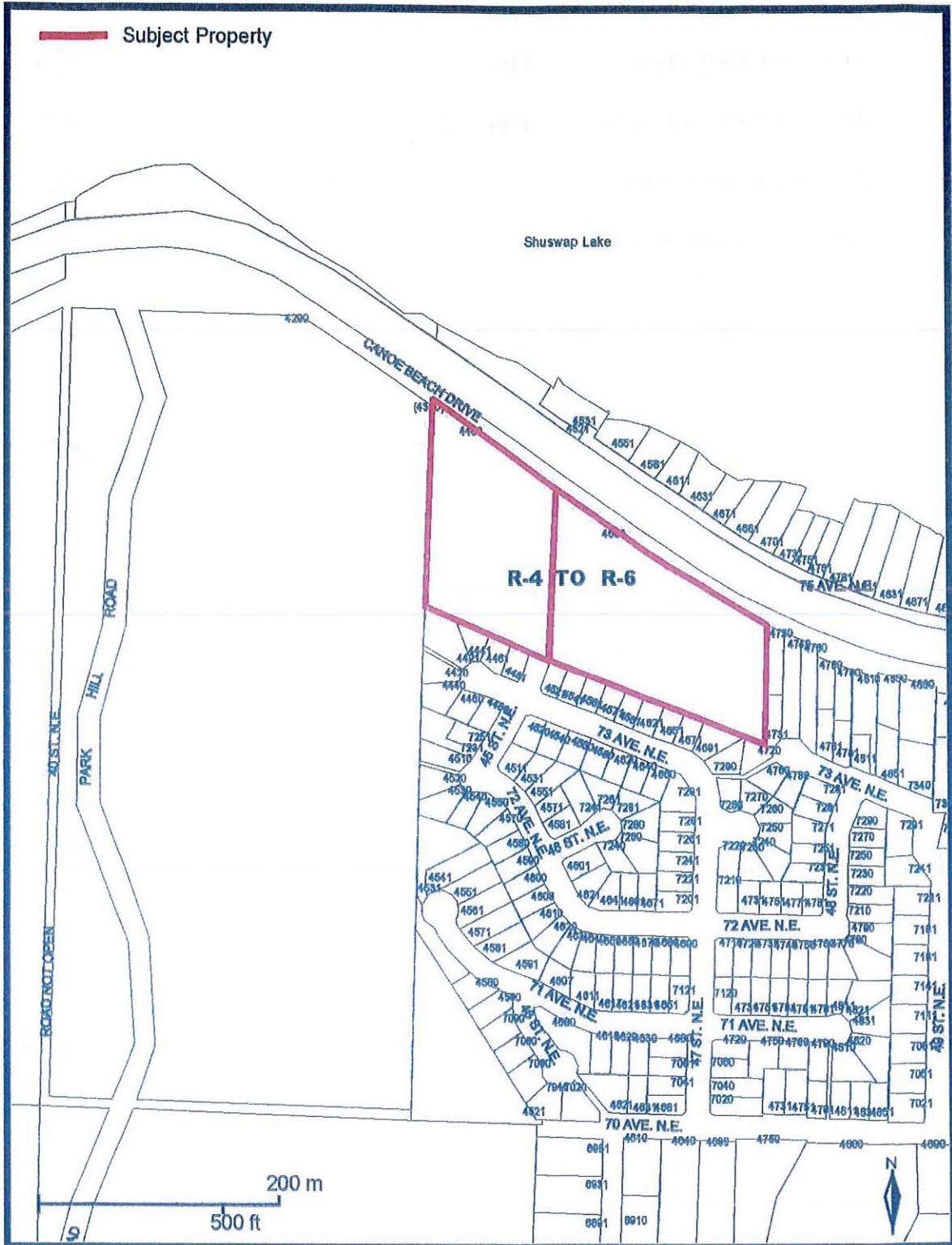
3. ENACTMENT

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

4. EFFECTIVE DATE

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

SCHEDULE "A"



Item 22.2

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4310 be read a third time.

[Text Amendment]

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4310

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

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

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

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

1. District of Salmon Arm Zoning Bylaw No. 2303 is hereby amended as follows:
 1. Section 11.5 Minimum Parcel Area - Add the following sub-section and renumber accordingly:
 - .2 Notwithstanding, the minimum *parcel area* for a *mobile home park* may be reduced to an area not less than 1.0 hectare (2.47 acres) when land dedication is provided for road widening or when a road reserve covenant is secured by the *municipality* for road widening.
 2. Section 11.7 Maximum Density - Add the following Subsection:
 - .1 Notwithstanding, the maximum *density* may be increased higher than 17 *dwelling units* per hectare (6.8 dwelling units per acre) to limit not exceeding the maximum *density* policies of the *Official Community Plan*.

2. SEVERABILITY

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

City of Salmon Arm
Zoning Amendment Bylaw No. 4310

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4310".

READ A FIRST TIME THIS	11th	DAY OF	February	2019
READ A SECOND TIME THIS	11th	DAY OF	February	2019
READ A THIRD TIME THIS		DAY OF		2019
ADOPTED BY COUNCIL THIS		DAY OF		2019

MAYOR

CORPORATE OFFICER

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Item 22.3

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4311 be read a third and final time.

[ZON-1142; Perfection Builders Holdings Ltd./Gauthier, E. & M.; 2110 & 2150 - 14 Avenue SE; R-1 to R-8]

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF SALMON ARM

BYLAW NO. 4311

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

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

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

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

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

Rezone Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

SCHEDULE "A"



Item 23.1

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit Application No. VP-491 be authorized for issuance for Lots 1 and 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538, which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 and Mobile Home Park Bylaw No. 1435 as follows:

1. Bylaw No. 4163 - Section 4.0 Servicing Requirements - waive the requirement to upgrade the Canoe Beach Drive frontage of Lot 1, Plan 3538 to the RD-14 Canoe Beach Drive Standard; and

2. Bylaw No. 1435 -

Section 4.04(1) Mobile Home Space - reduce the minimum mobile space from 465 m² to 300 m²;

Section 4.04(2) Mobile Home Space (Width) - reduce the minimum width for a mobile home space from 13.5 m (for a single wide) and 15.0 m (for a double wide) to 4.0 m for both;

Section 4.06 Site Coverage - increase the maximum site coverage of all mobile homes, additions and building area from 35% to 45%;

Section 4.07 Buffer Area - waive the requirement to provide a minimum 7.5 m in the buffer width;

Section 4.08 Fencing - waive the requirement to install perimeter fencing along the Canoe Beach Drive frontage, the future 45 Street frontages; and

Section 4.17 Recreation Area - waive the requirement to provide a recreation area.

[Canoe Beach Properties Ltd. & 0753219 BC Ltd./Tarnow, K. & T.; 4400 & 4600 Canoe Beach Drive NE; Bylaw Variance]

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: March 4, 2019

RE: Development Variance Permit Application No. VP-491
Subdivision and Development Servicing & Mobile Home Park Bylaws

Subject Properties: Lots 1 & 2, Sec. 6, Twp. 21, Rge. 9, W6M, KDYD, Plan 3538
Civic Address: 4400 & 4600 Canoe Beach Drive NE
Owners: Canoe Beach Properties Ltd. & 0753219 BC Ltd.
Applicant: Kerry Tarnow

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-491 be authorized for issuance for Lots 1 and 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538, which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 and Mobile Home Park Bylaw No. 1435 as follows:

1. Bylaw No. 4163 - Section 4.0 Servicing Requirements - waive the requirement to upgrade the Canoe Beach Drive frontage of Lot 1, Plan 3538 to the RD-14 Canoe Beach Drive Standard; and
2. Bylaw No. 1435 -

Section 4.04(1) Mobile Home Space - reduce the minimum mobile space from 465 m² to 300 m²;

Section 4.04(2) Mobile Home Space (Width) - reduce the minimum width for a mobile home space from 13.5 m (for a single wide) and 15.0 m (for a double wide) to 4.0 m for both;

Section 4.06 Site Coverage - increase the maximum site coverage of all mobile home, additions and building area from 35% to 45%;

Section 4.07 Buffer Area - waive the requirement to provide a minimum 7.5 m the buffer width;

Section 4.08 Fencing - waive the requirement to install fencing along the Canoe Beach Drive frontage and the future 45 Street frontages; and

Section 4.17 Recreation Area - waive the requirement to provide a recreation area.

STAFF RECOMMENDATION

That the motion for consideration be adopted.

PROPOSAL

This application proposes to vary the City's Subdivision and Development Servicing Bylaw and Mobile Home Park Bylaw as noted in the motion in order to accommodate the development of a 60 unit Mobile Home Park (MHP) on the subject properties in Canoe. A location map is attached as APPENDIX 1 and the proposed MHP development plan is attached as APPENDIX 2. Plans showing the extent of variances proposed for road frontage buffer areas and setbacks, perimeter fencing, and proposed road frontage improvements are attached as APPENDIX 3.

