1. August 9, 2021 Council Agenda And Correspondence

#### Documents:

AUGUST 9, 2021 AGENDA.PDF AUGUST 9, 2021 CORRESPONDENCE.PDF AUGUST 9, 2021 ITEM 14.1 CITY OF SALMON ARM SOCIAL IMPACT ASSESSMENT.PDF

1.I. August 9, 2021 Late Submissions

Documents:

AUGUST 9, 2021 LATE SUBMISSIONS ITEM 22.1.PDF AUGUST 9, 2021 LATE SUBMISSIONS ITEM 23.1 23.2.PDF



# **AGENDA**

### City of Salmon Arm Regular Council Meeting

Monday, August 9, 2021 1:30 p.m.

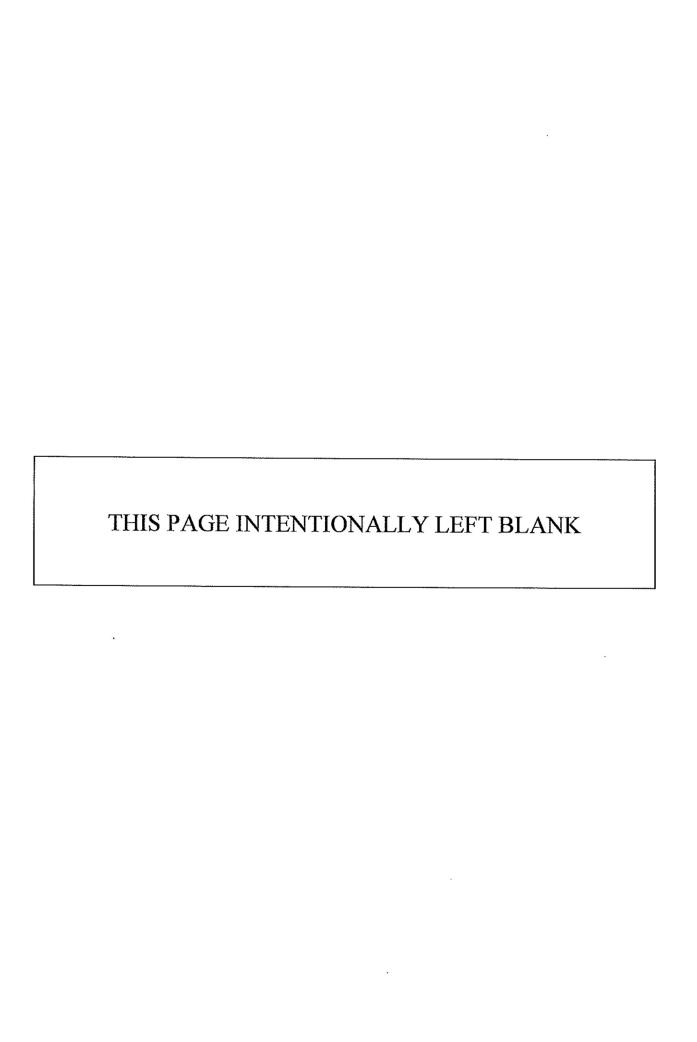
[Public Session Begins at 2:30 p.m.]
Council Chambers of City Hall
500 – 2 Avenue NE and by Electronic means
as authorized by Ministerial Order M192

Page #	Item #	Description
	1.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.
	4.	ADOPTION OF AGENDA
	5.	DISCLOSURE OF INTEREST
3 - 14	<b>6.</b> 1.	CONFIRMATION OF MINUTES Regular Council Meeting Minutes of July 26, 2021
15 - 20	<b>7.</b> 1.	COMMITTEE REPORTS  Development and Planning Services Committee Meeting Minutes of August 3, 2021
	8.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
	9.	STAFF REPORTS
21 – 24	1.	Director of Engineering and Public Works – 75 Ave NE Sani Upgrade – Budget Amendment and Award
25 – 28	2.	Director of Engineering and Public Works – 20 Ave SW Culvert Replacement – Budget Amendment
29 - 30	3.	Chief Financial Officer – Zone 5 Booster Station – For Information

	10.		INTRODUCTION OF BYLAWS
31 – 50		1.	City of Salmon Arm Road Closure Bylaw No. 4468 [Part of 53 Street NE and Lane Adjacent to 5331 71 Avenue NE; Baker, S. & J.] – First, Second and Third Readings
51 - 64		2.	City of Salmon Arm Zoning Amendment Bylaw No. 4469 [ZON1215; Green Emerald Investments Inc.; 4380 20 Street NE; R7 to R8] – First
65 – 72		3.	and Second Readings City of Salmon Arm Traffic Amendment Bylaw No. 4470 – First, Second and Third Readings
	11.		RECONSIDERATION OF BYLAWS
	12.		CORRESPONDENCE
73 – 74		1.	Informational Correspondence
	13.		NEW BUSINESS
	14.		PRESENTATIONS/DELEGATIONS
75 – 76		1.	Presentation 3:30 – 3:45 p.m. (approximately)
			Lorraine Copas, SPARC BC – Social Impact Assessment Link: https://www.salmonarm.ca/DocumentCenter/View/3335/Social-Impact-Assessment
	15.		COUNCIL STATEMENTS
	16.		SALMON ARM SECONDARY YOUTH COUNCIL
	17.		NOTICE OF MOTION
	18.		UNFINISHED BUSINESS AND DEFERRED/TABLED ITEMS
	19.		OTHER BUSINESS
	20.		QUESTION AND ANSWER PERIOD

# 7:00 p.m.

Page #	Item #	Description	
	21.	DISCLOSURE OF INTEREST	
77 – 102	<b>22.</b> 1.	HEARINGS  Development Permit Application No. DP-434 [West Urban Developments Ltd./LST Ventures Ltd.; 1230, 1260 and 1290 10 Avenue SW]	
	23.	STATUTORY PUBLIC HEARINGS	
103 - 122	1.	Official Community Plan Amendment Application No. OCP4000-46	
123 - 124	2.	[Passey, B. & T.; 3381 10 Avenue SE; LR to MR] Zoning Amendment Application No. ZON-1203 [Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4] [See Item 23.1 for Staff Report]	
	24.	RECONSIDERATION OF BYLAWS	
125 - 128		City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449 [OCP4000-46; Passey, B. & T.; 3381 10 Avenue SE; LR to MR] – Third and Final Readings	
129 - 132	2.	City of Salmon Arm Zoning Amendment Bylaw No. 4450 [ZON-1203; Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4]— Third and Final Readings	
	25.	QUESTION AND ANSWER PERIOD	
133 - 134	26.	ADJOURNMENT	



Item 2.

#### **CITY OF SALMON ARM**

Date: August 9, 2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: pursuant to Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; 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

THIS PAGE INTENTIONALLY LEFT BLANK

Item 6.1

#### **CITY OF SALMON ARM**

Date: August 9, 2021

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Regular Council Meeting Minutes of July 26, 2021, be adopted as circulated.

