



AGENDA

**City of Salmon Arm
Development and Planning Services
Committee**

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

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	PRESENTATIONS
	5.	REPORTS
1 - 4	1.	Zoning Amendment Application No. ZON-1133 [City of Salmon Arm; Text Amendment; C-2, C-3, C-6, CD-9, CD-17, M-1, M-2 and P-3 Zones]
	6.	FOR INFORMATION
5 - 6	1.	K. Pearson, Director of Development Services – Community Heritage Commission
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: November 25, 2019

SUBJECT: Zoning Amendment Application No. 1133 - Amendment

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by adding the defined "High Technology Research and Development" use to the C-2 (Town Centre Commercial), C-3 (Service Commercial), C-6 (Tourist / Recreation Commercial), CD-9 (Comprehensive Development Zone - 9), CD-17 (Comprehensive Development Zone - 17), M-1 (Industrial), M-2 (Light Industrial), and P-3 (Institutional) Zones.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted;

PROPOSAL

An application (ZON-1133) approved in late 2018 proposed a new use to the Zoning Bylaw, "High Technology Research and Development." The intent of this use was to merge elements of office and light industrial land uses, while limiting the intensity of any light industrial uses to minimize related impacts on neighbouring properties. This use is intended to permit establishments specializing in the research, development, and or creation of products (software and hardware), services, systems, processes, and or prototyping.

"High Technology Research and Development" is defined in the Zoning Bylaw as:

Commercial *office* use involving the research and/or design, including the light assembly and value added production of items and components used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries. *High Technology Research and Development* does not include activities that may cause a *nuisance* or negative impacts, such as noises, odours, emissions, vibrations or other externalities off the *parcel* line.

At the time of the ZON-1133 application a specific property was under consideration for the use, with staff noting that the proposed use could also fit well within the City's Industrial Park and other established Commercial areas. The ultimate intent of staff was that in the future, the new use would be applied to other zones throughout the City.

At this time, staff are proposing a number of amendments to the Zoning Bylaw to incorporate this use into a range of applicable zones.

OCP Policies

Section 9.2.2 of the OCP directs staff to encourage and support commercial businesses that are complimentary to and utilize the strengths of the community. The proposed use was developed to support the expansion of an existing local commercial business. Input from the Salmon Arm Economic Development Society has indicated that there are many high technology firms in our community that contribute to local economic well being. Furthermore, input from the Salmon Arm Economic Development Society has indicated that supporting the growth of the technology sector is a priority. Staff feel that this proposal supports reasonable future options for Commercial lands.

Section 10.2.1 of the OCP directs staff to promote industrial businesses that are complimentary to and based on the strengths of the community. As previously noted, input from the Salmon Arm Economic Development Society has indicated that there are many high technology firms in our community that contribute to local economic well being. Staff feel that this proposal supports reasonable future options for Industrial lands.

Section 15.2.2 of the OCP directs staff to support health and education services consistent with the needs in the City and Region. Staff feel that this proposal supports reasonable future options for Institutional lands.

COMMENTS

Planning Department

As previously discussed, it was the intent of staff that the "High Technology Research and Development" use would be included in additional zones at some point.

Staff are recommending the inclusion of this use in the C-2 (Town Centre Commercial), C-3 (Service Commercial), C-6 (Tourist / Recreation Commercial), CD-9 (Comprehensive Development Zone - 9), CD-17 (Comprehensive Development Zone - 17), M-1 (Industrial), M-2 (Light Industrial), and P-3 (Institutional) Zones at this time. Staff view the technology sector as easily aligned with existing permitted uses in these commercial, industrial and institutional zones.

Considering a future development proposal, the Development Permit process will assist to ensure that any proposed building under commercial and light industrial zoning (as well as some industrial zoned parcels) is consistent in terms of form and character with adjacent development, and that new development is of high quality under the Development Permit requirements of the OCP.

Furthermore, future development supported by this use will be bound by the requirements of the zoning bylaw specific to each zone (such as setbacks and building heights), helping to ensure alignment with existing development.

Additionally, the "High Technology Research and Development" definition as previously described is inherently limiting in an attempt to lessen any potential impacts, with specific detail paid to excluding any "activities that may cause a nuisance or negative impacts, such as noises, odours, emissions, vibrations or other externalities off the parcel line." As such, staff view this as a low impact use aligned with office use, particularly when compared to other commercial (including such uses as an automotive repair shop, car wash, or tire repair) or industrial uses.