BACKGROUND

The applicants have applied to rezone the properties from Medium Density Residential (R-4) to Mobile Home Park (R-6) and to amend the text of the R-6 zone. The zoning amendment bylaws received two readings on February 4, 2019.

The Official Community Plan (OCP) designates the properties as being within the Urban Containment Boundary (UCB) of Canoe, Residential Development Area "A", and "Medium Density Residential" for land use. As discussed in the related rezoning report, the proposed R-6 zone is generally consistent with the OCP. Being in the UCB, the development is subject to the Urban Standards of the City's Subdivision and Development Servicing Bylaw No. 4163 (SDS Bylaw) for off-site servicing, and subject to the Mobile Home Park Bylaw No. 1435 (MHP Bylaw) for on-site regulations.

Overall, the approval of a MHP development is reviewed in the context of the City's OCP and Zoning Bylaws, the MHP Bylaw, SDS Bylaw, Development Cost Charge Bylaw and the Building Bylaw. If the proposal is aligned with these bylaws, and the rezoning application approved along with issuance of the Development Variance Permit (DVP), a "MHP Permit" could be issued by the City staff.

BYLAW VARIANCE REQUESTS

This DVP application relates to off-site servicing requirements, in particular road construction, and regulations pertaining to the internal siting and layout of the proposed MHP.

SDS Bylaw

The two related Engineering Department Memorandums attached as APPENDIX 4.

If approved, the DVP would waive the requirement for the applicant to upgrade the Canoe Beach Drive (CBD) - approximately 125 m of frontage along the north boundary of Lot 1 after dedication - to the RD-14 Standard. The RD-14 Road Cross Section from the SDS Bylaw is attached in APPENDIX 3.

The RD-14 standard is a modified version of the City's "Urban Arterial Standard" and was conceived with the previous multi-family development proposal involving these properties from the years 2005 - 2010. With that previous development proposal for 50 townhouse units, it was determined that a 22 m wide ultimate road width would be acceptable versus a 25 m width due to the geometric constraints of the CP Rail right of way adjacent to CBD.

Today, the RD-14 standard requires an ultimate road width of 20 m for CBD. As an agreed upon condition for rezoning, the applicant is prepared to either dedicate or register a road reserve covenant to secure all of the land along the CBD frontages of Lots 1 and 2 necessary to widen 10 m from the centerline. The applicant would upgrade the 225 m segment of CBD frontage along the north boundary of Lot 2 to the full RD-14 standard, including construction of a multi-use pathway, curb, gutter and boulevard, and boulevard trees (14 Red Sunset Maple trees planted along the frontages of Lots 1 and 2).

The applicant is prepared to fully dedicate and construct the 45 Street connector - approximately 140 m in length / 20 m in width - to the Urban Local Road (RD-2) Standard, complete with curb, gutter, boulevard and a sidewalk on the west side of the street. Although not required by the RD-2 standard, the applicant would install 8 boulevard trees - 4 London Plane Trees (or appropriate tree species) planted along each side of the street.

Of the \$920,000 in off-site servicing costs estimated for the proposed MHP development, the applicant estimates the savings would be approximately \$200,000 if this SDS Bylaw variance is approved. It is assumed that the total figure of \$920,000 is based on a Class D, opinion of probable cost estimate provided by the applicant's engineering consultant.

If this variance is approved there would likely be expectations from the local community for the City to complete the CBD road along the frontage of Lot 1 sometime in the near future; the applicant is hopeful that such a capital project would be budgeted for in 2020 to coincide with the proposed development. Related, CBD is designated as an Arterial Road which may be eligible to partial Roads DCC Reserve funding (subject to the budget process and Council's approval).

MHP Bylaw

The MHP Bylaw was adopted in 1982. There is no other bylaw like it when it comes to regulating residential development on-site. It is a restrictive document with 26 pages and well over 100 regulations. If any other low or medium density, single family residential development was subject to this MHP Bylaw, it is likely that all of them would have required numerous variances related to minimum parcel area, site coverage, setbacks, provision of recreation areas, buffer areas, screening and landscaping.

Efforts by staff to update the MHP Bylaw have been made; however, due to the limited number of new MHP development proposals in the past 20 years and the complexities involved in creating a new bylaw with its ties to the OCP, Zoning and SDS Bylaws, it has proven to be a difficult and time consuming undertaking. Analysis regarding the six variances proposed is provided below:

1. Mobile Home Space - reduce minimum from 465 m² to 300 m².

Comments: the MHP would consist of mobile home spaces for pads and areas allocated to each home. The applicant has calculated that the smallest space would be 312 m² and largest 647 m², and the majority of spaces between 350 m - 450 m². A MHP space is not a subdivided, legally registered, conventional lot or bare land strata lot. For comparison, the min. parcel area in the low density R-1 zone is 450 m² and is 300 m² for a medium density, R-4 zoned. The typical parcel area of the 15, R-1 zoned lots adjacent / south to the proposed MHP is 453 m² (note that there are 11 proposed MHP spaces along this same south lot boundary).

Impact: a greater number of units could fit along the west boundary of Lot 1 and east boundary of Lot 2.

2. Mobile Home Space Width - reduce minimum from 13.5 m (for a single wide) and 15 m (for a double wide) to 4 m for both.

Comments: the majority of proposed MHP spaces intended for double wide homes would meet and exceed the minimum width requirement of 15 m. Most of the single wide homes would have a range of width > 10 m. There are a few spaces (25, 26 and 36) with narrow frontages - down to 4 m - to the internal access routes. The proposed variance is to account for those narrowest spaces and for the clusters of other single wide spaces ranging from 7.7 m to 13 m. For comparison, the R-1 and R-4 zones prescribe a minimum parcel width of 14 m and 10 m.

Impact: a greater number of units could fit along the west boundary of Lot 1 and east boundary of Lot 2.

3. Site Coverage - increase the maximum site coverage of all mobile homes, additions and building areas from 35% to 45%.

Comments: the increase would allow for a maximum parcel coverage that is the same as for the R-1 zone and 10% less than the maximum permitted in the R-4 zone.

Impact: compared to the maximum parcel coverage permitted in the present R-4 zone, the impact on adjacent lands should be minimal.

4. Buffer Area - waive the requirement to provide a minimum 7.5 m the buffer width.

Comments: a 7.5 wide buffer area is required around the perimeter of a MHP plus a 3 m setback from outer parcel boundaries. The buffer area is supposed to be landscaped to the satisfaction of the City staff (via the Technical Planning Committee). The buffer width may be reduced at the discretion of the TPC. The buffer width plus setback width effectively creates a 10.5 m building setback which is not only substantial, but greater than any other residential development setback in the Zoning Bylaw. The proposal is for a 4 m minimum building setback around the periphery of the MHP.

Impact: the impact of a building setback on an adjacent residential lot is subjective, and staff would defer any impact statements to the neighbours. With the present R-4 zone, the setbacks to the adjacent residential lots could be anywhere from 1.8 m to 5 m depending on the configuration of a development and internal road network. That being said, a 4 m peripheral setback seems reasonable to staff. Along CBD, because significant road widening is required for road dedication (approx. 7 m to 9 m), the 4 m setback would be measured from the new lot boundaries along that road.

5. Fencing - waive the requirement to install perimeter fencing along the Canoe Beach Drive frontage and the future 45 Street frontages.

Comments: during neighbourhood consultation, the applicant was advised by some that having fencing installed along the street frontages would detract the streetscape and leave somewhat of an institutional-compound appearance. Chain link fencing, 1.8 m high, with vinyl privacy slats is proposed along the south boundaries of Lots 1 & 2, along the east boundary of Lot 2 and, as agreed to by the applicant at the March 4, 2019 Development and Planning Services Committee, along the west boundary of Lot 1.

Impact: Minimal, provided the trees grow and are maintained.

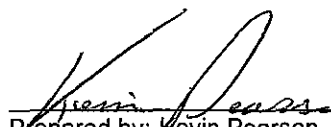
6. Recreation Area - waive the requirement to provide a recreation area.

Comments: the Bylaw requires no less than 5% of the gross parcel be allocated to a recreation area, and cannot consist of buffer / setback areas. That percentage would amount to approximately 1,500 m² of the MHP - equivalent to approximately 4 - 5 mobile home spaces.

Impact: there should be no impact to adjacent lots if this variance was approved. There is ample parkland in very close proximity and walking distance to the proposed MHP site (i.e. Canoe Ball Diamonds and playground, a large trail network, Canoe Beach and its recreation facilities).