V	ote	Record	d
		~~~~~	٠.

- □ 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 held by electronic means as authorized by Ministerial Order M192, at 1:30 p.m. and reconvened at 2:30 p.m. on Monday, July 26, 2021.

#### PRESENT:

Mayor A. Harrison (participated remotely)
Councillor C. Eliason (participated remotely)
Councillor T. Lavery (participated remotely)
Councillor S. Lindgren (participated remotely)
Councillor L. Wallace Richmond (participated remotely)

Acting Chief Administrative Officer/ Director of Corporate Services E. Jackson

(participated remotely)

Director of Development Services K. Pearson (participated remotely)

City Engineer J. Wilson (participated remotely)

Director of Financial Services C. Van de Cappelle (participated remotely)

General Manager, Shuswap Recreation Society D. Boyd (participated remotely)

Recorder C. Simmons (participated remotely)

#### **ABSENT:**

Councillor D. Cannon Councillor K. Flynn

#### 1. CALL TO ORDER

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

#### 2. IN-CAMERA SESSION

0400-2021 Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: pursuant to Section 90(1) (c) labour relations or other employee relations;

of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m. Council returned to Regular Session at 2:03 p.m. Council recessed until 2:30 p.m.

#### 3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Mayor Harrison read the following statement: "We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together."

#### 4. REVIEW OF AGENDA

#### 5. DISCLOSURE OF INTEREST

Mayor Harrison declared a conflict of interest with item 9.3 as he is a member of the Salmon Arm Tennis Club.

Mayor Harrison recognized the efforts of the firefighters throughout the Province and specifically those that are fighting the Two Mile and Hunakwa Lake Fires.

#### 6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of July 12, 2021

0401-2021

Moved: Councillor Eliason Seconded: Councillor Lindgren

THAT: the Regular Council Meeting Minutes of July 12, 2021, be adopted as

circulated

CARRIED UNANIMOUSLY

#### 7. COMMITTEE REPORTS

1. Agricultural Advisory Committee Meeting Minutes of June 24, 2021

0402-2021

Moved: Councillor Lavery Seconded: Councillor Eliason

THAT: the Agricultural Advisory Committee Meeting Minutes of June 24, 2021,

be received as information.

CARRIED UNANIMOUSLY

## 2. Environmental Advisory Committee Meeting Minutes of July 9, 2021

0403-2021

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the Environmental Advisory Committee Meeting Minutes of July 9, 2021,

be received as information.

CARRIED UNANIMOUSLY

0404-2021

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: up to \$500.00 be funded from 2021 Council Initiatives for a booth at the Salmon Arm Fall Fair for the Environmental Advisory Committee to provide

environmental education to the community.

#### 8. <u>COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE</u>

#### 9. STAFF REPORTS

1. Operations Manager, Shuswap Recreation Society - Fortis BC Custom Efficiency Program and Budget Amendment

0405-2021

Moved: Councillor Lavery Seconded: Councillor Eliason

THAT: Council authorize the Shuswap Recreation Society to submit and manage a grant application under the Fortis BC Custom Efficiency Program to complete an Energy Savings Study for the Shaw Centre;

AND THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to include an Energy Savings Study of the Shaw Centre in the amount of \$5,000.00 funded from the Climate Action Reserve.

#### CARRIED UNANIMOUSLY

#### 2. <u>Chief Financial Officer - Property Tax Collection - For Information</u>

Received for information.

#### 3. <u>Chief Financial Officer - COVID 19 Safe Restart Grants in Aid - 2021 Applications</u>

0406-2021

Moved: Councillor Eliason Seconded: Councillor Lavery

THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to reallocate the amount of \$4,374.00 from Council Initiatives to the 2021 COVID 19 Safe Restart Grant in Aid.

#### CARRIED UNANIMOUSLY

0407-2021

Moved: Councillor Eliason Seconded: Councillor Lavery

THAT: in accordance with Policy No. 7.30, the following organizations are hereby approved for a 2021 COVID 19 Safe Restart Grant in Aid:

Organization	Amount
Canadian Mental Health Association - Shuswap/Revelstoke	\$10,000.00
Columbia Shuswap Selkirk Swim Club Society	10,000.00
Salmar Community Association	10,000.00
Shuswap Food Action Society	2,000.00
Shuswap Immigrant Services Society	10,000.00
Shuswap Lifeboat Society	2,374.00

AND THAT: a narrative and financial report outlining the use of the funding received be submitted to Council following the end of each organizations current fiscal year.

7

#### 9. STAFF REPORTS - continued

#### Chief Financial Officer - COVID 19 Safe Restart Grants in Aid - 2021 Applications -3. continued

Mayor Harrison declared a conflict of interest and left the meeting at 3:01 p.m.

Deputy Mayor Lavery assumed the Chair.

0408-2021

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: in accordance with Policy No. 7.30, the Salmon Arm Tennis Club is hereby approved for a 2021 COVID 19 Safe Restart Grant in Aid in the amount of

\$10,000.00;

AND THAT: a narrative and financial report outlining the use of the funding received be submitted to Council following the end of the Salmon Arm Tennis Club's current fiscal year.

CARRIED UNANIMOUSLY

Mayor Harrison retuned to the meeting at 3:02 p.m. and reassumed the Chair.

Director of Engineering and Public Works - Project Award - Centrifuge Installation 4. WWTP

0409-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Council approve the authorization to engage Mearl's Machine Works Ltd. of Kelowna to install the new replacement centrifuge in the Wastewater Treatment Plant in accordance with the terms and conditions of their proposal in the total estimated amount of \$17,022.00 plus taxes as applicable.

CARRIED UNANIMOUSLY

Director of Engineering and Public Works - Canada Community Revitalization Fund 5. Grant Application

0410-2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to increase the Ross Street Plaza Washroom Redesign and Construction project budget in the amount of \$84,000.00 to be funded from the following source:

\$84,000.00 Canada Community Revitalization Fund Grant;

Council authorize submission of a grant application under the AND THAT: Canada Community Revitalization Fund for the Ross Street Plaza Washroom Upgrade project, estimated cost \$112,000.00 plus taxes.

#### 9. STAFF REPORTS - continued

6. <u>Director of Engineering and Public Works - Zone 2 Pump Station - Feasibility Study</u>
<u>Award</u>

0411-2021

Moved: Councillor Eliason Seconded: Councillor Lindgren

THAT: Council approve the Award for Feasibility Study for the Zone 2 Pump Station to WSP Canada Inc. as per their proposal submission for the total fixed fee

price of \$22,743.00 plus taxes as applicable.

**CARRIED UNANIMOUSLY** 

#### 10. INTRODUCTION OF BYLAWS

#### 11. <u>RECONSIDERATION OF BYLAWS</u>

1. <u>City of Salmon Arm Fee for Service Amendment Bylaw No. 4472 [2021 Water Meter Rates] - Final Reading</u>

0412-2021

Moved: Councillor Eliason Seconded: Councillor Lavery

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw

No. 4472 be read a final time.

CARRIED UNANIMOUSLY

2. <u>City of Salmon Arm Zoning Amendment Bylaw No. 4463 [ZON-1212; Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8] – Final Reading</u>

0413-2021

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No.

4463 be read a final time.

**CARRIED UNANIMOUSLY** 

#### 12. <u>CORRESPONDENCE</u>

#### 1. Information Correspondence

4. <u>K. Burgess, Sponsorship Director, Salmon Arm Minor Baseball Association – email dated July 12, 2021 – Signage Request – Klahani Batting Cage</u>

0414-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: Council authorize the Salmon Arm Minor Baseball Association to install signage at the SASCU Batting Cage and a stand-alone sign at Klahani Park as outlined in the email dated July 12, 2021.

#### 12. CORRESPONDENCE - continued

#### 1. <u>Information Correspondence - continued</u>

2. D. Calkins - email dated July 15, 2021 - Booking Blackburn Park Gazebo Salmon Arm Sockeyes Year End Potluck

0415-2021

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: Council authorize the Salmon Arm Sockeyes to host a potluck dinner at the Blackburn Park Picnic Shelter on August 12, 2021 from 6:00 p.m. to 9:00 p.m., subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

#### CARRIED UNANIMOUSLY

3. A. Patrick, Salvation Army, Salmon Arm - email dated July 15, 2021 - Booking Blackburn Park Gazebo Church Gathering

0416-2021

Moved: Councillor Lindgren Seconded: Councillor Lavery

THAT: Council authorize the Salvation Army New Hope Community Church to host a church gathering at the Blackburn Park Picnic Shelter on August 8, 2021 from 10:00 a.m. to 12:00 p.m., subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

#### CARRIED UNANIMOUSLY

5. J. McEwan, Salmon Arm Fair GM – letter dated July 9, 2021 – Salmon Arm Fair Parade

0417-2021

Moved: Councillor Lavery Seconded: Councillor Eliason

THAT: Council approve the Salmon Arm Fall Fair parade on September 11, 2021 as outlined in the letter dated July 9, 2021;

AND THAT: Council authorize Salmon Arm and Shuswap Lake Agricultural Association to use 251 - 5 Avenue SW for parking during the Salmon Arm Fall Fair from September 10-12, 2021, , subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

0418-2021

Moved: Mayor Harrison

Seconded: Councillor Eliason THAT: the amount up to \$500.00 be funded from Council Initiatives for Council to

participate in the 2021 Salmon Arm Fair Parade.

#### 12. CORRESPONDENCE - continued

- 1. <u>Information Correspondence continued</u>
  - 7. <u>D. Murray, Salmon Arm Curling Club email dated July 21, 2021 Request for Letter of Support for the Canada Community Revitalization Fund</u>

0419-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Council provide a letter of support to the Salmon Arm Curling Club for

their Canada Community Revitalization Fund Grant Application.

CARRIED UNANIMOUSLY

- 13. NEW BUSINESS
- 14. PRESENTATIONS
- 15. COUNCIL STATEMENTS
- 16. SALMON ARM SECONDARY YOUTH COUNCIL
- 17. NOTICE OF MOTION
- 18. <u>UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS</u>
- 19. OTHER BUSINESS
  - 1. <u>Climate Action Coordinator [Councillor Lindgren's Notice of Motion from July 12, 2021 Regular Council Meeting]</u>

0420-2021

Moved: Councillor Lindgren

Seconded: Councillor Lavery

WHEREAS the urgency of climate change has been acknowledged by the Federal and Provincial Governments and actions to support adaptation and climate

resilience are underway;

AND WHEREAS the City of Salmon Arm declared a climate emergency on

September 9, 2019;

AND WHEREAS the City has moved towards its climate goals by engaging the Community Energy Association to produce an emissions assessment and has joined FCM's milestone program, achieving Milestone One of Five;

AND WHEREAS the City of Salmon Arm has been recognized by the province as a climate leader since 2019 and has moved towards reduction targets set in the Official Community Plan, significantly dropping GHG emissions since 2018;

#### 19. OTHER BUSINESS - continued

# 1. <u>Climate Action Coordinator [Councillor Lindgren's Notice of Motion from July 12, 2021 Regular Council Meeting] - continued</u>

THEREFORE BE IT RESOLVED THAT the City of Salmon Arm seek and commit funding in the 2022 Budget to hire a climate action coordinator on a contract basis to lead initiatives that will move the City towards subsequent FCM Milestones through a one year pilot project; with those efforts focusing on community-wide and corporate GHG emission reductions, programing, monitoring, reporting, coordination and associated grant writing/applications.

#### Amendment:

Moved: Mayor Harrison Seconded: Councillor Lindgren

THAT: the paragraph five be amended to read as follows:

THEREFORE BE IT RESOLVED THAT the City of Salmon Arm seek grant funding to be brought forward in to the 2022 Budget to hire a climate action coordinator on a contract basis to lead initiatives that will move the City towards subsequent FCM Milestones through a one year pilot project; with those efforts focusing on community-wide and corporate GHG emission reductions, programing, monitoring, reporting, coordination and associated grant writing/applications.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

#### 20. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 3:53 p.m. The Meeting reconvened at 7:00 p.m.

#### PRESENT:

Mayor A. Harrison (participated remotely)
Councillor C. Eliason (participated remotely)
Councillor T. Lavery (participated remotely)
Councillor Lindgren (participated remotely)
Councillor L. Wallace Richmond (participated remotely)

Acting Chief Administrative Officer/ Director of Corporate Services E. Jackson (participated remotely)

Director of Development Services K. Pearson (participated remotely)

City Engineer J. Wilson (participated remotely) Recorder C. Simmons (participated remotely)

#### ABSENT:

Councillor D. Cannon Councillor K. Flynn

#### 21. DISCLOSURE OF INTEREST

#### 22. HEARINGS

#### 23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON1210 [1830 and 1860 – 10 Street SW; Fieldstone Place Inc./ Franklin Engineering Ltd.; R1 to R4]

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

Submissions were called for at this time.

S. Franklin, Franklin Engineering Ltd., the agent, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:04 p.m.

#### 24. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4460 [ZON1210; 1830 and 1860 - 10 Street SW; Fieldstone Place Inc./ Franklin Engineering Ltd.; R1 to R4] - Third and Final Readings

0421-2021

Moved: Councillor Lavery Seconded: Councillor Eliason

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No.

4460 be read a third and final time.

**CARRIED UNANIMOUSLY** 

#### 25. QUESTION AND ANSWER PERIOD

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

#### **ADJOURNMENT** 26.

0422-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond THAT: the Regular Council Meeting of July 26, 2021, be adjourned.

The meeting adjourned at 7:06 p.m.	CARRIED UNANIMOUSLY	
		CERTIFIED CORRECT:
		CORPORATE OFFICER
Adopted by Council the day of	, 2021.	
		MAYOR

THIS PAGE INTENTIONALLY LEFT BLANK

Item 7.1

#### CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of August 3, 2021, 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 by electronic means by Ministerial Order M192, on Tuesday, August 3, 2021.

#### PRESENT:

Mayor A. Harrison (participated remotely) Councillor C. Eliason (participated remotely) Councillor T. Lavery (participated remotely) Councillor D. Cannon (participated remotely) Councillor K. Flynn (participated remotely)

Acting Chief Administrative Officer/Director of Corporate Services E. Jackson (participated remotely) Director of Development Services K. Pearson (participated remotely) City Engineer, J. Wilson (participated remotely) Recorder B. Puddifant (participated remotely)

#### **ABSENT**

Councillor L. Wallace Richmond Councillor S. Lindgren

#### 1. CALL TO ORDER

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

#### 2. <u>ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY</u>

Mayor Harrison read the following statement: "We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together".

#### 3. <u>REVIEW OF THE AGENDA</u>

#### 4. DISCLOSURE OF INTEREST

#### 5. <u>REPORTS</u>

1. <u>Development Permit Application No. DP-434 [WestUrban Developments Ltd. (1307058 BC Ltd.); 1230, 1260 and 1290 10 Avenue SW; Form and Character]</u>

Moved: Councillor Eliason Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 434 be authorized for issuance for Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862, Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 1, Section 10, Township 20, Range 20, W6M, KDYD, Plan

#### 5. <u>REPORTS - continued</u>

 Development Permit Application No. DP-434 [WestUrban Developments Ltd. (1307058 BC Ltd.); 1230, 1260 and 1290 10 Avenue SW; Form and Character] - continued

3991, Except Plan KAP76862 in accordance with the Development Permit drawings attached as Appendix 1 to the Staff Report dated July 26, 2021;

AND THAT: Issuance of Development Permit No. 434 be withheld subject to:

- Receipt of an Estimate and Irrevocable Letter of Credit in the amount of 125% of the Estimate for landscaping; and
- Consolidation of Lots 1 and 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862 into one lot.
- S. Alexander, on behalf of WestUrban Developments Ltd., the applicant, outlined the application. S. Alexander and B. Sampson, on behalf of WestUrban Developments Ltd., were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. <u>Highway Closure Bylaw No. 4468 [Baker, S. & J.; Part of 53 Street NE and Lane Adjacent to 5331 71 Avenue NE; Proposed Road Closure, Disposal and Dedication]</u>

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Highway Closure Bylaw No. 4468 proceed to first, second and third readings;

AND THAT: final reading of City of Salmon Arm Highway Closure Bylaw No. 4468 be subject to:

- Consideration of a Highway Closure Bylaw in accordance with Sections 26 and 94 of the Community Charter;
- The owner of 5331 71 Avenue NE being responsible for all surveying and associated legal and registration costs;
- 3. Dedication of that part of 53 Street NE along the west property line of 5331 71 Avenue NE; and
- 4. Registration of a Statutory Right of Way in favour of BC Hydro.

S. Baker, the applicant, outlined the application and was available to answer questions from the Committee.

# 3. Zoning Amendment Application No. ZON-1215 [Green Emerald Investments Inc.; 4380 20 Street NE; R-7 to R-8]

Moved: Councillor Cannon Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

G. Arsenault, on behalf of Green Emerald Investments Inc., the applicant, outlined the application and was available to answer questions from the Committee.

#### **CARRIED UNANIMOUSLY**

#### 4. Regulating Ground Water Bottling

The Director of Development Services outlined the report and was available to answer questions from the Committee.

Moved: Councillor Lavery

Seconded: Eliason

THAT: the Development and Planning Services Committee recommends to Council that staff be directed to develop a Zoning Amendment Bylaw to regulate the bottling of ground water through options 1 and 2 noted in the Staff Report dated July 27, 2021;

AND THAT: staff seek a legal opinion on the matter.

**CARRIED UNANIMOUSLY** 

#### 6. PRESENTATIONS

#### 7. **FOR INFORMATION**

1. Agricultural Land Commission - Reason for Decision - ALC Application No. 61586

Received for information.

#### 8. <u>CORRESPONDENCE</u>

#### 9. ADJOURNMENT

Moved: Councillor Cannon Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of August 3,

2021, be adjourned.

**CARRIED UNANIMOUSLY** 

The	meeting	adjourned	at 9:06	a.m.
TTIC	miccinig	aujourned	at 2.00	LL. LLL

 Mayor Alan Harrison
Chair

Minutes received as information by Council at their Regular Meeting of , 2021.

THIS PAGE INTENTIONALLY LEFT BLANK

Item 9.1

#### CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 75 Avenue NE Sanitary Upgrade Project in the amount of \$65,000.00. This amount to be funded from unexpended surplus available from the Canoe Sanitary Relining 49-50 Street NE project;

AND THAT: Council approve the award of the CIP Pipe Lining Services for the CP Rail Crossing to Down Under Pipe Inspection in accordance with their quote in the amount of \$14,000.00 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of CIP Pipe Lining Services related to the CP Rail Sanitary Pipe Crossing Upgrade to authorize sole sourcing of same to Down Under Pipe Inspection.

#### Vote Record

- ☐ Carried Unanimously
- Carried
- Defeated
- Defeated UnanimouslyOpposed:
  - Harrison
  - □ Cannon
  - Eliason
  - Flynn
  - □ Lavery
    □ Lindgren
  - Wallace Richmond



File: 2020-41

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:

July 30, 2021

SUBJECT:

75 AVE NE SANI UPGRADE - BUDGET AMENDMENT AND AWARD

#### STAFF RECOMMENDATION

THAT:

The 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 75 Avenue NE Sanitary Upgrade Project in the amount of \$65,000.00. This amount to be funded from unexpended surplus available from the Canoe Sanitary Relining 49-50 Street NE project;

AND THAT:

Council approve the award of the CIP Pipe Lining Services for the CP Rail Crossing to Down Under Pipe Inspection in accordance with their quote in the amount of \$14,000.00 plus taxes as applicable.

AND THAT:

The City's Purchasing Policy No. 7.13 be waived in the procurement of CIP Pipe Lining Services related to the CP Rail Sanitary Pipe Crossing Upgrade to authorize sole sourcing of same to Down Under Pipe Inspection

#### BACKGROUND

The 75 Avenue NE Sanitary upgrade design included replacing a crossing of the Canadian Pacific Railway (CPR) right-of-way. When tendered the overall project was over budget and Part B – CPR Crossing Upgrade was not included in the award. Upgrading of the existing CPR pipe crossing is possible by installing a cast in place (CIP) liner inside the existing asbestos pipe at a fraction of the cost of full replacement.

The 75 Ave NE project, excluding the CPR Crossing is now complete. Extra costs incurred during construction, related to poor ground conditions and additional manhole replacement requiring additional funding totaling \$45,000.00. In addition, staff would like to proceed with upgrade of the existing CPR crossing with installation of CIP pipe liner with a total estimated cost of \$20,000.00. This includes \$14,000 for the liner and \$6,000 for bypass pumping, traffic control and other related project costs. CoSA completed a similar CPR pipe crossing upgrade at 47 Avenue NE in 2020. Staff were very satisfied with the finished product and costs. There is only one supplier locally and from previous similar quotes it has been demonstrated that out of area contractors cannot compete financially for a small project of this nature.

The Canoe Sanitary Relining 49-50 Street NE project was phased, upon inspection of the sanitary main (varying conditions required replacement only of a small section of the main), leaving a surplus of approximately \$225,275.

#### STAFF COMMENTS

With consideration to the above, staff recommend that the 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 75 Avenue NE Sanitary Upgrade project in the total amount of \$65,000.00 to be funded from the Canoe Sanitary Relining 49-50 Street NE project unexpended surplus.

Staff have compared the unit pricing for lining to previous open tenders and the unit pricing is substantially lower than out of area contractors. Therefore staff also recommend that Council approve the award of the CIP Pipe Lining Services for the CP Rail Crossing to Down Under Pipe Inspection in accordance with their quote in the amount of \$14,000.00 plus taxes as applicable.

Respectfully submitted,

Robert Niewenhuizen, AScT

Director of Engineering and Public Works

X:\Operations Dept\Engineering Services\5220-CAPITAL\2020\2020-41 75 Ave NE Replacement\7.0 Finance\HWM Report 75 Avenue NE Budget Amendment-July 2021.docx

THIS PAGE INTENTIONALLY LEFT BLANK

Item 9.2

#### CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 20 Avenue SW Culvert Replacement Project in the amount of \$40,000.00 to be funded from the East Canoe Creek Culvert Replacement project.

#### Vote Record

- ☐ Carried Unanimously
- □ Carried
- Defeated
- Defeated Unanimously Opposed:
  - Harrison
  - Cannon
  - Eliason
  - Flynn
  - Lavery
  - ☐ Lindgren
    ☐ Wallace Richmond



File: 2021-13

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:

August 3, 2021

SUBJECT:

20 AVE SW CULVERT REPLACEMENT - BUDGET AMENDMENT

#### STAFF RECOMMENDATION

THAT:

The 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 20 Avenue SW Culvert Replacement Project in the amount of \$40,000.00 to be funded from the East Canoe Creek Culvert Replacement project;

#### **BACKGROUND**

The 20 Avenue SW - Leonard Creek and 60 Street NE - East Canoe Creek Culvert Replacement projects are included in the approved 2021 budget. Both of these crossings are undersized. Designs and engineered construction estimates were completed in spring 2021 and confirmed that the available approved budgets for these projects are insufficient. The East Canoe Creek crossing also requires a legal Statutory Right-of-Way to proceed.

Public Works staff confirmed that the 20 Avenue SW crossing was at higher risk of failure and requires increased maintenance and cleaning during spring runoff.

All work on streams requires Ministry of Forests, Lands and Natural Resource Operations (FLNRO) approval. A notification application for approval has been submitted to FLNRO for the Leonard Creek Crossing. An Environmental Management Plan that outlines the Contractor and Environmental Monitor responsibilities along with detailed explanation of work and measures that will be taken to mitigate any damage to the environment and fish habitat was also included with the application.

Leonard Creek is fish bearing, all instream works are to be completed within a specified fish work window that has least impact to fish habitat. In this case, July 22 to Sept 30 is the designated work window. Due to the availability of Arch shape, large diameter culvert material, staff have ordered the required culvert for the 20 Avenue Crossing to ensure it would be delivered by the second week of September to allow for installation before the September 30, 2021 working window deadline.

Staff requested quotes from six (6) local contractors for "Installation" of City supplied culvert for the 20 Avenue SW crossing with a completion date of Sept 30, 2021. Unfortunately, only one (1) quote was received with a total cost almost double the staff estimate, results as follows:

Company	Total Quote Amount (excl. taxes)
Mountain Side Earthworks Ltd.	\$ 64,350.01
Staff Estimate – "installation only"	\$ 35,075.00
Approved 2021 Budget	\$ 40,000.00

Budget amounts include all costs associated with the project including materials, installation, gas main relocation, environmental monitoring, geotechnical testing and engineering services. Staff estimate an additional \$40,000.00 will be required to fund this project to completion with Public Works resources, including labour.

Reallocation of funds from the East Canoe Creek Culvert Replacement Project in the approved 2021 budget is possible as the East Canoe Creek project cannot proceed without significant additional funding and legal SRW in place. Staff are confident that the funds contained in the 2021 budget are still adequate with reallocation of \$40,000,00 to this 20 Avenue SW Culvert Replacement Project.

#### STAFF COMMENTS

With consideration to the above, staff recommend that The 2021 Budget contained in the 2021 to 2025 Financial Plan be amended to reflect additional funding for the 20 Avenue SW Culvert Replacement project in the amount of \$40,000.00. This amount to be transferred from the East Canoe Creek Culvert Project on 60 Street NE.

Respectfully submitted,

Røbert Niewenhuizen, AScT

Director of Engineering and Public Works

C:\Users\jwilson\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\XRLPXFJB\DRAFT HWM Report 20 Avenue SW Budget Amendment-Aug 2021.docx

THIS PAGE INTENTIONALLY LEFT BLANK

#### CITY OF SALMON ARM

Date: August 9, 2021

Chief Financial Officer - Zone 5 Booster Station - For Information

#### Vote Record

- □ Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously Opposed:
  - □ Harrison
  - Cannon
  - Eliason
  - □ Flynn
  - □ Lavery
    □ Lindgren
  - □ Wallace Richmond

# SALMONARM

To:

Mayor Harrison and Members of Council

From:

Chelsea Van de Cappelle, Chief Financial Officer

Date:

July 31, 2021

Subject:

Zone 5 Booster Station

#### For Information

At the Regular Council Meeting of June 14, 2021, staff brought forward a report to undertake the construction of the replacement Zone 5 Booster Station along with the associated Loan Authorization Bylaw for 3 readings. At this time, Council also approved the establishment of Monday, September 13, 2021 as the deadline for Elector Response Forms as required for borrowing through the Alternative Approval Process.

Once the Loan Authorization Bylaw has received third reading it must be approved by the Inspector of Municipalities. Once the bylaw has received statutory approval, the Alternative Approval Process can begin. It was estimated that the process could be completed by September 13, 2021, however this timeline will no longer be achievable.

Timeline changes of this type are not typically brought forward for Councils information. However given that a deadline has already been established, as noted above, staff felt it important to advise Council that the timeline for completion of this project has been pushed forward. Staff do not yet have a revised timeframe, however will bring forward a further report when the details have been confirmed and a new date can be established for the Alternative Approval Process.

Respectfully submitted,

Chelsea Van de Cappelle, CPA

Item 10.1

#### CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Road Closure Bylaw No. 4468 be read a first, second and third time.

[Part of 53 Street NE and Lane Adjacent to 5331 71 Avenue NE; Baker, S. & J.]

#### Vote Record

- Carried Unanimously
- Carried
- Defeated
- □ Defeated Unanimously

Opposed:

- ☐ Harrison☐ Cannon
- □ Eliason
- □ Flynn
- u Lavery
- □ Lindgren
- □ Wallace Richmond

# SALMONARM

To:

His Worship Mayor Harrison and Members of Council

Date:

July 26, 2021

Subject:

Bylaw No. 4468 Road Closure, Disposal and Dedication Bylaw - Part of 53 Street

NE & Lane Adjacent to 5331 71 Avenue NE

Owner/Applicant:

Stephen and Jennifer Baker

## STAFF RECOMMENDATION

THAT:

City of Salmon Arm Road Closure Bylaw No. 4468 proceed to first, second and third

readings;

AND THAT:

Final reading of City of Salmon Arm Highway Road Closure Bylaw No. 4468 be

subject to:

- 1) Consideration of a Highway Closure Bylaw in accordance with Sections 26 and 94 of the Community Charter;
- The owner of 5331 71 Ave. NE (Stephen Baker) being responsible for all surveying and associated legal and registration costs;
- Dedication of that part of 53 Street NE along the west property line of 5331 71 Avenue NE and;
- 4) Registration of a Statutory Right of Way in favour of BC Hydro.

### **PROPOSAL**

To close a road located adjacent to 5331 71 Avenue NE and 5381 71 Avenue NE and consolidate that portion of road with 5331 71 Avenue NE in exchange the owner of 5331 71 Avenue NE is proposing to dedicate 53 Avenue NE.

## **BACKGROUND**

The subject property is a lane in Canoe that was created when the adjacent lot (5331 71 Avenue NE) was subdivided in 1955. The subject property is designated in the Official Community Plan (OCP) as Residential Low Density and zoned R1 (Single Family Residential) in the Zoning Bylaw (see Appendices 1 to 4). Related to the subject property is a proposal to dedicate a portion of 5331 71 Avenue NE along the east property line as road.

As shown by the Reference Plan provided by the applicant, the subject portion of road is 191m<sup>2</sup> (see Appendix 4). In exchange for the lane, the applicant is proposing to dedicate that part of 53 Street NE as shown on the Reference Plan. The area of dedicated road along 53 Avenue NE is 152.7m<sup>2</sup>

Adjacent land uses are as follows:

North: R1 Single Family Residence South: R1 Single Family Residence East: R1 Single Family Residence West: R1 Single Family Residence

The applicant has stated that the intent for the subject property is to construct a garage.

For reference when calculating estimated values for land, staff use the average land value based on assessed value, multiplied by the area to be closed and, in this case, the area to be dedicated for Road. Below is a summary of these values:

#### 5331 71 Avenue NE

2020 BC Assessment Land Value: \$165,000

Approx. Lot Area: 929.87m<sup>2</sup> Per metre value \$177.55

#### 5381 71 Avenue NE

2020 BC Assessment Land Value: \$184,000

Approx. Lot Area: 2013m<sup>2</sup> Per metre value: \$91.40

Average price per metre: \$177.55+\$91.40/2 = \$134.47

Area of road closure: 190.3m<sup>2</sup> Area of Road Dedication: 152.7m<sup>2</sup>

Estimated Land Value (Approx.) for lane =  $(\$134.47^*190.3m^2) = \$25,589.64$ Estimated Land Value (Approx.) for road dedication =  $(\$177.55^*152.7 m^2) = \$27,111.89$ 

## Community Charter

The Community Charter and Land Title Act govern the disposition of City owned land, rights of ways otherwise. The Community Charter addresses two methods through which City owned land and right of ways may be disposed:

1) the scenario whereby the City initiates the disposition process or;

2) the scenario in which the City is approached by an adjacent landowner to initiate the process.

In the former scenario the City is not obligated to attain other bids for the land, this is the scenario that the Council is considering the offer for purchase. Council may consider any offer to purchase or exchange land. The legislative stipulation is that the should the title be raised, it must be consolidated with an adjacent lot. The Baker's provided Council with a proposal to exchange the lane for road dedication on 53 Street NE. Council supported the offer in principle, subject to the adoption of the Road Closure Bylaw and the Baker's assuming the legal and registration costs.

The Land Title Act allows for the process of raising the title of the road, then consolidation with the adjacent titles to be completed through an Explanatory Plan and does not require approval by the City's Approving Officer. The surveyor submits to the Land Title Office an Explanatory Plan (Appendix 5) and a Plan of Consolidation (Appendix 6) which are to be registered concurrently. In this instance, the Road Dedication Plan for that portion of 53 Street NE would be registered simultaneously.

Pursuant to the *Community Charter* sections 40 and 41, there a number of clauses that Council should take into consideration with regard to road closures. Below, staff have outlined the specific sections and how those sections are to be addressed.

Community Charter - Section 26 (1)

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

Following third reading of the Road Closure Bylaw a meeting date will be set for adoption. Prior to considering adoption, the mayor will solicit input from the public. Council may then support or deny the bylaw.

Community Charter – Section 26 (3) In the case of property that is not available to the public for acquisition, notice under this section must include the following:

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

A draft version of the advertisement that is to appear in two consecutive editions of the newspaper in advance of Council considering adoption of the bylaw is enclosed as Appendix 7. Any conditions on the approval of the Road Closure Bylaw must be satisfied prior to considering adoption of the bylaw.

#### **COMMENTS**

34

## **Engineering Department**

Engineering comments regarding the road closure are enclosed as Appendix 8. The Engineering Department has indicated that the ultimate road width of 71 Avenue NE is 18.0m, which would require and additional 2.76m of dedication along the frontage of the 5331 71 Avenue NE, including the southern extent of the lane which was not included in the initial offer.