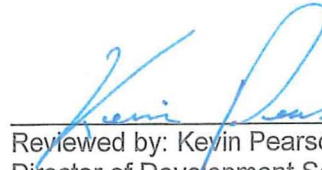
The intent is that offstreet Parking will be calculated based on the "Office" requirement of one offstreet space for every 35 square metres of gross floor area.

CONCLUSION

The proposed zoning bylaw amendments as presented are consistent with OCP policy. The additions proposed to the Zoning Bylaw serve to clarify municipal policy, and may provide opportunity and support for commercial operators with the technology sector. The proposal is supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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

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November 27, 2019

- The Community Heritage Commission would like to use City funds to develop an App, as was described by Councillor Cannon at the November 25, 2019 Regular Council meeting.
- There is presently \$4,500 in the 2019 Budget for four different Heritage projects plus another \$2,675 raised in revenue from past Tea Tours and for use by the CHC for its initiatives.
- Three of the four accounts have been carry overs for at least three years and there has been no interest in continuing with those projects at recent CHC meetings, except for the \$500 for BC Heritage week in 2020. \$3,000 of the \$4,500 Budget has been used this year for three new Heritage Plaques.
- Councillor Cannon is requesting that Council consolidate the \$4,000 of three accounts + the \$2,675 into one "Heritage Project Account" (total **\$6,675**) specifically for the App. which is anticipated to cost \$7,500 - \$10,000.
- It has also been suggested that MRDT Funds could be used for the App. and the EDS may coordinate the purchase on behalf of the City.
- The above has support from the CHC from its last two meetings as reflected in those minutes.
- I advised Councillor Cannon that a Motion / Approval from Council would be required for the above. December 9, 2019 is the last Council meeting of the year.

Kevin Pearson, RPP, MCIP

Director of Development Services | Approving Officer

P 250.803.4015 | E kpearson@salmonarm.ca | W www.salmonarm.ca

**CITY OF
SALMON ARM**



6.1

2020

City of Salmon Arm
Planning and Development
2020 Final Budget

	2020 Final Budget	2019 Final Budget	Variance Final Budget
Environmental Development Services			
Planning and Development Services			
10 2610 0001 Planning - Salaries & Benefits	\$ 497,000	\$ 453,000	\$ 44,000
10 2610 0020 Travel	300	300	-
10 2610 0025 Vehicle Expense	7,000	6,000	1,000
10 2610 0035 Courier	300	300	-
10 2610 0060 Cellular Telephone	600	600	-
10 2610 0070 Advertising and Signage	16,000	16,000	-
10 2610 0100 Legal Fees	20,000	13,500	6,500
10 2610 0101 Engineering - Wages & Benefits	160,000	161,300	(1,300)
10 2610 0110 Subscriptions and Memberships	2,500	2,800	(300)
10 2610 0120 Office Supplies	500	500	-
10 2610 0145 LTSA	2,000	2,000	-
10 2610 0150 Legal Plans	-	500	(500)
10 2610 0160 Training & Development	2,000	2,100	(100)
10 2610 0165 Conferences & Seminars	3,500	2,600	900
10 2610 0200 Relocation & Recruitment	-	1,000	(1,000)
10 2610 0210 Contracted Service - Consulting	15,000	15,000	-
10 2610 0220 Contracted Service - Engineering	-	-	-
10 2610 0300 Other	250	250	-
10 2610 0310 Public Hearings - Additional Costs	500	500	-
Total Planning & Development Services	727,450	678,250	49,200

Other Environmental Development Services

	Community Energy Association	2,500	-	2,500
	Energy Step Code Builder's Workshop	500	-	500
10 2620 2020	Heritage Tea and Tour	-	-	-
10 2620 8600	Heritage Information Board Program (CF)	4,500	4,500	-
10 2620 8700	Historic Road Name Program (CF)	1,000	1,000	-
10 2620 7500	Community Heritage Register (CF)	1,000	1,000	-
10 2620 8900	DCC Bylaw Review	-	80,000	(80,000)
10 2620 8730	BC Heritage Week (CF)	500	500	-
	Total Other Environmental Dev. Services	10,000	87,000	(77,000)
	Total Planning and Development Services	737,450	765,250	(27,800)

Transfer To Reserves

10 2825 1170	Civic Vehicles Reserve	4,000	4,000	-
10 2825 7575	Zoning Bylaw Reserve	10,000	10,000	-
10 2825 7515	OCP & Related Studies Reserve	20,000	20,000	-
	Total Transfer To Reserves	34,000	34,000	-

#4,000 Currently
in 2019

03/16/2019

3,825 + Tea Tour
- 500 (Donation)
2,675

Summary-Expense 2020