CONCLUDING COMMENT

The requested variances would result in a MHP that would be more or less consistent with most R-4 zoned, residential strata layouts in terms of parcel coverage, siting and setbacks. According to the applicant, approval of this DVP is necessary in order to make a 60 unit MHP a financially viable project.


Prepared by: Kevin Pearson, MCIP, RPP
Planning and Development Officer

AREA MAP



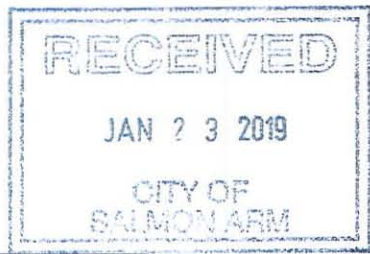
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APPENDIX



OVERALL MOBILE HOME PARK SITE LAYOUT OF 3538 LOT 1 & 2, SECTION 6, TOWNSHIP 21, RANGE 9, W6M, KDYD



LEGEND	
60' x 24' MOBILE HOME	[Symbol]
60' x 27' MOBILE HOME	[Symbol]
50' x 27' MOBILE HOME	[Symbol]
52' x 27' MOBILE HOME	[Symbol]
48' x 27' MOBILE HOME	[Symbol]
44' x 27' MOBILE HOME	[Symbol]
55' x 16' MOBILE HOME	[Symbol]
65' x 16' MOBILE HOME	[Symbol]
GARDEN SHED	[Symbol]
VINYL PRIVACY FENCING	[Symbol]
CHAIN-LINK FENCING	[Symbol]

LEGEND	
[Symbol]	EXISTING
[Symbol]	PROPOSED
[Symbol]	FENCE
[Symbol]	GUTTER LINE
[Symbol]	ROAD CENTER LINE
[Symbol]	STONE
[Symbol]	SANITARY
[Symbol]	WATER
[Symbol]	FIRE HYDRANT
[Symbol]	SIDEWALK
[Symbol]	WHEEL CHAIR RAMP
[Symbol]	DRIVEWAY LET LOCUS

NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
- CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON ARM DEVELOPMENT AND DEPARTMENT SERVICES BYLAW 88-0162.