#### BC Hydro

Within the lane is a BC Hydro pole and service connections to 5331 and 5381 71 Avenue NE. BC Hydro requires a new Statutory Right of Way Agreement to protect the existing pole and services prior to the land changing ownership. The SRW agreements would need to be registered on the title before the land is transferred to the adjacent landowners. This would be done by way of concurrent registration at the land title office of the road closure plan along with BC Hydro's new Statutory Right of Way agreement. A Telus communications line is currently within the same area and would be protected under that same Statutory Right of Way Agreement.

### **Fortis**

No concerns.

#### **Building Department**

No concerns were raised during the review period.

#### Fire Department

No concerns.

## Planning Department

The lane being considered for disposal has not been maintained by the City since its dedication in 1955. In considering whether a lane is surplus to the City a number of factors are taken into consideration, including road network needs, development potential and impact on adjacent properties. In this instance, under the existing zoning there is limited additional development potential with the consolidation with the adjacent parcel as the siting of the existing house is an obstacle to future development and subdivision. With regard to impact on adjacent parcels, the removal of the lane access does not affect adjacent parcels as there are established accesses for all adjacent parcels (east and north of the lane) and the lane is not needed for primary or secondary emergency access for any of the adjacent properties. Further, the sale of the lane would not encumber the development potential of the adjacent properties because under the current zoning adjacent lots have adequate lot area and lot widths to accommodate low density subdivision.

While the dedication of lane in 1955 was required for subdivision approval servicing conditions change and constructing lanes or continuing with the lane way in this area is no longer a desirable use of land. The additional taking of land at the time of development for extending the lane in a northerly direction is not

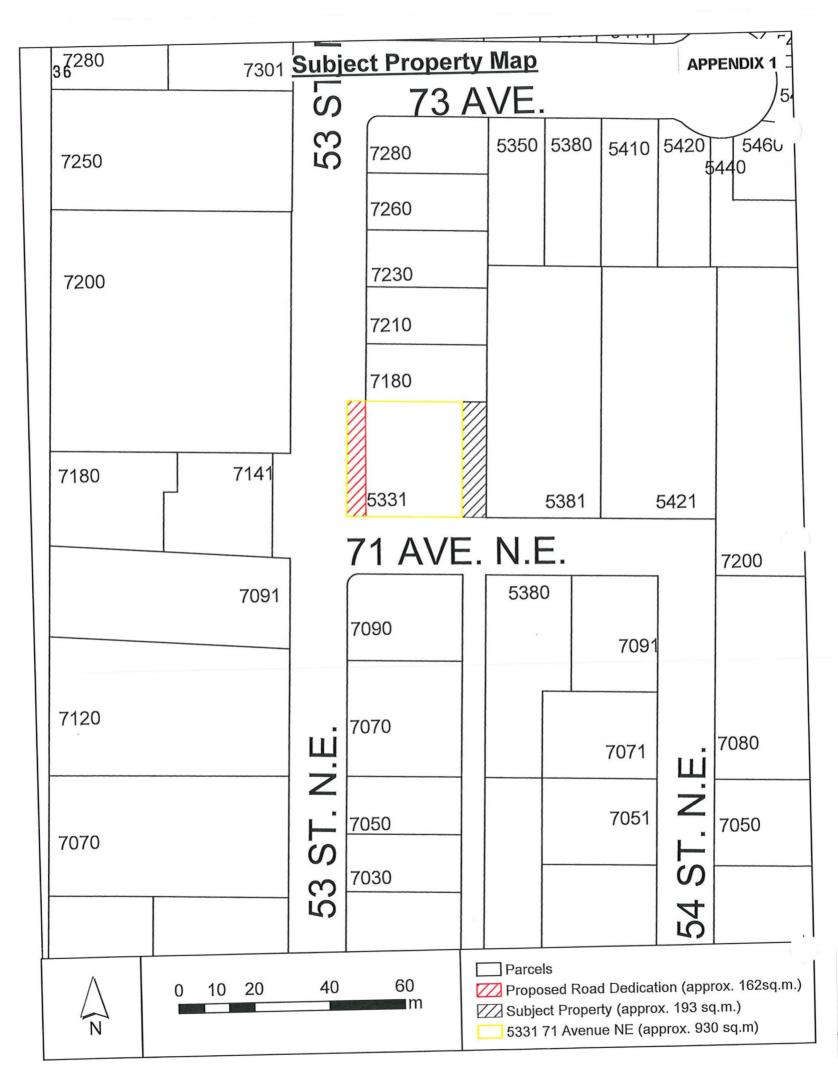
consistent with current road standards in this area. In exchange for the lane the City will obtain the dedication of 53 Street NE, bringing that portion of road to the necessary width for a Local Road Standard.

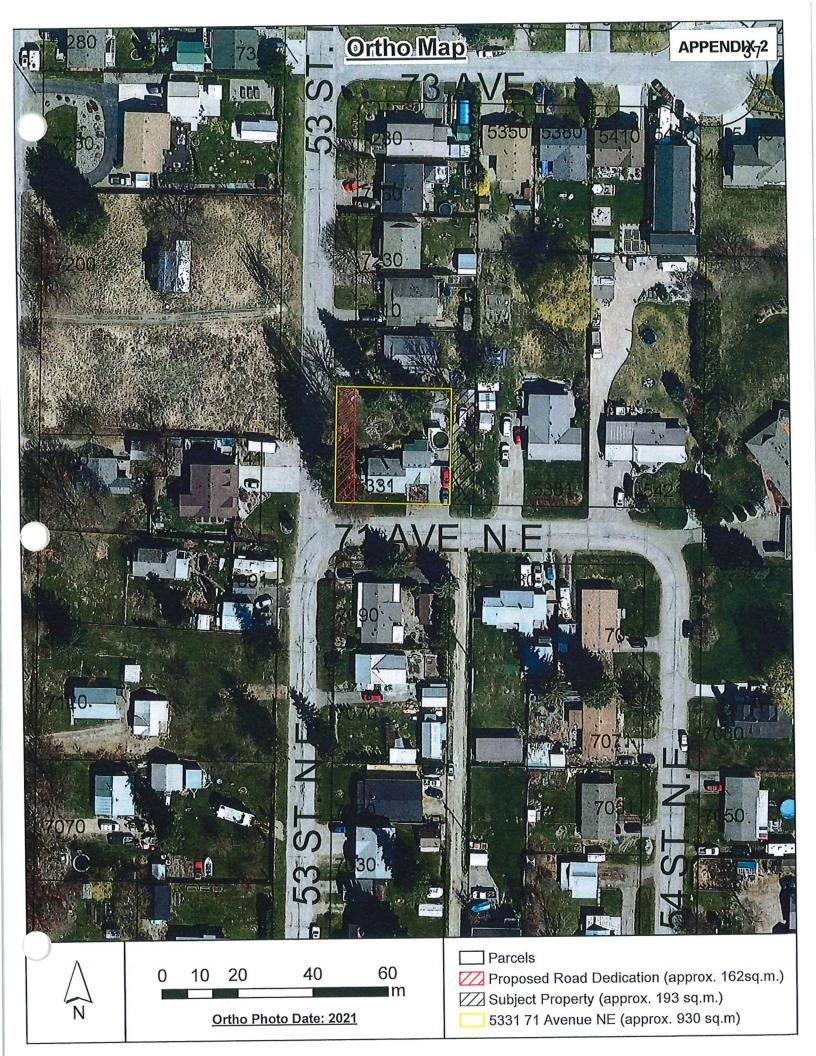
Prepared by: Melinda Smyrl, MCIP, RPP

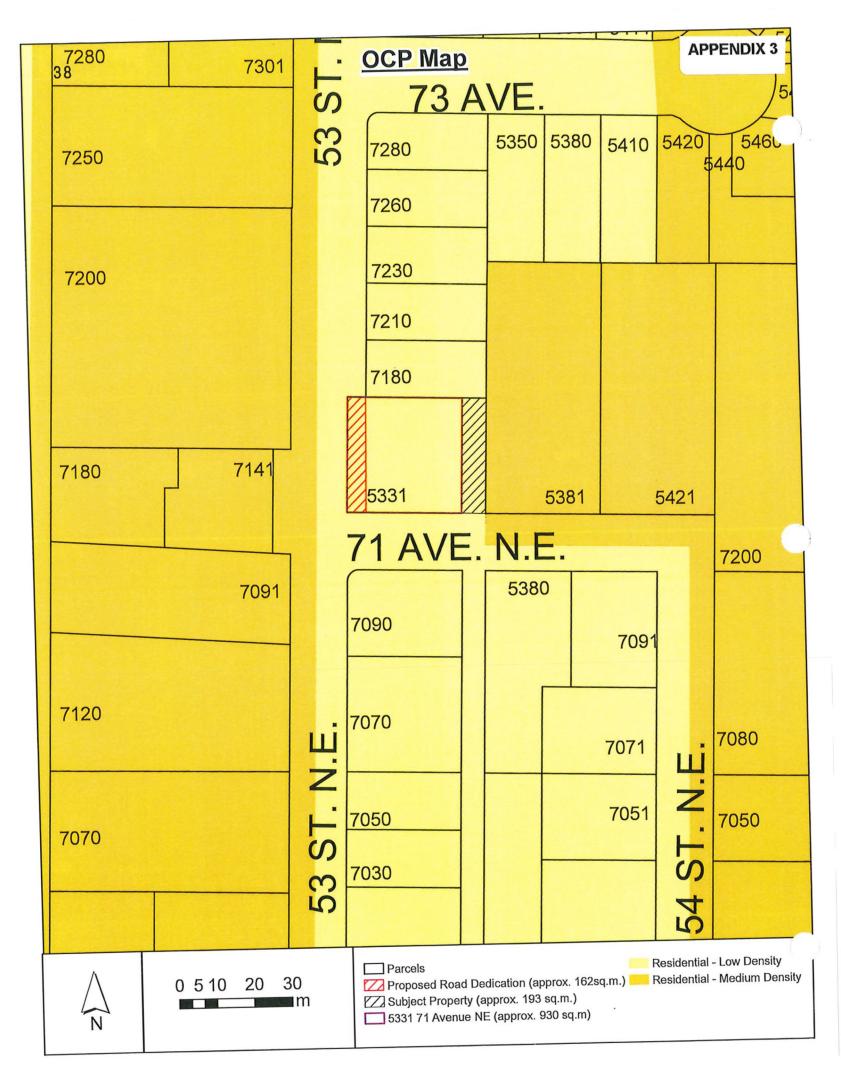
Planner

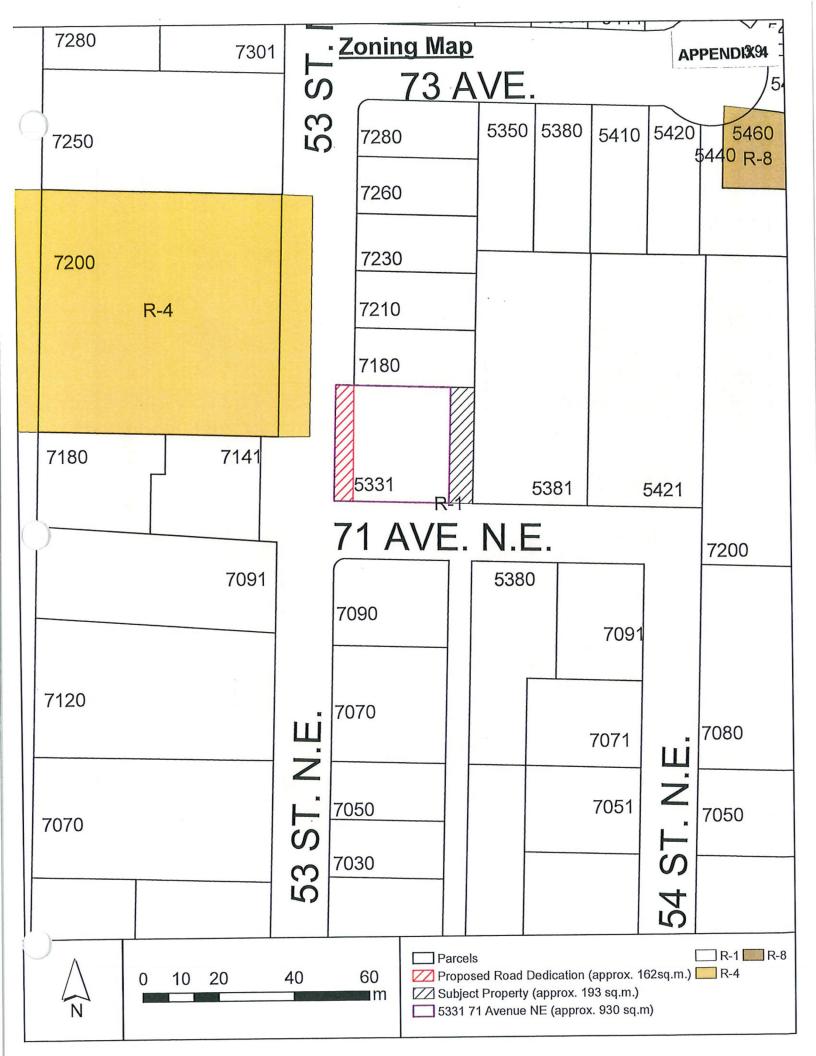
Reviewed by: Kevin Pearson, MCIP, RPP

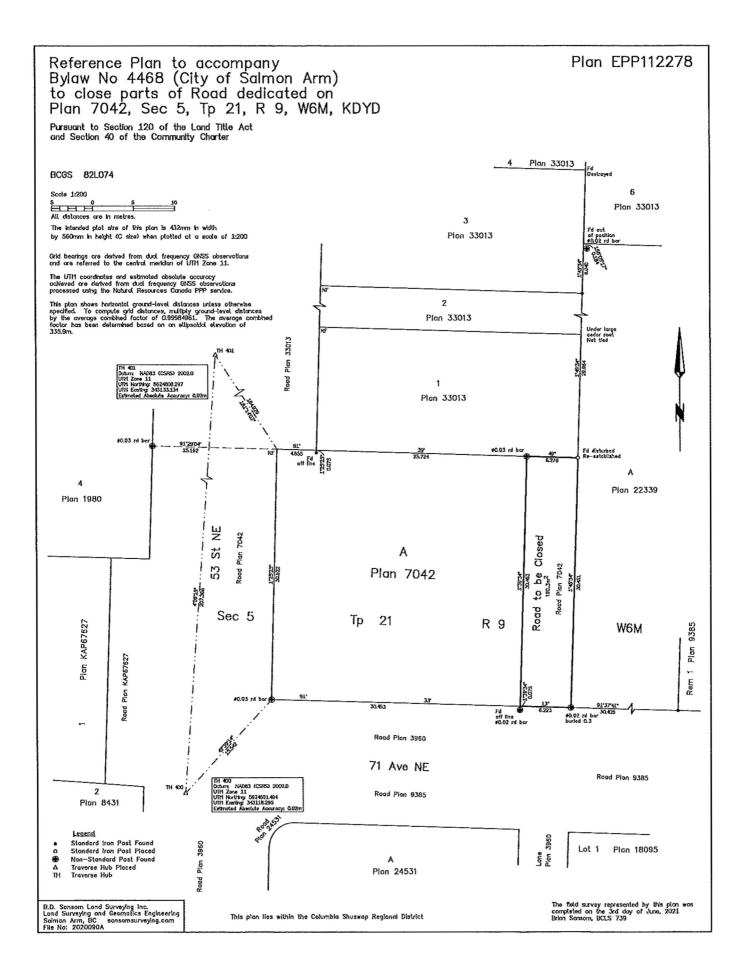
Director of Development Services

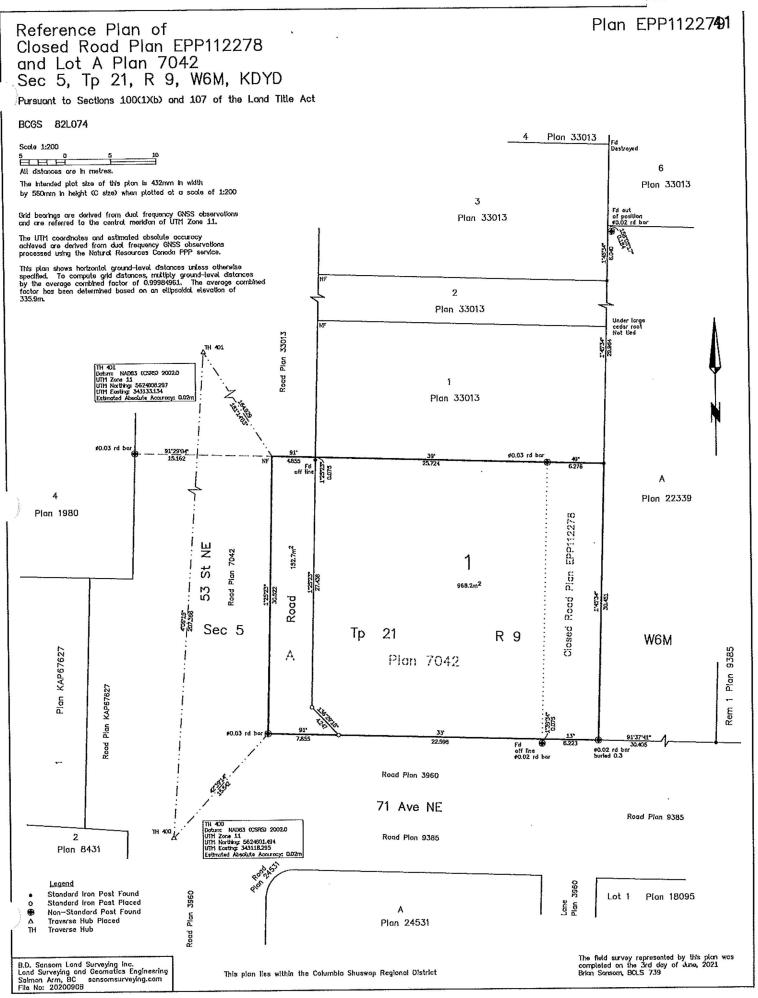










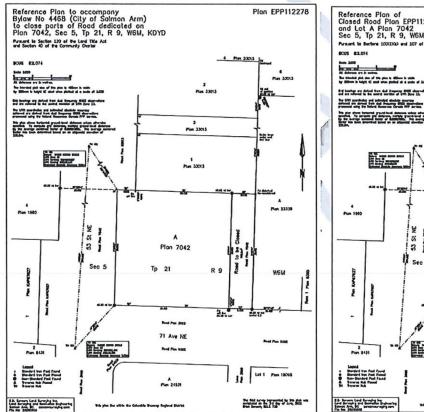


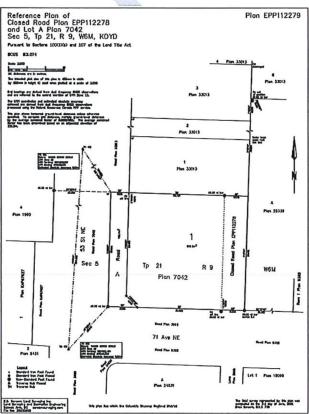
#### CITY OF SALMON ARM

#### HIGHWAY CLOSURE BYLAW NO. 4468 AND DISPOSAL OF CLOSED ROAD

Pursuant to Section 40 and 94 of the Community Charter, the City of Salmon Arm hereby gives notice that Council will consider Highway Closure Bylaw No. 4468 at the <u>DATE</u> Regular Council Meeting at 2:30 p.m. The purpose of the Road Closure Bylaw is to close and remove a 190.3 m<sup>2</sup> portion of road shown outlined in bold on Reference Plan EPP112279 (the "Closed Road"), a reduced copy of which forms part of this notice.

Further, pursuant to Sections 26 and 94 of the Community Charter, the City of Salmon Arm gives notice of its intention to dispose of the 190.3 m<sup>2</sup> portion of road ("the Closed Road") to Stephen and Jennifer Baker in exchange for the dedication of 152.7 m<sup>2</sup> portion of road ("the Road") shown on reference plan EPP1122797, a reduced copy of which forms part of this notice. The "Closed Road" will be consolidated with the adjacent property legally described as Lot A, Pan 7042, Section 5, Township 21, Range 9. All associated costs shall be the responsibility of the applicant.





The City of Salmon Arm invites anyone who considers their affected by the Highway Closure Bylaw to submit written comments prior to the <u>DATE</u> Regular Council Meeting or make a virtual presentation at the meeting on this specific agenda item. Any inquiries concerning the proposed disposition should be addressed to Erin Jackson, Director of Corporate Services, or sent via email to <u>ejackson@salmonarm.ca</u> or fax 250-803-4042 no later than 10:00 am on <u>DATE</u>. The file for the proposed bylaw is available for inspection between the hours of 8:30 am and 4:00 pm, Monday through Friday between <u>Date</u> and <u>Date</u>, both inclusive, in the office of the Director of Corporate Services at the City of Salmon Arm, 500 – 2 Avenue NE.

Erin Jackson Director of Corporate Services



Memorandum from the Engineering and Public Works Department

TO:

Kevin Pearson, Director of Development Services

DATE:

15 June 2021

PREPARED BY:

Chris Moore, Engineering Assistant

REFERRAL:

SUBDIVISION APPLICATION FILE NO. SUB: 21.11 -

Road Closure (Bylaw No. 4468)

OWNER:

City of Salmon Arm and S. Baker

APPLICANT:

Owners

LEGAL:

Lane east of Lot A, Section 5, Township 21, Range 9, W6M, KDYD, Plan

7042

CIVIC:

5331 - 71 Avenue NE

Further to your referral dated June 2, 2020, we provide the following servicing information:

#### 1. Roads

The Engineering Department has no objection to the proposed road closure, however it is noted that 71 Avenue is only 15.24m wide currently and an additional 2.76m of dedication is required to achieve a 18m wide ROW (to be confirmed by a BCLS).

## 2. Utilities

There are no City utilities located in the existing Lane and the proposed closure will not affect City utilities.

## 3. Shallow Utilities

Confirmation is required from all service companies that they do not have services located in the existing Lane.

A Hydro pole is located in the Lane, together with an anchor and a service line crossing to 5381 71 Ave NE. (See attached plan / photo.) The anchor and service line would be in trespass if the entire lane were transferred to the owner, however provided that 2.76m of the Lane is retained, as per item 1, this infrastructure should still be within City ROW. Owners surveyor will be required to confirm the location of these services. Owner is responsible for all associated costs.

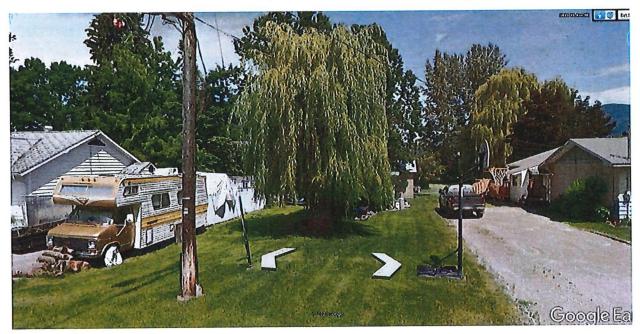
Chris Moore

**Engineering Assistant** 

Jenn Wilson P.Eng., LEED ® AP

City Engineer





#### CITY OF SALMON ARM

#### **BYLAW NO. 4468**

Being a Bylaw to Close to Traffic, Remove the Dedication as Highway and Dispose of a portion of south lane shown on Plan 7042

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

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

AND WHEREAS the Council deems it expedient to close to traffic, remove the dedication of highway and dispose of that portion of south lane shown on Plan 7042, comprising 190.3 m² dedicated at the Kamloops Land Title Office by Lot A, SW ¼, Township 21, Range 9, W6M, Plan 7042 which is shown outlined in bold black ("Closed Road") on the Reference Plan EPP12278 prepared by Brian Sansom, B.D. Sansom Land Surveying Inc., on June 3, 2021, a reduced copy of which is attached hereto (the "Plan");

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

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

AND WHEREAS the disposition of Closed Road will be to Stephen Baker, the registered owner of the adjacent property (legally described as Lot A, Plan 7042, Township 21, Range 9, KDYD) and will be consolidated into the adjacent property;

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

1. Attached to this Bylaw, as Schedule "A" and forming part of this Bylaw is a reduced copy of the Reference Plan (the "Plan").

- The City of Salmon Arm is hereby authorized to dispose of and convey the Closed Road to Stephen and Jennifer Baker, the registered owner of the adjacent parcel.
- 3. The City of Salmon Arm hereby authorizes the closure to traffic and removal of the highway dedication of that portion of lane shown on Plan 7042, comprising 190.3 m² dedicated at the Kamloops Land Title Office by Lot A, SW ¼, Township 21, Range 9, W6M, Plan 7042 which is shown outlined in bold black ("Closed Road") on the Plan.
- 4. On deposit of the Plan and all other applicable documentation for the removal of the highway dedication, in the Kamloops Land Title Office, the highway dedication of that portion of the road is cancelled.
- 5. The Mayor and Corporate Officer are hereby authorized to execute such conveyances, deeds, maps, plans, receipts and documents on behalf of the City of Salmon Arm as may be necessary for the purposes aforesaid and to affix the Corporate Seal of the City of Salmon Arm thereto.
- 6. The Council shall, before adopting this Bylaw, cause public notice of its intention to do so to be given by advertisement once each week for two consecutive weeks in a newspaper published or circulated in the City of Salmon Arm, and has provided an opportunity for persons who consider they are affected by the closure and disposition of the Closed Road to make representations to Council.

## SEVERABILITY

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

#### **ENACTMENTS**

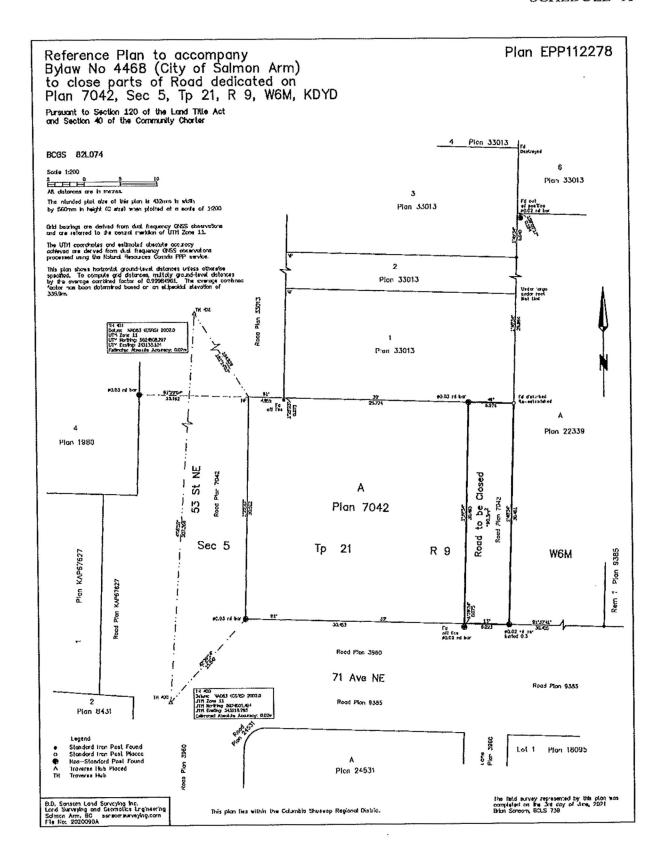
8. Any enactments referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.

## **EFFECTIVE DATE**

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

$\mathbf{C}$	 . л	 . 1 %	•	N.I

10.	This Bylaw may be cited for all purposes as the "City of Salmon Arm Highway Closure Bylaw No. 4468".				
	READ A FIRST TIME THIS	DAYOF	2021		
	READ A SECOND TIME THIS	DAYOF	2021		
	READ A THIRD TIME THIS	DAYOF	2021		
	PUBLIC NOTICE OF INTENTION TO PROOBSERVER ON THE DAY OF ,	CEED ADVERTISED IN THE AND THE DAY OF	SALMON ARM		
	APPROVED PURSUANT TO SECTION 41 (	3) OF THE COMMUNITY CH DAY OF	ARTER ON THE , 2021		
	For Minister of Transportation and Infrastructure				
	ADOPTED BY COUNCIL THIS	DAYOF	2021		
			MAYOR		
		CORPO	ORATE OFFICER		



THIS PAGE INTENTIONALLY LEFT BLANK

Item 10.2

## CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4469 be read a first and second time.

[ZON1215; Green Emerald Investments Inc.; 4380 20 Street NE; R7 to R8]

## Vote Record

- □ Carried Unanimously
- □ Carried
- Defeated
- Defeated Unanimously Opposed:
  - Harrison
  - □ Cannon
  - Eliason
  - ☐ Flynn ☐ Lavery
  - □ Lavery
    □ Lindgren
  - □ Wallace Richmond

# SALMONARM

To: His Worship Mayor Harrison and Members of Council

Date: July 13, 2021

Subject: Zoning Bylaw Amendment Application No. 1215

Legal: Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403

Civic Address: 4380 20 Street NE

Owner/Applicant: Green Emerald Investments Inc.

#### STAFF RECOMMENDATION

THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend

Zoning Bylaw No. 2303 by rezoning Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403 from R7 (Large Lot Single Family Residential Zone) to R8

(Residential Suite Zone).

## **PROPOSAL**

The subject parcel is located at 4380 20 Street NE (Appendices 1 and 2). The proposal is to rezone this parcel from Large Lot Single Family Residential (R7) to Residential Suite Zone (R8) to facilitate construction of a *secondary suite* in the new single family dwelling to be constructed on this property.

Site photo is attached as Appendix 3.

#### BACKGROUND

This parcel is designated Low Density Residential (LDR) in the City's Official Community Plan (OCP), and zoned Large Lot Single Family Residential in the Zoning Bylaw (Appendices 4 & 5).

The subject property is located within the Urban Containment Boundary (UCB) in the Raven neighbourhood which consists largely of single family residential properties.

Land uses directly adjacent to the subject property include the following:

North: R7 (Large Lot Single Family Residential) and A2 (Rural Holding)

South: R7 (Large Lot Single Family Residential)

East: R7 (Large Lot Single Family Residential) and A2 (Rural Holding)

West: R9 (Estate Residential), R8 (Residential Suite), and R1 (Single Family Residential)

The subject property is 1,560.1 m<sup>2</sup> in area and is currently vacant with no building permit application having been made for the building at the time of writing this report. A building permit will be required for the proposed single family dwelling with a *secondary suite*.

A secondary suite can be no larger than 40% of the habitable floor space of a building, to a maximum size of 90 m² (968.8 ft²). Compliance with BC Building Code and zoning regulations will need to be confirmed at the building permit stage (see Appendix 6 attached for R8 zoning regulations).

A previous application was made to rezone this property to R8 in 2014 as part of a rezoning application for the entire subdivision. At the time, the subdivision was just three lots; however, earlier this year a preliminary layout review letter was issued for the final five lots (bringing the total number of lots in this subdivision to 23 single family lots spanning north to 45 Avenue NE). In 2014, Council had granted first and second reading to Zoning Bylaw Amendment Application No. 1007. In anticipation of potential neighbourhood

opposition, the applicant withdrew the application and the Public Hearing for that rezoning was cancelled. Since that time, only 4080 20 Street NE has been rezoned to R8, all other lots in this subdivision remain R7.

## **COMMENTS**

## **Engineering Department**

Secondary suites are generally exempt from off-site works and services. Engineering comments related to this proposal and site servicing will be provided directly to the applicant.

## **Building Department**

No concern with rezoning. BC Building Code applies.

#### Fire Department

No comment.

## Planning Department

Policy 8.3.25 within the OCP provides support for either a secondary suite or detached suite within all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

While the R8 zone would allow a separate detached suite instead of a secondary suite within a single family dwelling, it does not appear that this lot would be large enough to accommodate this in addition to the proposed residence.

Three parking spaces will be required for uses on the property (two for the single family dwelling and one for the *secondary suite*). It is unclear if adequate parking can be provided at on the subject property but given that this lot is almost identical in size to the lots to the south and the proposed single family dwelling is likely to be of similar size and form, staff feel that there is likely amble room to accommodate three parking spaces.

Parking requirements and suite footprint must be confirmed at the building permit stage.

This property is well suited to a *secondary suite* given their size and location. Subject to compliance with the BC Building Code, staff are in support of this rezoning application.

Prepared by: Brenda Kolenbrander

Planner

Appendices:

Appendix 1 - Location Map

Appendix 2 - Subject Property Map

Appendix 3 - Site Photo

Appendix 4 - OCP Map

Appendix 5 - Zoning Map

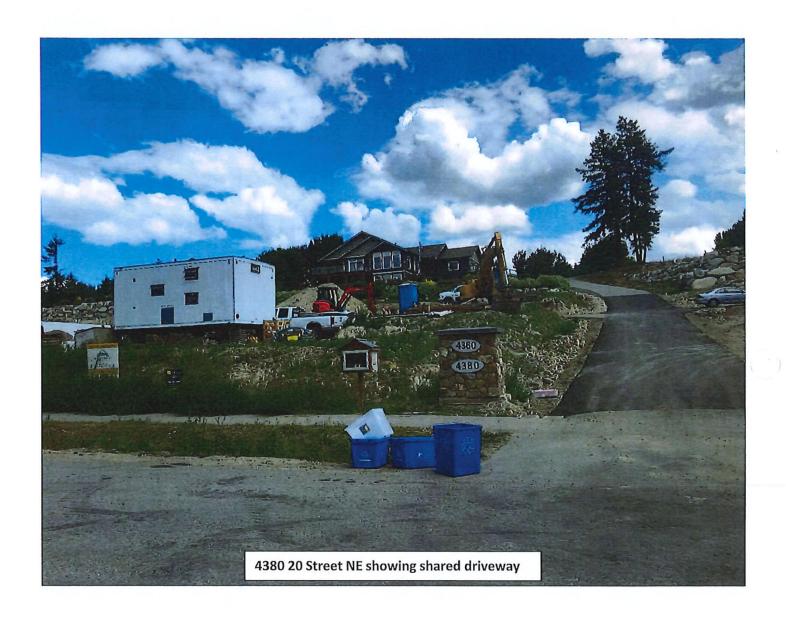
Appendix 6 - R8 Zoning Regulations

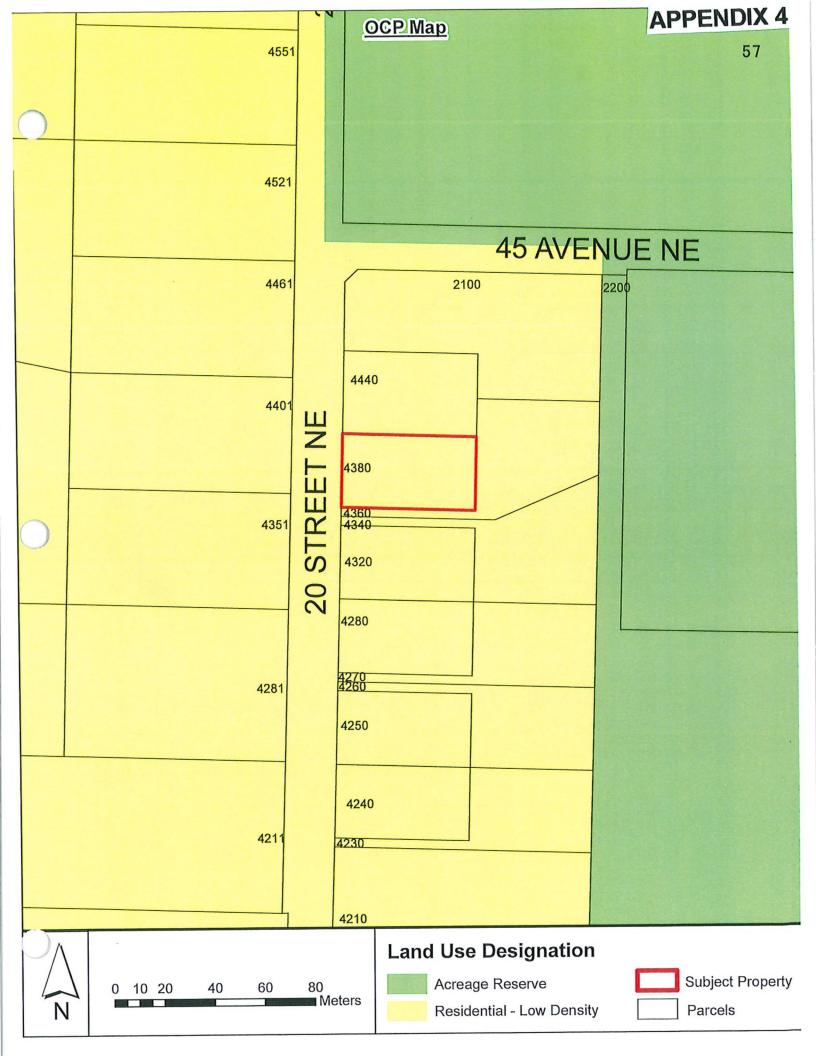
Reviewed by: Kevin Pearson, MCIP, RPP Director of Development Services

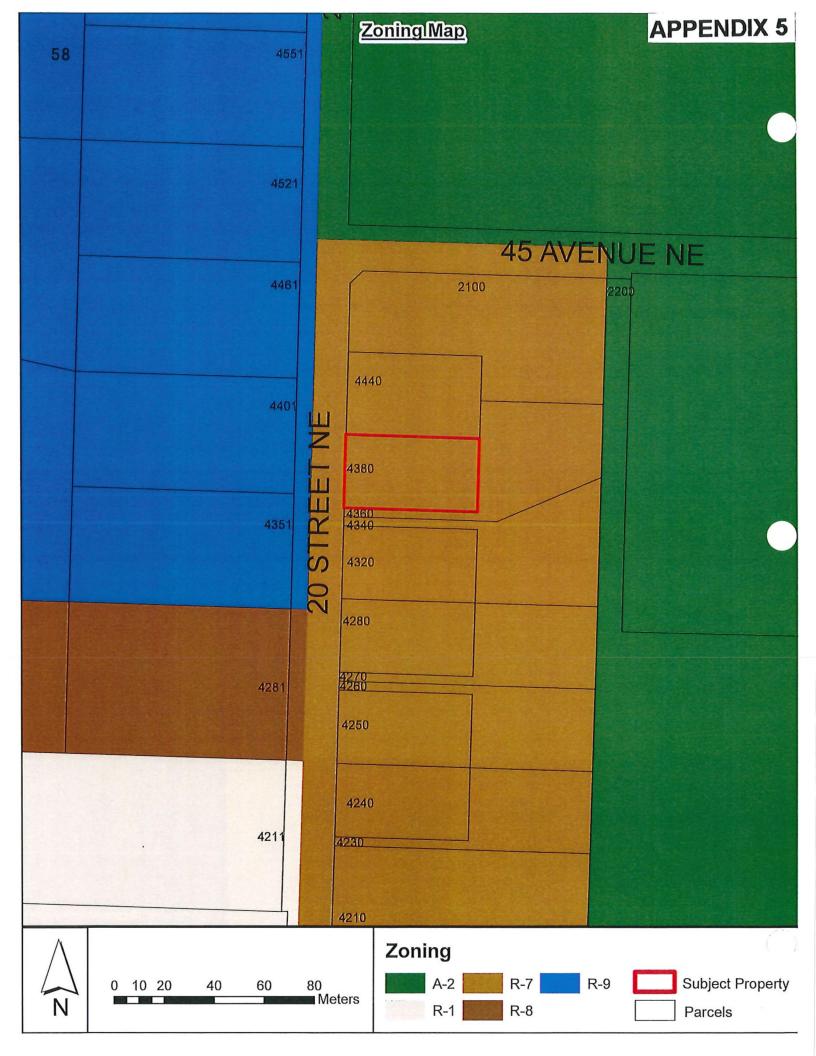


0 25 50 100 150 200 Meters Subject Property
Parcels









59

#### Purpose

The purpose of the R-8 *Zone* is to permit the use of a secondary suite contained within a single family dwelling or a detached suite contained within an accessory building.

## Regulations

On a parcel zoned R-8, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-8 Zone or those regulations contained elsewhere in this Bylaw.

## **Permitted Uses**

- 13.3 The following uses and no others are permitted in the R-8 Zone:
  - .1 boarders, limited to two;
  - .2 family childcare facility; #3082
  - .3 group childcare; #3082
  - .4 home occupation;
  - .5 public use;
  - .6 public utility;
  - .7 single family dwelling;
  - .8 accessory use, including secondary suite or detached suite.

## Maximum Number of Single Family Dwellings

13.4 One (1) single family dwelling shall be permitted per parcel.

## **Maximum Number of Secondary Suites**

13.5 One (1) secondary suite or one (1) detached suite is permitted per parcel.

## Maximum Height of Principal Building

13.6 The maximum height of the principal building shall be 10.0 metres (32.8 feet).

## **Maximum Height of Accessory Buildings**

13.7

- .1 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).
- .2 The maximum *height* of an *accessory building* containing a *detached suite* shall be 7.5 metres (24.6 feet).

## **Maximum Parcel Coverage**

13.8 The total maximum parcel coverage for principal and accessory buildings shall be 45% of the parcel area, of which 10% shall be the maximum parcel coverage for all accessory buildings, which may be increased to a maximum of 15% for all accessory buildings including those containing a detached suite provided the accessory building containing the detached suite has a lesser building area than the single family dwelling. #4272

#### Minimum Parcel Area

13.9

- .1 The minimum parcel area shall be 450.0 square metres (4,843.9 square feet).
- .2 The minimum parcel area of a parcel containing a detached suite shall be:
  - .1 With lane or second *street* frontage

465.0 square metres (5,005.2 square feet)

.2 Without lane or second *street* frontage

700.0 square metres (7534.7 square feet)

## Minimum Parcel Width

13.10

- .1 The minimum parcel width shall be 14.0 metres (45.9 feet).
- .2 The minimum parcel width of a parcel containing a detached suite shall be:
  - .1 With lane or second *street* frontage

15.0 metres (49.2 feet)

.2 Without lane or second street frontage

20.0 metres (65.6 feet)

## Maximum Floor Area and Floor Area Ratio

13.11

- .1 The maximum *floor area* of a *detached suite* shall be 90.0 square metres (968.8 square feet).
- .2 The maximum floor area ratio of a single family dwelling shall be 0.65.

## Minimum Setback of Principal Building

13.12 The minimum setback of the principal building from the:

.1	Front parcel line shall be	6.0 metres (19.7 feet)
.2	Rear parcel line shall be	6.0 metres (19.7 feet)
.3	Interior side parcel line shall be	1.5 metres (4.9 feet)
.4	Exterior side parcel line shall be	6.0 metres (19.7 feet)

- .5 Notwithstanding Sections 13.12.2 and 13.12.3., a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel* line provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet). #3426
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply #2811

## Minimum Setback of Accessory Buildings

13.13 The minimum *setback* of accessory *buildings* from the:

.1	Front parcel line shall be	6.0 metres (19.7 feet)
.2	Rear parcel line shall be	1.0 metre (3.3 feet)
.3	Interior side parcel line shall be	1.0 metre (3.3 feet)
.4	Exterior side parcel line shall be	6.0 metres (19.7 feet)
.5	Refer to "Pound and Animal Control Bylaw" for special se	etbacks which may apply. #2811

#### Minimum Setback of a Detached Suite

13.14 The minimum setback of an accessory building containing a detached suite from the:

.1	Front parcel line shall be	6.0 metres (19.7 feet)
.2	Rear parcel line shall be	3.0 metres (9.8 feet)
.3	Interior side parcel line shall be	2.0 metres (6.5 feet)
.4	Exterior side parcel line shall be	6.0 metres (19.7 feet)
.5	Parcel line adjacent to a lane	1.2 metres (3.9 feet)

## **Parking**

13.15

- .1 Parking shall be required as per Appendix I.
- .2 An offstreet parking space provided for a *secondary suite* or *detached suite* shall not be sited in tandem to a parking space provided for a *single family dwelling*.

#### **Detached Suite**

13.16 Refer to Section 4.2 for General Regulations.

## **CITY OF SALMON ARM**

## **BYLAW NO. 4469**

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in 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 Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403 from R7 (Large Lot Single Family Residential Zone) to R8 (Residential Suite Zone), as shown on Schedule "A".

## 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.

# 62 City of Salmon Arm Zoning Amendment Bylaw No. 4469

# 5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4469"				
READ A FIRST TIME THIS	DAYOF	2021		
READ A SECOND TIME THIS	DAY OF	2021		
READ A THIRD TIME THIS	DAYOF	2021		
ADOPTED BY COUNCIL THIS	DAY OF	2021		
		MAYOR		
		CORPORATE OFFICER		

Schedule "A"



THIS PAGE INTENTIONALLY LEFT BLANK

Item 10.3

## CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Traffic Amendment Bylaw No. 4470 be read a first, second and third time.

V	ote	Re	CC	r	d
_		-	:	4	3

- □ Carried Unanimously
- □ Carried
- Defeated
- Defeated Unanimously Opposed:
  - Harrison
  - Cannon
  - □ Eliason
  - Flynn
  - □ Lavery
  - Lindgren
  - □ Wallace Richmond

# CITY OF SALMONARM

TO:

His Worship Mayor Harrison and Members of Council

FROM:

Rob Niewenhuizen, Director of Engineering and Public Works

DATE:

July 16, 2021

SUBJECT:

AMENDMENT TO THE CITY OF SALMON ARM TRAFFIC BYLAW NO.

4470

#### RECOMMENDATION

THAT:

"City of Salmon Arm Traffic Bylaw No. 4470" be read a first, second and

third time.

#### **BACKGROUND:**

City's practices place responsibility of boulevard maintenance on the adjacent homeowner, including the mowing of grass and trimming of trees, with exception of City installed street trees. This Bylaw amendment clarifies the responsibility of City boulevard maintenance and further restricts any obstructions within the boulevard, bringing the bylaw inline with current City practices.

In addition, this amendment updates references to the "District," "Director of Operations," and property "Owner," and updates the standard Highway Use Permit form.

We respectfully recommend that the City of Salmon Arm Traffic Bylaw No. 4470 be amended as per the attached.

Rob Niewenhuizen, A.Sc.T.

Director of Engineering and Public Works

## CITY OF SALMON ARM

## **BYLAW NO. 4470**

# A bylaw to amend Traffic Bylaw No. 1971

WHEREAS it is deemed advisable to amend "City of Salmon Arm Traffic Bylaw No. 1971";

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

- 1. "District of Salmon Arm Traffic Bylaw No. 1971" PART I Definitions is hereby amended by the following:
  - a) adding the definition "City" in its appropriate location that reads:

"CITY" means the City of Salmon Arm.

b) deleting the definition for "DISTRICT".

And replacing "District" with "City" in the appropriate locations throughout the District of Salmon Arm Traffic Bylaw No. 1971.

- deleting the definition for "DIRECTOR OF OPERATIONS".
- d) deleting the definition for "DIRECTOR OF ENGINEERING AND PUBLIC WORKS".

And replacing it with:

"DIRECTOR" means the Director of Engineering and Public Works and the person appointed as such by the *City*, and any person delegated to assist them in carrying out their duties under this bylaw.

And replacing "DIRECTOR OF OPERATIONS" and "DIRECTOR OF ENGINEERING AND PUBLIC WORKS" with "DIRECTOR" in the appropriate locations throughout the District of Salmon Arm Traffic Bylaw No. 1971.

c) deleting the definition for "OWNER".

And replacing it with:

### "OWNER" means:

- a) as applied to a vehicle, the person who holds the legal title to the vehicle; or
- b) as applied to a vehicle, the person who is entitled to be and is in possession of the vehicle; or
- c) as applied to a vehicle, the person in whose name the vehicle is registered; or
- d) as applied to real property, the registered owner of a property immediately fronting a subject portion of a *Highway*.

- 2. <u>PART VI USE OF HIGHWAYS REGULATIONS</u> be amended by adding the following to subsection 606:
  - on the property or within the Boulevard

To read as follows:

- 606. Every person being the *owner* or occupier of real property shall cause all trees, shrubs or other vegetation on the property or within the *Boulevard* to be properly trimmed and cut back, so as to prevent physical obstruction or visibility impairment to pedestrian and vehicle traffic on the *sidewalk* or *highway*.
- 3. PART VI USE OF HIGHWAYS REGULATIONS be amended by adding the following:

#### 612. BOULEVARD OBSTRUCTIONS

- 1. Every person being the *Owner* or occupier of real property shall ensure no obstructions exist within the *Boulevard* which may negatively affect sightlines, the *City's* operations and maintenance procedures, or that are in contravention of any relevant guidelines, regulations or bylaws. This includes but is not limited to landscaping, vegetation, structures and vehicles.
- 2. The *Director of Engineering and Public Works*, acting reasonably, may require the modification or removal of any obstructions within the *Boulevard*, at the *Owner* or occupier's expense.
- 3. Subject to Item 4 and unless otherwise maintained by the *City*, the *Owner* or occupier of the property adjacent to a *Boulevard* shall be responsible for regular maintenance of plants, trees, lawn, shrubs or vegetation within that *Boulevard*.
- 4. Owner or occupiers shall not be responsible for City installed infrastructure or plantings within the Boulevard.
- 4. Schedule "A" Highway Use Permit is hereby deleted in its entirety and replaced with Schedule "A" Highway Use Permit, attached hereto and forming part of this bylaw.

#### 5. SEVERABILITY

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

#### 6. 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.

#### 7. EFFECTIVE DATE

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

8. This bylaw may be cited for all purposes as "City of Salmon Arm Traffic Amendment Bylaw No. 4470".

READ A FIRST TIME THIS	DAYOF	2021
READ A SECOND TIME THIS	DAYOF	2021
READ A THIRD TIME THIS	DAYOF	2021
ADOPTED BY COUNCIL THIS	DAYOF	2021
·		

MAYOR

CORPORATE OFFICER



#### CITY OF SALMON ARM

# Highway Use Permit Schedule "A"

#### City of Salmon Arm Traffic Bylaw 1971

DATE:	
PERMIT NO:	
FILE NO:	

#### NAME OF PERMITTEE:

#### ADDRESS OF PERMITTEE:

Pursuant to the provisions of City of Salmon Arm Traffic Bylaw No. 1971, permission is hereby granted to the above named Permittee to:

(see attached plan)

This permit shall be valid and subsisting from the day of , and at all times shall be subject to cancellation if the holder neglects, fails or refuses to observe and to comply with all the requirements of the City of Salmon Arm Traffic Bylaw No. 1971 and is issued subject to the following conditions:

- 1) That all necessary plans and specifications of any works involved have been deposited with the City Engineer and have been approved by him.
- 2) That the safety, economy, and convenience of the travelling public must at all times be recognized and all traffic control must be undertaken by the Permittee to the satisfaction of the City Engineer.
- That the Permittee shall at all times accept full responsibility for any accident that may occur or damage that may be done to any person or property whatsoever caused directly or indirectly by the said works, and shall save harmless and keep indemnified the City from all claims and demands whatsoever in respect of the works. That, prior to proceeding with any excavation, the Permittee will be responsible for notifying any public or private utility company whose works may be close to or affected by the installation.
- 4) This permission shall not be deemed to vest in the Permittee any right, title, or interest whatsoever in or to the lands upon which the works are constructed.
- 5) That this permit will be valid only for these specific works or uses of the City highway stated herein. A separate permit must be obtained cover all other alternations and additions.
- That the construction and maintenance of any works under this Permit will be carried out and completed to the satisfaction of the City Engineer.
- 7) That any person appointed by the City Engineer for that purpose will have free access at all times to all parts of any works constructed under this Permit for the purpose of inspecting the same.

## CITY OF SALMON ARM - Highway Use Permit - City of Salmon Arm Traffic Bylaw Page 2

- 8) That before opening up any highway or interfering with any public work under this Permit, notice in writing of intention to do so shall be given to the City Engineer not less than seven (7) clear days before the work is commenced.
- That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.
- That while reasonable care will be taken by the City to do as little damage as possible to any private work in carrying-out of the construction, extension, alterations, improvement, repair, or maintenance of any public work adjacent thereto, the City can accept no responsibility for any kind of such damage.
- That the Permittee shall hold and save harmless the City of Salmon Arm from and against all claims, damages and lien claims of every kind, arising out of or in any way connected with any works or other things for which this permit is issued.
- 12) This permission is granted only to the person or corporation named above, and any change in ownership to the property renders this permit void.
- This permit may be cancelled in the absolute discretion of the City Engineer without any notice or hearing.
- That the Permittee shall obtain and maintain during the term of this Permit a comprehensive general liability insurance policy providing coverage of not less that \$2,000,000.00 naming the City of Salmon Arm as "an additional named insured" and providing that the said policy shall not be cancelled, lapsed or materially altered without 30 days notice in writing to the City of Salmon Arm. A copy of such policy shall be delivered to the City of Salmon Arm prior to the issue of this Permit.
- 15) Other Conditions:

Signature of City Engineer

I, the applicant of this permit, agree to all terms and conditions expressed and am bound by all provisions of the City of Salmon Arm Traffic Bylaw No. 1971 and this permit. The required security being Dollars (\$ ) in cash or by irrevocable letter of credit to guarantee the fulfilment of the terms and conditions set out within the time specified in this permit.

Signature of P	ermittee	
Permit No.	issued this	day of

THIS PAGE INTENTIONALLY LEFT BLANK

### INFORMATIONAL CORRESPONDENCE - AUGUST 9, 2021

1.	Building Department - Building Statistics - July 2021	N
2.	Building Department - Building Permits - Yearly Statistics	N
3.	D. McGregor - email dated July 21, 2021 - Stopping the semi trucks from running red	Α
	lights on the Trans Canada - Enough is enough!	
4.	J. McEwan, Salmon Arm Fair GM – letter dated July 19, 2021 – Noise Bylaw	Α
5.	P. Wright, President, the Salmon Arm and Shuswap Lake Agricultural Association -	Α
	letter dated July 23, 2021 - Lighting on the South Fair Grounds	
6.	S. Milne, Administrative Club Director, Salmon Arm Snowblazers Snowmobile Club -	Α
	email dated July 28, 2021 - SA Snowblazers Club Seeking Support: UBCM Resolutions	
7.	Shuswap Watershed Council - 2020 Water Quality Report	N
8.	P. Kusack, Deputy Corporate Officer, City of Langley to Honourable Premier J. Horgan	N
	and Honourable A. Dix, Minister of Health - letter dated July 29, 2021 - Improvement	
	to Pre-Hospital Care System	
9.	M. LoVecchio, Director Indigenous Relations and Government Affairs, Canadian	N
	Pacific – letter dated August 3, 2021 - CP's Interim Extreme Weather Fire Risk	
	Mitigation Plan	

THIS PAGE INTENTIONALLY LEFT BLANK

Item 14.1

#### **CITY OF SALMON ARM**

Date: August 9, 2021

#### Presentation 3:30 p.m. (approximately)

NAME:

Lorraine Copas, SPARC BC

TOPIC:

Social Impact Assessment

#### Vote Record

- □ Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously Opposed:
  - □ Harrison
  - □ Cannon
  - □ Eliason
  - □ Flynn
  - Lavery
  - Lindgren
  - □ Wallace Richmond

THIS PAGE INTENTIONALLY LEFT BLANK

Item 22.1

#### CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Permit No. 434 be authorized for issuance for Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862, Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 1, Section 10, Township 20, Range 20, W6M, KDYD, Plan 3991, Except Plan KAP76862 in accordance with the Development Permit drawings attached as Appendix 1 to the Staff Report dated July 26, 2021;

AND THAT: Issuance of Development Permit No. 434 be withheld subject to:

- 1. Receipt of an Estimate and Irrevocable Letter of Credit in the amount of 125% of the Estimate for landscaping; and
- 2. Consolidation of Lots 1 and 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862 into one lot.

[West Urban Developments Ltd./LST Ventures Ltd.; 1230, 1260 and 1290 10 Avenue SW]

# Vote Record Carried Unanimously Carried Defeated Defeated Unanimously Opposed:

- □ Cannon
  □ Eliason
  □ Flynn
- ☐ Lavery ☐ Lindgren
- □ Wallace Richmond

Harrison

# SALMONARM

To:

His Worship Mayor Harrison and Members of Council

Date:

July 26, 2021

Subject:

Development Permit Application No. DP- 434 (Form and Character)

Civic Address:

1230, 1260 &1290 - 10 Avenue SW

Owner/Applicant: WestUrban Developments Ltd. (1307058 BC Ltd.)

#### STAFF RECOMENDATION

THAT:

Development Permit No. 434 be authorized for issuance for Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plans 6136, 35041 and KAP76862, Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 and Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 (1230, 1260 & 1290 - 10 Avenue SW) in accordance with the Development Permit drawings attached as APPENDIX 1;

AND THAT: Issuance of Development Permit No. 434 be withheld subject to:

- Receipt of an Estimate and Irrevocable Letter of Credit (in the amount of 125% of the Estimate) for landscaping and;
- 2. Consolidation of Lots 1 and 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 and Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plans 6136, 35041 and KAP76862 into one lot.

#### **PROPOSAL**

To review the Development Permit package attached as Appendix 1. The applicant is proposing the development of a mixed use commercial-residential building comprised of 80 one-bedroom and 60 two-bedroom units, and 496.7m² commercial space at ground level. Amenities for the residential component include secured bike storage for 140 bikes, 140 vehicle parking spaces partially underbuilding and 30 parking stalls for the commercial uses. A letter from the applicant details the development proposal and is included at Appendix 2. Large drawings to scale are available for viewing in the Planning Department.

#### **BACKGROUND**

The subject property fronts the south side of 10 Avenue SW and the development site is approximately 8948 m². On June 14, 2021 the subject property was rezoned from C3 – Service Commercial to C2 – Town Centre Commercial in order to accommodate the development as shown in Appendix 1. The subject property is designated "Town Centre Commercial" in the Official Community Plan (OCP) (see Appendices 3 to 6).

#### Adjacent Land Uses/Development:

North: 10 Avenue SW and shopping mall – Zoned C-7

South: Residential Strata - Zoned R-4

East: Single Family Residential Home – Zoned R1 and Commercial Building – Zone C3

West: Active Agriculture operation and single family dwelling - Zone C3