NO.	DATE	BY	DESCRIPTION
1	12/15/2018	AC/W	ISSUED FOR PERMIT
2	01/17/2019	STL	REVISIONS

DESIGN: AC/W
DRAWN: AC/W
DATE: JAN 17, 2019
CHECKED: STL

P.L.S. 2018
SCALE: HORIZ. = 1:100

8232 LAKESHORE DRIVE W
PO BOX 158 SALMON ARM, BC V1E 8K2

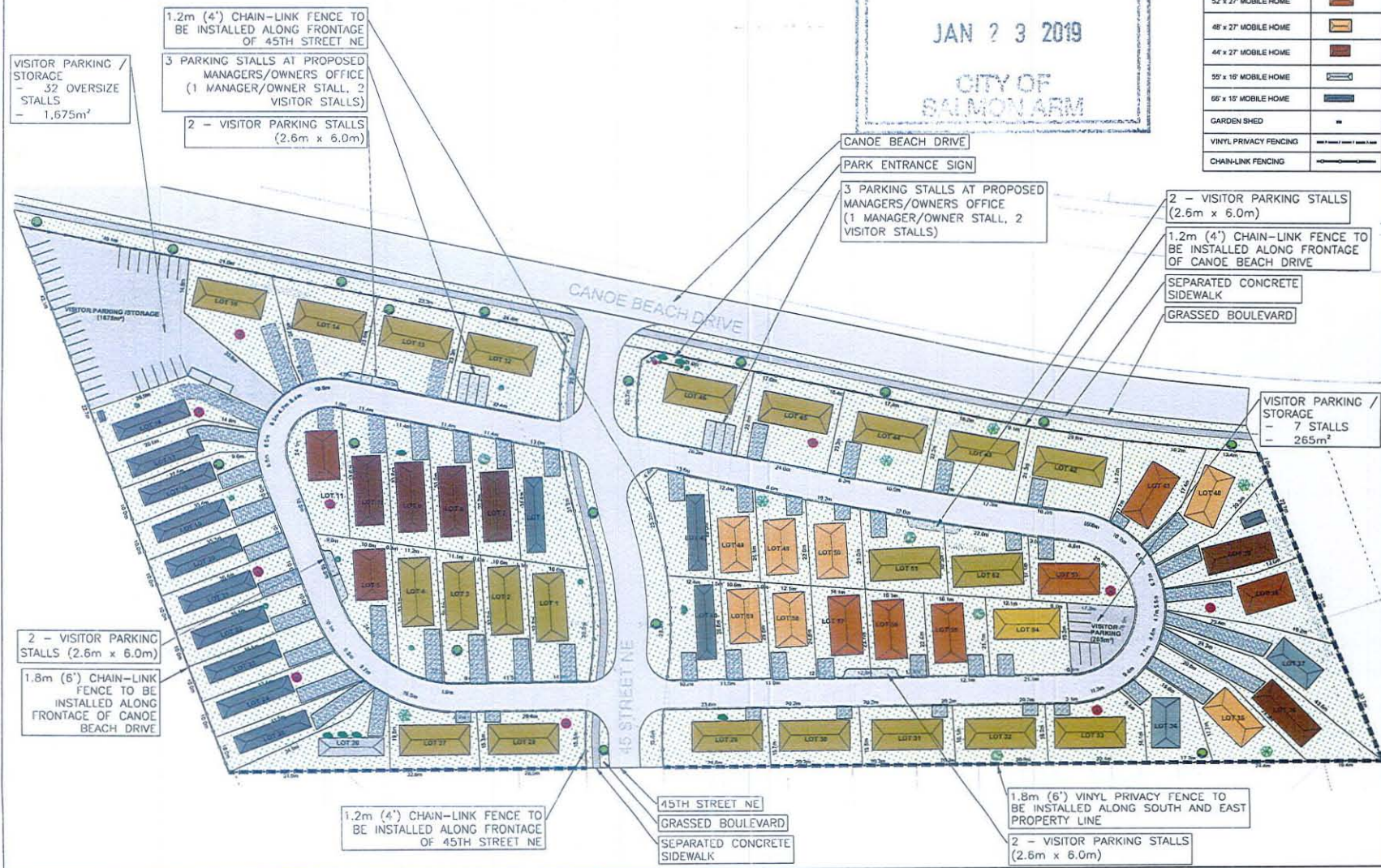
TERRACON CONSULTANTS

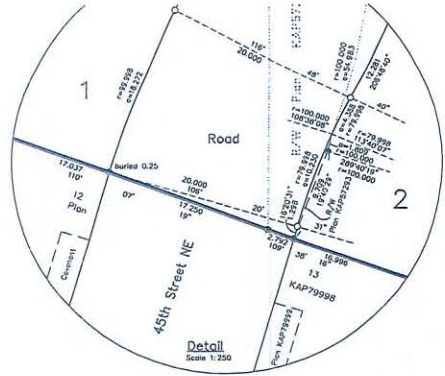
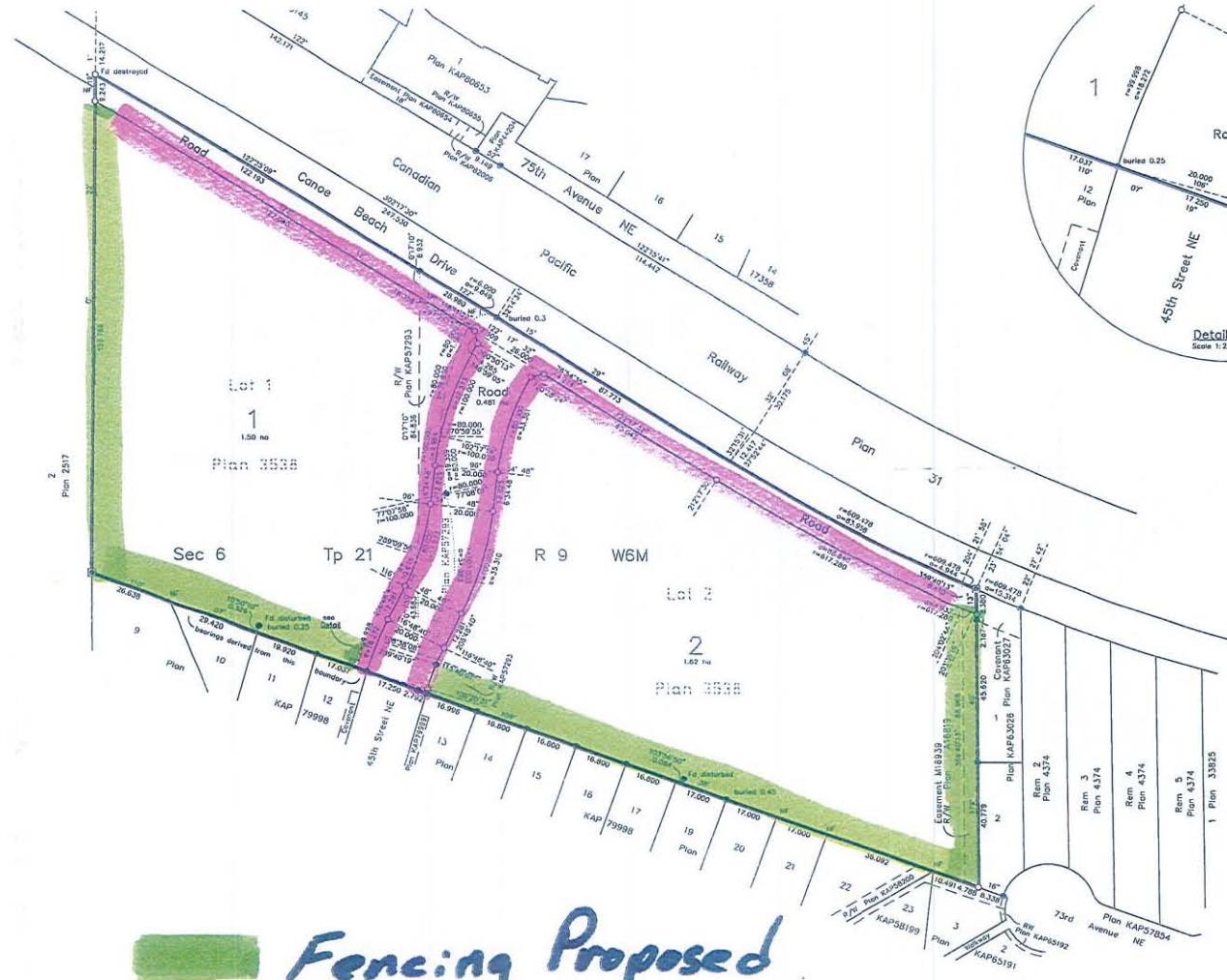
CANOE BEACH DRIVE
MODULAR HOME
PARK

SALMON ARM, BC

60 PAD MOBILE PARK SITE
RENDERING

PROJECT NO.	130-1
SHEET	1 OF 1
DRAW. NO.	L-1
REV. NO.	0





Fencing Proposed

No Fencing Proposed

LEGEND

Bearings are astronomic and are from KAP79998

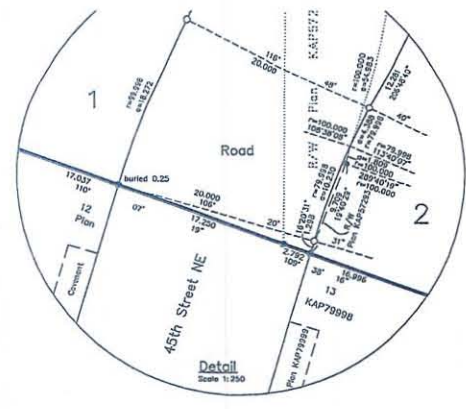
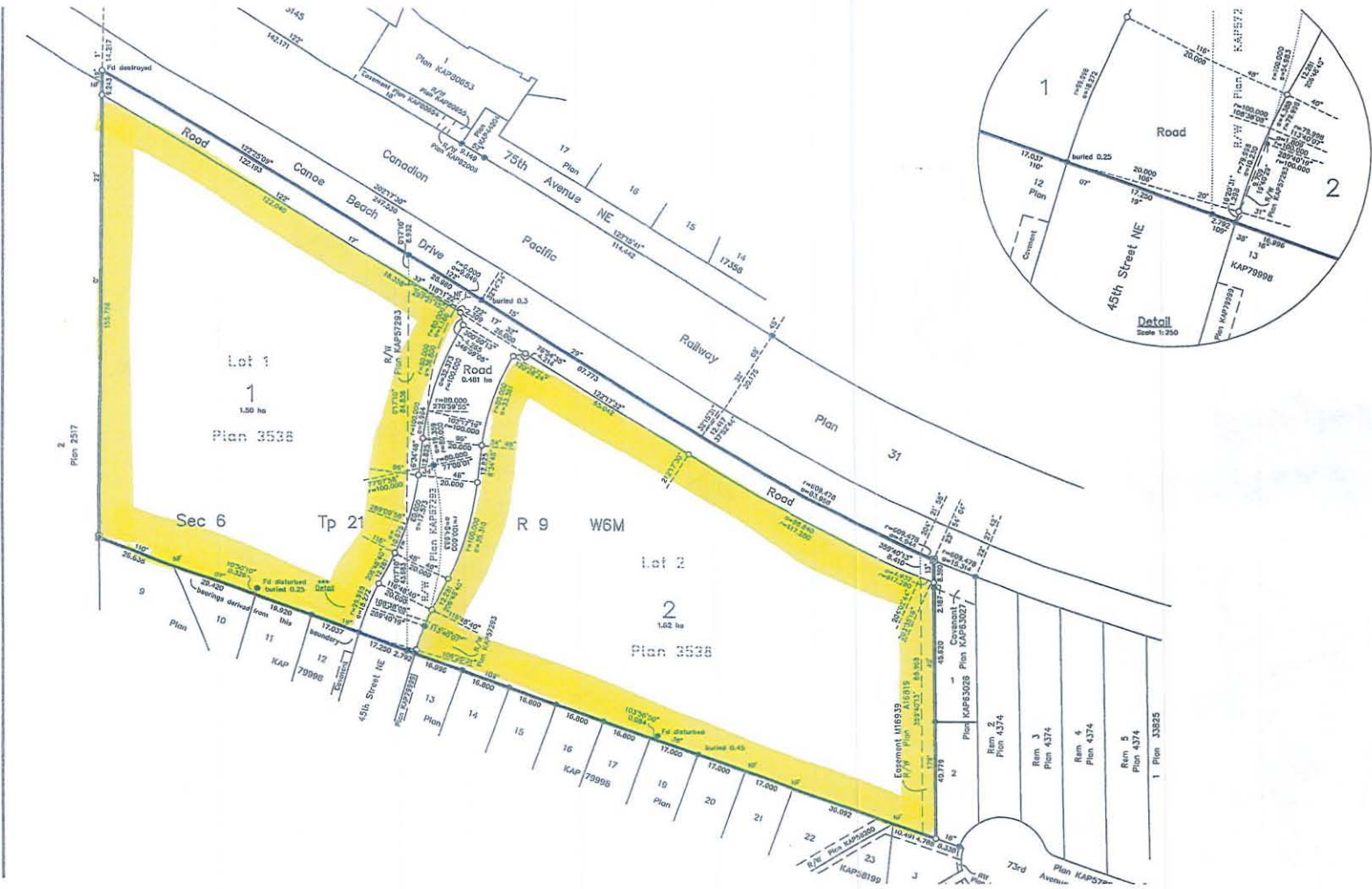
- Standard Iron Post Found
- Standard Iron Post Placed
- Non-Standard Round Iron

This plan lies within the jurisdiction of the Approving Officer for the City of Salmon Arm.

This plan lies within the Columbia Regional District.

The field survey represented by this completed by Joseph Charles John on the 29th day of January, 2010.

BROWNE-JOHNSON LAND B.C. AND CANADA LAND SALMON ARM, B.C. Pn.2



Bearings are as from KAP7998

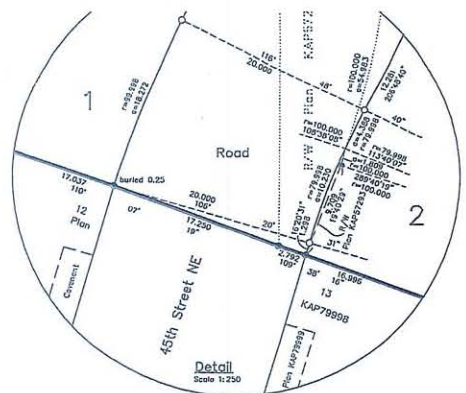
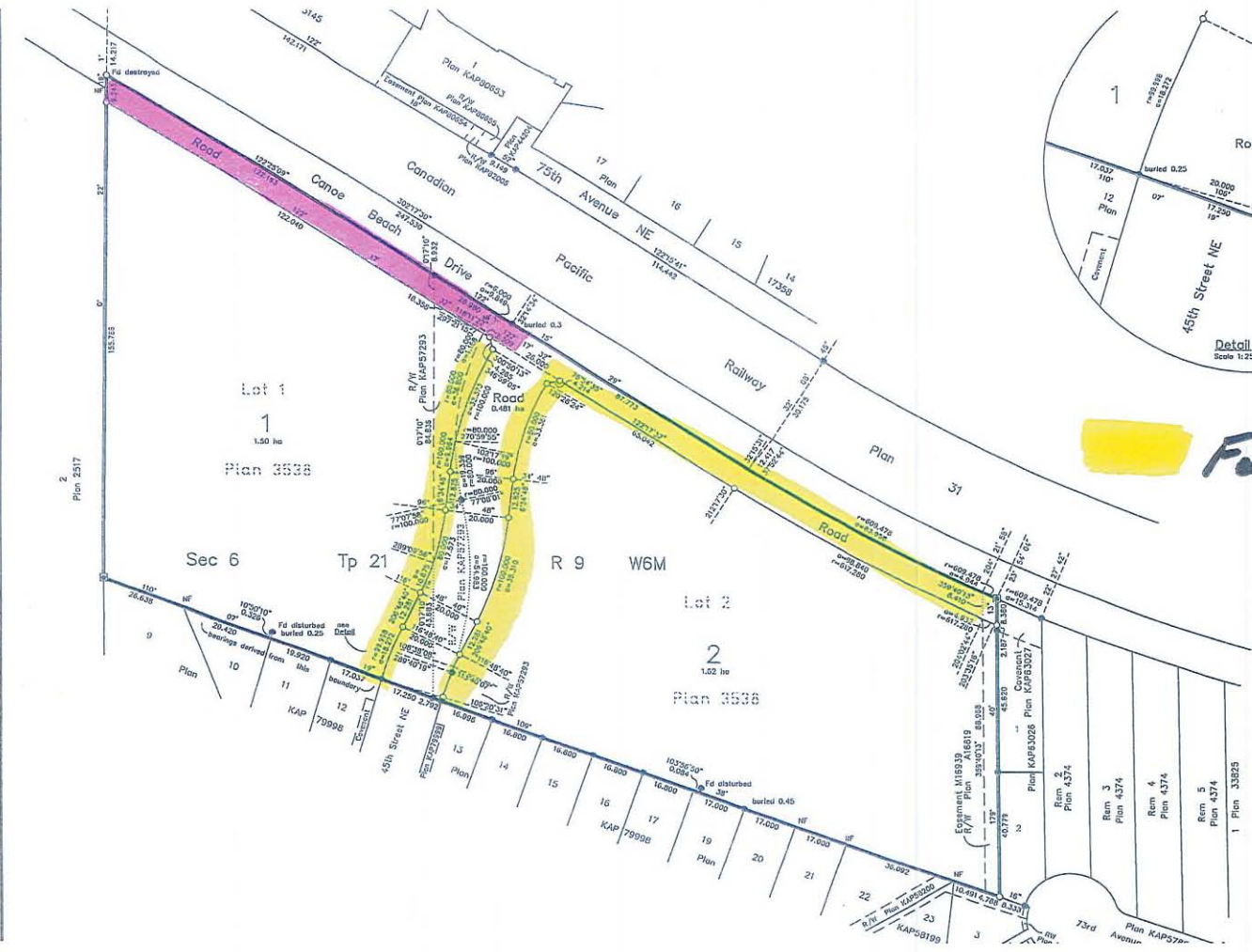
- Standard 1
- Standard 2
- Non-Standard

This plan is of the App City of S

This plan fits with Regional District.

The field survey is completed by Jose on the 25th day of

No. 7.5 metre Buffer + 3 metre setback;
 (4 metre setback is Proposed)



Full Road Upgrades Proposed

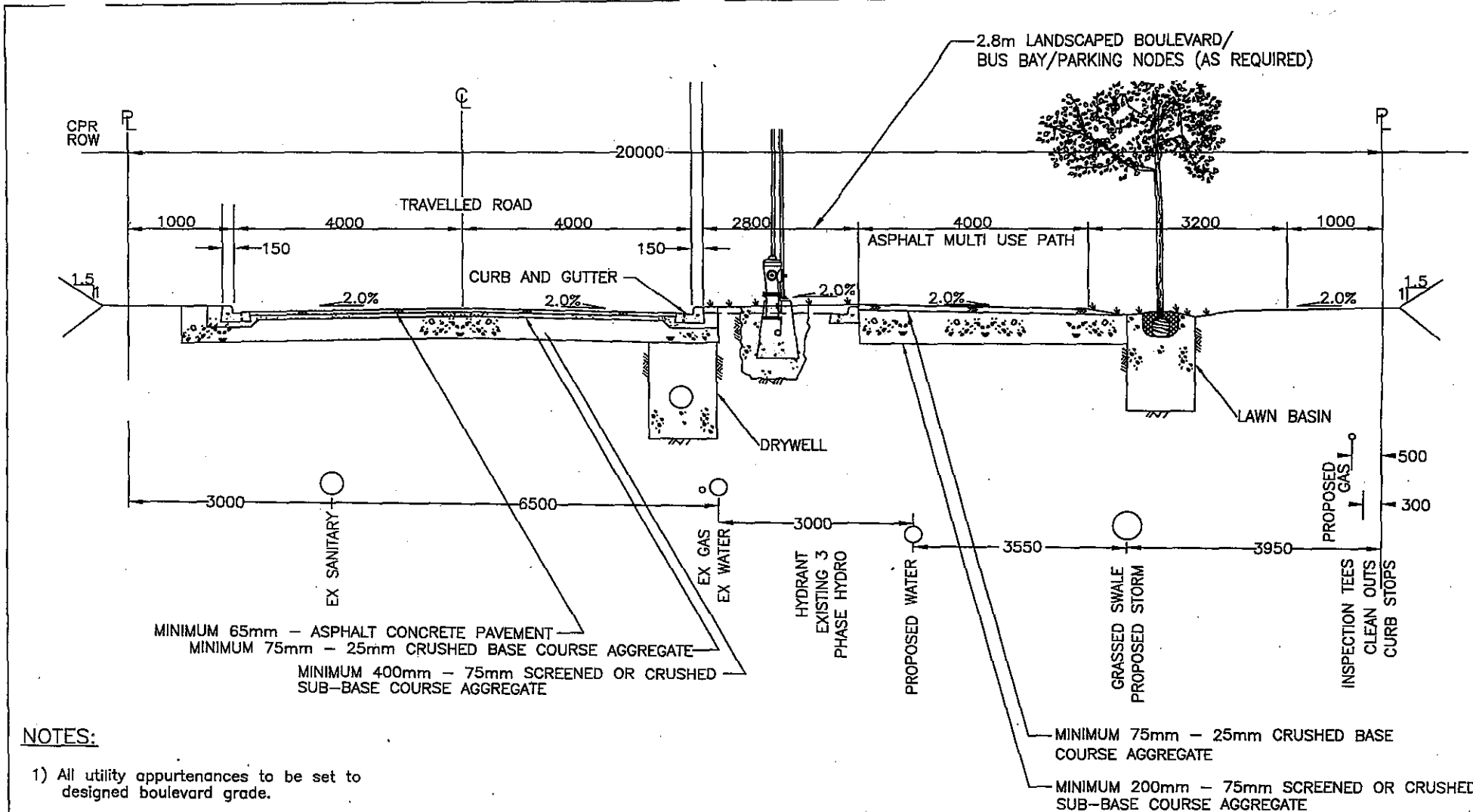
No Road Upgrades to City's RD-14 Standard (Proposed)

LI
Bearings are as from KAP79998
● Standard Ir
○ Standard Ir
■ Non-Stand

This plan is of the App City of Sa



This plan fits with Regional District.

The field survey re completed by Jose on the 29th day s



NOTES:

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.

 CITY OF SALMON ARM			CANOE BEACH DRIVE 20m R/W Road Cross-Section (53th St. NE to Park Hill)		
No.	Revision	Date	Date	Approved	SPECIFICATION DRAWING No.
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016	 City Engineer	RD-14

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 4 February 2019
 PREPARED BY: Xavier Semmelink, Engineering Assistant
 APPLICANT: Tarnow Homes / K. Tarnow, 2800 Trans Canada Highway SW, Salmon Arm, V1E 3J9
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1140**
 LEGAL: Lots 1 & 2, Section 6, Township 21, Range 9, W6M KDYD, Plan 3538
 CIVIC: **4400 & 4600 Canoe Beach Drive NE**

Further to your referral dated December 12, 2018, the Engineering Department has reviewed the site. The following comments are based on the provided plan and are subject to change should there be a significant change to the proposed layout. The following comments and servicing requirements are not conditions for rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

General:

1. Full municipal services are required as noted herein. 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 development the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1140

4 February 2019

Page 2

8. For the off-site improvements at the time of development the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of development 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. Canoe Beach Drive NE, on the subject properties northern boundary, is designated as an Urban Arterial Road standard, but categorized according to Specification Drawing No. RD 14 Canoe Beach Drive 20m R/W Cross Section (53 ST NE to Park Hill) requiring road dedication of 20.0 meters. Available records indicate that 7.808m of additional dedication is required (to be confirmed by BCLS).