#### **COMMENTS**

#### **Building Department**

Part 3 building will require review by Registered Professionals (incl. Architect) at Building Permit stage. Geotechnical report supplied by the applicant is under review. Development in the Salmon River Flood Plain - minimum flood construction level is above the 352 m Geodetic Survey Coordinate.

#### Fire Department

No concerns.

#### **Engineering Department**

Engineering comments have been provided in the attached Engineering Servicing Report dated July 20, 2021 and is attached as Appendix 7.The road fronting the proposed development, 10 Avenue SW, is designated as an Urban Arterial Road requiring a total 25m Road width or 12.5m road dedication from centreline. In 2004 the subject property was part of a subdivision application in which the dedication of 10 Avenue SW fronting the site was dedicated, no further road dedication is required.

The Engineering Servicing Report outlines frontage upgrades along the 10 Avenue SW corridor include modification to the Urban Arterial Standard to accommodate an open ditch system, installation of a fire hydrant, curb, sidewalk, gutter, and street lighting.

#### Design Review Panel

At their June 30 meeting the Design Review Panel passed the following recommendation:

"THAT the DRP supports DP 434 as presented."

#### Planning Department

The subject property is situated in an emerging commercial node in close proximity to newer muti-family and medium density developments. In past OCPs, a mixed-use, commercial/residential village concept was envisioned for this area near the intersection of 10 Avenue SW and 10 Street SW; the neighbouring residential strata "Village at 10 & 10", the upgraded Piccadilly Mall and Piccadilly Terrace developments being catalysts for the vision. The recent construction of office buildings to the east of the subject property also serves as an example to this vision.

In 2011 a large tract of land including the subject property and adjacent lots were re-designated from Highway Service Commercial to City Centre Commercial. The idea for a City Centre Commercial land use designation was intended to establish the highest development design standards consistent with what is expected in the downtown core, the downtown waterfront and the newer uptown highway commercial node.

The proposed development is consistent with that vision and the development of a mixed use commercial/residential development would set the tone for development on adjacent land(s). Further to this, the Development Permit drawings are generally consistent with the "City Centre" design guidelines of Section 9.5 OCP. The applicant's letter attached as Appendix 2 outlines several ways in which their careful design complies with, and even exceeds, the guidelines of the OCP. In addition to those sections of the OCP noted in the letter, staff advise that the proposal is also consistent with Section 9.3.10 which encourages "developments in the City Centre to achieve a high development density, using methods such as 100% parcel coverage, 0m lot line setbacks, underground/underbuilding parking, and upper floor residential units".

It should be noted that at the time of rezoning input from the neighbouring property owners was taken into consideration and the applicant made site plan changes with regard to landscaping and the location of the recycling and refuse bins.

#### CONCLUSION

Staff recognize the excellent calibre of the Development Permit application submission and that the proposed Development Permit drawings are consistent with the City Centre guidelines. Staff recommend the Development Permit for approval.

Prepared by Melinda Smyrl, MCIP, RPP

Planner

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



**LOCATION PLAN** 

SITE LOCATION

#### **DRAWING INDEX**

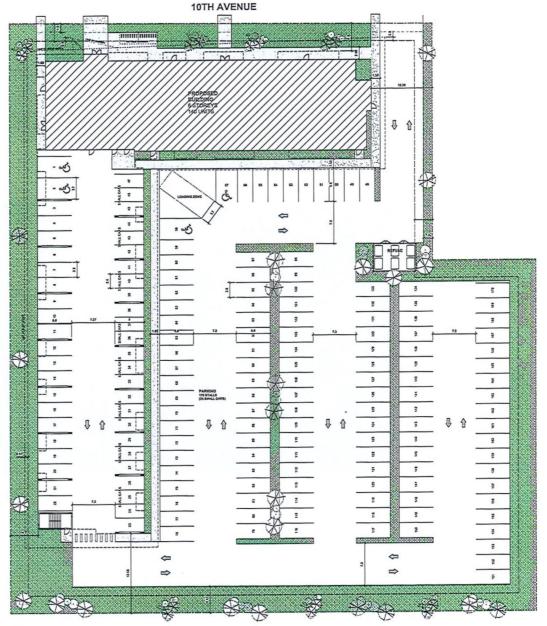
SITE PLAN & PROJECT DATA FLOOR PLANS UNIT PLANS ELEVATIONS ELEVATIONS MATERIALS PR1 PR2 PR3 PR4 PR5 PR6

#### **CONSULTANT LIST**

DEVELOPER/OWNER
WESTURBAN DEVELOPMENTS LTD.
Sean Roy, CEO
111-2036 South Island Hwy, Campbell River, BC V9W 0E8
250,914,8485 sroy@westurban.ca

ARCHITECT
THUJA ARCHITECTURE STUDIO LTD.
Tanis Frame, Architect AIBC, LEED AP
41209 Horizon Dr Squamish BC V8B 0Y7
250,850,790
info@thujaarchitecture.ca

COME ADDRESS:  COMMING: C. TOMING: C. TOMING	PROJECT DATA			
1200 TIROS A 1230 10TH AVENUE, BALMON ARMS BC DININGS CH. TOWN CENTER COMMERCIAL ZOME TOTAL LOT SEEL TOTAL LOT	LEGAL ADDRESS;			
COMMING	CIVIC ADDRESS:	NA ANTHEIR	SAL MON ARI	400
CO-TOMN CENTER COUNTERCH. TOME  TOTAL LOT SEE  1- CSAY EGAL  EDIDING AREA  EDIDING AREA  EDIDING AREA  EDIDING AREA  EDIDING AREA  EDIDING AREA  1- CSAY EDAL  1- CSAY EDA		UNAFHUE	and and	
*** LOSS FORM**  *** LO	C2 - TOWN CENTER	COMMERCI	AL ZONE	
PROPOSED POOTPRINT BS.1.1 SAU ANT GRADID:  - TURN BOAL PRESIDENTIAL ON  - TURN BOAL PRESIDENTIAL ON  - TURN BOAL PROPOSED  - TURN BO	TOTAL LOT SIZE +/- 8387 SQ.M.			
PLOOR AREAS  PLOOR AREAS  AMAY COMMERCELL  48A 7 S.D.M.  177-13 S.	BUILDING AREA:			
MANI COMMERCIAL 4887 SO S.M.  THE STATE OF T	PROPOSED FOOTPR	2185.6	SQ.M. (RESID	DENTIAL ON
1794.5 S.M.   1794.6 S.M.	FLOOR AREAS:			
THORN THE COURT OF	MAIN (COMMERCIAL)			
100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100	THIND	1724.3	NO.	
100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100	FOURTH	1724.3	M.DI	
100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100	FIFTH	1724,3	JO.M.	
COURTED DECK AREAS  TIL SCAN, ** 5-68.5 S.M.  COMAINON MANNY)  55.4 EO.M.  50.4 EO.M.  50.				
COMMON NAME SALE SOLE  COMMON RECORD  SALE SOLE  COMMON RECORD  SALE SOLE  SA			SU.M.	
COMMON PRINTS  344.2 BOAM.  COMMON PRINTS  344.2 BOAM.  COMMON PRINTS  344.2 BOAM.	113.1 SO.M	EAS: , '5 = 565.5	SQ.M.	
COMMON PRINTS  344.2 BOAM.  COMMON PRINTS  344.2 BOAM.  COMMON PRINTS  344.2 BOAM.	COMMON (MAIN)	354,4 B	D.M.	
COMMON POURTS  344.2 SOAM  COMMON RETURN  1074. PET 1  3994.3 SAM  1074. PET 1  1074. PE	COMMON (SECOND)	348.25	D.M.	
COMMON (CONTROL (CONT	COMMON (THIRD)	348,2 5	D.M.	
COMMON (CONTROL (CONT	COMMON (FOURTH)	348.25	O.M.	
TOTAL (GROSE) 11771-1 9GAM.  PLOOR AREA MANDON PROPOSED 14-0  BORSHITY PROPOSED 14-0  BORSHITY PROPOSED 14-0  BORSHITY B	CONMON (SIXTH)	348.25	O.M.	
TOTAL (GROSE) 11771-1 9GAM.  PLOOR AREA MANDON PROPOSED 14-0  BORSHITY PROPOSED 14-0  BORSHITY PROPOSED 14-0  BORSHITY B	TOTAL (NET)	2093.4 3	Q.M.	
PROPOSED 1-40 BIRSTIPY BIRST	TOTAL (GROSS)	11779,1 5	Q.M.	
PRIOPOSED: 46 UNITS  RET COVERAGE ALLOWED: 150% ALT COVERAGE ALLOWED: 150% ALT COVERAGE BELL DIVERT 150% BEL	PROPOSED: 1.40	HE .		
ALLOWED, 100%, TO GUAD.  TO GUAD.  THE CONTROL OF T	DENSITY: PROPOSED: 140 UNI	TS		
ALLOWED, 100%, TO GUAD.  TO GUAD.  THE CONTROL OF T	SITT COVERAGE:			
PROPOSED N.1.1. (A T GIAGO)	ALLOWED: 100%			
STANDARD STROMPT  STANDARD  STANDARD	PROPOSED: 10.1% (/	AT GRADE)		
### \$10HEM 2-39M MONIMUM  WINT COUNT: MAN	20% (RI	ESIDENTW	FOOTPRINT	OVER)
### ARCHING: ### COMMERCIAL 179 FOR LAND. ###	BUILDING HEIGHT:	MUMBO		
ONE BEDIDOOM 0 16 Pt 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	UNIT COUNT:	MAIN	2ND-6TH	BUILDING
TWO BEDDOOM 0 12 75 9 0  TOTAL 9 28 79 149  TOTAL 9 28 79 149  TOTAL 9 28 79 149  TOTAL 9 38 79 79 79 79 79 79 79 79 79 79 79 79 79	STUDIO BEDROOM		ספים	0
THERE EXPROVED 0 0(1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1 (1) 1	ONE BEDROOM		16 (*5)	
1071AL   8 28 (%) 146	TWO BEDROOM		0 (*5)	
### DEPONDED ### D				
PROOF   DOITH)		٠.		
RILLAY (SOUTH) 13.65M	EBONG MORTH		ANU	
PROVIDED  STANOARD:  HESIDENTIAL: 1 PER UNIT: 14  CDMMERCIAL: 1-20 SQ.W.: 2:  TOTAL  PROVIDED  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP STALL CAR GOS ALLOWED: 2:  STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP GOS ALLOWED: 2:  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP STALLS (PK REGDT) HANGICAP STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STANOARD: HANGICAP STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STAN	REAR (SOUTH)		13.00M	
PROVIDED  STANOARD:  HESIDENTIAL: 1 PER UNIT: 14  CDMMERCIAL: 1-20 SQ.W.: 2:  TOTAL  PROVIDED  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP STALL CAR GOS ALLOWED: 2:  STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP GOS ALLOWED: 2:  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP STALLS (PK REGDT) HANGICAP STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STALLS (PK REGDT) HANGICAP STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STANOARD: HANGICAP STALL CAR GOS ALLOWED: 2:  STANOARD: HANGICAP STAN	SIDE (EAST)		10.30M	
REQUIRED   RESIDENTIAL: 1 PER UNIT: 14	SIDE (WEST)			
TOTAL COMMERCIAL: 1:20 SQ.M.: 31 PROVIDED STANDARD: 14 HANDICAP STALLS [2% REGTD] 44 SMALL CAR (20% ALL GOVED) 2	PARKING:			
PROVIDED  STANDARD: HANDICAP STALLS (2% REOD)  STANDARD: HANDICAP STALLS (2% REOD)  AUGUST ALLOWED)  20	CORUDOR	RESIDENT	ALI 1 PER L	NIT: 14
BTANDARD: 14 HANDICAP STALLS (2% REO'D) 4 SWALL CAR (20% ALLOWED) 2	TOTAL	COMME	170 50	17
HANDICAP STALLS (2% REQT) 4	PROVIDED			
SMALL CAR (20% ALLOWED) 2	STA	NDARD:		14
SMALL CARCIZITE ALLCHYED) 2	HAN	DICAP STA	LLS (2% REQ	0)
TOTAL 17			SALL THE DI	







ISSUED FOR REVIEW APR 23 2021

SALMON ARM DEVELOPMENT

SITE PLAN

SITE PLAN

## **SALMON ARM APARTMENT**

**SALMON ARM BC** 

PREPARED BY

THUJA ARCHITECTURE STUDIO LTD.



**APRIL 2021** 

SET NO.

**ISSUED FOR DEVELOPMENT PERMIT** 









#### MATERIAL LEGEND

1) FIBRE CEMENT LAP SIDING - WEATHERED WOOD

SIBRE CEMENT LAP SIDING - SHOU SUGI BAN
 CEDAR RENDITIONS 'TIMBERLINE'
 FIBRE CEMENT PANELS IN DARK GREY
 SOFFIT - CEDAR RENDITIONS 'TIMBERLINE'

FASCIA - BLACK FIBRE CEMENT

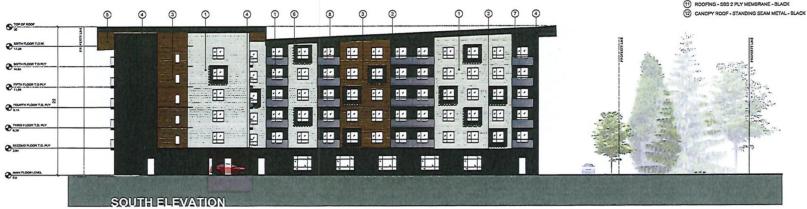
RAILINGS - BLACK ALUMINUM

VINYL WINDOWS - BLACK
 WEATHERED WOOD BEAM

10 DECK SOFFIT - BLACK PERFORATED ALUMINUM 11 ROOFING - SBS 2 PLY MEMBRANE - BLACK



ISSUED FOR REVIEW APR 23 2021



SALMON ARM DEVELOPMENT

ELEVATIONS

MAE AS NOTED

PR5

















CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION, ALL WORK TO SE DONE IN ACCORDANCE WITH THE SLC, BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING

COPYRIGHT RESERVED. THESE PLANS ARE I PROPERTY OF THUJA ARCHITECTIME STUDIO. HE USED SOLLY FOR THE PROJECT SHOW UNAUTHORIZED REPRODUCTION ON USE IN A





ISSUED FOR REVIEW APR 23 2021

SALMON ARM DEVELOPMENT

....

MATERIALS

MAL AS NOTED PROJECT NO. \_\_\_\_\_

PR6

#### PROJECT PLANT LIST

LEGEND

CS

000

W

PROPERTY LINES

LINE OF FLOORS ABOVE

BRUSH FINISH CONCRETE WALKWAYS

DECORATIVE PAVING AREAS BRICK UNIT PAVING, EXPOSED AGGREGATE OR STAMPED CONCRETE FINISH - TBD

DRAIN ROCK cw 2" x 4" PTW EDGER 200 MM DEPTH MIN TYP, LOCALLY AVAILABLE 3"-6" DIA. WASHED ROUND RIVER ROCK ON APPROVED FILTER FABRIC.

LAWN = SOD ON 150 MM MIN DEPTH

3/4" WASHED ROCK GROUNDCOVER ON FILTER FABRIC ON APPROVED

PT 4x4 WOOD EDGER TO SEPARATE

- STYLE VERTICAL SLATS & STAIN COLOUR TO COMPLIMENT BLD. TBD

GROWING MEDIUM. 450 MM MIN DEPTH FOR SHRUBS 700 MM MIN FOR TREES

APPROVED GROWING MEDIUM

PLANTING BED CW 60 MM OF

PT WOOD PRIVACY FENCE

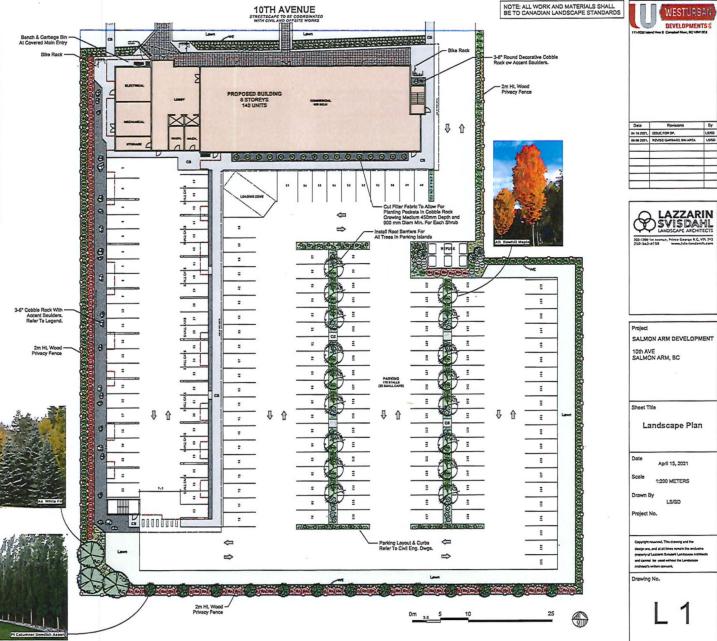
LOCALLY SOURCED ACCENT

BENCH C/W BACKREST (STYLE TO BE DETERMINED) CORA BIKE RACK (OR APPROVED EQUIV.)

BEAR PROOF GARBAGE BIN

BOUILDERS

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
_	TREES			
AB	Acer rubrum 'Bowhall'	Bowhall Maple	17	6.5cm Cal.
Pt	Populus tremula 'Erecta'	Columnar Swedish Aspen	13	6.5cm Cal.
Ac	Ables concolor	White Fir	3	2m
PpH	Picea pungens "Hoopsil"	Hoopsil Blue Spruce	3	2m
	SHRUBS			
Brg	Berberis thunbergil 'Rose Glow'	Rose Glow Barberry	47	#2pot
CaK	Comus sericea "Kelseyi"	Dwarf Kelsey Dogwood	31	#2pot
CsF	Cornus sericea ' Farrow'	Artic Fire Dogwood (Dwarf)	81	#2pot
HH	Rosa rugosa "Henry Hudson"	Henry Hudson Rose (White)	8	#2pat
Og	Mahonia aquifolium	Tall Oregon Grape	140	#2pot
Pm	Pinus mugo pumilio	Dwarf Mugo Pine	46	#2pot
Rn	Rosa woodsli	Prairie Rose	60	#2pot
Yg	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	44	#1pot
Y	Yucca glauca	Soapweed	16	#1pot
	ORNAMENTAL GRASSES			
Ck	Calamagrostis x acutifolia "Karl Foerster"	Feather Reed Grass	49	#1pot
Dc	Deschampia cespitosa 'Goldtau'	Goldtau Tufted Hairgrass	199	#1pot
н	Helictotrichon sempervirens	Blue Ont Gmss	88_	#1pot
k	Koeleria glauca	Blue Hair Grass	125	#1pot
Sh	Sporobolus heterolepis	Prairie Dropseed	25	#1pot
	PERENNIALS/GROUNDCOVERS			
sc	Salvia nemorosa 'Caradonna'	Caradonna Sage	41	#1pot
N	Nepeta x faassenii 'Oropmore'	Dropmore Catmint	78	#1pot







May 13, 2021

City of Salmon Arm Development Services P.O. Box 40 500 2 Avenue NE Salmon Arm, BC V1E 4N2

Dear Salmon Arm planners,

RE: Submission for 1290, 1260 & 1230 10th AVE SW, SALMON ARM BC

This "Letter of Proposal" is to accompany the Development Permit Submission package for 1290, 1260 & 1230 10<sup>th</sup> Ave SW.

#### 1. Project description/analysis

The proposed project is a mixed commercial and multi-family development consisting of a six storey apartment building with 140 market rental units and 497 SQ.M. (5,346 sqft) of commercial space. The project is located on the 10<sup>th</sup> Ave SW arterial, across from the "Mall at Picadilly," which will give residents immediate access to groceries and other retail and entertainment needs within a short walk. The proposed location falls within the "C2- Commercial Town Centre Zone," although it is in fact several blocks southwest of the larger town centre commercial core. The subject property is currently a mix of low-density residential housing and a large commercial building. The proposed project will create a striking land mark for the neighborhood, and provide an attractive streetscape across from the mall parking lot. The project will increase and enhance the stock of rental housing available, ensuring that affordable housing units exist for current residents in a location that will promote use of walking, biking and public transit.

The local neighbourhood lacks a cohesive design structure, and currently combines a variety of residential houses (nestled along minor roads set back from the artery), larger-mass commercial buildings along the 10<sup>th</sup> Ave SW artery, and open, agricultural land. Although the neighbourhood falls in the "City Centre Development Permit Area," it is separated from the main core of the City Centre, and does not resemble the architecture described there. There are no neighboring buildings that will be directly adjacent to the proposed apartment, nor are there any that resemble the 3-storey buildings highlighted in the OCP for the City Centre DP area. Clearly this neighbourhood was included in the

OCP as a commercial city centre zone as a planning tool for what it has the potential to become, rather than as a reflection of its current character.

The proposed project will support the evolution of the neighborhood towards a place that feels more like a city centre. It will feature high-quality finishing materials and design elements to introduce a landmark building with a high aesthetic standard. Furthermore, it appears that existing commercial entities along 10<sup>th</sup> Ave SW have been designed with solely a vehicle-visitor focus in mind. The landscaping, design and placement of the proposed building will create a pleasant streetscape for pedestrians in this area. The site plan will also be designed to avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the siting of the building to minimize impacts on adjacent development. (The building itself will actually help to shield the residential neighborhood adjacent to the south from noise and lights associated with 10<sup>th</sup> Ave SW and the Mall.)

The building will include a mix of studio, one-bed and two-bedroom units to cater to a variety of tenants. The apartments will remain in the rental pool, and not be stratified, to ensure that it will address 'market-rate' housing needs in perpetuity. The building location provides easy walking and biking access for residents to many local resources, such as groceries, restaurants, shopping, and Blackburn Park. Residents can also easily take public transit to access the city centre of Salmon arm, as well as natural features such as the McGuire Lake Park and the Pileated Woods Trail system. Increasing the population base in this location will seed the beginning of this new town centre neighbourhood to promote further pedestrian-focused growth in the area.

#### 2. Architectural and Landscaping Design rationale

#### A. Form and Character

The form and character of the development provides a varying scale throughout the development by way of varying building massing and form typologies. The building utilizes similar high-quality materials to create a cohesive development, although the juxtaposition and variation of these materials creates visual interest and eliminates any monotony. The materials are selected for durability, and emulate natural tones such as weathered wood, cedar and grey stone colouring. The building has distinctive canopies at entry points, and plentiful decks and windows overlooking the sidewalks and open areas to engage the public realm. Building entrances are connected to sidewalks and show clear entry points to the building.

The location of the building allows for a buffer dedicated to landscaping and pedestrian pathways. The placement also addresses neighbouring sites, solar paths, parking needs and vehicular movement.

#### B. Signage

The signage for the development will be located directly on the building facade to identify the building, close to ground level as appropriate. Lighting will be directed to only illuminate the signage when required. All signage will be consistent with the architectural style of the development.

#### C. Siting, Landscaping and Screening

The site is subject to development permit guidelines for commercial buildings in the City Centre Development Permit Area. The lot is essentially flat, with no unusual challenges to construction. Existing vegetation consists mainly of grass, with only a few trees, which will have to be removed during construction, but extensive landscaping will be undertaken after construction to provide green space around three sides of the property, including many new trees to be planted.

All landscape and screening has been designed by a registered Landscape Architect, and the plan incorporates appropriate plant species and locations for the area of the development. Trees, shrubs and other plantings will be placed along the road frontage on 10<sup>th</sup> Ave. SW to enhance the pedestrian experience. The remaining perimeters of the property will also have a landscaped buffer to provide a barrier to the private balconies at ground level and protect the privacy of neighbouring properties, as well as to provide sound attenuation from the ground-level parking spaces.

All commercial space will be located on the ground level of the north wing of the building, aligned along the main road frontage, and adjacent to the existing commercial-use lot on the east side of the proposed project. The refuse service area and mechanical services will be screened by hard and soft landscaping features, to mitigate impacts on public view and noise pollution.

The site plan minimizes shadowing of neighboring properties by using a compact footprint, honoring wide setbacks, and placing the building right along the northern and western setbacks of the site plan.

#### D. Lighting

All lighting will be full cut off luminaries. The building will have soffit lighting that operates on a solar activated lens, and provides a warm glow to the underside of the roof line. Lighting will be provided at the entry canopies of the apartment by way of solar activated soffit lighting. The parking area and pedestrian pathways will be lit with full cut off lights providing security and safety at night.

#### E. Parking

The surface parking lot is behind the building, hidden from the view of the main road. Parking consists of 30 commercial parking stalls and 140 residential parking stalls, 47 of which are sheltered under the cover of the west wing of the building. All on-site traffic will use a single entrance point to the property, with a Two-way vehicular access drive, and pedestrian access at rear of building from parking to minimize vehicle-pedestrian interactions. Perimeter landscaping will screen parking and provide a buffer from adjacent properties.

Short term bicycle parking is located at bike racks outside, while long term secure bicycle parking is provided for each apartment within the building, off the ground floor lobby. Handicap stalls are

provided as required.

#### 3. Rationale:

a. DP Primary Objectives Compliance

This project supports the primary objectives of the "City Centre Development Permit Area," including:

- quality building, site, landscape and streetscape design with the highest level of architectural standards, enhancing the architectural character of the neighborhood by providing a landmark building
- supporting high levels of safe and varied pedestrian use by enhancing the street scape
- tailoring new City Centre commercial development to local site conditions by providing a local population centre in a new city centre neighbourhood
- promoting environmentally sensitive building and landscape approaches through highly efficient land use

#### b. DP Guideline Compliance

In most respects the project strongly complies with the *Siting and Building Guidelines* defined in the "City Centre Development Permit Area." However, as noted above, the neighbourhood does not currently reflect many of the building types and/or character attributes defined for this permit area, and therefore due to context, the project is not able to meet certain guidelines in a literal fashion. For example:

9.5.9 Design buildings to provide visual and functional continuity with existing buildings and streetscapes.

9.5.10 Design buildings to be consistent or complementary with the proportion, scale and massing of commercial buildings adjacent to the new development.

In fact, the project will provide a streetscape with a higher quality of architecture and landscaping than the adjacent and nearby properties, which meets the design guidelines in many ways that the nearby properties do not. (Such as high-quality design, visual disruption of massing, visual division into separate storefronts, pedestrian focused streetscape, landscape buffers, locating parking behind buildings, etc.) Although the scale of the building is larger than the nearby buildings, this will be mitigated by the elements of the building designed to break up the building mass. Importantly, establishing a larger population base in this neighbourhood will help to make it more pedestrian focused, and provide an immediate local clientele for future projects in the neighbourhood to serve in a pedestrian-focused way.

In Conclusion

In almost all respects, the development conforms to the key objectives and guidelines for development permits in this category. The project will make highly efficient use of the available land, while providing commercial space and rental apartments in a location that will foster walking, biking and use of public transport. Overall the building will positively contribute toward the character of the neighbourhood and provide a local population base that will support further city-center character growth in that area. Should you require and further information or clarification, please do not hesitate to contact me.

Sincerely,

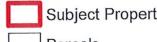
Tanis Frame

Architect AIBC, LEED AP

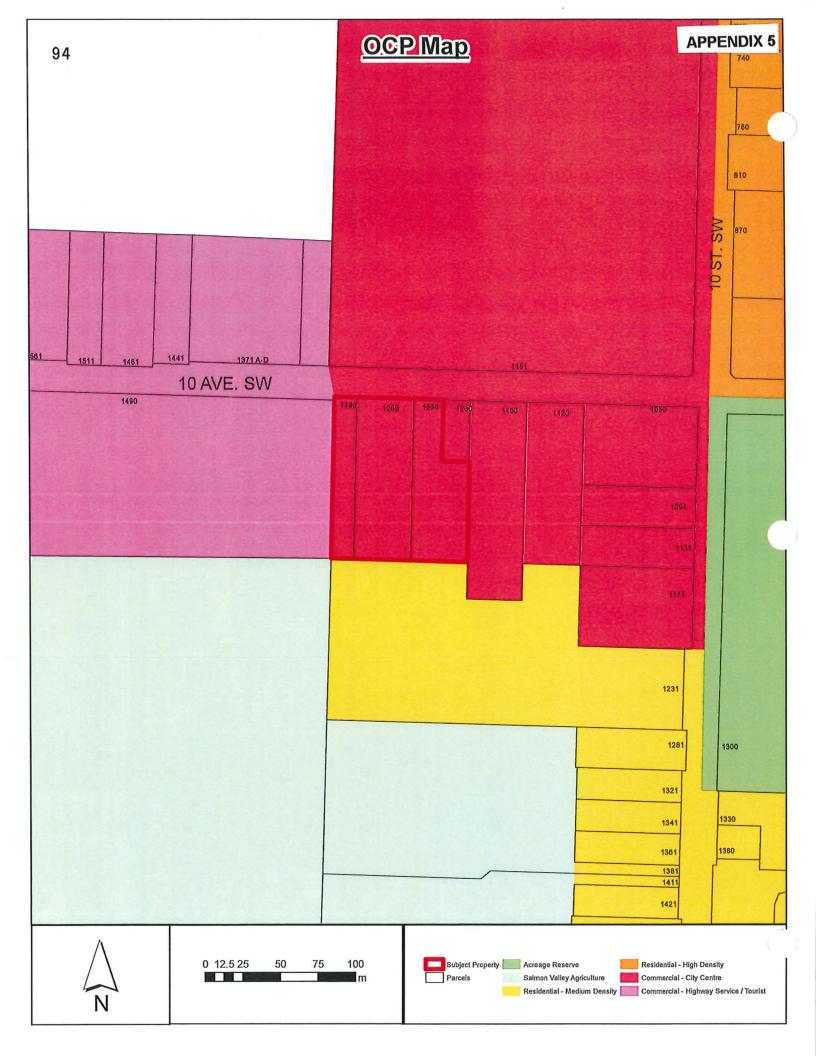


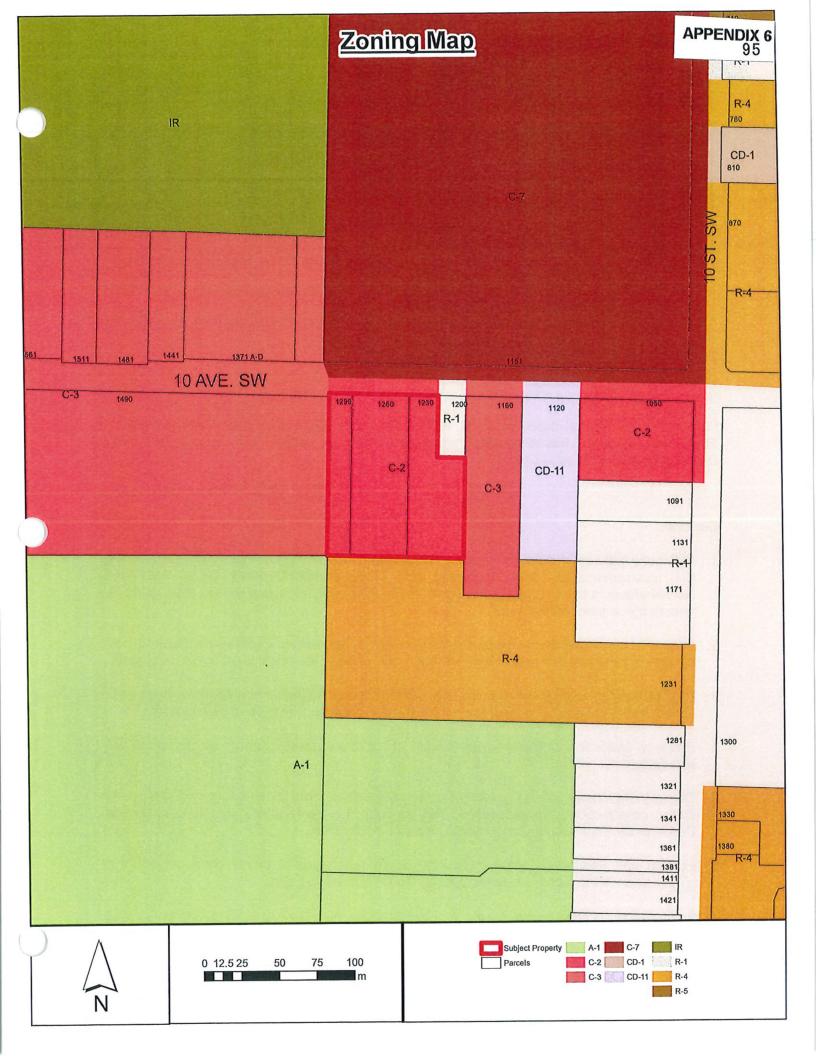


Ortho Photo Date: 2021



Parcels





# SALMONARM

Memorandum from the Engineering and Public Works Department

TO:

Kevin Pearson, Director of Development Services

DATE:

July 22, 2021

PREPARED BY:

Matt Gienger, Engineering Assistant

OWNER:

LST Ventures Ltd.

APPLICANT: SUBJECT:

WestUrban Developments Ltd Development Permit DP-434

LEGAL:

Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan

KAP76862 (PID:010-732-462)

Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan

KAP76862 (PID: 010-732-446)

Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plans

6136, 35041 and KAP76862 (PID: 002-834-910)

CIVIC:

1230, 1260 & 1290 10 Avenue SW

Further to your referral dated June 14, 2021, we provide the following servicing information. These comments are based on amalgamation of the three subject lots, as indicated in the Development Permit application:

#### General:

- 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 prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
- 7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement and relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

- 8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
- 9. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

#### Roads / Access:

- 10 Avenue SW, on the subject properties northern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Available records indicate that no additional dedication is required. All dimensions and areas of dedication to be confirmed by BCLS.
- 2. 10 Avenue SW is currently constructed to an Interim Urban Arterial Road standard. Upgrading to a modified Urban Arterial Road standard is required, in accordance with Specification Drawing No. RD-4, with consideration for the planned open drainage system (see Drainage Section 1). Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction, street lighting, street drainage, fire hydrants, and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
- 4. As 10 Avenue SW is designated as an Arterial Road, accesses shall be designed by keeping to a minimum number. Only one (1) 8.0m wide driveway access with culvert will be permitted onto 10 Avenue SW. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.
- 5. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

#### Water:

- 1. The subject property fronts a 200mm diameter Zone 1 watermain on 10 Avenue SW. No upgrades will be required at this time.
- 2. Water service is to be provided by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Only one water service is permitted per parcel, all unused services to be decommissioned at main. Owner / Developer is responsible for all associated costs.

- 3. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
- 4. Fire protection requirements to be confirmed with the Building Department and Fire Department.
- 5. Records indicate existing fire hydrant approximately 50 meters east of easternmost frontage of 1230 10 Ave SW. Fire hydrant installation will be required, spaced 90m from existing hydrant to meet the commercial density spacing requirements.

#### Sanitary:

- The subject property fronts a 305mm diameter AC sanitary sewer and a 200mm diameter sanitary sewer on 10 Ave SW. The 200mm main terminates within the frontage of 1290 10 Ave SW. No upgrades will be required at this time.
- 2. Records indicate that the existing properties are each serviced by City sanitary sewer. The subject parcel is to be serviced by a single sanitary service connection, adequately sized (minimum 100mm) to satisfy the requirements of the development. Only one sanitary sewer service is permitted per parcel, all unused services to be decommissioned at main. Owner / Developer is responsible for all associated costs.
- 3. The subject property is in an area with no known capacity issues according to the City's Sanitary Master Plan (2016), which indicates the 305mm sanitary main is able to increase capacity by approximately 20 L/s. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sani System to receive the proposed discharge from the development, including review of the lift station at 681 10 Ave SW. Any necessary upgrades will be the responsibility of the Owner / Developer.

#### Drainage:

- The subject property fronts a 1730mm diameter storm sewer main on 10 Ave SW. Due to the limited capacity of this storm sewer main and other considerations, an open drainage system has been designed for this area, which requires a modification to the Urban Arterial Standard. Owner / Developer's engineer will be required to incorporate this design into their drawings for the development.
- 2. Records indicate that the existing property is not serviced by City storm sewer.
- An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
- 4. Geotech reports in this area recommend against rock pits. Site should connect into the municipal system; however should be designed such that in the event of capacity issues in the main line, stormwater will daylight on site and have a safe flow route off the site and onto 10 Ave SW.

5. Discharge into the Municipal Stormwater Collection System shall be in accordance with Section 7.3. The subject property shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Storm infrastructure in this area is known to have capacity issues; therefore, controlling to 2 year pre-development storm flows is required. 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) is required.

**Matt Gienger** 

**Engineering Assistant** 

Jenn Wilson P.Eng., LEED ® AP

City Engineer

100 From: Gary Mattie

Sent: Monday, August 2, 2021 11:06 PM

To: Caylee Simmons

Subject: Development Permit D-434- Westurban Developments August 3rd Meeting

City of Salmon Arm,

We are the owners of 1200 10th Ave SW and would like to attend all meetings associated with this application.

We do have a few concerns with this development that should be discussed prior to going forward.

I have read through the staff report

1: Wooden fence between the properties. This is unacceptable.

Westurban would be ripping out our existing chain link fence and replacing it with wood. Wood requires ongoing maintenance by both parties indefinitely. (Think 20 years down the road and now its a dilapidated fence.)

Our property has several fruit and sumac trees growing through the existing chain-link fence. To fence on the property line, Westurban will want to remove most of the trees that keep our property private and cool. This is important because the proposal has our property completely surrounded by concrete.

Several birds frequent these trees and nest within them. Along the fence also grow grapevines that are heritage varieties, likely planted in the 80's. We would like to retain these trees and vines.

Solution: Replace chain link with chain link, except 8 feet high for security, and with privacy slats (90% coverage).

Note: lower fencing or jersey barriers might be recommended for the front section, closest to the 10 Avenue SW, to assist with clear visibility for traffic.

#### 2: Access to and from 10 Avenue SW

The 10 Ave SW entrance/exit to the Piccadilly Mall parking lot is very hazardous. The addition of this development will only be increasing the risk, by increasing the volume of traffic, during the construction phase, and during ongoing tenancy.

This could be resolved through the use of stop signage, sidewalks and crosswalks. We would ask that sidewalks be placed on the south side of 10th Avenue as well.

#### 3: Location of Refuse Bins

The proposed location of the trash collection is at the SW corner to our property will cause noise (banging of bin covers) and odor concerns, Also, it totally disrupts the traffic flow in the parking lot of the proposed plan. I would recommend that this be relocated to the more central location for the residents at parking spaces 97 thru 99. This proposed location should also reduce both the noise and odor issues.

Warm regards,

Verna Burton and Gary Mattie

From: DOUG Bates

Sent: Wednesday, August 4, 2021 9:14 AM

To: Caylee Simmons

Subject: West Urban Development proposal DP 434

City of Salmon Arm

Notice regarding Development Permit No. DP 434 to be heard by Salmon Arm City Council on August 9, 2021 is acknowledged.

My previous correspondence of February 22, 2021 as it relates to this project set out concerns that I had with the proposal.

I would first like to commend Westurban for revisions made to their plans that did accommodate some of our concerns as homeowners directly affected by this development.

After reviewing the new drawings I note that there are still areas that could be addressed further.

The use of Aspen trees between our property lines and perimeter fencing are two issues of concern for me and other property owners.

We made it clear at the outset that having deciduous trees with their root systems and leaves was a problem for us.

Surely there are other options available that would still provide adequate screening/privacy for both parties.

As far as the common property line fencing is concerned, I believe further discussion is needed to satisfy residents on our side of the line.

A number of questions come to mind such as one fence/two fence options, maintenance, composition of materials used etc.

Overall, I believe that six stories is still too large of a structure and the south leg of the building towards our properties could be reduced to three stories.

Also, having the large number of parking spaces allotted is going to have a profound effect with traffic congestion, noise and strain on the city's infrastructure.

I appreciate being given the opportunity to have my opinions heard.

Doug Bates	

THIS PAGE INTENTIONALLY LEFT BLANK

Item 23.1

#### CITY OF SALMON ARM

#### CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, August 9, 2021 at 7:00 p.m.

1) Proposed Amendment to Official Community Plan Bylaw No. 4000:

Redesignate Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density).

Civic Address:

3381 – 10 Avenue SE

Location:

Northeast corner of 33 Street SE and 10

Avenue SE intersection

**Present Use:** 

Single Family Dwelling

Proposed Use:

To facilitate future Medium Density

Residential development

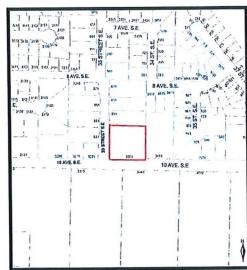
Owner/Applicant: B. & T. Passey

Reference:

OCP-4000-46/Bylaw

4449 and

ZON1203/Bylaw 4450



The staff reports for the proposals are available for viewing on the City of Salmon Arm website at <a href="https://www.salmonarm.ca/431/Public-Hearing-Notices">https://www.salmonarm.ca/431/Public-Hearing-Notices</a> July 27 to August 9, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the Emergency Program Act, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Erin Jackson, Director of Corporate Services

#### Vote Record

- Carried Unanimously
- Carried
- Defeated
- **Defeated Unanimously**

Opposed:

- Harrison
- Cannon
- Eliason
- Flynn
- Lavery
- Lindgren

Wallace Richmond

### CITY OF SALMONARM

TO:

His Worship Mayor Harrison and Members of Council

Date:

June 9, 2021

Subject:

Official Community Plan Amendment Application No. OCP4000-46

Zoning Bylaw Amendment Application No. 1203

Legal:

Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921

Civic:

3381 - 10 Avenue SE

Owner/Applicant: Passey, B. & T.

#### STAFF RECOMMENDATION

THAT:

A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density);

AND THAT:

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

AND THAT:

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

AND THAT:

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

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

AND THAT:

A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921 from R-1 (Single-Family Residential Zone) to R-4 (Medium Density Residential Zone);

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.

#### **BACKGROUND**

The subject parcel is located at 3381 - 10 Avenue SE, east of the 5-corners intersection and west of Little Mountain (Appendix 1 and 2). The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP), and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). This area is generally designated Low Density Residential and R-1 zoning on the north side of 10 Avenue SE. The nearest Medium Density Residential OCP land use designation land is located approximately 850 m to the northwest along Auto Road SE.

105

The subject parcel is approximately 1.18 acres in area, with approximately 65 metres of frontage along 33 Street SE and 38 metres of frontage along 10 Avenue SE, and currently contains a single family dwelling and accessory buildings. Site photos are attached as Appendix 5.

Land uses adjacent to the subject parcel include the following:

South: Road (10 Ave SE) with residential beyond

North: residential

East: Church

West: Road (33 Street SE) with residential beyond

Zoned Rural Holding (A-2)

Zoned Single Family Residential (R-1)

Zoned Institutional (P-3)

Zoned Single Family Residential (R-1)

The proposal is to amend the OCP to the Medium Density Residential Land Use Designation and rezone the subject parcel to R-4 (Medium Density) to facilitate future medium density residential development. Although not required at this rezoning stage, a site concept showing 8 strata parcels has been provided (Appendix 6). Staff note that while the provision of the development concept illustrates the intent of the applicant, further details including professional designs and subsequent analysis would be required to demonstrate feasibility and compliance with the applicable regulations, including reconfiguring the access route to 33 Street SE rather than 10 Avenue SE.

If rezoned to R-4 as proposed, a multi-family development proposal would require a Development Permit application, and such an application would detail the proposed development concept. A Development Permit application would consider precisely the form and character details of the proposed development concept, including a site plan, landscape plan, and building elevations.

#### OCP POLICY

The subject parcel is designated Low Density Residential in the OCP. The request to amend the OCP to the Medium Density Residential designation would support R-4 zoning.

#### Section 475 - Local Government Act

Pursuant to Section 475 of the Local Government Act (consultation during OCP development / amendments) the proposed OCP amendments were referred to the following external organizations:

Economic Development Society

Adams Lake Indian Band

Neskonlith Indian Band

No response to date

Appendix 7

No response to date

Formal response was received from the Title and Rights Coordinator of the Adams Lake Indian Band noting concerns on April 8, 2021. Subsequently, the City inquired via Data Request to the Archeological Branch of British Columbia on April 29, 2021 as to the status of the subject property. The response from the Archeological Branch on May 27, 2021 asserts the following:

- 1. Provincial records indicate no known archeological sites are recorded on the property, and Archeological Potential Mapping does not indicate a high potential for the property to contain unknown archaeological sites.
- 2. No study or permit is required at this time however it is the responsibility of the proponent to proceed under the Heritage Conservation Act accordingly.

#### **COMMENTS**

#### **Engineering Department**

Detailed comments provided to applicant (Appendix 8). Frontage improvements as per the Subdivision and Servicing Bylaw would be required for development. Access will only be permitted from 33 Street SE.

#### **Building Department**

No concerns with rezoning. Construction debris and fill deposited on site require professional geotechnical review.

#### Fire Department

No concerns.

#### FortisBC

Service to existing house will need to be relocated.

#### **BCHydro**

A blanket right-of-way will be required.

#### Interior Health

Comments attached (Appendix 9). IH supports proposal, suggests amending access to be from 33 Street SE, rather than 10 Ave SE.

#### Salmon Arm Economic Development Society

Comments attached (Appendix 10). SAEDS supports proposal, suggests amending access to be from 33 Street SE, rather than 10 Ave SE.

#### **Planning Department**

The surrounding neighbourhood is characterized by a mix of single family housing and rural residential properties. The subject parcel is located in an area within reasonable walking distance to Little Mountain Park, schools including Shuswap Middle School, and transportation/transit routes.

The maximum residential density permitted under R-4 (Medium Density) zoning is 16.2 dwelling units per acre of land. As the subject property is approximately 1.18 acres, the maximum permitted density under R-4 would be 19 dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel; and 3) no density bonus. The R-4 Zoning regulations are attached as Appendix 101010.

This proposal includes an 8 parcel multi-family development concept at this preliminary stage. Staff note that if rezoned to R-4, a number of residential development scenarios could present themselves, potentially involving subdivision, or stratification. A multi-family development could require a Development Permit application, and such an application would be expected to detail the proposed development concept including a site plan, landscape plan, and building elevations.

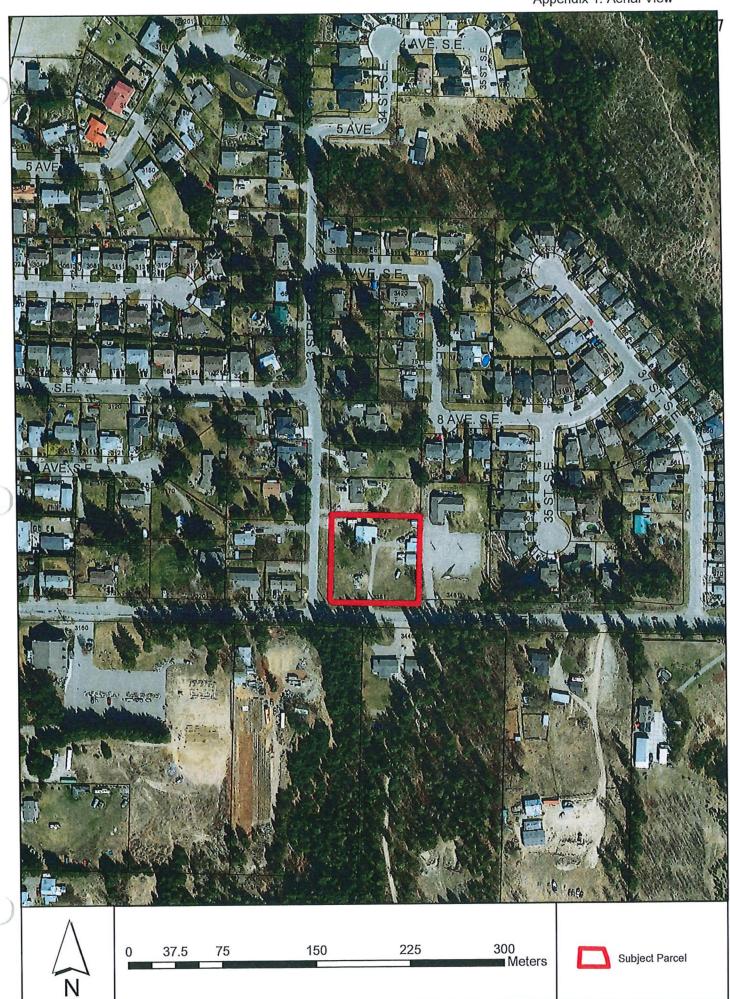
#### CONCLUSION

Staff's opinion is that the location and specific site characteristics are suited to medium density residential development. Staff recognize the need for a range of diverse housing options within the community. Given the OCP policy to encourage new residential development in residential designated areas to create a mix of housing types and densities, the proposed MR land use designation and R-4 zoning of the subject property is supported by staff.

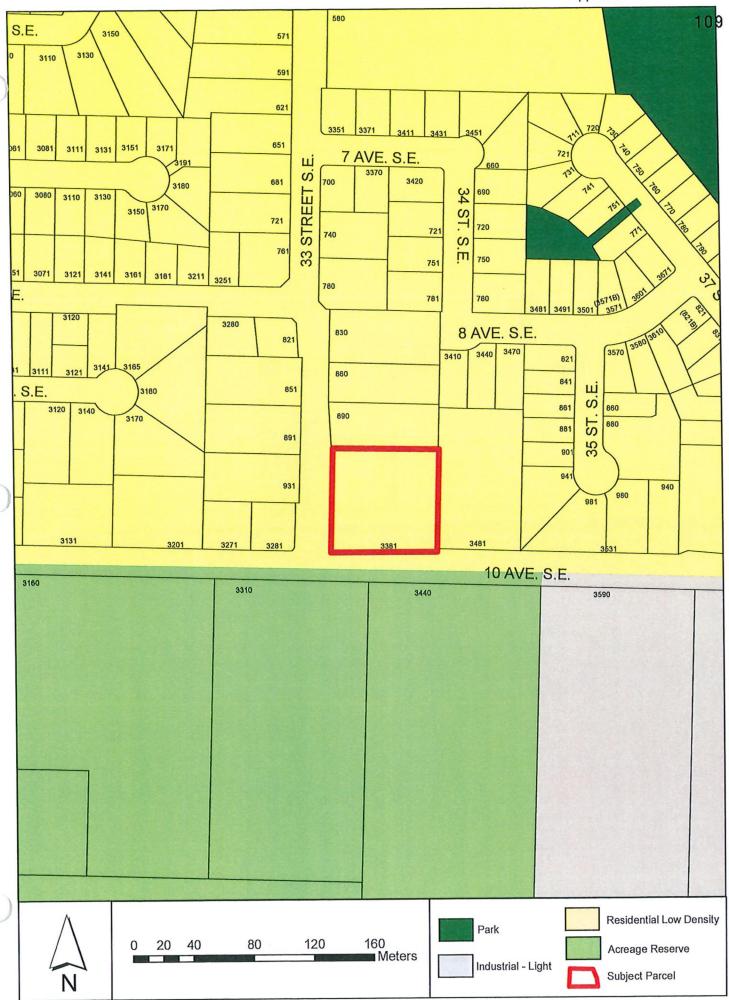
Prepared by: Chris Larson, RPP, MCIP

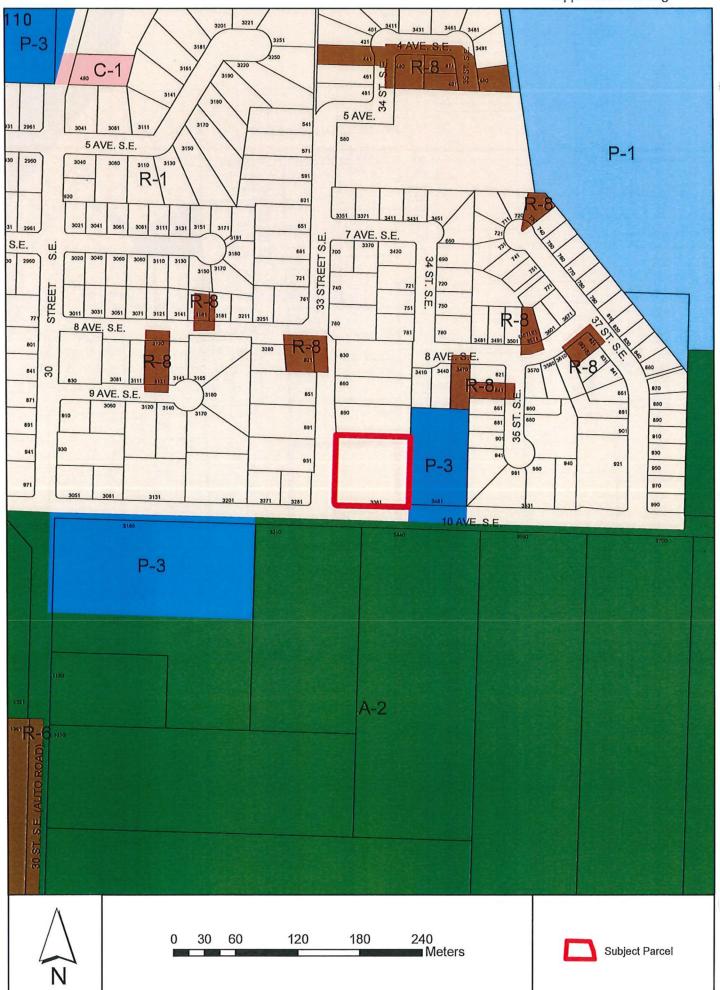
Senior Planner

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











View of subject parcel looking southeast from 33 Street SE.



View of subject parcel looking northwest from 10 Ave SE.

pendix 6: Development Concep

File: 383-20



### **Adams Lake Indian Band**

**Project Name:** 

Official Community Plan Amendment application

**FN Consultation ID:** 

OCP4000-46

**Consulting Org Contact:** 

Kathy FRESE

**Consulting Organization:** 

City of Salmon Arm

**Date Received:** 

Tuesday, March 30, 2021

Re. the Official Community Plan Amendment application for a subdivision at 10th Ave and 33rd St SE in Salmon Arm, BC. Through a preliminary analysis ALIB has identified some concerns which include:

x133 sites found intersecting (x1 significant cultural/spiritual locale) and the rest to within 5 km including cultural/spiritual, food procurement, trails, habitation and ecological issues (extirpated caribou zone)

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its traditional territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

Adams Lake Indian Band requires further consultation on this project and may require that a PFR (preliminary field reconnaissance) be done on the property by ALIB crew members. I am cc'ing Jen Pooley on this response. Please contact her to make arrangements for field crew.

Regards,

Celia Nord, BA Assistant Title and Rights Coordinator Adams Lake Indian Band Chase, BC 114

From:

Cooper, Diana FLNR:EX

Sent:

Thursday, May 27, 2021 9:50 AM

To:

**Chris Larson** 

Subject:

RE: Data Request: Chris Larson - Planner, City of Salmon Arm

Hello Chris,

Thank you for your referral regarding 3381 10 Avenue SE, Salmon Arm, PID 004687612, LOT B SECTION 18 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27921. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject property.

#### Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this referral response.

Please notify all Individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they must stop all activities immediately and contact the Archaeology Branch for direction at 250-953-3334.

#### Rationale and Supplemental Information

Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.

There is always a possibility for previously unidentified archaeological sites to exist on the property.

Archaeological sites are protected under the Heritage Conservation Act and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

#### Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-Company of the last of the las 3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards;

CONTRACTOR OF THE PARTY OF

**はなる。 ままる (本を) (本の) (本の) (本の) (本の) (本の)** 



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branchi Ministry of Forests, Lands, Natural Resource Operations and Rural Developmen
Il Website www.gov.bc.ca/archaeology

From: clarson On Behalf Of ArchDataRequest@gov.bc.ca Sent: April 29, 2021 11:09 AM

To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca> Subject: Data Request: Chris Larson - Planner, City of Salmon Arm

Terms and Conditions Accepted

Yes

Name

Chris Larson

Email I am a

Local Government Representative

Affiliation

Planner, City of Salmon Arm

Address

500 2 Ave NE

City

Salmon Arm

Province

BC

Postal Code

V1E4N2

Phone Number

250-803-4000

Information Requested

I request information and advice about archaeological sites on the properties described below (in the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.): 004-687-612 3381 10 Avenue SE Lot B, S 18, T 20, R9, W6M KDYD, Plan

27921

Why Site Information is Required

Other (describe below):

local government representative collecting information to inform development

proposal

Third Party Access

The following person(s) may have access to this information (include the person's full name and relationship to you below, if you would like them to be copied on our email reply containing property information, please also include

their emall address):

City staff

Format Required

116

Who Prompted

File Attachment#1 File Attachment#2 File Attachment#3 File Attachment#4 File Attachment#5 My local government

Map for Bylaw 4449: OCP-46.pdf OCP-46 & ZON-1203 Referral PKG.pdf



Memorandum from the Engineering and Public Works Department

TO:

Kevin Pearson, Director of Development Services

DATE:

April 27, 2021

PREPARED BY:

Matt Gienger, Engineering Assistant

OWNER:

Passey, B&T

APPLICANT:

Owner

SUBJECT:

OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46

**ZONING AMENDMENT APPLICATION ZON-1203** 

LEGAL:

Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921

CIVIC:

3381 10 Ave SE

Further to your referral dated March 15, 2021, we provide the following servicing information. The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

Engineering Department does not have any concerns related to the Re-zoning and OCP Amendment and recommends that they be approved.

#### 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 prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
- 7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement and relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

## 1 1 80FFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46 ZONING AMENDMENT APPLICATION ZON-1203

April 27, 2021 Page 2

- 8. At the time of subdivision 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.
- 9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
- 10. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision 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. 10 Avenue SE, on the subject properties southern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication at this time (10.0m on either side of road centerline), all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that 2.486m of additional dedication is requested, ROW required (to be confirmed by BCLS).
- 2. 10 Avenue SE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multi-use pathway, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 3. 33 Street SE, on the subject properties western boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
- 4. 33 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrant, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 5. Proposed internal strata roads shall be designed to best engineering practices with a minimum width of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access. Proposed internal strata road access will only be permitted from 33 Street SE.

## OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46 ZONING AMENDMENT APPLICATION ZON-1203

April 27, 2021 Page 3

- 6. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
- 7. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 33 Street SE and 10 Avenue SE.
- 8. As per Greenway Strategy and Official Community Plan, a pathway is required to be dedicated and constructed at the southern and western extents of the subject parcel. Construction of sidewalks as listed above for 10 Ave SE and 33 Street SE would ensure compliance with the Greenway Strategy requirements for a Type 6 Roadside Corridor. Owner / Developer responsible for all associated costs.

#### Water:

- 1. The subject property fronts a 150mm diameter Zone 5 watermain on 33 Street SE. 150mm mains are sufficient for medium density zoning; therefore, no upgrades will be required at this time.
- 2. The subject property fronts a 250mm diameter Zone 5 watermain and a 300mm Zone 4 watermain on 10 Avenue SE. No upgrades will be required at this time.
- Records indicate that the existing property is serviced from the 150mm diameter watermain on 33
  Street SE. Connection to the private main within the strata is required. All existing inadequate /
  unused services must be abandoned at the main. Owner / Developer is responsible for all
  associated costs.
- 4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
- 5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012), as required for medium density zoning (90 L/s minimum).
- 6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
- Existing fire hydrants on 10 Avenue are adequately spaced for medium density residential zoning.
   Fire hydrant installation will be required at the north west extent of the subject property on 33 Street SE.

#### Sanitary:

 The subject property does not front a sanitary sewer on 33 Street SE or 10 Ave SE. Owner / Developer's engineer to determine most effective solution for connection and extension of sanitary main across subject property's frontage on 33 Street SE. Extension of sanitary main across 10 Ave SE frontage not required at this time. Owner / Developer is responsible for all associated costs.

Appendix 8: Engineering

## 1200FFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46 ZONING AMENDMENT APPLICATION ZON-1203

April 27, 2021 Page 4

- Proposed strata parcels 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 is responsible for all associated costs.
- There are no current sanitary capacity concerns directly adjacent to subject property according to the City Sanitary Study (Urban Systems 2016). Owner / Developer's engineer to ensure proposed solution for sanitary does not contribute to any existing capacity concerns.
- 4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

#### Drainage:

- 1. The subject property does not front on an enclosed storm sewer system. Owner / Developer's engineer to determine best method of onsite and offsite stormwater disposal.
- 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 proposed parcel(s) 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:

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.

Matt Gienger

**Engineering Assistant** 

Jenn Wilson P.Eng., LEED® AP

City Engineer



April 28, 2021

Kathy Frese
Development Services
City of Salmon Arm
P.O. Box 40, 500 – 2<sup>nd</sup> Avenue NE
Salmon Arm, BC V0E 4N2

kfrese@salmonarm.ca

Dear Kathy Frese:

Re: Official Community Plan Amendment Application No. OCP4000-46

Thank you for the opportunity to comment on the above named proposal. It is my understanding the proposal is to amend the OCP designation from Low Density Residential to Medium Density Residential in order to accommodate a future medium density residential development of 4-6 cost friendly multi-family duplexes.

Interior Health supports this development proposal because it adds to the diversity of housing forms in Salmon Arm and would provide a more affordable housing option. In addition, it is relatively close to amenities such as work (industrial area), schools, churches and recreation.

To improve safety (and perception of safety) and encourage active transportation it would be better if the common access were oriented to 33 Street SE or include in the site layout a pedestrian connection to 33 Street SE. 10 Ave SE is a busy road with no sidewalks and vehicles often traveling faster than the posted speed limit. As these homes are intended for new home buyers (families) it would be best to direct likely young pedestrians/cyclists away from the busy road toward the direction they are likely to travel (ie toward recreation and school).

Sincerely,

Anita Ely, B.Sc, B.Tech, CPHI(C)

Specialist Environmental Health Officer

**Healthy Communities** 

A. Ely

AE/ae

Bus: 250-833-4114 Fax: 250-833-4117

<u>Anita.ely@interiorhealth.ca</u> www.interiorhealth.ca Population Health 851 16 St NE, Box 627 Salmon Arm, BC V1E 4N7



April 20, 2021

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

Attention:

Kevin Pearson

Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-46

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 3381 10 Ave SE, Salmon Arm, from Low Density Residential to Medium Density Residential, and the Zoning Category from R1 to R4. The Board supports the application, based on the information provided; however, it was suggested that consideration could perhaps be given to turning the common access to the development west, to face 33rd Ave, rather than the proposed entrance on 10th Street.

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

Sincerely,

Lana Fitt, Economic Development Manager Salmon Arm Economic Development Society





Item 23.2

#### CITY OF SALMON ARM

#### CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, August 9, 2021 at 7:00 p.m.

1) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from R-1 Single Family Residential Zone to R-4 Medium Density Residential Zone.

Civic Address:

3381 - 10 Avenue SE

Location:

Northeast corner of 33 Street SE and 10

Avenue SE intersection

**Present Use:** 

Single Family Dwelling

**Proposed Use:** 

To facilitate future Medium Density

Residential development

Owner/Applicant: B. & T. Passey

Reference:

OCP-4000-46/Bylaw

4449

and

ZON1203/Bylaw 4450

The staff reports for the proposals are available for viewing on the City of Salmon Arm website at https://www.salmonarm.ca/431/Public-Hearing-Notices July 27 to August 9, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

Pursuant to Ministerial Order No. M192 made under the Emergency Program Act, R.S.B.C. 1996, c.111, s.10, City Council will not be allowing members of the public to attend this meeting. If you wish to attend virtually email cityhall@salmonarm.ca.

City Council encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Erin Jackson, Director of Corporate Services

#### Vote Record

- Carried Unanimously
- Carried
- Defeated
- **Defeated Unanimously**

Opposed:

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

THIS PAGE INTENTIONALLY LEFT BLANK

Item 24.1

#### CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449 be read a third and final time.

[OCP4000-46; Passey, B. & T.; 3381 10 Avenue SE; LR to MR]

				*
<b>\</b> /	ata	Re	200	***
v	OLC	1/(		ш

- □ Carried Unanimously
- □ Carried
- □ Defeated
- Defeated Unanimously Opposed:
  - Harrison
  - Cannon
  - □ Eliason
  - □ Flynn
  - Lavery
  - Lindgren
  - □ Wallace Richmond

#### CITY OF SALMON ARM

#### **BYLAW NO. 4449**

#### A bylaw to amend "City of Salmon Arm Official Community Plan Bylaw No. 4000"

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in 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. "City of Salmon Arm Official Community Plan Bylaw No. 4000" is hereby amended as follows:
  - 1. Redesignate Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density), 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.

#### 5. CITATION

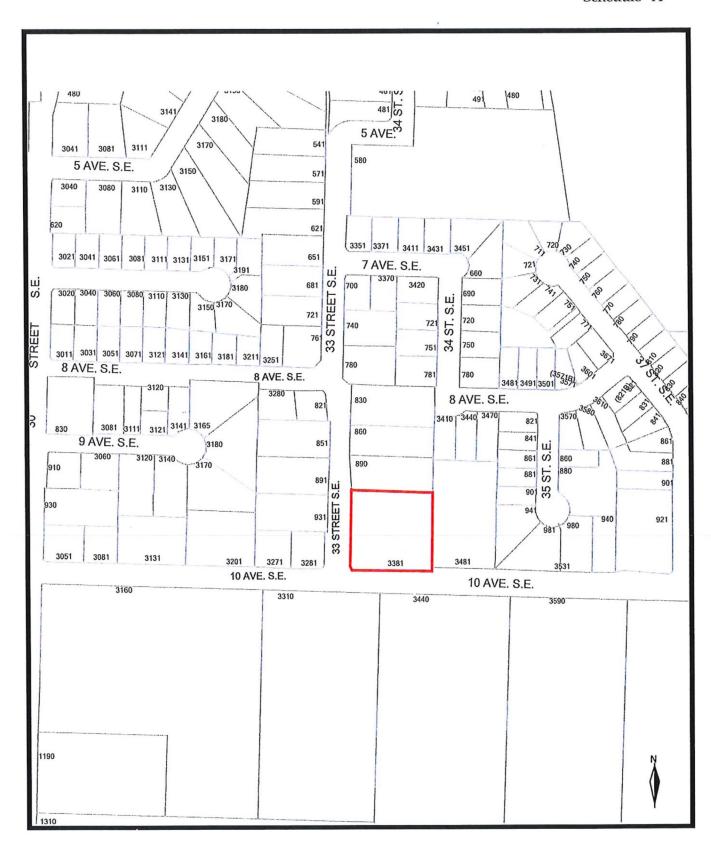
This bylaw may be cited as "City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449".

,				
READ A FIRST TIME THIS	28	DAYOF	June	2021
READ A SECOND TIME THIS	12	DAYOF	July	2021
READ A THIRD TIME THIS		DAYOF		2021
ADOPTED BY COUNCIL THIS		DAY OF		2021
			www.	MAYOR

CORPORATE OFFICER

Page 3

Schedule "A"



Item 24.2

#### CITY OF SALMON ARM

Date: August 9, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4450 be read a third and final time.

[ZON-1203; Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4]

#### Vote Record

- Carried Unanimously
- □ Carried
- □ Defeated
- Defeated Unanimously

Opposed:

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

#### CITY OF SALMON ARM

#### **BYLAW NO. 4450**

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 and by electronic means as authorized by Ministerial Order M192, British Columbia, on at the hour of 7:00 p.m. was published in 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 Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone), as shown on Schedule "A".

#### SEVERABILITY

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

#### 3. ENACTMENT

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

#### 4. EFFECTIVE DATE

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

#### 5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4450"

READ A FIRST TIME THIS	28	DAY OF	June	2021
READ A SECOND TIME THIS	12	DAYOF	July	2021
READ A THIRD TIME THIS		DAYOF		2021
ADOPTED BY COUNCIL THIS		DAYOF		2021

MAYOR

CORPORATE OFFICER

Schedule "A"



Item 26.

#### **CITY OF SALMON ARM**

Date: August 9, 2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of August 9, 2021, be adjourned.

#### Vote Record

- □ Carried Unanimously
- □ Carried
- □ Defeated
- □ Defeated Unanimously Opposed:
  - Harrison
  - Cannon
  - Eliason
  - Flynn
  - □ Lavery
  - Lindgren
  - □ Wallace Richmond

THIS PAGE INTENTIONALLY LEFT BLANK

#### INFORMATIONAL CORRESPONDENCE - AUGUST 9, 2021

1.	Building Department - Building Statistics - July 2021	N
2.	Building Department - Building Permits - Yearly Statistics	N
3.	D. McGregor – email dated July 21, 2021 – Stopping the semi trucks from running red	Α
	lights on the Trans Canada - Enough is enough!	
4.	J. McEwan, Salmon Arm Fair GM - letter dated July 19, 2021 - Noise Bylaw	Α
5.	P. Wright, President, the Salmon Arm and Shuswap Lake Agricultural Association -	Α
	letter dated July 23, 2021 – Lighting on the South Fair Grounds	
6.	S. Milne, Administrative Club Director, Salmon Arm Snowblazers Snowmobile Club -	A
	email dated July 28, 2021 - SA Snowblazers Club Seeking Support: UBCM Resolutions	
7.	Shuswap Watershed Council - 2020 Water Quality Report	N
8.	P. Kusack, Deputy Corporate Officer, City of Langley to Honourable Premier J. Horgan	N
	and Honourable A. Dix, Minister of Health - letter dated July 29, 2021 - Improvement	
	to Pre-Hospital Care System	
9.	M. LoVecchio, Director Indigenous Relations and Government Affairs, Canadian	N
	Pacific – letter dated August 3, 2021 - CP's Interim Extreme Weather Fire Risk	
	Mitigation Plan	

# SALMONARM

## CITY OF SALMON ARM BUILDING DEPARTMENT REPORT JULY 2021

LAST YEAR (2020) CURRENT MONTH YE

YEAR-TO-DATE

CURRENT YEAR (2021)
CURRENT MONTH YEAR-TO-DATE

		NO,	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE
1	New Single Family Dwellings	3	860,000	28	10,140,785	5	2,250,000	36	13,645,000
2	Misc. Additions etc. to SFD's	14	893,775	61	3,001,609	6	156,000	59	3,225,910
3	New Single Family Dwellings with suites	2	675,000	5	1,780,000	_		10	4,455,000
4	New Secondary/Detached Suites	-	-	10	396,200	1	300,000	10	1,200,000
5	New Modulars/MH's (Factory Built)	3	553,033	13	2,471,633	3	385,649	8	1,326,149
6	Misc. Additions etc. to Modulars/MH's	2	284,030	10	331,615	_	-	6	90,192
7	MFD's (# Units)	-	-	2 (41)	6,750,000	_	- I	5 (14)	2,950,000
8	Misc. Additions etc. to MFD's	_	-	7	101,309	1	130,630	3	253,382
9	New Commercial	-	-	1	120,960		-	-	_
10	Misc. Additions etc. to Commercial	-	_	7	277,000	1	150,000	12	870,600
11	New Industrial	-		1	100,000	2	925,000	5	2,525,000
12	Misc. Additions etc. to Industrial	1	18,200	4	1,023,200	_		-	-
13	New Institutional	-	_	-	-	-		-	-
14	Misc. Additions etc. to Institutional	-	_	1	5,000	_	- III	3	2,410,000
15	Signs	2	8,015	9	28,380	1	550	27	166,806
16	Swimming Pools, Pool Buildings	2	125,000	3	230,000	2	200,000	4	410,000
17	Demolitions	2	-	9	-	3	-	13	-
18	Temporary Trailers, A & B Permits	-	-	-	-	-	-	1	_
19	Misc. Special Inspections, etc.	1	-	12	-	2	-	16	_
	TOTAL PERMITS ISSUED	32	3,417,053	183	26,757,691	27	4,497,829	218	33,528,039

MFD's - Apartment, Row, Duplex, Strata (# of dwelling units created) Farm building values not included

	BUILDING PERMITS - YEARLY											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2001	585,500	11,938,550	12,265,250	12,842,790	13,534,790	14,712,550	16,330,650	17,717,625	19,031,075	19,895,255	21,318,855	21,458,195
2002	585,500	1,952,500	3,340,850	3,821,240	5,455,840	6,411,690	8,844,690	10,932,510	15,780,890	16,705,600	17,738,200	17,923,700
2003	130,110	920,780	2,974,020	4,486,120	5,993,320	13,294,120	15,555,250	17,937,005	20,318,920	22,000,340	24,005,740	24,782,360
2004	430,700	1,506,500	5,903,780	8,379,104	10,122,768	12,086,319	14,779,343	21,598,763	30,371,023	33,614,173	34,957,458	35,881,343
2005	1,072,000	2,269,650	4,344,750	6,806,152	12,110,482	28,031,457	29,985,585	34,743,645	37,600,445	42,915,856	45,525,611	47,576,746
2006	815,550	3,224,468	8,012,449	11,501,929	16,084,809	20,066,533	23,714,194	26,370,890	36,479,806	37,278,358	42,332,995	43,077,170
2007	1,531,087	3,901,669	16,148,674	22,413,118	27,232,134	32,401,472	35,657,297	42,829,750	51,945,799		65,885,802	66,289,555
2008	1,797,604	4,203,429	12,947,058	27,647,379	33,857,533	36,582,025	39,759,375	42,395,454	45,412,474	50,699,301	53,383,541	53,522,880
2009	409,369	864,839	2,039,460	5,207,311	6,763,615	7,800,085	9,677,455	. 11,579,746	18,882,737	20,713,554	23,523,664	24,337,664
2010	1,518,563	2,708,062	5,931,546	10,081,816	12,260,236	13,526,546	16,597,121	18,790,511	19,848,804	21,174,632	22,953,692	27,249,702
2011	568,645	2,003,976	5,063,837	7,449,773	9,471,416	11,761,850	12,794,028	14,222,970	18,194,801	19,682,061	30,563,013	31,934,415
2012	2,189,660	3,128,562	4,794,040	6,337,260	10,000,544	12,120,246	17,883,185	24,375,078	26,118,787	26,493,820	28,130,500	28,666,430
2013	881,740	1,440,110	13,907,060	15,814,195	17,433,454	. 20,194,778	23,204,628	24,180,485	26,567,302	29,195,224	30,890,086	31,231,349
2014	665,304	2,806,404	8,075,941	20,789,869	27,574,834	29,877,686	33,456,523	41,971,923	42,784,769	44,804,191	46,460,471	47,707,993
2015	1,172,285	1,853,539	3,894,754	6,750,389	8,575,425	18,388,180	20,475,407	26,442,225	29,143,303	31,248,595	35,417,465	37,368,595
2016	1,268,865	2,298,280	4,987,625	8,904,610		16,279,464	19,265,124	23,811,029	29,823,014	36,084,949	40,154,959	
2017	1,183,280	2,841,725	7,219,495	11,761,657	18,136,656	23,823,576	30,793,243	36,066,891	52,130,226	59,858,542	63,366,686	64,675,041
2018	1,970,104	3,943,104	10,028,787	14,363,122	20,252,322	30,488,747	37,540,412	40,421,060	55,689,215	59,634,580	64,988,531	66,797,572
2019	6,060,645	6,835,345	10,699,845	18,074,843	22,220,523	26,015,593	31,103,281	45,971,877	48,902,359	52,267,409	56,765,409	58,511,534
2020	2,218,950	4,293,250	6,900,060	9,289,060	12,891,318	23,340,638	26,757,691	32,516,960	37,062,215	46,505,927	51,472,227	54,065,527
2021	3,180,132	5,500,747	9,538,939	14,603,678	21,402,310	29,030,210	33,528,039					

Sent: Wednesday, July 21, 2021 10:21 AM

Subject: Online Form Submittal: Mayor and Council

#### Mayor and Council

First Name	Debbie McGregor					
Last Name						
Address:						
Return email address:						
Subject:	Stopping the semi trucks from running red lights on the Trans Canada - Enough is enough!					
Body	Last night, while sitting on the Barley Station's patio (corner of Trans Canada & Shuswap) I witnessed two (that's right, two) semi's run through complete red lights. The first time, there were 2 semi's "speeding" east on the Trans Canada, the first went through the light as it was changing to yellow and the second went through a completely red light. I actually called the RCMP because it was crazy to me how many semi's were speeding through that intersection. Five minutes later, I watched '3' semi's speeding eastone went through a green, one went through a yellow, and the last one went through a completely red. We clearly do not have enough law enforcement in this area, so what's the City's plan? I understand Red-Light camera's work, because the semi drivers share the info that there are red light camera's so then they go slow. I already spoke to MOT and they think this is an enforement issue that has nothing to do with them. They told me it's a RCMP and CVSE issue. Perhaps it's the City's issue					
	since we clearly do not have enough police in this City Do I need a petition signed to get something done? Can the City set					
	up a "Traffic Team' to address this? What can I help do on					
	this? You all know this is a major problem, so what's the plan; just wait until another person is killed?					
Would you like a response:	Yes					
Disclaimer						

Written and email correspondence addressed to Mayor and Council may become public documents once received by the City. Correspondence addressed to Mayor and Council is routinely published within the Correspondence Section of Regular Council Agendas.

Email not displaying correctly? View it in your browser.



#### July 19, 2021

## The Salmon Arm and Shuswap Lake Agricultural Association SALMON ARM FAIR

351 – 3rd Street SW, Salmon Arm BC V1E 1V4 Ph. 250-832-0442 www.salmonarmfair.com

Marcel A. Bedard
Bylaw Enforcement Officer
City of Salmon Arm
Box 40 500-2<sup>nd</sup> Ave NE
Salmon Arm, BC. V1E 4N2

RE: NOISE BYLAW

Dear Mr. Bedard:

The Salmon Arm Fair is planning the 2<sup>nd</sup> annual Barn Dance to be staged at Pole Barn of the Salmon Arm fairgrounds. The Fair organizers will be partnering once again with Rotary on this adult event.

The location is the north end of the south fairgrounds; south of 5th St. where there are existing barricades in place that affected ends of 5th Street.

We will have live music and respectfully request an extension to the noise bylaw until 12:00 a.m. (midnight) each night of the dance for Friday September 10, 2021 and Saturday, September 11, 2021.

Live music would play from 8pm to 12:00am both nights; the DJ would be directed to reduce the noise and play quiet "wind down" music while patrons make their way out of the fairgrounds from 12:00 a.m. to 1:00 a.m..

Please feel free to contact me with any questions or concerns.

Jim McEwan

Sincerel

Salmon Arm Fair GM fair@salmonarmfair.com



## The Salmon Arm and Shuswap Lake Agricultural Association

351 - 3rd Street SW, Salmon Arm BC V1E 1V4 Ph. 250-832-0442 www.salmonarmfair.com

July 23, 2021

JUL 26 2021

CITY OF SALMON ARM

Erin Jackson

Acting Chief Administrative Officer/ Director of corporate Services

Dear Erin,

One of the recommendations from the January 20, 2021, Vulnerable Populations Meeting was to improve lighting on the South Fair Grounds. This initiative would improve security for the user groups and discourage antisocial behaviour from a small group of individuals.

Subsequently two electrical contractors were invited to walk the grounds with Association representatives to review the current lighting and to suggest upgrades and/or new locations for improved lighting of buildings and surrounds.

Inskip Electric has submitted a quote while Dancor has given suggestions for improvements but has not submitted a quote due to his current workload.

The Association requests that the City provide funds in the order of \$40,000.00 for this lighting upgrade to assist the regular users of the property namely: Roots and Blues, 4H clubs, the public including the dog walkers and the Agriculture Association.

Yours truly,
Thil Wright

Phil Wright (president)



### INSKIP ELECTRIC LTD.

ALL PHASES OF WIRING







189 Kault Hill Road NW Salmon Arm, B.C. V1E 3A3

**CLASS "A" CONTRACTOR** 

**Bruce Inskip** 

PHONE: 250-832-8132 FAX: 250-832-8802

EMAIL: admin@inskip.ca

Salmon Arm & Shuswap Lake Agricultural Association

July 21, 2021

351 - 3rd Street SW Salmon Arm, BC V1E 1V4

admin@salmonarmfair.com

Attention: Phil & Colleen

Re: South Fairgrounds lighting upgrades/improvements

### Re: Old Ford Building

Electrical permit for required work.

Replace 2 existing exterior lights

Supply and install 1 - 12watt led light complete with photo cell on east side of building.

Supply and install 1 - 28-watt motion light on south side of building.

### Re: Wood pole by Ford building

Electrical permit for required work.

Replace 2 existing 400-watt metal halide lights.

Supply and install 2 - 128-watt Night Falcon lights complete with 7 pin photo cell for future lighting control.

### Re: Memory Lane

Electrical permit for required work

Supply and install new circuit for existing led lights to be on independent feed from panel.

### Re: Horse Barn

Electrical permit for required work

Supply and install 1 - 18 watt led Crosstour light complete with photo cell.

Re feed existing led exterior light to be on photo cell control from new light.

### Re: Grand Stand North - East - South exterior

Electrical Permit for required work

Replace 4 existing lights and add one new on east side Supply and install 5 - 18-watt Crosstour led lights complete with photocell

### Re Grandstand Seating area

Electrical permit for required work Supply and install 2- Cooper RPGC lights complete with motion detector and wire guards.

### Re Grandstand Riding area

Electrical permit for required work
Replace 3 existing Flood lights
Supply and install 3 - 128-watt Night Falcon lights complete with 7 pin photocell for future lighting control

### Re Pole Lighting by Riding Arena

Electrical permit for required work Disconnect electrical to existing wood light poles for removal. Remove existing lights from poles.

Note all digging, back filling and tamping by others.

Supply and install 4 concrete precast light bases.

Supply and install 1" conduit complete with x-link wire and required fittings.

Supply and install 4 - 25' metal light poles complete with Bull horn fittings for 2 Light mounting Supply and install 8- 128-watt Night Falcon lights complete with 7 pin photo cell for future lighting control

Note conduit size could be upgraded to allow for electrical outlets to be installed on base of poles.

### Re Cow Barn new interior lights

Electrical permit for required work
Supply and install circuit for new interior lights
Supply and install 5- Cooper RPGC lights complete with motion detector and wire guards.

### Re Cow Barn exterior lights

Electrical permit for required work Replace 3 existing exterior lights

Supply and install 3-128-watt Night Falcon lights complete with 7 pin photo cell for future lighting control.

Supply and install 2 -18-watt cross tour lights 1 on north entry to barn and 1 on east entry to barn.

Note 18-watt exterior led lights could be upgraded to larger size if impact to neighboring properties wasn't a concern at light locations

Total Labour, Bucket Truck, Material & Electrical Permit	\$ 39	,045.53
G.S.T. 5%	\$	1,952.27