Canoe Beach Drive NE, is currently constructed to an interim paved rural road standard with open ditch drainage. Upgrading to the Canoe Beach Drive 20m R/W Cross Section (53 St NE to Park Hill) in accordance with Specification Drawing No. RD-14 is required. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, asphalt multi use path, boulevard construction, landscaping (including trees), street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.

2. The proposed connection of 45 Street NE from the subject properties southern to northern boundary will be designated as an Urban Local Road requiring road dedication of 20.0 meters (10.0 meters on either side of centerline). Final approval of alignment is required from the City Engineer at time of development. The proposed extension shall be constructed to the Urban Local Road Standard (Specification Drawing No. RD-2) and conform to all relevant design requirements in Subdivision and Development Services Bylaw No. 4163.
3. Proposed internal roadways are to be a minimum of 7.5m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
5. 5.0m by 5.0m corner cuts are required to be dedicated at the intersection of Canoe Beach Drive NE and the proposed extension of 45 Street NE.
6. As Canoe Beach Drive is designated as an Urban Arterial Road no accesses/driveways shall be permitted. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1140

4 February 2019

Page 3

-
7. Internal roadway accesses to 45 Street NE shall conform to Specification Drawing No. CGS-5.

Water:

1. The subject properties front a 100mm diameter Zone 1 watermain on Canoe Beach Drive NE. Upgrading the watermain to 200mm diameter across the frontage of the property is required. The City will pay over-sizing costs for materials only for the difference between the 200mm trunk main requirement and the minimum 150mm diameter as required by the Subdivision and Development Servicing Bylaw No. 4163. In addition a watermain connection (150mm minimum diameter) between 73 Avenue NE to Canoe Beach Drive NE along proposed 45 Street NE will be required.
2. The subject properties are in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
3. Subject properties are to be serviced by single metered water service connections adequately sized to satisfy proposed use (Specification Drawing No. W-10). City records indicate that 4400 Canoe Beach Drive NE is serviced by a service of unknown size and age from the 100mm diameter watermain on Canoe Beach Drive NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.
5. Fire hydrant installation will be required. Owners Consulting Engineer shall review the site to ensure placement of fire hydrants meet the low density residential spacing requirements of 150 meters (75 meter service radius). Private hydrants shall be clearly indicated as such (painted a colour other than yellow) and shall be owned and maintained by the Mobile Home Park.

Sanitary:

1. A 450mm diameter sanitary sewer fronts 4400 Canoe Beach Drive NE, a 300mm runs through R/W KAP57293. With the proposed 45 Street NE connection the sanitary sewer main will require realignment to the off-set to centerline as shown on Specification Drawing RD-2.
2. The subject properties are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer'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.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1140

4 February 2019

Page 4

Drainage:

1. A 900mm diameter storm sewer runs through the R/W on the east boundary of 4600 Canoe Beach Drive. No upgrades are anticipated at this time.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The subject properties shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Xavier Semmelink
Engineering Assistant



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

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 4 February 2019
 PREPARED BY: Xavier Semmelink, Engineering Assistant
 OWNER: 0753219 BC Ltd., Box 1903, Salmon Arm, BC V1E 4P9 and Canoe Beach Properties Ltd., Box 1903, Salmon Arm, BC V1E 4P9
 AGENT: Tarnow Homes / K. Tarnow, 2800 Trans Canada Highway SW, Salmon Arm, V1E 3J9
 SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-491
 LEGAL: Lots 1 & 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538
 CIVIC: 4400 & 4600 Canoe Beach Drive NE
 ASSOCIATED: ZON-1140
 PREVIOUS: 4400 Canoe Beach Drive NE – DP-332, DP-360, ZON-821
 4600 Canoe Beach Drive NE – ZON-783

Further to the request for variance dated 12 December 2018; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

Requested Variances 1 & 2

- Request to vary the minimum parcel area for R-6 – Mobile Home Park (MHP) from 420-450m² to 300m² (Zoning Bylaw No. 2303).
- Request to waive the entire 7.5m buffer area within the periphery of the MHP and increase the 3 meters setback from the buffer area to 4 meters. Decreasing the required distance between a principal residence and the Mobile Home Park boundary from 10.5 meters to 4 meters (Mobile Home Park Bylaw No 1435).

4400 and 4600 Canoe Beach Drive NE are currently zoned R-4, allowing a minimum parcel area of 300m². The application to rezone the subject properties to R-6 and requested variances 1 & 2 will not significantly alter the potential density of dwellings in comparison to the current R-4 zoning.

For servicing purposes an R-6 zoned development would generally be treated as low density residential. The requested variances allow an increase in density and would more closely resemble a medium density residential development. The subject properties are within an area with sufficient fire flows and pressures required for a medium density development according to the 2011 Water Study (OD&K 2012). Fire hydrant spacing shall not exceed 150 meters in low residential zones and 90 meters in medium density zones.

Recommendation:

Subject to decreasing the required fire hydrant spacing from 150 meters to 90 meters, the Engineering Department has no further concerns with the requested variances.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-491

Page 2

Requested Variance 3

- **Waive the requirement to provide green space.**

The Engineering Department has no concerns with the requested variance.

Requested Variance 4

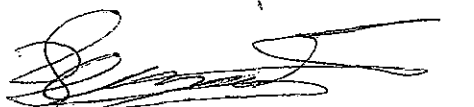
- **Waive the requirement to upgrade the south half of Canoe Beach Drive NE along the frontage of 4400 Canoe Beach Drive NE (Phase 2).**

The Subdivision & Development Servicing Bylaw No. 4163 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. The construction of a new road requires road dedication based on the applicable cross-section and OCP designation. Dedication is required when a proposed development requires subdivision.

As the development requires no subdivision, the owner/developer is not obligated to provide dedication to extend 45 Street NE or to widen Canoe Beach Drive NE. The developer is proposing to dedicate and construct 45 Street NE to City standards and provide the dedication for 4400 & 4600 Canoe Beach Drive NE. The developer is requesting to waive the requirement to upgrade the south half of Canoe Beach Drive NE along the frontage of 4400 Beach Drive NE (approximately 120 meters). The developer proposes upgrading the frontage of 4600 Canoe Beach Drive NE (approximately 205 m).

Recommendation:

The Engineering Department recommends that the requested variance be granted. The proposed dedication and construction of 45 Street NE to Canoe Beach Drive NE, will increase safety and improve traffic flow patterns.



Xavier Semmelink
Engineering Assistant



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

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Item 23.2

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit No. VP-493 be authorized for issuance for Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade (construct sidewalk) the south half of 52 Avenue NE for the entire frontage of the subject property; and
2. Reduce the minimum width requirement for a panhandle from 6.0 m to 5.3 m, as shown in Schedule "A" of the staff report dated February 22, 2019.

[Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance]

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: February 22, 2019

SUBJECT: Variance Permit Application No. VP-493 (Servicing)
 Legal: Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502
 Civic Address: 1230 – 52 Avenue NE
 Owner/Applicant: Brown, C. & D. / Browne Johnson Land Surveyors

MOTION FOR CONSIDERATION

THAT: **Development Variance Permit No. VP-493 be authorized for issuance for Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:**

1. **Waive the requirement to upgrade (construct sidewalk) the south half of 52 Avenue NE for the entire frontage of the subject property; and**
2. **Reduce the minimum width requirement for a panhandle from 6.0 m to 5.3 m, as shown in Schedule A.**

STAFF RECOMMENDATION

THAT The motion for consideration be adopted.

PROPOSAL

The subject property is located at 1230 – 52 Avenue NE (Appendix 1 and 2) and is under subdivision application (SUB-18.27) to create one new lot and a remainder. 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 proposed sketch plan of the subdivision (Schedule A - Appendix 3) and a letter of rationale have been provided (Appendix 4).

BACKGROUND

The property is designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-1) in the Zoning Bylaw (Appendix 5 & 6). The property is approximately 0.259 ha in size, there is an existing single family dwelling on the property, and it is intended that the house will be retained on the Remainder Lot. Site photos are attached as Appendix 7.

An application to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit an option for the construction and use of a *secondary suite* within the existing and new single family dwellings has been received and a related staff report will be brought forward to Council in the near future. Both of the proposed parcels meet the conditions as specified to permit a *secondary suite* within the proposed R-8 zone.

Sidewalk along the 52 Avenue NE frontage was not required as part of the initial subdivision creating the subject property. The requirements to construct sidewalks were less clear under previous Subdivision and Development Servicing Bylaws and there was more discretion used by staff in making those decisions on

the sidewalk requirements. Future opportunities for sidewalk development in this area are limited and there are generally low volumes of traffic.

The reduction in panhandle width requested would allow for the setback requirements from the existing house to be maintained at the southeast corner of the existing building, with the panhandle maintaining the standard 6 m width throughout the majority of its length, narrowing to 5.3 m only at the southeast corner of the existing house. The City's Policy 3.11 detailing emergency vehicle access specifications requires a clear width of no less than 4.5 m and a load carrying width of 3.5 m.

COMMENTS

Engineering Department

Attached as Appendix 8. Recommends that the requested variances be granted, subject to the driveway conforming to Policy 3.11.

Building Department

No concerns.

Fire Department

No concerns with reduced upgrade request, concerned with the reduced panhandle width given the length of driveway.

Planning Department

The applicant is requesting two variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate a subdivision to create one new parcel. The property fronts on 52 Avenue NE. The parcel area of 0.259 ha does not qualify the subject property for the Infill Exemption of the Subdivision and Development Servicing Bylaw.

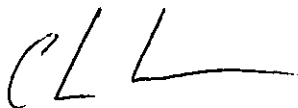
Panhandle Width Reduction

Staff and previous Council decisions have shown a reluctance to support panhandle widths less than 6 m for a number of reasons, primarily safety related. However, as previously noted, the reduction in panhandle width requested would allow for the setback requirements from the existing house to be maintained at the southeast corner of the existing building, with the panhandle maintaining the standard 6 m width throughout the majority of its length. A full 6 m panhandle could be alternatively achieved through a setback variance reducing the setback from the existing house by 0.64 m. Furthermore, the requested reduction is relatively minor (6 m reduced to 5.36 m), for a relatively short length (approximately 15 metres), and the resulting driveway exceeds the driveway standards dictated by Policy 3.11 (clear width of no less than 4.5 m and a load carrying width of 3.5 m) attached as Appendix 9.

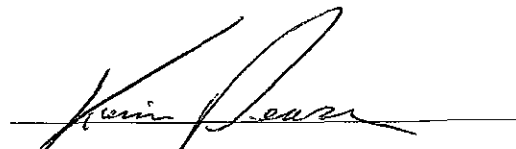
52 Avenue NE – Sidewalk

The length of sidewalk construction required is approximately 28 m with recent estimates for sidewalk construction amounting to approximately \$350 per linear metre. 52 Avenue NE is currently constructed to an Interim Local Paved Standard. No sidewalks exist on either side of the road. In general, this is a low volume vehicle and pedestrian traffic road.

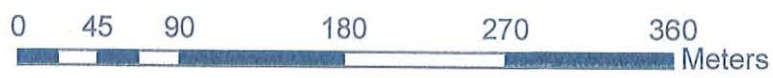
Staff considers the requested variances to be reasonable and consistent with other variance approvals by Council.



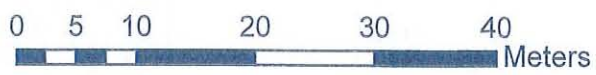
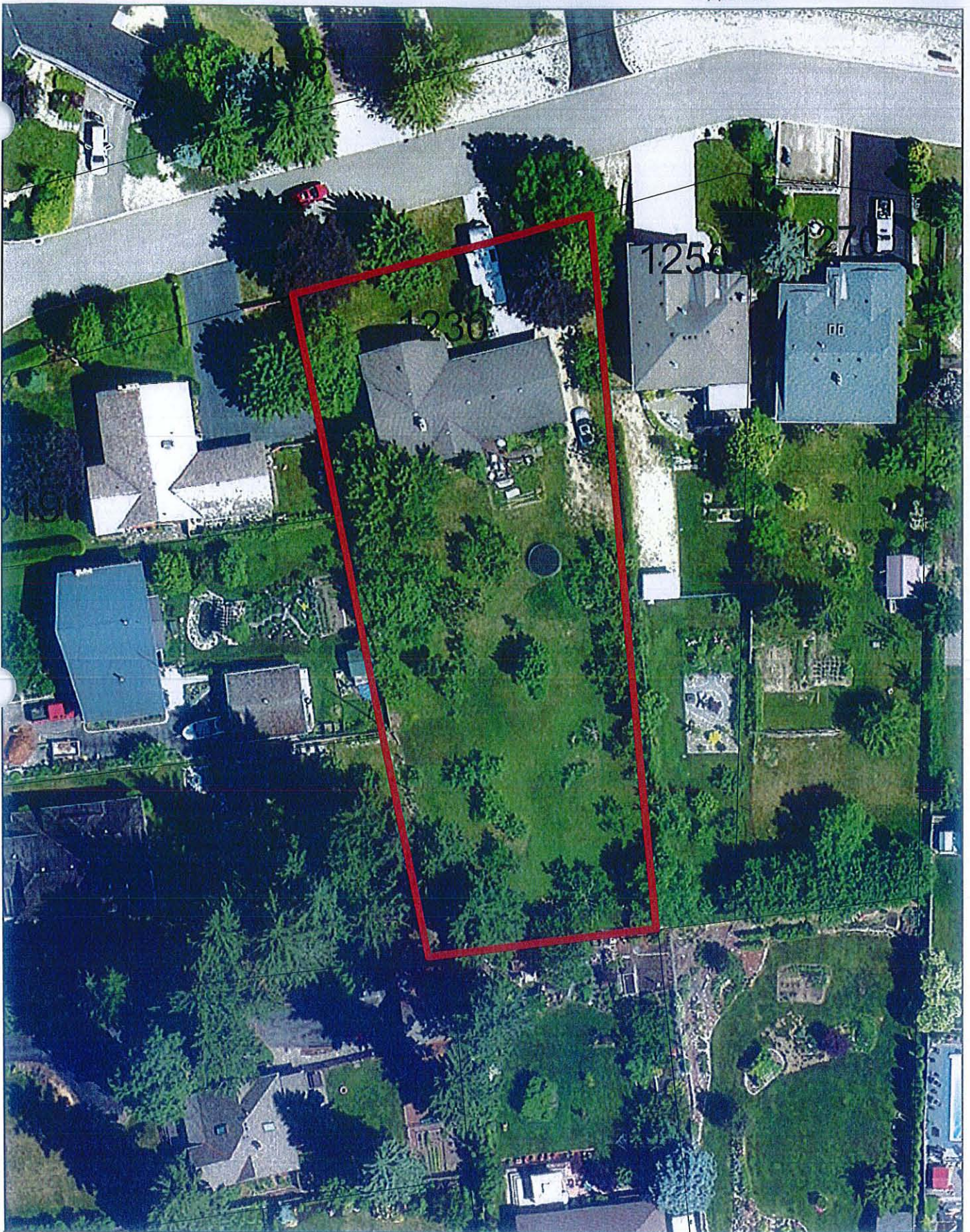
Prepared by: Chris Larson, MCP
Planning and Development Officer