Total for this Quote	\$	40,997.80

Thank you for the opportunity to quote your electrical.

From: Snow Blazers

Sent: July 28, 2021 1:55 PM

To: Alan Harrison; Debbie Cannon; Chad Eliason; Kevin Flynn; Tim Lavery; Sylvia Lindgren; Louise

Wallace-Richmond

Cc: Snow Blazers; Donegal Wilson-BCSF Executive Director

Subject: SA Snowblazers Snowmobile Club Seeking Support: UBCM Resolutions

July 28, 2021 Salmon Arm Snowblazers Snowmobile Club Box 2919 Salmon Arm BC V1E 4P8

Dear Mayor Harrison and Council,

The BC Snowmobile Federation and the Salmon Arm Snowblazers Snowmobile Club are writing to you today to seek support from Salmon Arm for two UBCM Resolutions that are being sponsored by the District of Sicamous. Please see the following hyperlinked documents:

BCSF Resolution # 1 changes to the Forest Range Practices Act to support all recreation

BCSF Resolution #2 changes to the specific objectives of registered snowmobile trails in BC

A copy of the letter sent from the District of Sicamous that our community should already have received directly from Sicamous.

There is also a <u>Press Release from the BCSF</u> which outlines the proposed changes and why we need your support for these resolutions. If you have any questions, please reach out to me on behalf of Salmon Arm Snowblazers Snowmobile Club or contact the BCSF Executive Director, Donegal Wilson, at office@bcsf.org or 250-499-5117.

Please acknowledge that you have received this email.

Respectfully,
Sandy Milne
Salmon Arm Snowblazers Snowmobile Club
Administrative Club Director
salmonarmsnowblazers@gmail.com
250-833-4833

http://www.SaSnowblazers.com

### We thank our Major Sponsors:

http://www.shuswapxtreme.com

http://www.backusracing.com https://www.bannerrec.com http://www.trademarkglassworks.com N A Morris Heating & AC 250-833-6601



### **British Columbia Snowmobile Federation**

PO Box 277, Keremeos, BC V0X 1N0
P: 250.499.5117 | F: 250.499.2103 | TF: 877.537.8716
office@bcsf.org | www.bcsf.org | www.LetsRideBC.com

### FRPA Recreation Resource Value Objective (all recreation in BC)

### **Background**

The BC Government brought the Forest Range & Practice Act (FRPA) into force in 2004. This legislation outlines parameters for how public lands and resources are managed within the province. Specifically, FRPA serves to align government, private, and public interests by defining values such as biodiversity, cultural heritage, and timber. These land 'values' are then assigned 'objectives' detailing how land users must work together and apply meaningful strategies to protect and retain these resources. Of the eleven FRPA values, recreation remains the only one for which the Ministry of Forests has never assigned 'objectives'. Without declared objectives, industrial licensees currently have no requirement to consider, consult, or coordinate their activities on registered public trails or around public recreational resources in the province.

We believe that FRPA land use objectives should encompass the values which are important to BC residents, our communities, and to the outdoor recreation sector with at least equal consideration.

Therefore, the BC Snowmobile Federation would like to propose the following regulatory change:

### **Proposed Objective**

The objective set by government for recreation is, without unduly reducing the supply of timber from British Columbia's forests, to avoid or mitigate any adverse impacts to any recreation site, trail or facility that exists on Crown land.

### **Draft Resolution #1**

Title: Protection for Outdoor Recreation Opportunities in BC

Sponsor: District of Sicamous

WHEREAS many local governments and communities rely on meaningful outdoor recreation for economic stability and development and, at the same time, those local governments and communities care about maintaining existing Recreation Sites and Trails Management and/or Partnership Agreements with the Province of British Columbia for respectful stewardship of the lands.

AND WHEREAS Government has established broad Forest Range Practices Act (FRPA) objectives under the Forest Planning and Practices Regulation (FPPR) for ten of the eleven FRPA values. They have not established an objective for recreation. Which makes recreation the only value without a FRPA objective and leaves recreation out of planning processes.

AND WHEREAS only the BC Government can set Objectives within the Forest Range Practices Act.

THEREFORE BE IT RESOLVED the Union of BC Municipalities asks the BC Government to allocate the necessary resources to create the following objective under the Forest Planning and Practices Regulation Part 2 Division 1:

The objective set by government for recreation is, without unduly reducing the supply of timber from British Columbia's forests, to avoid or mitigate any adverse impacts to any recreation site, trail or facility that exists on Crown land.



### **British Columbia Snowmobile Federation**

PO Box 277, Keremeos, BC V0X 1N0
P: 250.499.5117 | F: 250.499.2103 | TF: 877.537.8716
office@bcsf.org | www.bcsf.org | www.LetsRideBC.com

# Section 56 Individual Sites & Trails Objectives (snowmobile specific)

### **Background:**

Section 56 of the Forest Ranges and Practices Act (FRPA) allows the government to establish or disestablish recreation sites, trails and interpretive forest sites. It also allows the government to establish Site Level objectives for these sites or trails at the time they are established or by amendment at anytime. This can easily be done by the authorized designated decision maker which is often the Recreation Sites and Trails BC District Manager.

Snowmobile Clubs across BC enter into Partnership Agreements with the Government to ensure the provision of safe, sanitary, socially acceptable and environmentally sound recreation sites and trails for public use. This is done through the investment of many volunteer hours, user fees and fundraising by BC Snowmobile Federation (BCSF) Member Clubs to support trail maintenance efforts. However, under the current FRPA Framework, snowmobile clubs are not even assured that the services and recreation sites they are responsible for managing will not be disrupted by industrial forest activity. Licensees are not currently obligated to consider, communicate, or mitigate any snowmobile trail disruption in their Forest Stewardship Planning. The BCSF has been told that Industry must only plan for and consider sites where a government registered objective is set and where their operations might impact that established objective.

For the snowmobile sector many snowmobile trails have been established under FRPA Section 56 but in a recent study completed by the BC

Snowmobile Federation it is clear that almost all have no site specific objectives set. The only sites that have objectives were established prior to 2004 when FRPA was enacted. These have vague objectives that have little meaning in today's working forest and do not properly reflect the tourism value of snowmobile trails today.

Also, many of our registered snowmobile trails have sections that overlap Forest Service Roads/Wilderness Roads in the winter months. They essentially carry a dual status depending on whether they are plowed or not. If the road is unplowed it is a registered snowmobile trail and when it is plowed it becomes an industry road. Without an objective the registered snowmobile trail can be plowed out at any time with industry not being currently obligated to consider, communicate, or mitigate this snowmobile trail disruption to the club that has the registered snowmobile trail on the same road.

Therefore, the BC Snowmobile Federation would like all existing and new snowmobile recreation sites or trails to have the following standard government registered objectives established:

### **Proposed Objectives**

Section 56 - Recreation Site Level Objective (snowmobile specific) - All snowmobile trails

- The alpine and coniferous forest features along recreation sites or trails will be retained to preserve the outdoor recreation experience and prevent early season melt on snowmobile trails.
- 2. Forest planning will include safety considerations for recreational access during the winter months and after harvesting is complete. This will include harvest planning consideration above and below a

- recreation site or trail to ensure that new exposures and avalanche paths are not created. Or that any new avalanche paths are mitigated by terrain modifications such as deflection berms.
- 3. This recreation site or trail is part of the working forest, and as such, activities that are likely to impact access or the recreation experience need to be communicated with the Designated Partner on the trail at least six months in advance.

Section 56 - Recreation Site Level Objective (snowmobile specific) - "High Value" Snowmobile Trails

Furthermore, in British Columbia we have areas that have a high recreation value for the snowmobile community that represent significant tourism and community benefit. These trails are designated as high value forest recreation sites and trails, by Recreation Sites and Trails BC or identified as an important recreational area by the FLNR Regional Executive Director. The BC Snowmobile Federation would additionally like the following objectives to be established to these sites or trails.

1. Opportunities for snowmobiling, viewing and exploring must be provided on this designated snowmobile trail (site) during the snowmobile operating season of December 1 to March 31.

## **Draft Resolution #2**

Title: Protection for Established Snowmobile Recreational Sites or Trails

Sponsor: District of Sicamous

WHEREAS many local governments and communities rely on the 299 million dollars the snowmobile industry provides to rural communities in British Columbia for economic stability and development.

AND WHEREAS, local governments, communities and snowmobile clubs care about maintaining existing meaningful Recreation Sites and Trails Partnership Agreements with the Province of British Columbia for respectful stewardship of the lands.

AND WHEREAS, BC Snowmobile Federation member Snowmobile Clubs are the largest partner of established Recreation Sites and Trails in BC.

AND WHEREAS, Site level objectives under Section 56 of FRPA have not been established for snowmobile trails in BC resulting in a lack of communication or need to include consideration in Forest Stewardship Plans (FSP).

AND WHEREAS only a Government authorized designated decision maker can set Individual Recreation Objectives for an established recreation trail (site).

THEREFORE BE IT RESOLVED the Union of BC Municipalities asks the BC Government to allocate the necessary resources to establish the following site level objectives on all new and existing established snowmobile sites under Section 56 of FRPA

- 1. The alpine and coniferous forest features along recreation sites or trails will be retained to preserve the outdoor recreation experience and prevent early season melt on snowmobile trails.
- 2. Forest planning will include safety considerations for recreational access during the winter months and after harvesting is complete. This will include harvest planning consideration above and below a recreation site or trail to ensure that new exposures and avalanche paths are not created. Or that any new avalanche paths are mitigated by terrain modifications such as deflection berms.
- 3. This recreation site or trail is part of the working forest, and as such, activities that are likely to impact access or the recreation experience need to be communicated with the Designated Partner on the trail (site) at least six months in advance.

FURTHERMORE BE IT RESOLVED the Union of BC Municipalities asks the BC Government to allocate the necessary resources to establish the following site level objectives on all new and existing snowmobile sites that are established under Section 56 of FRPA and that are considered to be high value forest recreation sites and trails, by Recreation Sites and Trails BC or identified as an important recreational area by the FLNR Regional Executive Director.

Opportunities for snowmobiling, viewing and exploring must be provided on this designated snowmobile trail (site) during the snowmobile operating season of December 1 to March 31.

District of Sicamous

446 Main Street PO Box 219

Sicamous, BC VOE 2VO T: 250 836 2477 F: 250 836 4314

E: info@sicamous.ca

www.sicamous.ca



July 15, 2021

Member Municipalities

Sent via email.

Re: Protection of outdoor recreation opportunities and established snowmobile Recreational Sites or Trails in B.C.

To Whom It May Concern,

District of Sicamous (DOS) Council is seeking support from fellow municipalities to support two resolutions the DOS has agreed to sponsor from the BC Snowmobile Federation (BCSF) concerning the Forest Range & Practice Act (FRPA) objectives and site-level objectives for snowmobile trails.

Currently there are 70 non-profit snowmobile organizations across the province who hold partnership agreements with Recreation Sites and Trails BC (RSTBC) to maintain trails in return for operating on Crown land. Many of these non-profit organizations exist in rural communities and largely contribute to the local economies—\$299M annually according to the BCSF.

The BCSF notes of that of the 11 values within the FRPA, recreation is the only value without declared objectives, and that without these declared objectives industrial licensees have no requirement to consider, consult, or coordinate activities with recreation groups who hold partnership agreements with RSTBC. Within the existing FRPA framework, recreation organizations are legally required to maintain trails without communication from industry and are not guaranteed the very trails they are responsible for managing are not disrupted by industrial forest activity.

As these resolutions address issues impacting rural communities across B.C. and a disparity within the provincial legislation of the FRPA, DOS Council endorses the resolutions presented by the BCSF and asks for support from member municipalities at the 2021 UBCM Convention.

Thank you in advance for your consideration.

Sincerely,

Mayor Terry Rysz,

DISTRICT OF SICAMOUS

Jungly 03

Encl. Protection for Outdoor Recreation Opportunities in BC

Protection for Established Snowmobile Recreational Sites or Trails



## For Immediate Release

Contact: Donegal Wilson, Executive Director

BC Snowmobile Federation

Ph: 250-499-5117

Email: dwilson@bcsf.org

## Protection for Outdoor Recreation Opportunities and Established Snowmobile Trails in BC

BCSF receives support from the District of Sicamous to submit resolutions to the Union of BC Municipalities

**Keremeos, BC (July 19, 2021)** -- The BC Snowmobile Federation (BCSF) presented two resolutions to the District of Sicamous (DOS) Council on June 23, 2021 seeking support for inclusion at the 2021 Union of BC Municipalities Convention. British Columbia has proudly earned its spot as one of the leading outdoor destinations in the world, celebrating a diverse landscape that defines both our people and culture. Access to recreation amenities has proven an important value and determinant for choice of employment or residence in BC. Snowmobiling is one such recreational asset and organized snowmobiling in BC provides \$299 million dollars to the winter rural economy.

The first resolution presented relates to changes required in the Forest Range Practices Act (FRPA). FRPA has eleven established Values listed within, but recreation remains the only Value that has no associated objective. This results in recreation being omitted from land planning and there is no requirement for industry to communicate, consult, or coordinate their activities with recreation groups. The BCSF Resolution is to establish an objective in FRPA that ensures all recreation groups are included in land planning processes going forward.

The second resolution is specific to snowmobile club operations in BC. For many communities, especially small rural towns, recreation and outdoor tourism is growing as a leading economic driver. The 70 non-profit snowmobile clubs in BC are creating this economic benefit largely on crown land under partnership agreements with Recreation Sites and Trails BC. Our clubs manage these trails on the government's behalf, to ensure the provision of safe, environmentally responsible, and vibrant snowmobile opportunities for the public to get out and enjoy the outdoors. The second BCSF Resolution establishes site specific snowmobile objectives relating to safety, quality of experience, and timing considerations.



"The District of Sicamous supports these resolutions to help address issues impacting rural communities across BC and the disparity within the provincial legislation of the Forest Range Practices Act (FRPA). We are asking municipalities across B.C. to support these resolutions at the 2021 UBCM Convention." -Mayor Terry Rysz, District of Sicamous

"Snowmobile Clubs across the province have worked hard to create great working relationships with Industry. With good planning and communication, we have found many companies willing to adjust harvest schedules or operational plans to accommodate our short snowmobile season. With these Resolutions the BCSF is working to establish these great working relationships as the standard for all operations in BC. The snowmobile sector has four months to generate 299 million dollars and we all need to work together to ensure that our communities receive all the economic benefits available to them from recreation and industry." Peter Doyle, President BC Snowmobile Federation

The BC Snowmobile Federation is a non-profit society created in 1965 to establish, maintain and protect quality opportunities for organized snowmobiling in BC. The BCSF collectively represents 60 snowmobile clubs and 44,000 riders in the Province of BC. On the ground, our member clubs are non-profit societies maintained by caring volunteers who promote safety, stewardship, and responsible backcountry snowmobile recreation.

###

If you would like more information about this release please contact:

Donegal Wilson, Executive Director BC Snowmobile Federation (250) 499-5117 Email dwilson@bcsf.org



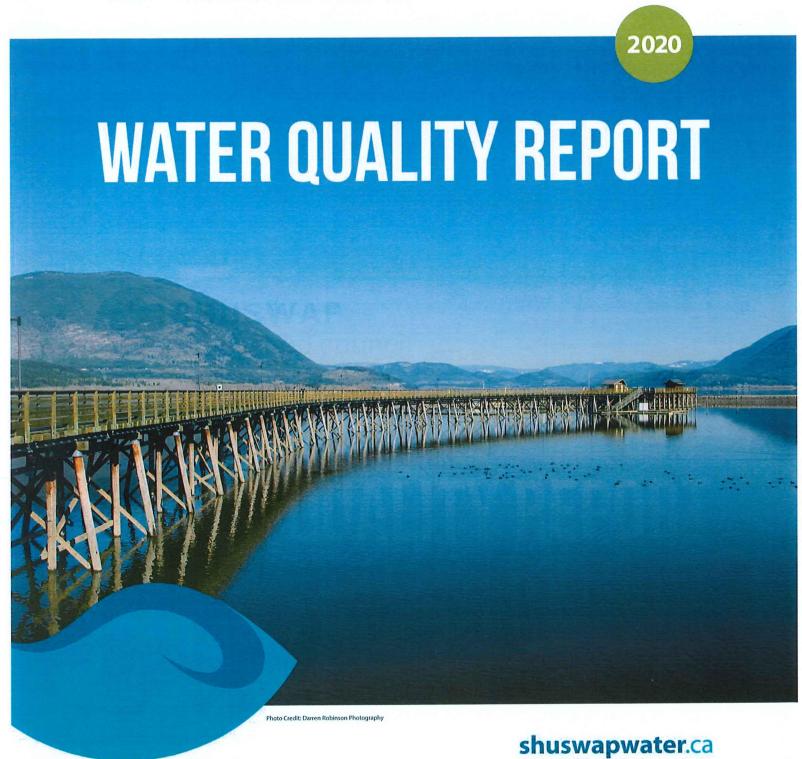




Photo Credit: Darren Robinson Photography / Shuswap Tourism

## Water quality is monitored at several locations in the Shuswap watershed, at different times of year, and by different organizations for different reasons.

### There are many reasons for monitoring water quality:

- To observe and record water quality, repeatedly over a period of time, to create a baseline—a set of conditions against which future measurements can be compared
- To protect public health and manage risk by ensuring water is safe for drinking and recreation
- To identify change, trends, and existing or emerging water quality problems
- · To identify sources of pollution

- To ensure compliance with pollution regulations or permit requirements
- To gather information so that pollution prevention or remediation programs can be designed
- To measure how goals or targets for water quality are being met
- To understand how specific activities affect water quality.



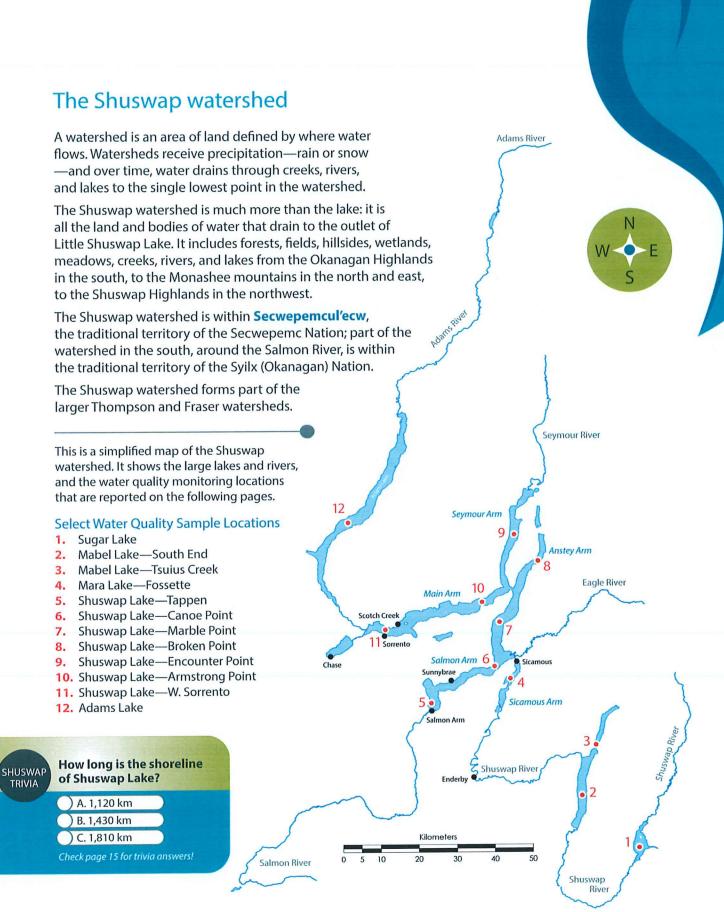
The Shuswap Watershed Council (SWC) is a partnership of many organizations with a responsibility for or an interest in monitoring and enhancing water quality.

The SWC is pleased to present a summary of water quality monitoring results and water quality protection projects in the Shuswap watershed on behalf of its partners for 2020.

In this fifth annual report on water quality from the SWC, you'll find results and information about:

- Shuswap Lake, Mara Lake, Adams Lake, Mabel Lake, and Sugar Lake
- · Salmon River
- Popular beaches
- · Algal blooms and cyanobacteria
- Aquatic invasive species, and how to prevent their spread
- The SWC's new Water Quality Grant Program, and its work with farms in the Shuswap to protect water quality
- · Shuswap watershed trivia
- Tips for how residents and home owners can reduce their impact on water quality.





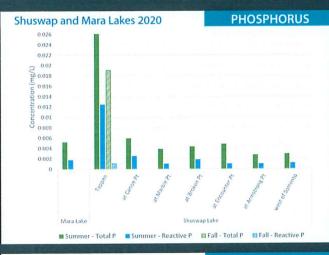
TRIVIA

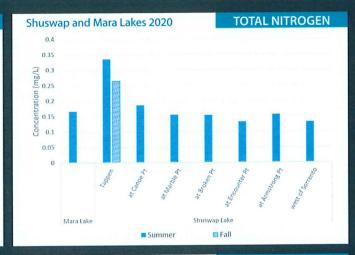
## Shuswap and Mara Lakes

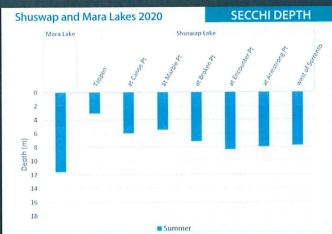
The BC Ministry of Environment and Climate Change Strategy monitored water quality at the lakes covered in this report. Here is a snapshot of water quality monitoring results from 2020.

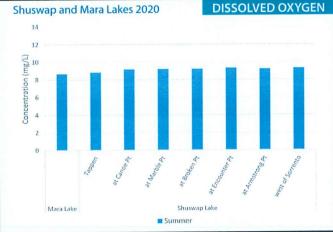


If you've read earlier editions of the SWC's annual water quality summary reports, you may notice that less data is being reported for 2020 than previous years. Unfortunately, the COVID-19 pandemic prevented field staff from collecting a full set of water quality data in 2020. Consequently, data for the late season (fall) is presented, but early season (spring) is missing for many of the sites.





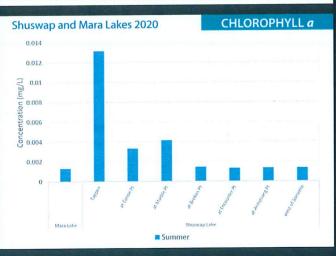




### Why monitor nutrients?

Did you know that Phosphorus (P) and Nitrogen (N) are vital nutrients in an aquatic ecosystem? That's one of the reasons why they're routinely monitored. Aquatic life such as algae, invertebrates, and fish need these nutrients to grow and reproduce. Aquatic ecosystems are defined, in part, by the amount of nutrients in them. Limnologists (lake biologists) refer to this as "trophic condition". In a healthy ecosystem, the give-and-take of nutrients is balanced. But, excessive nutrients in an aquatic ecosystem can upset the balance and lead to algae growth, odours, reduced water quality, and it can compromise the quality of water for drinking and recreation.

There are two types of P reported: **Reactive P** and **Total P**. Reactive P is a form of phosphorus that's immediately available (also known as "bioavailable") to plant life, such as algae and aquatic plants. Therefore, Reactive P is the form of P that has the potential to trigger an algal bloom.

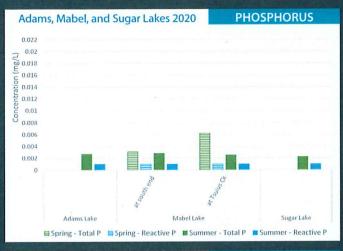


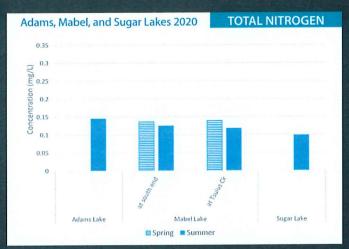


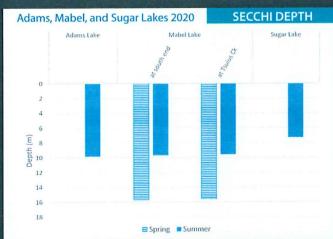
#### True or False: A Secchi Disk is a device for measuring water quality

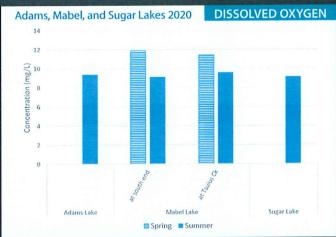
True! A Secchi Disk is a flat, circular device with alternating black and white wedges. It is lowered into the water on a rope until the contrasting wedges are no longer visible beneath the surface. The depth of the disk at this point is the Secchi depth measurement. It is a low-tech, relative measurement of water clarity: the higher the depth, the clearer the water. Generally speaking, a lake's water clarity can be reduced by a number of factors such as fine silt, algae, or dissolved compounds in the water such as tannins. Shuswap and Mara Lake typically have high Secchi depth measurements in most locations. The spring measurements tend to be smaller due to the influence of spring run-off on water clarity, particularly at the Tappen site which is relatively shallow and heavily influenced by the Salmon River.

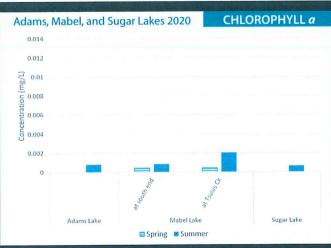
## Adams, Mabel, and Sugar Lakes











Are you wondering where these sites are located? See the map on page 4 to find out.



### Natural vs. anthropogenic nutrient sources

In a watershed there can be many sources of nutrients. Some are natural, and some are anthropogenic (created by people). Of the latter, these include municipal wastewater effluent, septic drain fields, domestic and commercially used fertilizers, such as those in agriculture, horticulture and forestry, and agricultural wastes. Nutrients from these sources can enter the lakes directly through pipes and outfalls, or indirectly by seeping through soils or groundwater until they reach a river or lake.

Notice the differences in phosphorus and chlorophyll a between the lakes reported on this page, and Shuswap and Mara Lakes reported on the previous page. The values are lower for Mabel Lake, Sugar Lake and Adams Lakethis is indicative of the naturally very low-nutrient water quality in the upper reaches of the Shuswap watershed.



An explanation of the lakes monitoring programs

### Shuswap and Mara Lakes

The BC Ministry of Environment & Climate Change Strategy (MOE) routinely monitors several locations in the Shuswap watershed twice per year—spring and late summer/fall—to identify long-term water quality trends in the lakes. In 2020, the COVID-19 pandemic prevented field staff from collecting water quality data from many of the monitoring sites in the spring; however, the lakes were monitored in the fall.

The water quality parameters reported here—nutrients, chlorophyll *a*, dissolved oxygen, and Secchi depth—all relate to lake productivity (essentially, the ability of a lake to support the growth plankton, plants, and animals). MOE's monitoring program also includes a suite of water chemistry parameters to support data interpretation and provide a comprehensive record of water quality trends over time. Some of these parameters include pH, temperature, turbidity, total suspended solids, hardness, sulphate, and alkalinity.

Which of these lakes has the deepest point?

- A. Mabel Lake
- ) B. Shuswap Lake
- ) C. Adams Lake



Which of these lakes is at the highest elevation?

- A. Mabel Lake
- B. Adams Lake
- C. Sugar Lake

Check page 15 for trivia answers!

### The importance and impacts of nutrients in a lake ecosystem

### What is trophic condition?

Did you know that lakes' condition is classified according to its productivity, or ability to support plant growth? This is referred to as its 'trophic status' or 'trophic condition'. Trophic condition ranges from oligotrophic (low levels of nutrients and productivity) to mesotrophic (moderate levels of nutrients and productivity) to eutrophic (high levels of nutrients and productivity). 'Eutrophication' is the progress of a lake toward a higher trophic condition, which can naturally occur very slowly over time, and can also be sped up by anthropogenic activities (people-caused) such as settlement and agriculture.

### An assessment of Shuswap Lake

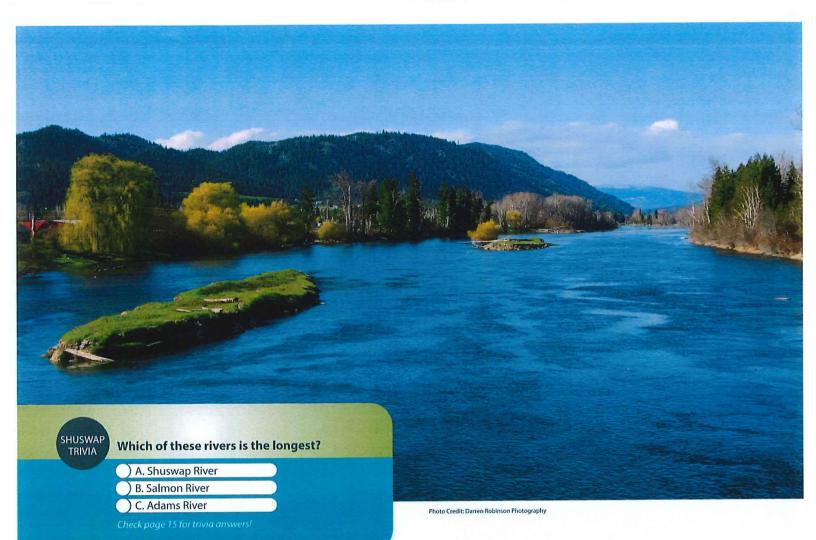
—by Kym Keogh, Senior Environmental Impact Biologist, BC Ministry of Environment & Climate Change Strategy

Shuswap Lake is predominantly oligotrophic, which means it is characterized by relatively low biological productivity, clear water, and low nutrient concentrations. Water chemistry data demonstrates low primary productivity (i.e., phytoplankton growth) and dilute nature of this large, deep lake. Periodic increases in nutrient inputs in the Salmon Arm reach (see map, p. 4) of the lake have resulted in primary productivity that indicates a mesotrophic condition.

Water levels in the lake between 2015–2019 were at times well below the average and at other times were much higher than the average, such as in 2017 and 2018. These water levels were a key factor driving nutrient loading and nutrient availability in the lake during growing season. This is because the large rivers in the watershed are, by far, the biggest sources of nutrients to the lake. The influence of high water was especially apparent in the Sicamous and Salmon Arm reaches which are influenced by the Shuswap River, Eagle River, and Salmon River. Nutrient loading during flood events appears to be an important factor influencing lake conditions in the Salmon Arm reach, which remains in the mesotrophic range although total phosphorus, total nitrogen, and possibly chlorophyll a are showing an increasing trend since 2005.

Despite the variability in lake levels in recent years, there has been no change in water quality in the Main arm, which generally is in the oligotrophic range. The Sicamous reach shows some variability and some increasing trends in chlorophyll *a* although it, too, remains in the oligotrophic range for water quality.

A full water quality assessment report for Shuswap Lake will be available from the BC Ministry of Environment & Climate Change Strategy later this year.



## Coming soon... a detailed report on the Salmon River

From 2016–2018, the SWC and BC Ministry of Environment & Climate Change Strategy (MOE) worked together to conduct a thorough monitoring program on the Salmon River that involved collecting water quality samples at five sites on a monthly basis for the duration of the three-year monitoring program. This served two key purposes:

- To assess if the water quality is meeting water quality objectives that were set by the MOE for the Salmon River in 1998. This type of monitoring program is called attainment monitoring.
- To provide support for the nutrient research partnership with UBC-Okanagan that was carried out on the river during the same time period (see p. 14 for more information).

The results of the attainment monitoring program are being assessed by MOE staff, and an attainment report describing how well the monitoring results met water quality objectives will be available from the MOE later this year.

Where are the river data? If you've been reading the SWC's water quality summary reports since 2016 when it published its first summary report, you might have noticed that this year's summary is missing data for the Salmon River and the Shuswap River. Unfortunately, the COVID-19 pandemic prevented field staff from monitoring sites on these rivers for most of the year.



The lakes and rivers of the Shuswap watershed are important migration, spawning, and juvenile rearing habitat for four species of Pacific salmon: sockeye, chinook, coho, and pink.

Sécwepemctsin (Shuswap language) words for the Shuswap:

séwlikwe ... water setétkwe ... river peséwlikwe ... lake

sqlélten ... salmon

Find the SWC's previous water quality summary reports for 2019, 2018, 2017, and 2016 on their website.

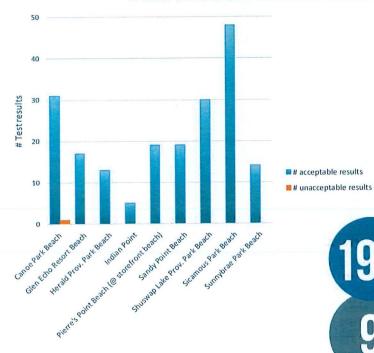
shuswapwater.ca



Photo Credit: Victoria Haack / Shuswap Tourism

## **Swimming Beaches**

Interior Health and First Nations Health Authority are the regulatory agencies that oversee water quality monitoring at popular swimming beaches in the Shuswap. Water samples are collected and tested throughout the summer months for E. coli, a type of bacteria that is an indicator of water contamination. Here are the results from their beach monitoring programs in 2020.



What is an acceptable or unacceptable result?

> There are federal guidelines for water quality for swimming and recreation (these are different from guidelines for aquatic life or for drinking water). They recommend that a safe bacteria level is less than 400 E. coli in a 100 mL sample, or an average of less than 200 E. coli in five consecutive 100 mL samples collected on a weekly basis. If results are above these, a swimming advisory may be issued.



Some beaches are tested more frequently than others. Out of 196 water quality samples collected from these nine popular beaches in 2020, all but one met the federal water quality guideline for swimming and recreation.

What is the surface area SHUSWAP of Shuswap Lake?

) A. 31 sq. km

**TRIVIA** 

) B. 310 sq. km

) C. 3100 sq. km

Check page 15 for trivia answers!



If you've spotted an algal bloom, submit your observations via the BC Algae Watch website. Your submission will go directly to staff at the BC Ministry of Environment & Climate Change Strategy.

www.gov.bc.ca/algaewatch



## About algae and algal blooms

Algae are a diverse group of simple plants that live in freshwater and marine environments. Algae provide important ecosystem functions, including providing food for fish and supplying oxygen into the environment.

When conditions for algae are favourable, algae reproduction and growth can be prolific resulting in a dense mass of algae called a bloom. It is difficult to predict algae growth or to pinpoint exact causes for it, but sunlight, water temperature, nutrients, and stable weather (i.e., little to no wind or wave action) can all contribute to algal blooms. Sometimes these favourable conditions occur naturally, other times they are caused by people through land use activities such as agriculture and horticulture, or by industrial or domestic waste waters.

It's not uncommon for small isolated pockets of algae to occur in Shuswap Lake or any of the smaller lakes in our region, especially in spring and early summer when a fresh supply of nutrients enters the lakes during spring run-off and there is more sunlight. That time of year there can also be organic debris in the lakes, which can make identifying algae a challenge.

You can learn more about algae and how to recognize an algal bloom from a new provincial website, Algae Watch: www.gov.bc.ca/algaewatch.

### What are cyanobacteria?

Cyanobacteria, also known as blue-green algae, are microscopic bacteria that occur in lakes across BC and beyond. Similar to algae, when conditions for their growth and reproduction are favourable they can form a bloom. Cyanoblooms are of particular concern because there are some species of cyanobacteria that are capable of producing toxins harmful to humans, pets, and livestock. Not all cyanobacteria are toxic, and even toxic species do not always produce toxins.

In BC, there is a provincial protocol for monitoring and testing water quality for cyanobacteria, for both drinking and recreational purposes. The protocol describes maximum acceptable concentrations of microcystin, a toxin that can be associated with cyanobacteria. In the event of a cyanobloom, the local health authority may recommend or require a public notification. If a notification is required, the drinking water provider or beach owner/operator will post public notifications.

In the Shuswap, cyanoblooms are rare but they can happen. You can reduce your risk of becoming exposed to cyanobacteria toxins by never drinking untreated water from lakes or ponds, and never swimming or recreating in water with a visible bloom. When needed, Interior Health posts up-to-date information about cyanoblooms online: www.interiorhealth.ca/YourEnvironment/RecreationalWater.



## The Salmon Arm Bay algal bloom of 2020

Shuswap Lake experienced a large, prolonged algal bloom from June to September 2020, in the Salmon Arm Bay and Tappen Bay areas of the lake and downstream to Sunnybrae, Canoe and Herald (see map, p. 4). Understanding the cause of an algal bloom can be difficult in most circumstances, but the 2020 bloom was uniquely challenging because COVID-19 prevented the collection of early-season water quality data which, if available, would've given insight to the conditions in the lake at the time leading up to the bloom.

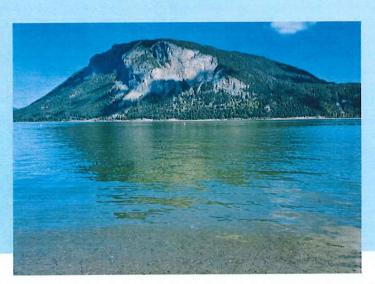
Even in the absence of early-season water quality data, there are several factors that likely contributed to the 2020 algal bloom. The amount of rain, water-saturated soils, and high water levels in the Salmon River, White Creek, Tappen Creek, and other nearby creeks meant that nutrients were being flushed out of soils and carried downstream to Salmon Arm Bay. Agricultural soils can be an especially rich source of nutrients, including phosphorus, which contributes to algal growth. Septic systems near the lake and the Salmon Arm wastewater treatment plant effluent also contribute nutrients to Salmon Arm Bay, although past water quality monitoring and analysis has shown that these are a much smaller source of nutrients than rivers and creeks. In addition to nutrient inputs, the depth of Salmon Arm Bay is also a factor in the algal bloom. The bay is a relatively shallow region of Shuswap Lake, and consequently it warms up more than other parts of the lake. These conditions are favourable to some species of algae. Other favourable conditions for the algal bloom in 2020 were the abundance of sunshine and stable weather throughout much of July and August.