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



Subject Parcel

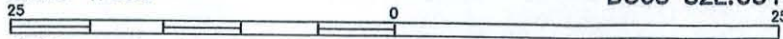


Subject Parcel

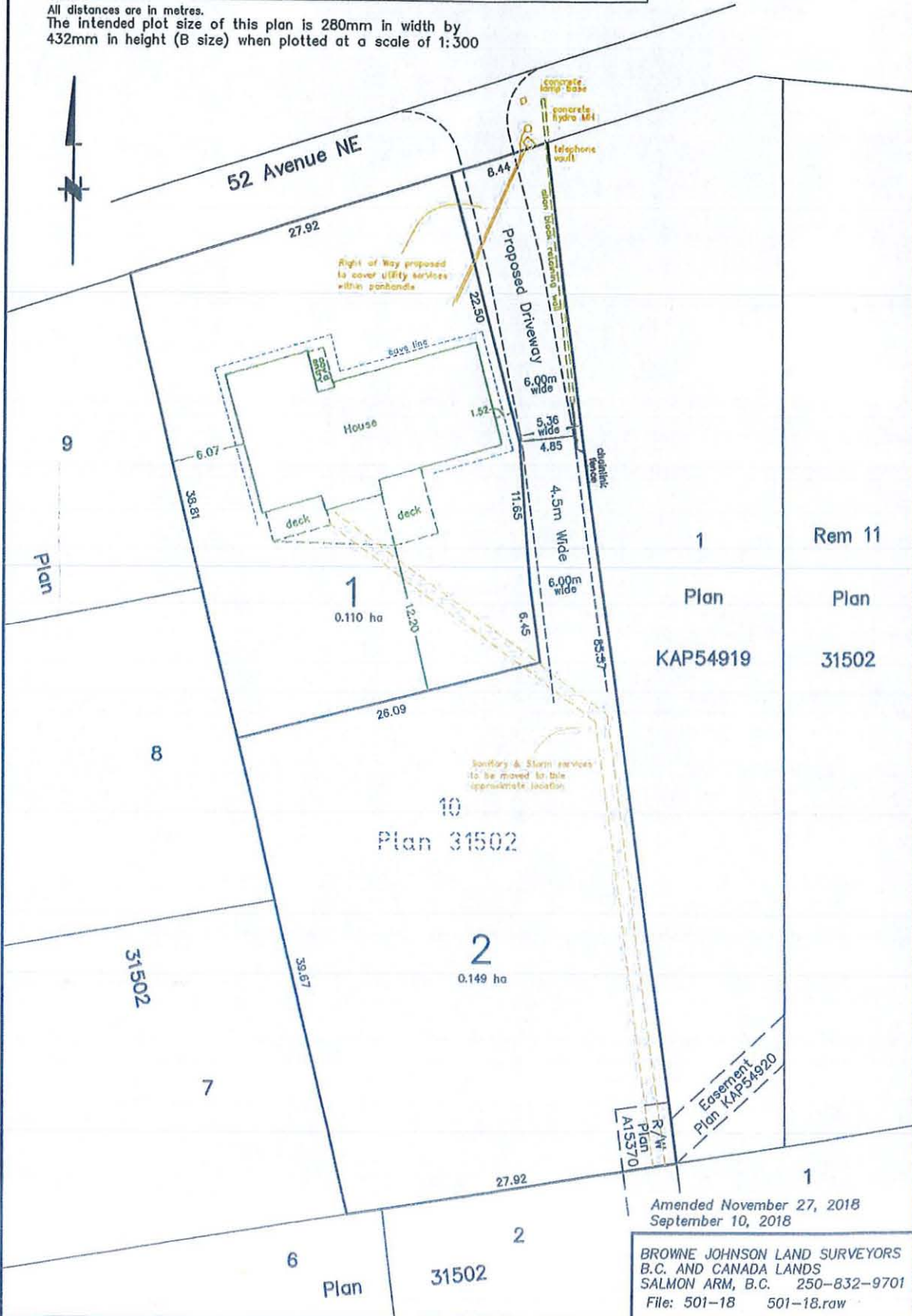
Sketch Plan of Proposed Subdivision of Lot 10, Sec 35, Tp 20, R 10, W6M, KDYD, Plan 31502

Scale 1:300

BCGS 82L.084



All distances are in metres.
 The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:300



1 Rem 11
 Plan Plan
 KAP54919 31502

Amended November 27, 2018
 September 10, 2018

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 501-18 501-18.raw



) Providing Professional Services Since 1961 *

Box 362, 201-371 ALEXANDER ST
SALMON ARM, BC V1E 4N5
250-832-9701 | brownejohnson.com
office@brownejohnson.com

OUR FILE: 501-18

November 27, 2018

**RE: VARIANCE PERMIT APPLICATION
CITY OF SALMON ARM FILE 18.27(E)**

Dear Council,

On behalf of the owners and regarding the current Subdivision Application (CSA File 18.27, letter dated November 5, 2018), I would like to formally request a variance for the following Subdivision and Servicing Bylaw No. 4163 requirements:

1) Roads/Access (a & b): Upgrades 52 Avenue NE

- (a) Request Variance from upgrading 52 Avenue NE – 52nd Avenue is paved with curb and gutter on both sides of the road. There is a street light at the northeast corner of the property. There is no sidewalk in the area of this subdivision. As there is only the potential to create additional because of limited access to the rear of this property, we respectfully request this subdivision be considered as an infill situation.
- (b) Request variance from the minimum width requirement of 6.0m for the panhandle – The house located on this lot creates a situation where either the side yard setback or the panhandle width need to be varied in order to allow for a subdivision. In our opinion, maintaining the side yard for the house is the best option. Allowing the variance to the panhandle width will allow for additional density and better utilization of the existing extra lands.





Thank you for your time and consideration of this application.

Please don't hesitate to contact me if you have any questions. I would be happy to discuss it further.

Kind Regards,

Melanie Howard
Browne Johnson Land Surveyors



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



View southwest of subject parcel from 52 Avenue NE.



View southeast of subject parcel from 52 Avenue NE.

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 13 February 2019
 PREPARED BY: Xavier Semmelink, Engineering Assistant
 OWNER: Brown, C. & D., 1181 - 52 Avenue NE, Salmon Arm, BC V1E 3M7
 AGENT: Browne Johnson Land Surveyors, Box 362, Salmon Arm BC V1E 4N5
 SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-493
 LEGAL: Lot 10, Section 36, Township 20, Range 10, W6M KDYD, Plan 31502
 CIVIC: 1230 - 52 Avenue NE
 ASSOCIATED: SUB 18-27

Further to the request for variance dated 12 December 2018; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

1. Waive the requirement to upgrade the south half of 52 Avenue NE

52 Avenue 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 includes construction of sidewalk.

At the time of the initial subdivision in 1981 no sidewalk was installed. 52 Avenue has a low volume of vehicle and pedestrian traffic and future connection possibilities are limited.

Recommendation:

The Engineering Department recommends that the requested variance be granted.

2. Reduce the required panhandle width from 6m to 5.36m

The Subdivision and Development Servicing Bylaw No. 4163 requires the width of a panhandle to be at least 6.0 meters where the Parcel has no further Subdivision Potential. The existing configuration of the lot does not practically allow for further subdivision.

Policy 3.11 dictates the requirements for emergency vehicles accessing buildings. For Single Family Dwellings Policy 3.11 requires a roadway with a clear width of no less than 4.5m and a load carrying width of 3.5m. The proposed driveway has a clear width of a minimum 5.36m and a carrying width of 4.5m. Therefore, the proposed driveway meets the width requirements of Policy 3.11.

Recommendation:

The Engineering Department recommends that the requested variance be granted, subject to the driveway conforming to Policy 3.11.



Xavier Semmelink
Engineering Assistant



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

DISTRICT OF SALMON ARM**POLICY NO. 3.11****TOPIC:**

Access for Part 9 buildings for emergency vehicles relating to the Building Regulations of British Columbia.

REASON:

The Building Regulations of British Columbia require access to be provided to all buildings. The requirements for Part 9 buildings are somewhat arbitrary, therefore a municipal standard similar to, but less restrictive than the Part 3 requirements, is adopted by this policy.

POLICY:

- A. Where access to a building which is a Single Family Dwelling or Duplex is required by Part 9, Section 9.10, a roadway shall be provided for fire department access within 25 metres to the building. The design and location of the roadway constructed for fire department use shall:
1. have a clear width of not less than 4.5 m. (15 ft.) and a load carrying width of 3.5 m. (11.5 ft.)
 2. have a centre line radius of not less than 8 m. (26 ft.) for bends and turns in road.
 3. have an overhead clearance of at least 4.5 m. (15 ft.)
 4. have a gradient of less than 13%.
 5. be designed to support the expected loads imposed by firefighting equipment and be surfaced with compacted gravel or equal, designed to permit accessibility under all climatic conditions.
 6. have a turn around facility for any dead end portion of the access route exceeding 90 m. (295 ft.)
 7. be connected to a fully constructed Municipal Street.
 8. have civic address numbers to be posted, being readily visible at access route off street frontage.
- B. Where access to other buildings required by Part 9, Section 9.10 a roadway constructed for fire department use shall:
1. have a clear width of not less than 6 m. (19.6 ft.) unless good engineering practices suggest a lesser width not to be less than 4.5 m.
 2. have a centre line radius of not less than 10 m. (33 ft.) for bends and turns in road.
 3. have an overhead clearance of at least 4.5 m. (15 ft.).
 4. have a gradient of less than 12%.
 5. be designed to support the expected loads imposed by firefighting equipment and be surfaced with compacted gravel, asphalt paving or equal designed to permit accessibility under all climatic conditions.
 6. have a turn around facility for any dead end portion of the access route exceeding 90 m. (295 ft.).
 7. be connected to a fully constructed Municipal Street.
 8. have readily visible civic address numbers posted at access route off street frontage.

Prepared by Planner
Approved by Council
Amended or Replaced

Date: April 18, 1994
Date: July 4, 1994
Date: July 18, 1994

Item 25.

CITY OF SALMON ARM

Date: March 11, 2019

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: the Regular Council Meeting of March 11, 2019, be adjourned.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren
- Wallace Richmond

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