#### Did you know?

Shuswap Lake has a residence time of approximately 2.1 years. That means that all the water in the lake is replaced over that period of time. The residence time varies from arm to arm-for example, the Main Arm residence time has been estimated at 2-3 months whereas the Salmon Arm has a longer residence time closer to three years. Shuswap Lake has a relatively rapid residence time, compared to other large lakes in BC, and it can be attributed to the lack of flow-control structures (i.e., dams) on the lake and the high run-off volume from the large watershed area.

Photo credit: City of Salmon Arm





A high influx of nutrients due to rain and high water levels, and relatively shallow, calm, warm water in the Salmon Arm Bay likely contributed to the algal bloom of 2020. These two photos were taken at Canoe Beach on August 30th and September 8th. Notice in the later photo that the water is more clear and colourless.



## Keeping invasive Zebra and Quagga Mussels out of the Shuswap



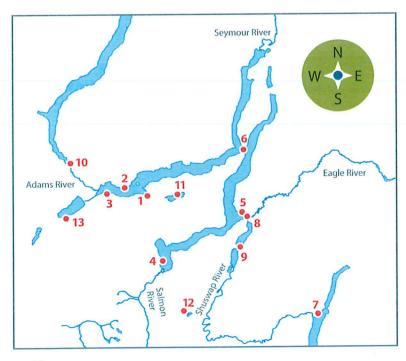
### Did you know?

Shuswap Lake and many other lakes in our region are especially at risk of a mussel infestation because of the water quality. The temperature, pH, and calcium concentrations are well suited to mussel survival. Additionally, the high influx of watercraft that we typically see in the summer from nearby provinces and states also puts our lakes at greater risk of an invasion.

Zebra and quagga mussels are two species of freshwater mussels native to Europe and Asia with tremendous destructive potential due to their ability to attach to objects in the water: boats, water supply pipes, irrigation systems, dock pilings, hydroelectric facilities, and more. They also litter beaches with their small razor-sharp shells, impact water quality and aquatic food webs, reduce biodiversity by out-competing native species for food and space, and produce foul odours.

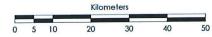
Fortunately, **zebra and quagga mussels don't exist in the Shuswap**—or in any of BC's lakes—but they do occur in Ontario,
Manitoba, and as far west as California. Since they arrived in North
America in the 1980s in ship ballast water, they have spread to
new water bodies by 'hitch hiking' on boats and other watercraft.

With financial support from the SWC and others, the Columbia Shuswap Invasive Species Society (CSISS) has monitored several sites throughout the Shuswap for invasive mussels for the past six years. All their test results have been negative, meaning that invasive mussels have not been detected.



### **ZQM Monitoring Sites in 2020**

- Shuswap Lake—Blind Bay
- 2. Shuswap Lake—Captain's Village Marina
- 3. Shuswap Lake—Little River Boat World
- 4. Shuswap Lake—Sandy Point
- 5. Shuswap Lake—Old Town Bay
- 6. Shuswap Lake—Cinnemousun Narrows
- 7. Mabel Lake—Kingfisher
- 8. Mara Lake—Sicamous Narrows
- 9. Mara Lake—Swansea Point
- 10. Adams Lake—Indian Point Resort
- 11. White Lake—White Lake Provincial Park
- 12. Gardom Lake—Community Park
- 13. Little Shuswap Lake—Memorial Park



CSISS collected 100 samples from 13 sites on seven lakes throughout the Shuswap in 2020. Invasive mussels weren't detected at any of these locations!



### Zebra Mussels and Aquariums

In early 2021, zebra mussels were found in 'moss ball' aquarium plants in several locations across BC, including homes and pet stores. Although the introduction of zebra mussels to BC via aquarium plants was unintentional, it is a very unfortunate discovery that could have disastrous consequences if contaminated aquarium contents make their way into the environment through dumping or improper disposal. Aquarium owners are requested to inspect their plants and get in touch with the BC Conservation Officer Service if zebra mussels are observed in their tanks.

Reach the BC Conservation Officer Service at 1-877-952-RAPP (7277).

### Invasive freshwater clams in the Shuswap

In 2019, invasive freshwater clam shells were discovered on the shores of Shuswap Lake. In 2020, the SWC sponsored Columbia Shuswap Invasive Species Society (CSISS) to survey where the clams have established in Shuswap Lake. Living populations were confirmed at Sunnybrae and Canoe (in the Salmon Arm of Shuswap Lake). Invasive clams are very difficult to eradicate from a complex waterbody like Shuswap Lake. Therefore, we must all pitch in to prevent their spread to other areas of the Shuswap lake, or to nearby lakes:

- Clean, drain and dry watercraft when moving from one waterbody to another
- · Stop for watercraft inspection when travelling
- · Avoid using invasive species as fishing bait
- · Never release or dump aquarium plants or animals
- Report sightings of invasive clams and other invasive species using the Report Invasives BC app >



Invasive freshwater clams have a light brown triangular shell, usually less than 2.5 cm in length with visible growth rings.

They pose many of the same threats as Zebra and Quagga mussels, including the potential to clog pipes, pollute water quality, and reduce biodiversity. Surveys for invasive freshwater clams are continuing in the Shuswap in 2021 to better understand where they are distributed.

SHUSWAP TRIVIA

How many eggs can a single female zebra mussel produce in one year?

) A. 10,000

) B. 100,000

) C. 1,000,000

Check page 15 for trivia answers!



## Protecting and improving water quality in the Shuswap

The Shuswap Watershed Council launched a Water Quality Grant Program in early 2020. Farm businesses in the Shuswap were invited to apply for grant funding to go toward on-farm nutrient management projects. Applications to the grant fund needed to demonstrate how nutrient management would be improved, thereby reducing the amount of nutrients that wash off or leach out of soils into nearby creeks, rivers, and ultimately to Shuswap or Mara Lake. Nutrient retention in soils represents a significant savings for farms, making the nutrient management projects a win-win for farms and for water quality.

The purpose of the SWC's Water Quality Grant Program is to assist agricultural producers in retaining nutrients on land and in soil, not washing off into nearby creeks and rivers through rain, snowmelt, or flooding where it could contribute to water quality degradation.



The SWC's Water Quality Grant Program is guided by the results of a three-year research project by scientists at the University of British Columbia-Okanagan. Phase 1 of the research project showed that the highest proportions of nutrients in the watershed come from the settled valley bottoms of the Shuswap River and Salmon River, which are the areas

most impacted by agriculture, housing, and commercial development. Phase 2 of the research project showed that nutrient loading into Mara Lake has been trending upward since the 1990s. Learn more about the water quality research in this mini-report: **Understanding Nutrients and Water Quality in the Shuswap River and Salmon River.** Find it on the SWC website.



### **Shuswap Watershed Council**

The SWC produced a short, informative video with these Salmon Valley-based farms that received grant funding from the Council in 2020. Find the video on the SWC's YouTube channel!

### 2020 Water Quality Grant Funding recipients



Hillside Dreams Goat Dairy completed a few projects including the installation of fencing between the farm and the Salmon River to keep livestock out of the river; construction of a stable berm between the river and a barn to mitigate the risk of flooding and prevent floodwaters from becoming nutrient-enriched in the nearby barnyard; and re-construction of a manure pit to improve its impermeability.



Swaan Farms installed a 'HarveStore' to safely collect and store liquid effluent from dairy manure to be applied to crops on the farm at the appropriate time.



Lakeland Farms completed a cover-crop trial project, which involved planting various species for cover and demonstrating the techniques and benefits of cover crops to other producers in the area.



Grass Roots Dairies replaced an effluent treatment storage facility, including the installation of a sump, pump and pipe.



Splatsin First Nation and the Farmland Riparian Interface Stewardship Program (FRISP) of the BC Cattlemen's Association are working with ranchers in the Shuswap River valley and Salmon River valley to build and replace riparian area fencing, which will keep livestock away from rivers, creeks, and creekbanks.

## Help keep the Shuswap clean

## Here's what you can do as a resident of the Shuswap to help maintain our water quality:

- Make sure you know where your household wastewater goes.
   Is your home connected to a septic system or to sewer? If it's septic, it's your responsibility to keep it in good repair. The Septic Smart Homeowner's Guide is a good place to start: csrd.bc.ca/septicsmart/
- If you have a farm or agricultural operation of any kind, get familiarized
  with the provincial Code of Practice for Agricultural Environmental
  Management. This regulation was enacted by the BC Ministry of
  Environment & Climate Change Strategy in February 2019. It aims to
  ensure agricultural practices are consistent with the protection of
  clean, safe drinking water. Learn more at https://bit.ly/2ToGpu2
- If you're a boat owner or have a watercraft of any kind, take
  the necessary steps to avoid accidentally moving invasive species
  from one waterbody to another. Always clean, drain, and dry your
  watercraft. When you travel, stop at watercraft inspection stations.
- Properly dispose of unused medications. Don't throw them out or flush them—return them to a pharmacy
- Don't ever flush personal care products such as wipes, floss, masks, gloves, swabs or hygiene products—not even if it says 'flushable' on the package!
- Don't put fats, oils or grease down the drain. Cool it, scrape it, and dispose of it in your garbage. Large quantities of liquid fats and oils should be dropped off at a hazardous waste facility (e.g., Salmon Arm landfill).

### Acknowledgments

Thanks go to members of the SWC's Water Quality Monitoring Group for their contributions to this summary. The SWC wishes to acknowledge the BC Ministry of Environment & Climate Change Strategy, the CSRD, First Nations Health Authority, Interior Health, the City of Salmon Arm, and the Columbia Shuswap Invasive Species Society.

#### Works Cited

BC Ministry of Environment and Climate Change Strategy. Algae Watch webpage: www.gov.bc.ca/algaewatch. First Voices. www.firstvoices.com

Fraser Basin Council. Strategic Review of Fisheries Resources for the South Thompson-Shuswap Habitat Management Area. Version II. 2016.

 $Interior\ Health.\ Cyanobacteria\ (Blue-Green\ Algae)\ Blooms.\ https://www.interiorhealth.ca/YourEnvironment/RecreationalWater/Documents/Cyanobacteria%20%2Blue-Green%20Algae%29%20Blooms.pdf.$ 

 $Interior\,Health.\,Recreational\,Water\,webpage; www.interiorhealth.ca/YourEnvironment/Recreational\,Water\,Webpage; www.interiorhealth.ca/YourEnvironment/Recreational\,Water, www.interiorhealth.ca/YourEnvironment/RecreationalWater, www.inter$ 

Ludwig, Megan; Nicholas Hebda, Ian Walker, and Jeff Curtis. Nutrient Exports from Land-use in the Shuswap and Salmon Rivers and Paleo-reconstruction of Historic Phosphorus Loading and Water Quality in Mara Lake. 2020.

 $NHC\ (Northwest\ Hydraulic\ Consultants).\ Integrated\ Water\ Quality\ Monitoring\ Plan\ for\ the\ Shuswap\ Lakes,\ BC.\ November\ 2010.$ 

 $Shuswap \ Watershed \ Council. \ Understanding \ Nutrients \ in the \ Shuswap \ River \ and \ Salmon \ River. \ January \ 2020. \ https://www.fraserbasin.bc.ca/Water_Quality_Reports.html#nutrient.$ 

Tri-Star Environmental Consultants. SLIPP Water Quality Report: Sources of Nutrients 2014.



#### Trivia answers

How long is the shoreline of Shuswap Lake? **B. 1,430 km** 

Which of these lakes has the deepest point?

C. Adams Lake—the deepest point is 397m!

Which of these lakes is the highest elevation?

C. Sugar Lake

Which of these rivers is the longest?

A. Shuswap

What is the surface area of Shuswap Lake? B. 310 sq. km

How many eggs can a single female zebra mussel produce in one year?
C. 1.000.000

### What do you think?

Would you like share your feedback on this water quality report with us? Please contact the SWC, care of the Fraser Basin Council in Kamloops:

Erin Vieira, SWC Program Manager evieira@fraserbasin.bc.ca 250.314.9660



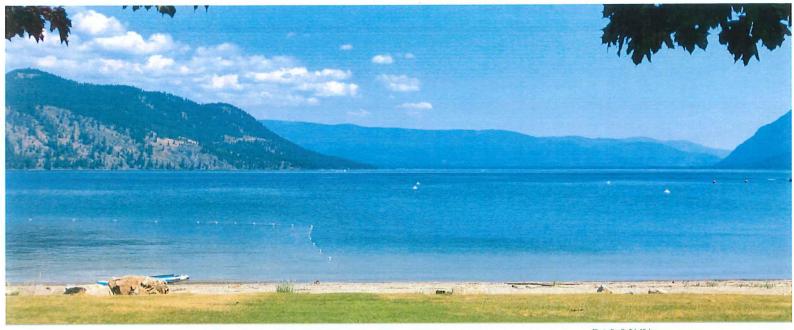


Photo Credit: Erin Vieira



### Who We Are

### **About the Shuswap Watershed Council**

The SWC was established in 2014 as a watershedbased partnership to enhance water quality and safe recreation in the Shuswap. There are 18 members that represent three regional districts, two municipalities, the Secwepemc Nation, two provincial government agencies, and Shuswap communities. The SWC is a collaborative, non-regulatory group. It works alongside organizations that have regulatory roles in managing the Shuswap watershed, complementing their work and carefully avoiding duplication.

### Staff

The Fraser Basin Council, a provincial nongovernment organization, provides staff services to the Shuswap Watershed Council.

### **Our Vision**

Enhanced water quality that supports human and ecosystem health and the local economy in the Shuswap watershed.

### What We Do

#### **Our Goals**

The SWC's goals are that water quality is maintained and improved in the Shuswap for the benefits of a healthy ecosystem, a thriving tourism economy and a desirable lifestyle for residents; that the SWC is the trusted, go-to source for water quality information in the Shuswap; that people in the Shuswap practice safe water-based recreation; and that the SWC is a well-governed, transparent, collaborative organization.

#### The Work

The SWC's work on water quality, prevention of aquatic invasive mussels, and safe water-based recreation is guided by its Strategic Plan for 2021-26.



The SWC recently published a new Strategic Plan for 2021-26. Find it on their website: shuswapwater.ca









T 604.514.2800 F 604.530.4371

langleycity.ca

File: 0110.00

July 29, 2021

Honourable Premier John Horgan Province of British Columbia PO Box 9422 Stn Prov Govt Victoria, BC V8W 9V1

Email: <a href="mailto:premier@gov.bc.ca">premier@gov.bc.ca</a>

The Honourable Adrian Dix, M.L.A. Minister of Health PO Box 9050, Stn Prov Govt Victoria, BC V8W 9E2

Email: HLTH.Minister@gov.bc.ca

Dear Premier Horgan and Minister Dix:

### Re: Improvement to Pre-Hospital Care System

At its July 26, 2021 Regular Council meeting, the Council for the City of Langley adopted the following resolution regarding the above-referenced subject.

WHEREAS local governments have been raising concerns of long delays with ambulance response time and First Responders responding to increasing number of Medical Emergency Service Alarm (MESA) calls due to lack of inadequate number of ambulances being available.

**WHEREAS** the recent heat wave exacerbated the shortcoming of the pre-hospital care system which created unacceptable delays in ambulance response time.

WHEREAS First Responders had to respond to extraordinary number of Medical Emergency Service Alarm (MESA) calls during the recent heat wave and endured unreasonable delays in response time by the ambulance to release them from the calls.

**WHEREAS** First Responders play an essential role in the pre-hospital care system and in supporting BC Emergency Health Services (BCEHS) with the delivery of the quickest possible response to patients requiring time-critical care.

**WHEREAS** the Auditor General of British Columbia's report, published in February 2019, on Access to Emergency Health Services provided recommendations to make transformational changes to the pre-hospital care system.

**WHEREAS** Health Minister Adrian Dix announced on July 14, 2021 to improve ambulance response time by providing funding for 85 new full-time paramedics, 30 fulltime dispatchers, 22 new ambulances, and converting 22 rural ambulance stations to 24/7 ALPHA stations.

**THEREFORE**, **BE IT RESOLVED** that the Province of BC and BC Emergency Health Services (BCEHS) immediately allocate the funding to improve ambulance response

time; and to improve coordination with fire departments to support consistent application of medical standards, information sharing, an integrated dispatch system, and improvements to patient care as recommended in the Auditor General report.

BE IT FURTHER RESOLVED that Minister Dix take concrete actions to treat First Responders as an equal and an integral partner of the pre-hospital care system with adequate support (e.g. training) and resources (e.g. cost recovery) in order to achieve this goal; and that this motion be forward to Premier John Horgan; Minister Adrian Dix, Minister of Health; Andrew Mercier, MLA Langley, Susan Wannamaker, Executive Vice President, Clinical Service Delivery, Provincial Health Services Authority; and All municipalities in BC.

Yours truly,

CITY OF LANGLEY

Paula Kusack

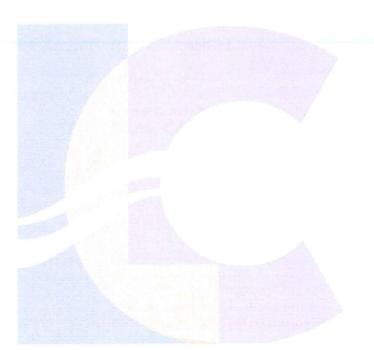
**Deputy Corporate Officer** 

cc: Andrew Mercier, MLA Langley

Susan Wannamaker, Executive Vice President, Clinical Service Delivery,

Provincial Health Services Authority

All municipalities in BC.





Indigenous Relations & Government Affairs General Yard Office 1670 Lougheed Highway Port Coquitlam BC V3B 5C8

www.cpr.ca

August 3, 2021

Mayor Alan Harrison City of Salmon Arm 500 - 2nd Avenue NE PO Box 40 Salmon Arm BC V1E 4N2

Via email: aharrison@salmonarm.ca

Dear Mayor Harrison:

RE: CP's Interim Extreme Weather Fire Risk Mitigation Plan

In compliance with Transport Canada's Ministerial Order 21-06 (MO 21-06) and taking into consideration further clarification issued by Transport Canada on July 13, 2021, Canadian Pacific (CP) has developed and implemented an Interim Extreme Weather Fire Risk Mitigation Plan across its Canadian network.

CP's Interim Extreme Weather Fire Risk Mitigation Plan includes relevant fire detection, monitoring and response activities and measures from existing plans and programs, supplemented by measures that are implemented in locations where fire danger levels are "extreme" as defined under the Canadian Wildland Fire Information System.

Effective planning is essential to ensuring a safe and resilient rail system that continues to serve the needs of the North American supply chain. As such, CP welcomes comments from community members and stakeholders, including municipal, regional and Indigenous leaders, on the plan.

To download CP's interim plan in PDF format and to provide feedback, please click on this link: <a href="https://www.cpr.ca/en/interim-extreme-weather-fire-risk-mitigation-plan">https://www.cpr.ca/en/interim-extreme-weather-fire-risk-mitigation-plan</a>. Consistent with the Order, CP will accept feedback on the plan until August 25, 2021.

Rail infrastructure is essential to Canada's supply chain. CP's Operations Center, which controls train movements, is operated 24/7/365 and includes resources dedicated to dispatching maintenance staff to reported issues on the network including reports of fire or smoke on the right of way. CP works in close collaboration with government agencies, including provincial authorities responsible for wildfire prevention and control, to share information on wildfire activity and risk.

The vast majority of wildfires are caused by nature when environmental conditions are extremely hot and dry. While railroads are not a significant cause of wildfires, this plan outlines CP's proactive approach to mitigating the risk of wildfires in the communities we operate in and through.

Sincerely,

Mike LoVecchio

Director Indigenous Relations and Government Affairs

Canadian Pacific



# City of Salmon Arm

Social Impact Assessment





## Contents

Introduction	1
Statistical Profile	3
Population	4
Table 1: Population in Salmon Arm	4
Households_	4
Table 2: Households in Salmon Arm	4
Families	4
Table 3: Census family households	4
Non-Census Family Households	5
Table 4: Non-census family households	5
Single Person Households	5
Table 5: Single person households	5
Unrelated Persons Sharing	5
Table 6: Unrelated persons sharing	5
All Families with Children	6
Table 7: All families with children	6
Families with Children between Ages of 0–17.	6
Table 8: Families with children between the ages of 0 and 17 years	6
Families with Children in the Early Years (0–5)	6
Table 9: Families with children between the ages of 0 and 5 years	6
Senior-Led Households	
Table 10: Senior-led households	7
Seniors 65 and Older	7
Table 11: Seniors 65 and older	7
Household Income	7
Table 12: Madian beyondald income	7

Table 13: Average household income	8
Income from Employment	8
Table 14: Median employment income, workers reporting full year, full time employment	8
Table 15: Average employment income, workers reporting full year, full time employment	8
Homeowners	9
Table 16: Owners	9
Financial Vulnerability Among Owners	9
Table 17: Financial vulnerability among owners with a mortgage.	9
Monthly Housing Costs for Owners	9
Table 18: Median housing costs for owners	9
Table 19: Average housing costs for owners	10
Renters	10
Table 20: Renters	10
Monthly Housing Cost for Renters	10
Table 21: Median housing costs for renters	10
Table 22: Average housing costs for renters	10
Landed Immigrant Households since 1980.	11
Table 23: Landed immigrant households since 1980	11
Immigrants Sponsored by Family	11
Table 24: Immigrants sponsored by family	11
Table 25: Refugee families	11
Indigenous People Living in Poverty.	11
Table 26: Individuals identifying as Indigenous	11
Ability to Generate Savings	12
Table 27: Individuals contributing to retirement savings plans	12
Access to Education	12
Table 28: Individuals reporting they do not have any certificate, diploma or degree	12
Individuals with High School (Secondary) Education	12
Table 29: Individuals with a secondary school diploma as highest educational achievement	12

Individuals with Post Secondary Education	13
Table 30: Individuals with a post secondary diploma or degree	13
Labour Force Participation	13
Table 31: Individuals in the labour market	13
Individuals Employed	13
Table 32: Individuals who were employed	13
Individuals Who Were Unemployed	14
Table 33: Individuals who were unemployed	14
Full-Time Employment	14
Table 34: Individuals working full year, full time	14
Part-Time Employment	14
Table 35: Individuals working part-time	14
Travel to Work	15
Table 36: Individuals living and working in Salmon Arm (within same CSD)	15
Table 37: Individuals travelling to work in other parts of the region (different CSD within CD)	15
Mode of Travel	15
Table 38: Individuals who use their own vehicle to travel to work	15
Table 39: Individuals who rely on public transit to get to work	16
Table 40: Individuals who walk, bike or use alternative modes of transport	16
Commuting Time and Duration	16
Table 41: Individuals reporting a commute of 45 minutes or longer.	16
Moving to Be Better Off	16
Table 42: Individuals living in Salmon Arm who moved in the year prior to the Census (2015)	16
Table 43: Individuals who moved in the year prior to the Census who moved from elsewhere	17
Individuals Moving to Salmon Arm (5 Years Prior to the Census)	17
Table 44: Individuals who moved in the 5 years prior to the 2016 Census.	17
Table 45: Individuals who moved in the 5 years prior to the 2016 Census who lived elsewhere	17

Service User Survey	18
Age of Respondents	<u>.</u> 20
Gender of Respondents	21
Ethnicity of Respondents	22
Household Composition of Respondents	23
Housing Type of Respondents	24
Employment Status of Respondents	25
Annual Household Income	26
Health Issues	27
Services Used in Salmon Arm	28
Challenges to Getting Food	29
Challenges with Transportation	30
Challenges with Finding Employment	31
Challenges with finding housing	32
Challenges Accessing Health Care	33
General Barriers in Accessing Services	34
The Impact of COVID-19	35
Feedback from Service Providers	36
Hours of Service	40
Knowledge of Services	41
Difficulty knowing how to navigate the system.	42
Eligibility requirements and the quality and nature of transitions	43
Lack of digital access	44
Lack of support in languages other than English:	45
Stigma around accessing services.	46
Lack of culturally safe services	47
Lack of trauma-informed, non-oppressive services	48
Capacity constraints including through COVID-19	49
Gaps in available services	50

	Potential Areas for Action	52
	Promote increased social inclusion/awareness	54
	Provide supports for culturally safe services.	54
	Expand access to trauma informed training and supports.	54
	Develop and implement targeted strategies to respond to the effects of COVID-19	55
	Engage in partnerships to better respond to existing and emerging needs	55
	Identifying Service Needs or Gaps.	56
	Priority Populations	57
	Building Effective Partnerships	61
	Addressing the impact of the COVID-19 pandemic.	63
0	pportunities for Action	64
A	PPENDIX A	69
A	PPENDIX B	70

## Introduction

#### Background

Economic inclusion and income inequality affect the quality of life and well-being of many families and individuals across British Columbia. In response to concerns about the health and well-being of low-income families and individuals living in Salmon Arm, the City of Salmon Arm's Social Impact Advisory Committee has undertaken this research to support local action focused on improvements in the overall quality of life and well-being of vulnerable families and citizens living in Salmon Arm.

This Report provides an overview of the insights gained through a community engagement and consultation process completed by SPARC BC between November 2020 and July 2021 and that included:

- An analysis of key community level indicators and measures designed to build a better understanding existing and emerging needs across the community
- Regular meetings and updates with the City's Social Impact Advisory Committee to share insights and to learn more about local programs and initiatives designed to respond to the range of needs identified
- Consultation and engagement with key community partners and stakeholders to review
  the key findings to emerge through the research with a focus on identifying potential
  opportunities for action that can be taken at the local level.

#### **About this Report**

This report is divided into four (4) sections:

Section 1: Provides an overview of key community level indicators and measures designed to create a deeper understanding of existing and emerging needs among low-income families and individuals living in Salmon Arm. This includes information related to key social, demographic, and economic data found in the 2016 Census based on Statistic's Canada's Low-Income Measure After Tax (LIM-AT) and using 2015 incomes.

Section 2: Provides an overview of the feedback received from service users both in terms of their immediate needs as well as in terms of some of the barriers and challenges they face in accessing the services that they need. In total there were 167 individuals who responded to the survey and who shared their experiences and perspectives as a way of helping to inform this research.

Section 3: Provides an overview of the feedback received from across the community-based agencies and service providers in Salmon Arm who are actively engaged in working to meet the needs of low-income families and individuals in the community. This included a discussion of some of the potential gaps within existing services as well as the identification of potential barriers or pressures that clients face as they try to meet their needs and build a future for their families.

Section 4: Provides a summary of the key findings and potential opportunities for action that are aligned with the directions set out in both the Federal and Provincial poverty reduction strategies—Opportunities for All and Together B.C. Also included in this section are potential areas of focus for consideration by the Social Impact Advisory Committee in Salmon Arm including a discussion of the role that local governments can play in working to reduce and prevent poverty in their community.

In preparing this report, it is important to note that this process was undertaken during the COVID-19 pandemic. Furthermore, while the full impact of COVID-19 is not yet fully understood, there were many families and individuals who were adversely affected and who are in the process of working to rebuild their lives. In looking at the strategies and actions set out in the final section of this report, it is important to look at the different ways that the proposed directions and actions can help to provide an important foundation for helping many of these families and individuals regain the stability that they need to move forward.



# **Statistical Profile**

May 2021

## **Population**

The population in the City of Salmon Arm in 2016 was 17,706 individuals including 2,330 individuals living in poverty based on Statistics Canada's Low-Income measure (LIM-AT). This represents 13% of the population in Salmon Arm.

Table 1: Population in Salmon Arm

	British Columbia	Columbia Shuswap	Salmon Arm
Total	4,648,055	51,366	17,706
Below LIM-AT	695,165	7,355	2,330
% Below LIM	15.0%	14.3%	13.2%

#### Households

The were 7,460 households in the City of Salmon Arm in 2016 including 1,345 households living in poverty based on Statistics Canada's Low-Income Measure (LIM-AT). This represents 18% of all households in Salmon Arm.

Table 2: Households in Salmon Arm

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,881,969	22,454	7,460
Below LIM-AT	352,455	4,090	1,345
% Below LIM	18.7%	18.2%	18.0%

#### **Families**

There were 4,940 census family households living in Salmon Arm in 2016 including 530 who were living in poverty. This represents 11% of all family households in Salmon Arm.

Table 3: Census family households

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,195,735	15,060	4,940
Below LIM-AT	157,660	1,815	530
% Below LIM	13.2%	12.1%	10.7%

#### Non-Census Family Households

There were 2,420 non-census family households living in Salmon Arm in 2016 including 815 who were living in poverty. This represents 34% of all non-census family households in Salmon Arm. Non-census family households include single person households and unrelated persons sharing.

Table 4: Non-census family households

	British Columbia	Columbia Shuswap	Salmon Arm
Total	630,620	7,100	2,420
Below LIM-AT	191,540	2,265	815
% Below LIM	30.4%	31.9%	33.7%

## Single Person Households

There were 2,195 single person households living in Salmon Arm in 2016 including 765 living in poverty. This represents 35% of all single person households in Salmon Arm. Dependence on a single income made these households more vulnerable to low income.

Table 5: Single person households

	British Columbia	Columbia Shuswap	Salmon Arm
Total	541,913	6,235	2,195
Below LIM-AT	170,480	2,150	765
% Below LIM	31.5%	34.5%	34.9%

## **Unrelated Persons Sharing**

There were 220 unrelated persons sharing their housing in Salmon Arm in 2016 including 45 who were living in poverty. This represents 21% of all unrelated person households in Salmon Arm.

Table 6: Unrelated persons sharing

	British Columbia	Columbia Shuswap	Salmon Arm
Total	88,700	875	220
Below LIM-AT	21,060	120	45
% Below LIM	23.7%	13.7%	20.5%

#### All Families with Children

Of the 7,460 households in Salmon Arm in 2016, there were 1,645 family households with children including 325 families living in poverty. This represents 20% of all family households with children in Salmon Arm.

Table 7: All families with children

	British Columbia	Columbia Shuswap	Salmon Arm
Total	485,065	4,625	1,645
Below LIM-AT	107,025	925	325
% Below LIM	22.1%	20.0%	19.8%

## Families with Children between Ages of 0-17

Of the 1,645 family households with children in Salmon Arm in 2016, 240 were living in poverty and had children between the ages of 0 and 17.

Table 8: Families with children between the ages of 0 and 17 years

	British Columbia	Columbia Shuswap	Salmon Arm
Total	485,065	4,625	1,645
Below LIM-AT	85,340	735	240
% Below LIM	17.6%	15.9%	14.6%

#### Families with Children in the Early Years (0-5)

Of the 1,645 family households in Salmon Arm in 2016 with children, 100 were living in poverty and had children between the ages of 0 and 5.

Table 9: Families with children between the ages of 0 and 5 years

	British Columbia	Columbia Shuswap	Salmon Arm
Total	485,065	4,625	1,645
Below LIM-AT	34,825	350	100
% Below LIM	7.2%	7.6%	6.1%

#### Senior-Led Households

In 2016, there were 2,820 senior-led households in Salmon Arm including 525 living in poverty. This represents 19% of all senior-led households in Salmon Arm.

Table 10: Senior-led households

	British Columbia	Columbia Shuswap	Salmon Arm
Total	496,480	7,480	2,820
Below LIM-AT	92,135	1,315	525
% Below LIM	18.6%	17.6%	18.6%

#### Seniors 65 and Older

In 2016, there were 4,895 seniors living in Salmon Arm including 670 who were living in poverty. This represents 14% of all seniors in Salmon Arm.

Table 11: Seniors 65 and older

	British Columbia	Columbia Shuswap	Salmon Arm
Total	848,985	12,545	4,895
Below LIM-AT	115,990	1,715	670
% Below LIM	13.7%	13.7%	13.7%

#### Household Income

The median household income in Salmon Arm in 2016 was \$63,646 while the median household income for those living in poverty in 2016 was \$19,393. These findings suggest that the median household income of a household living in poverty in Salmon Arm is equal to 30.5% of the median household income for all households in Salmon Arm.

Table 12: Median household income

	British Columbia	Columbia Shuswap	Salmon Arm
Med. household income	\$69,995	\$64,009	\$63,646
Med. household income (LIM AT)	\$18,808	\$18,327	\$19,393

The average household income in Salmon Arm in 2016 was \$82,557 while the average household income for those living in poverty was \$20,485. These findings suggest that the average household income of a household living in poverty in Salmon Arm is equal to 24.8% of the average household income for all households in Salmon Arm.

Table 13: Average household income

	British Columbia	Columbia Shuswap	Salmon Arm
Av. household income	\$90,354	\$79,251	\$82,557
Av. household income (LIM AT)	\$19,816	\$19,552	\$20,485

## **Income from Employment**

Among those living in Salmon Arm in 2016 who reported that they worked full year, full-time, the median income reported from employment was \$48,987 while the median income among those who were living in poverty was reported to be \$17,527.

Table 14: Median employment income, workers reporting full year, full time employment

	British Columbia	Columbia Shuswap	Salmon Arm
Median income (F/T)	\$53,940	\$54,955	\$48,987
Med income (F/T LIM AT)	\$15,813	\$15,924	\$17,527

Similarly, the average reported income was \$55,635 among those working full year, full time compared to \$16,578 for those living in poverty.

Table 15: Average employment income, workers reporting full year, full time employment

	British Columbia	Columbia Shuswap	Salmon Arm
Average income (F/T)	\$64,625	\$56,664	\$55,635
Av. Income (F/T, LIM AT)	\$15,981	\$15,499	\$16,578

#### Homeowners

Of the 5,765 households in Salmon Arm in 2016 who were owners, 670 were living in poverty. This represents 12% of all owner households in Salmon Arm. This includes senior-led households and others living on a fixed income.

Table 16: Owners

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,279,020	17,890	5,765
Below LIM-AT	152,940	2,405	655
% Below LIM	12.0%	13.9%	11.6%

#### Financial Vulnerability Among Owners

Of the 5,765 owner households living in Salmon Arm, 2,894 (approximately half of all owners) have a mortgage. Of those with a mortgage, 290 were living in low income. This represents 10% of all owners with a mortgage and can include lower income households who have stretched to get into the market as well as low-income seniors living on a fixed income.

Table 17: Financial vulnerability among owners with a mortgage

	British Columbia	Columbia Shuswap	Salmon Arm
Total	728,164	8,945	2,894
Below LIM-AT	75,595	1,040	290
% Below LIM	10.4%	11.6%	10.0%

## **Monthly Housing Costs for Owners**

The median monthly housing cost for owners in Salmon Arm in 2016 was \$730 per month while it was \$467 for homeowners in low income. The median cost for those in low income is 64% of the cost for the total homeowner population.

Table 18: Median housing costs for owners

	British Columbia	Columbia Shuswap	Salmon Arm
Med. housing cost	\$1,149	\$715	\$730
Med housing cost LIM AT	\$759	\$472	\$467

The average monthly housing cost for owners in Salmon Arm was \$1,015 per month while it was \$730 for homeowners in low income. The average cost for those in low income is 72% of the cost for the total homeowner population.

Table 19: Average housing costs for owners

	British Columbia	Columbia Shuswap	Salmon Arm
Average housing cost	\$1,387	\$986	\$1,015
Av. housing cost LIM AT	\$1,185	\$775	\$730

#### **Renters**

Of the 1,695 households living in Salmon Arm in 2016 who were renters, 670 were living in poverty. This represents 40% of all renters.

Table 20: Renters

	British Columbia	Columbia Shuswap	Salmon Arm
Total	599,355	4,525	1,695
Below LIM-AT	197,505	1,600	670
% Below LIM	33.0%	35.4%	39.5%

#### **Monthly Housing Cost for Renters**

The median monthly housing cost for renters in Salmon Arm was \$849 per month while it was \$751 for renters in low income. The median housing cost for renters in low income is 88% of the median housing cost for the total renter population.

Table 21: Median housing costs for renters

	British Columbia	Columbia Shuswap	Salmon Arm
Med. housing cost	\$1,036	\$852	\$849
Med housing cost LIM AT	\$873	\$750	\$751

The average monthly housing cost for renters in Salmon Arm was \$926 per month while it was \$797 for renters in low income. The average housing cost for renters in low income is 86% of the average housing cost for the total renter population.

Table 22: Average housing costs for renters

	British Columbia	Columbia Shuswap	Salmon Arm
Average housing cost	\$1,149	\$927	\$926
Av. housing cost LIM AT	\$973	\$769	\$797

## Landed Immigrant Households since 1980

In 2016, there were 825 landed immigrant households who had arrived in Canada since 1980 and who were living in Salmon Arm including 160 living in poverty. This represents 19% of all landed immigrant households in Salmon Arm.

Table 23: Landed immigrant households since 1980

	British Columbia	Columbia Shuswap	Salmon Arm
Total	955,955	2,350	825
Below LIM-AT	135,640	500	160
% Below LIM	14.2%	21.3%	19.3%

## **Immigrants Sponsored by Family**

There were also 350 immigrants sponsored by family and 40 refugee families living in Salmon Arm in 2016. Among the immigrant sponsored families, 30 of these families (9%) were living in poverty while this was true for 20 refugee families (57%).

Table 24: Immigrants sponsored by family

	British Columbia	Columbia Shuswap	Salmon Arm
Total	323,445	895	350
Below LIM-AT	34,190	100	30
% Below LIM	10.6%	11.2%	8.6%

Table 25: Refugee families

	British Columbia	Columbia Shuswap	Salmon Arm
Total	82,360	85	35
Below LIM-AT	22,020	30	20
% Below LIM	26.7%	35.3%	57.1%

#### **Indigenous People Living in Poverty**

At the time of the 2016 Census, there were 1,115 individuals who identified as Indigenous living in Salmon Arm with 210 or 19% living in poverty.

Table 26: Individuals identifying as Indigenous

	British Columbia	Columbia Shuswap	Salmon Arm
Total	270,585	3,645	1,115
Below LIM-AT	53,820	665	210
% Below LIM	19.9%	18.2%	18.8%

## **Ability to Generate Savings**

Assets and savings can help families and individuals escape poverty. At the time of the 2016 Census, only 1,035 households in Salmon Arm were successful in making contributions to retirement savings plans. This represents 14% of all households in Salmon Arm.

Table 27: Individuals contributing to retirement savings plans

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,881,969	22,454	7,460
Below LIM-AT	257,730	3,120	1,035
% Below LIM	13.7%	13.9%	13.9%

#### Access to Education

Access to education is an important pathway out of poverty. In Salmon Arm, there were 2,460 individuals who reported that they did not have any certificates or degrees including 580 individuals who were living in poverty. This represents 24% of all people without any certificate or degree in Salmon Arm.

Table 28: Individuals reporting they do not have any certificate, diploma or degree

	British Columbia	Columbia Shuswap	Salmon Arm
Total	601,640	7,735	2,460
Below LIM-AT	125,730	1,670	580
% Below LIM	20.9%	21.6%	23.6%

## Individuals with High School (Secondary) Education

There were 4,270 individuals who reported that they had completed secondary school including 595 individuals who were living in poverty. This represents 14% of all people who had completed secondary school in Salmon Arm.

Table 29: Individuals reporting that they have a secondary school diploma as highest educational achievement

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,138,565	12,835	4,270
Below LIM-AT	181,060	1,885	595
% Below LIM	15.9%	14.7%	13.9%

## Individuals with Post Secondary Education

There were 7,690 individuals in Salmon Arm who reported that they had a post-secondary certificate, degree or diploma including 765 individuals living in poverty. This represents 10% of all persons with post secondary education in Salmon Arm.

Table 30: Individuals reporting that they have a post secondary diploma or degree

	British Columbia	Columbia Shuswap	Salmon Arm
Total	2,130,175	22,600	7,690
Below LIM-AT	263,710	2,515	765
% Below LIM	12.4%	11.1%	9.9%

## **Labour Force Participation**

In 2016, there were 8,290 individuals who were in the labour force in Salmon Arm in 2016, including 810 who were living in poverty in 2016. This represents 10% of those who are part of the labour market.

Table 31: Individuals in the labour market

	British Columbia	Columbia Shuswap	Salmon Arm
Total	2,471,670	25,395	8,290
Below LIM-AT	262,530	2,780	810
% Below LIM	10.6%	10.9%	9.8%

#### Individuals Employed

At the time of the 2016 Census, there were 7,765 individuals in Salmon Arm who were employed including 715 who were living in poverty. This represents 9% of all people who are employed.

Table 32: Individuals who were employed

	British Columbia	Columbia Shuswap	Salmon Arm
Total	2,305,690	23,110	7,765
Below LIM-AT	225,505	2,365	715
% Below LIM	9.8%	10.2%	9.2%

#### Individuals Who Were Unemployed

There were 420 individuals in Salmon Arm who were unemployed in 2016 including 95 who were living in poverty. This represents 18% of all people in Salmon Arm who were unemployed.

Table 33: Individuals who were unemployed

	British Columbia	Columbia Shuswap	Salmon Arm
Total	165,975	2,285	520
Below LIM-AT	37,020	420	95
% Below LIM	22.3%	18.4%	18.3%

## **Full-Time Employment**

There were 3,720 individuals in Salmon Arm who reported that they worked full year, full time. Of those, 245 individuals were living in poverty. This represents 6% of all people in Salmon Arm who were employed full time.

Table 34: Individuals working full year, full time

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,183,405	11,050	3,880
Below LIM-AT	57,810	700	245
% Below LIM	4.9%	6.3%	6.3%

#### **Part-Time Employment**

There were 4,965 individuals in Salmon Arm who reported that they worked part-time in 2016 including 550 who were living in poverty. This represents 11% of all people who were employed part-time.

Table 35: Individuals working part-time

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,396,735	16,345	4,965
Below LIM-AT	205,590	2,120	550
% Below LIM	14.7%	13.0%	11.1%

#### Travel to Work

Of those who reported that they were employed in 2016, 4,900 individuals were successful in finding work in the City of Salmon Arm including 405 individuals who were living in poverty. This represents 8% of all people who live and work in Salmon Arm.

Table 36: Individuals living and working in Salmon Arm (within same CSD)

	British Columbia	Columbia Shuswap	Salmon Arm
Total	864,415	10,640	4,900
Below LIM-AT	82,750	915	405
% Below LIM	9.6%	8.6%	8.3%

There were also 535 individuals living in Salmon Arm who reported that they traveled elsewhere in the Columbia-Shuswap region for work including 75 individuals who were living in poverty. This represents 14% of all people who live in Salmon Arm and travel to another part of the region for employment.

Table 37: Individuals travelling to work in other parts of the region (different CSD within CD)

	British Columbia	Columbia Shuswap	Salmon Arm
Total	807,840	3,735	535
Below LIM-AT	53,865	310	75
% Below LIM	6.7%	8.3%	14.0%

#### Mode of Travel

Among those living in poverty and who are in the workforce, 5,605 reported that they use their own vehicle to travel to work. Of those, 365 or 7% were living in poverty. There were also 105 individuals who reported that they rely on public transit to get to work, of whom 10 or 10% were living in poverty. In addition, there were 795 individuals who walked or biked to work, or who used other alternative modes of transport. Of these individuals, 135 or 17% were living in poverty.

Table 38: Individuals who use their own vehicle to travel to work

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,475,580	16,520	5,605
Below LIM-AT	106,370	1,285	365
% Below LIM	7.2%	7.8%	6.5%

Table 39: Individuals who rely on public transit to get to work

	British Columbia	Columbia Shuswap	Salmon Arm
Total	274,205	225	105
Below LIM-AT	37,520	20	10
% Below LIM	13.7%	8.9%	9.5%

Table 40: Individuals who walk, bike or use alternative modes of transport

	British Columbia	Columbia Shuswap	Salmon Arm
Total	228,770	2,800	795
Below LIM-AT	30,410	385	135
% Below LIM	13.3%	13.8%	17.0%

## **Commuting Time and Duration**

Among those in the workforce, 505 individuals reported that they travelled for 45 minutes or longer get to work including 30 individuals who were living in low income. This represents 6% of all people whose commute was 45 minutes or longer.

Table 41: Individuals reporting a commute of 45 minutes or longer

	British Columbia	Columbia Shuswap	Salmon Arm
Total	375,990	2,260	505
Below LIM-AT	33,745	190	30
% Below LIM	9.0%	8.4%	5.9%

#### Moving to Be Better Off

Mobility data from the 2016 Census shows that there were 2,635 individuals living in Salmon Arm who moved in the year prior to the Census. Of those who reported that they had moved in the year prior to the Census, 470 were living in poverty. This represents 18% of all people who moved in the year prior to the Census.

Table 42: Individuals living in Salmon Arm who moved in the year prior to the Census (2015)

	British Columbia	Columbia Shuswap	Salmon Arm
Total	705,445	7,645	2,635
Below LIM-AT	166,035	1,330	470
% Below LIM	23.5%	17.4%	17.8%

Of the 470 individuals who had moved to Salmon Arm in the year prior to the Census and who were living in poverty, 220 had moved to Salmon Arm from elsewhere. This represents 20% of all people in Salmon Arm who reported that they moved in 2015.

Table 43: Individuals living in Salmon Arm who moved in the year prior to the Census who moved from elsewhere

	British Columbia	Columbia Shuswap	Salmon Arm
Total	318,825	4,070	1,100
Below LIM-AT	83,990	785	220
% Below LIM	26.3%	19.3%	20.0%

## Individuals Moving to Salmon Arm (5 Years Prior to the Census)

Mobility data from the 2016 Census shows that there were 6,710 individuals living in Salmon Arm who had moved in the previous 5 years including 1,060 who were living in poverty.

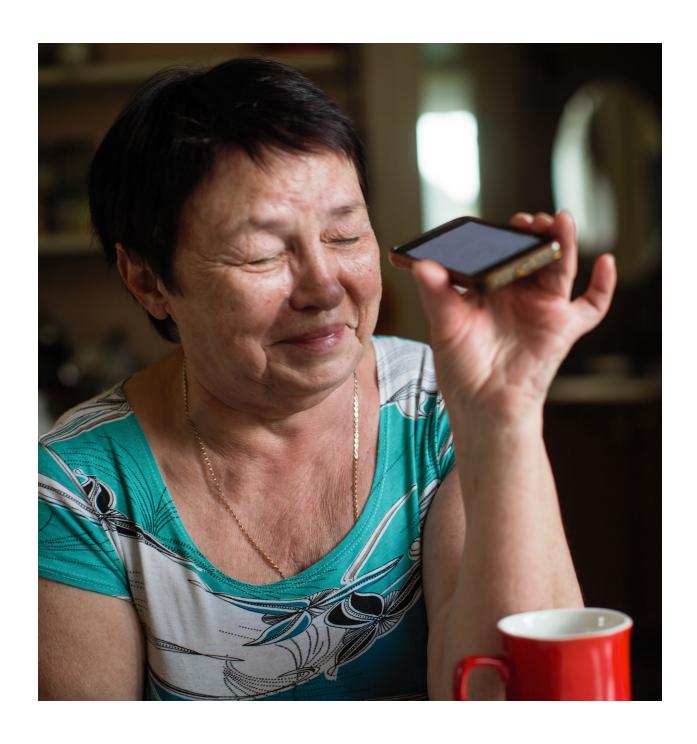
Table 44: Individuals living in Salmon Arm who moved in the 5 years prior to the 2016 Census

	British Columbia	Columbia Shuswap	Salmon Arm
Total	1,849,420	18,010	6,710
Below LIM-AT	360,170	2,975	1,060
% Below LIM	19%	21%	29%

Of the 1,060 individuals who had moved to Salmon Arm in the 5 years prior to the Census and who were living in poverty, 575 had moved to Salmon Arm from elsewhere.

Table 45: Individuals living in Salmon Arm who moved in the 5 years prior to the 2016 Census who lived elsewhere

	British Columbia	Columbia Shuswap	Salmon Arm
Total	908,530	10,795	3,430
Below LIM-AT	199,900	1,765	575
% Below LIM	22%	25%	37%



# Service User Survey

## **Service User Survey**

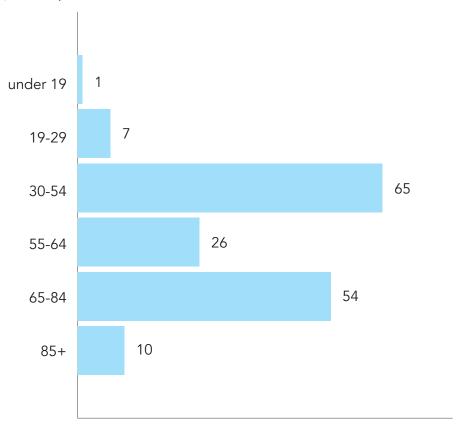
This section provides an overview of the feedback received through the survey of service users which was completed as part of this project. The survey included questions related to the general social and demographic profile of service users as well as questions about their specific service needs. There were a total of 165 individuals who responded to the survey.

## Age

#### N=158

Respondents were asked to provide their age. Of those who responded, 64 were seniors 65 or older (41%) including 10 who were 85 or older (6%). An additional 91 respondents (58%) were between the ages of 30 and 64 while 8 respondents (5%) were under 30 years of age.

#### Age of Respondents

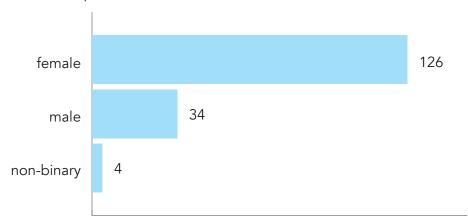


#### Gender

#### N= 164

Respondents were asked to indicate their age. Of those who responded, 126 (77%) were female while 34 (21%) were male. An additional 4 respondents (2%) identified as non-binary.

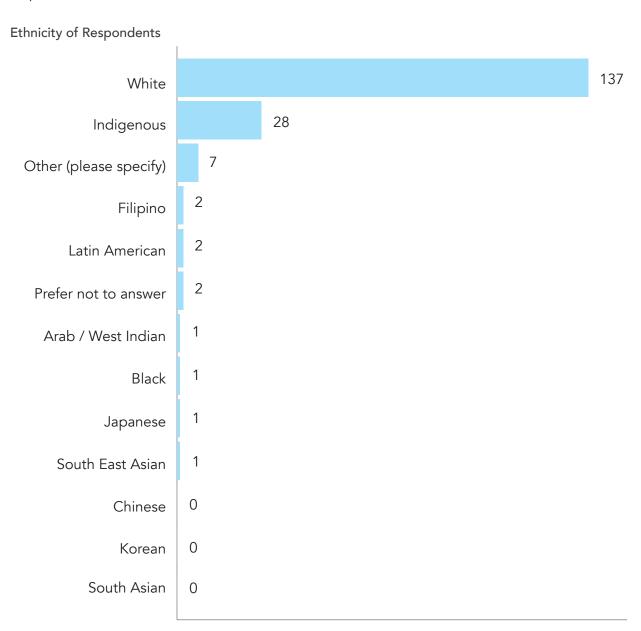
#### Gender of Respondents



## **Ethnicity**

N= 165

Respondents were asked to indicate the ethnicity with which they self-identify. Of those who responded, 137 respondents (83%) indicated they were white while 28 respondents (17%) identified as Indigenous. The remaining respondents were split amongst a number of ethnicities including Black, Arab/West Asian, Filipino, Japanese, Latin American, South-East Asian or some other ethnicity with none of these ethnic groups comprising more than 1% of respondents.

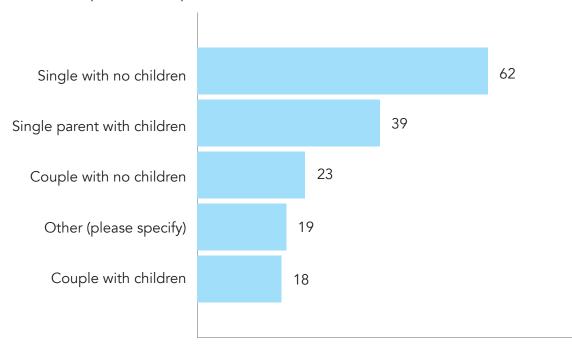


## Family and Household Composition

#### N=161

Respondents were asked to provide their family or household type. Of those who responded, 62 respondents (39%) were single with no children while 39 were single parents with children (24%). There were also 23 couples with no children (14%) and 18 couples with children (11%). An additional 19 respondents (12%) indicated some other household or family arrangement.

#### Household Composition of Respondents

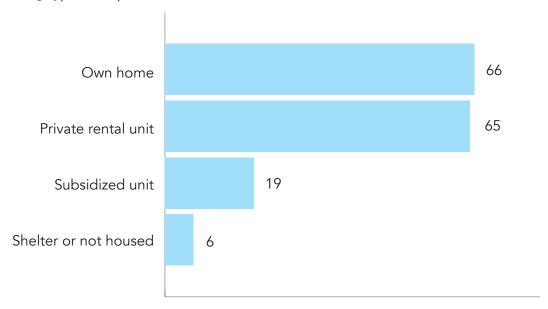


## **Housing Situation**

N= 156

Respondents were asked to indicate their housing situation. Of those who responded, 66 owned their own home (42%) while 65 respondents (42%) rented a unit in the private sector. An additional 19 respondents (12%) rented a subsidized housing unit while 6 respondents (4%) were living in a shelter or were unhoused.

#### Housing Type of Respondents

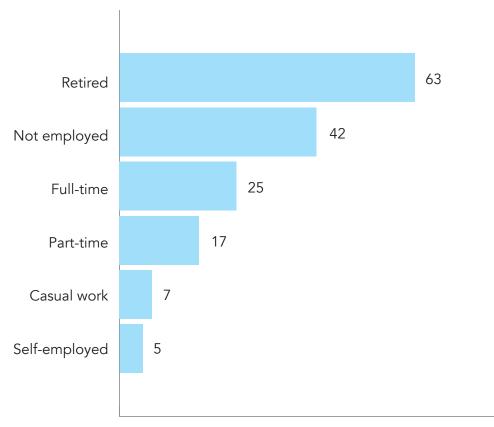


## **Employment Status**

N= 159

Respondents were asked to indicate their employment status. Of those who responded, 63 (40%) were retired, while 42 (26%) were not employed. An additional 25 respondents (16%) were employed full-time while 17 respondents (11%) were employed part-time. A small number of respondents were either self-employed (5 respondents or 3%) or did casual work (7 respondents or 4%).

#### **Employment Status of Respondents**

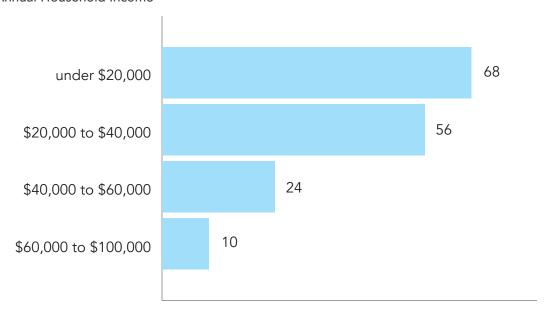


#### Household Income

N= 158

Respondents were asked to indicate their annual household income. Of those who responded, 10 respondents (6%) had household incomes between \$60k and \$100k while 24 respondents (15%) had incomes between \$40k and \$60k. An additional 56 respondents (35%) had household incomes between \$20k and \$40k while 68 respondents (43%) had income of less than \$20k.

#### Annual Household Income

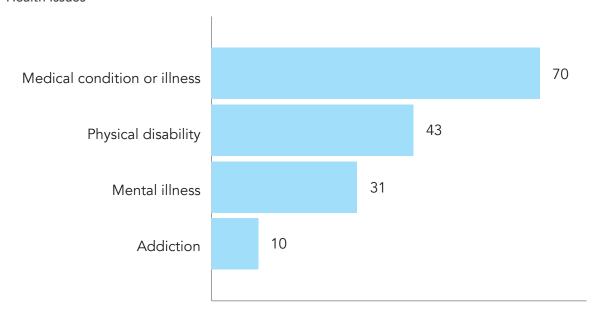


## **Health and Activity Limitations**

N= 154

Respondents were asked to indicate whether they had any of a brief list of health problems. Of those who responded, 70 respondents (46%) indicated that they had some medical condition or illness, 43 respondents (28%) had a physical disability, 31 respondents (20%) had a mental illness while 10 respondents (7%) indicated that they had an addiction.

#### Health Issues

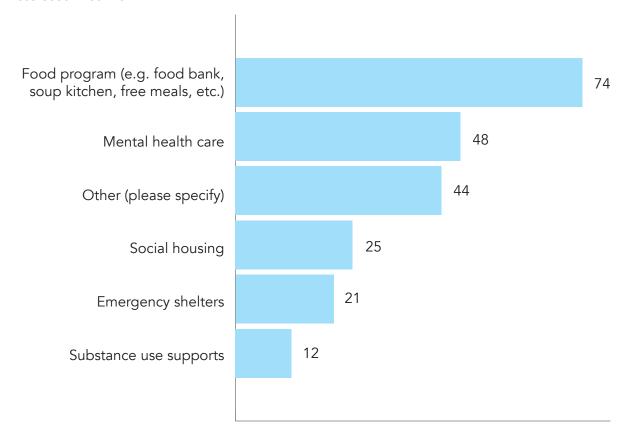


#### **Patterns of Service Use**

N = 130

Respondents were asked to indicate the types of services they use. Of those who responded, 74 respondents (57%) used a food program such as a food bank, soup kitchen or free meals, 48 respondents (37%) used mental health services. An additional 25 respondents (19%) lived in social housing, while 21 respondents (16%) used emergency shelters. Twelve respondents (9%) used services which provided supports for substance use. An additional 44 respondents (34%) indicated that they used some other services.

#### Services Used in Salmon Arm

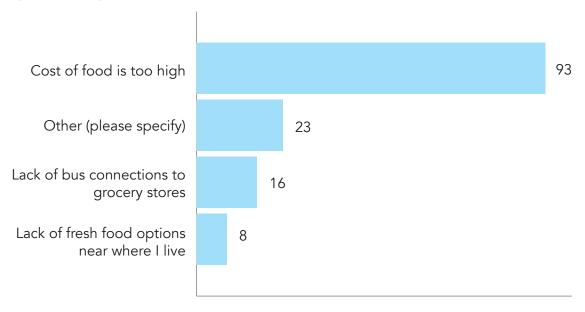


## **Food Insecurity**

N= 140

Respondents were asked to indicate whether and what kinds of challenges they faced in getting the food they need. Of those who responded, 93 respondents (66%) indicated that the cost of food was too high. Poor bus connections and access to grocery stores was a concern for 16 respondents (11%) while a lack of fresh and accessible food options was identified by 8 respondents (6%). An additional 23 respondents (16%) identified other challenges in getting the food they need.

#### Challenges to Getting Food

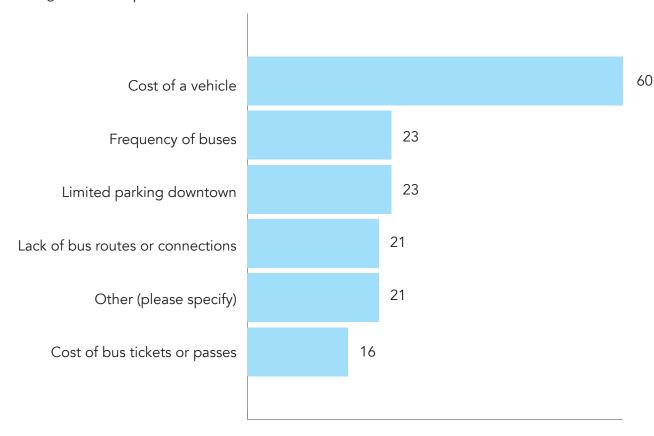


## **Transportation-Related Challenges**

N= 164

Respondents were asked to indicate whether and what kinds of transportation challenges they faced. Of those who responded, 60 respondents (37%) indicated that the cost of a vehicle was a challenge while 44 respondents (27%) noted either the lack of sufficient bus routes or connections or the insufficient frequency of buses. An additional 16 respondents (10%) saw the cost of bus tickets or passes as a challenge while 23 respondents (14%) suggested that limited parking downtown was a challenge for them. Twenty-one other respondents (13%) provided some other specific transportation-related concern that they faced.

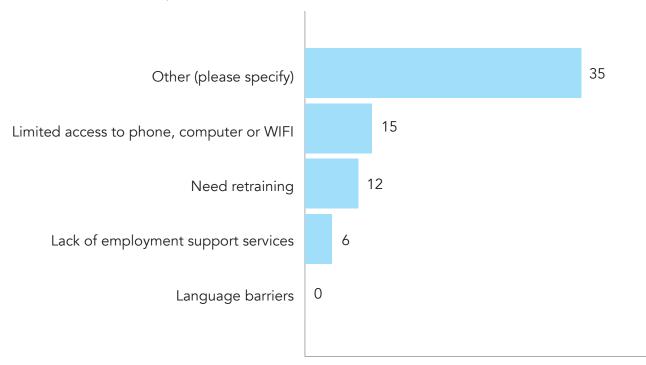
#### Challenges with Transportation



## **Difficulties Finding Employment**

Respondents were asked to indicate whether they faced any challenges with finding employment. It should be noted that the pool of responses to this question was limited, likely owing to the large number of respondents who were senior citizens. Of those who responded, challenges included limited access to phone, computer or WIFI (15 respondents or 22%), the need for retraining (12 respondents or 18%) and the lack of employment support services (6 respondents or 9%).

Challenges with Finding Employment

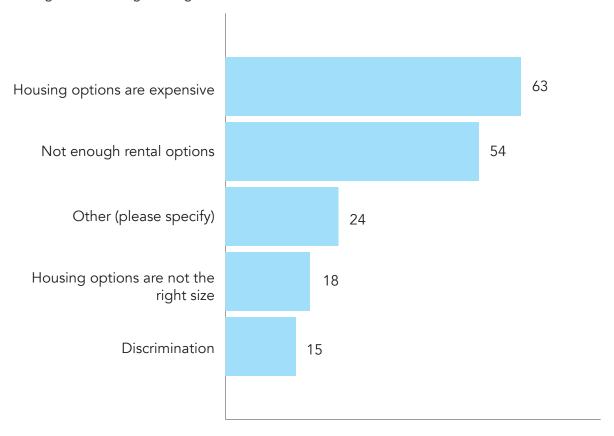


#### Difficulties in Finding Housing

N = 127

Respondents were asked to indicate what kinds of challenges they faced in finding housing. Of those who responded, 63 respondents (50%) indicated that housing options were expensive while 54 respondents (43%) indicated that there was an insufficient supply of rental housing options. An additional 18 respondents (14%) suggested that the housing options that are available are not the right size for their household, while 15 respondents (12%) indicated that they face discrimination in their search for housing. There were also 24 respondents (19%) who indicated some other, specific challenges they faced in finding suitable housing.

#### Challenges with finding housing

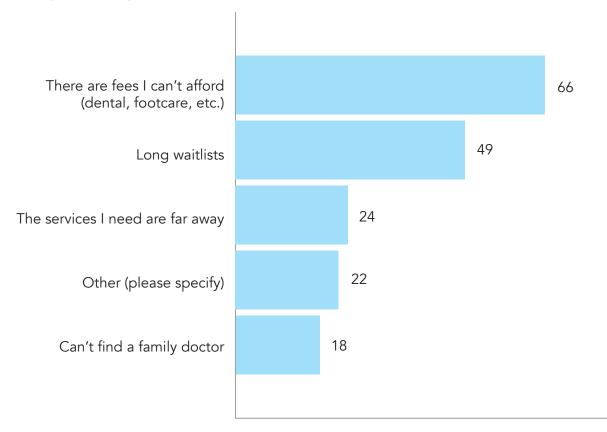


# Difficulties Accessing Health Care and Other Services

N = 111

Respondents were asked to indicate whether and what kinds of challenges they faced in accessing health care. Of those who responded, 66 respondents (60%) indicated that they could not afford the cost of certain health care services such as dental work or footcare while 49 respondents (44%) noted that they faced long waitlists in trying to access health services. An additional 24 respondents (22%) indicated that the health services they need are far away and difficult to access while 18 respondents (16%) could not find a family doctor. There were 22 respondents (20%) who noted some other, specific challenge they faced in accessing health care.

# Challenges Accessing Health Care



# Barriers or Challenges in Accessing Services

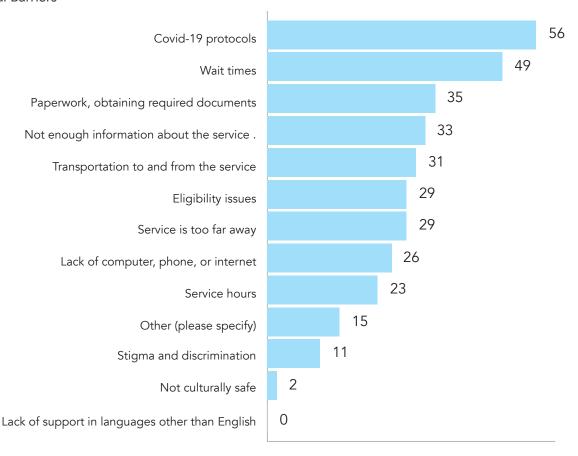
N= 167

Respondents were asked to indicate the general types of challenges they faced in accessing the services they need. Of those who responded, 56 respondents (34%) indicated that COVID-19 protocols were a significant challenge while 49 respondents (29%) reported long wait times as something which made accessing services difficult. Other responses included:

- Paperwork, obtaining required documents (35 respondents or 21%)
- Insufficient information (33 respondents or 20%)
- Lack of transportation to and from the service (31 respondents or 19%)
- Services that are too far away (29 respondents or 17%)
- Eligibility issues (29 respondents or 17%)
- Lack of phone, computer or internet (26 respondents or 16%)
- Poor service hours (23 respondents or 14%)
- Stigma, discrimination, or lack of culturally safe services (13 respondents or 8%)

An additional 15 respondents (9%) identified other, specific challenges which made it hard for them to access the services that they needed.

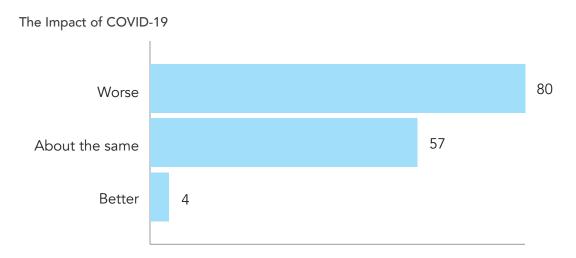
#### **General Barriers**



# The Impact of COVID-19

N = 141

Respondents were asked to indicate whether, and in what ways the reality of the COVID-19 pandemic had affected them in terms of their ability to access the services they need. Of those who responded, 80 respondents (57%) indicated that COVID-19 had made accessing services more difficult while 57 respondents (40%) indicated that it was more or less the same. Only 4 respondents (3%) suggested that the new realities imposed by the COVID-19 pandemic had made accessing services easier or better.





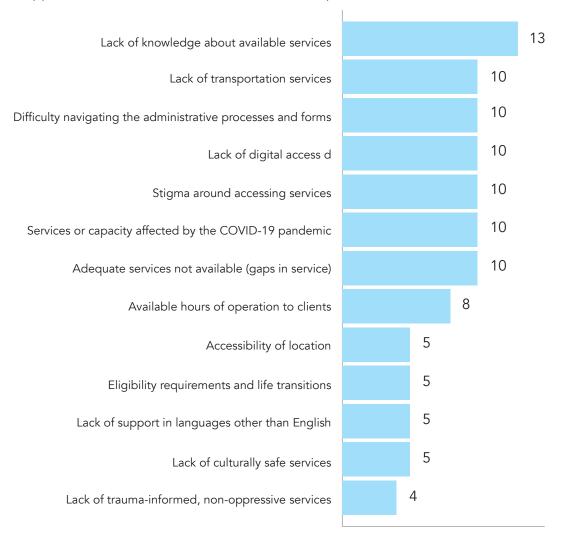
# Feedback from **Service Providers**

# Feedback from Service Providers

The Social Supports Organizational Survey was sent out to 23 organizations in Salmon Arm that were identified as providing free/low-cost social support services including food banks, shelters, mental health supports, and services for people with disabilities. Eighteen (18) organizations replied for a response rate of 78%. This section provides an overview of the responses received both in terms of the barriers that individuals and families experience when accessing services through to perceived service gaps and potential opportunities for action.

## Barriers that individuals and families experience accessing services they need

Thirteen organizations, or 72% of respondents identified "lack of knowledge of available services" as a barrier to clients accessing services. This was the most frequently identified barrier. "Lack of transportation services", "difficulty navigating the administrative processes and forms", "lack of digital access", "stigma around accessing services", "services or capacity affected by the COVID-19 pandemic", and "adequate services not available (gap in services)" were the next highest, with 55% of organizations identifying them as barriers. All barriers provided as options were chosen by at least four organizations, with "lack of trauma-informed, non-oppressive services" chosen with the least frequency.



# Additional information about the types of barriers to service

This question allowed respondents to elaborate or provide details on any barriers identified in this previous section. The comments are summarized below and select quotes are highlighted. A complete list of comments can be found in Appendix A.

# Accessibility of location:

There were three additional comments on "Accessibility of location". The comments discussed lack of scooter/wheelchair accessibility; clients who live in outlying areas and have trouble accessing services in central Salmon Arm; and the limited bus service in Salmon Arm for those without vehicles.

"Not wheelchair/scooter accessible"

"Limited bus service in Salmon Arm for those without vehicles."

- Not wheelchair/scooter accessible
- Clients often live in outlying areas and services are available in central Salmon Arm locations or other communities
- Limited bus service in Salmon Arm for those without vehicles

# Lack of transportation to services:

There were eight additional comments on "Lack of transportation to services". The comments centered around three major themes: a lack of frequent bus services to and throughout Salmon Arm; a lack of transportation for seniors and the limitations of HandyDART; and the cost of public transportation especially the challenges that it poses for people experiencing homelessness. Difficulty in getting to specific locations as well as limitations in terms of the frequency of trips.

"Transportation is one of the largest barriers people face. Services are not located in their community and people who do not drive have challenges getting to the places they need to go. Bus service (for those who live in the service area) is infrequent and does not run during evenings and weekend hours which creates challenges for those working or accessing supports during non-business hours. Consistent bus schedules are needed so people can rely on the bus service to get around."

"HandyDART locations are not always accessible-rural areas, hours are limited and the schedule is limited."

- Poor transit system makes moving around the city challenging for those without a driver's license or car
- HandyDART locations are not always accessible-rural areas, hours are limited and schedule is limited
- Most of our clients do not have transportation
- Transportation is one of the largest barriers people face. Services are not located in their community and people who do not drive have challenges getting to the places they need to go. Bus service (for those who live in the service area) is infrequent and does not run during evenings and weekend hours which creates challenges for those working or accessing supports during non-business hours. Consistent bus schedules are needed so people can rely on the bus service to get around.
- Many homeless people or there were very low income struggle to afford the bus and it isn't always running when they need it.
- Bus routes and schedules limit accessibility.
- Seniors who can't drive anymore and don't always qualify for HandyDART usually can't afford taxi service or walk very far.
- No bus.

#### **Hours of Service**

There were five additional comments on "available hours of operation to clients." Three of the comments focused on the inability of clients to use services that are offered during regular business hours, including the food bank: "Our food bank is only open weekdays" with limited hours." One comment highlighted the fact that some organizations run very limited hours due to lack of staffing or volunteers, while the final comment observed that many people experiencing homelessness do not have a place to go during the day.

"Some clients are unable to access services if they are offered only during regular business hours."

- Some clients are unable to access services if they are offered only during regular
- Some volunteer organizations are only open 2 days a month due to a lack of staffing and volunteers
- Our food bank is only open weekdays with limited hours
- Sadly, homeless people don't always have a place to go through the day
- Conflict with client work schedules

# **Knowledge of Services**

There were ten additional comments on "Lack of knowledge about available services". Four of the comments discuss, in general terms, how the population in Salmon Arm is unaware of the services offered by the respondent's organization. Seniors and people with disabilities are identified as groups that may face more barriers in finding services. Limited marketing opportunities is also mentioned as a barrier. Two comments discuss hiring specific roles within the organization to increase program awareness.

"Many of the people needing supports don't know the full array of services available to them."

"A lot of seniors don't have computer access or the ability to find out what is available to them."

- Many do not know services exist to help them
- Given infrequent dealing with legal issues, people generally are unaware of legal procedures and services.
- Lack of educational resources means that services are not always easy to navigate for people with disabilities
- We have just recently launched the Homeless Outreach Program but not everyone who could benefit from this service knows about it yet.
- We fundraise for a Family Support Worker to help connect families, and strive to help anyone coming in our doors to find what they may need.
- Many of the people needing supports don't know the full array of services available to them.
- A lot of seniors don't have computer access or the ability to find out what is available to them
- Limited marketing of our services
- People are often surprised to learn everything that we offer

# Difficulty knowing how to navigate the system

There were 8 additional comments on 'Difficulty navigating the administrative processes and forms.' The comments highlight the complexity of many service intake/application forms, and how people can feel "overwhelmed" by the process. The difficulty of the paperwork can be compounded by language barriers, literacy challenges, and lack of access to technology.

"Literacy challenges, being unfamiliar with information needed, or often just feeling overwhelmed with the process. Specific supports are needed to guide people through processes. Housing and legal systems in particular are extremely complex."

"Literacy challenges, being unfamiliar with information needed, or often just feeling overwhelmed with the process. Specific supports are needed to guide people through processes."

- Some of the services require forms that those whose second language is English find difficult
- Not always user friendly, lack of support by organizations to help people with disabilities understand the forms being filled out.
- We have a range of housing programs and options and it can be difficult to know which programs are the right fit and which application process is the right one for the program. Also there are other service providers involved which can add layers of complexity/ confusion
- Literacy challenges, being unfamiliar with information needed, or often just feeling overwhelmed with the process. Specific supports are needed to guide people through processes. Housing and legal systems in particular are extremely complex.
- Our Family Support Worker often helps
- This combined with digital processes can be very challenging to people supported.
- Lack of understanding in filling out forms and what is needed
- Difficult to reach/engage some clients to fill out consent forms

# Eligibility requirements and the quality and nature of transitions

There were 3 additional comments on 'Eligibility requirements and the quality and nature of transitions'. The comments discussed the difficulty determining which program/service is appropriate as the eligibility can be complicated. As well, people who use drugs are often refused services or deemed as ineligible, which prevents them from accessing necessary supports.

"The people we hear from most have been refused access to existing programs to address behavioral issues, mental illness and drug problems. Where can they go, especially the women living on the streets and being harassed by the male population on the streets."

- Services are quite accessible for persons with disabilities
- Each program has funder requirements and mandates and so knowing which programs or housing is the best can be hard to determine—usually a staff member can help walk through the options but it is a lot of information to take on. Also, as life changes for people, eligibility for programs and housing changes.
- The people we hear from most have been refused access to existing programs to address behavioral issues and mental illness and drug problems. Where can they go, especially the women living on the streets and being harassed by the male population on the streets. These women report violence and unwanted sexual activities.

# Lack of digital access:

There were 8 additional comments addressing "Lack of digital access." The comments explain that some people do not have access to computers or the knowledge of how to operate them, and that there are no WIFI hot spots in the Salmon Arm core. A lack of free drop-in locations for accessing the internet is mentioned in two comments. One organization mentions that they do not have the infrastructure to move forms online.

"Access to affordable and quality internet is a challenge for most who are not located in town. Cell coverage is also inconsistent in some of the more rural parts of Salmon Arm and the region. Few options to access publicly available internet or computers without making a purchase (i.e. at a coffeeshop) creates challenges for lower income folks."

"No WIFI hot spots available in the Salmon Arm core and lack of drop-in centers for digital access."

- Some clients do not have easy access to technology
- No WIFI hot spots available in the Salmon Arm core and lack of drop-in centers for digital access.
- Some of our forms would be possible to access digitally but we don't have the infrastructure in place.
- Some forms are best accessed digitally, i.e.: the BC Housing Registry
- Access to affordable and quality internet is a challenge for most that are not located in town. Cell coverage is also inconsistent in some of the more rural parts of Salmon Arm and the region. Few options to access publicly available internet or computers without making a purchase (i.e. at a coffeeshop) creates challenges for lower income folks.
- Many people supported do not own or know how to operate a computer.
- No computer access or skills
- We cannot offer services to some of the more remote locations, especially near Sicamous, Malakwa and Silver Creek

# Lack of support in languages other than English:

There were 3 additional comments on 'Lack of support in languages other than English'. All comments mention a lack of support for people with limited English and other language barriers.

"Many non-anglophone residents of BC have very limited capacity to use English to articulate their issues and resolve disputes."

- There are very few supports offered in languages other than English
- Many non-anglophone residents of BC have very limited capacity to use English to articulate their issues and resolve disputes.
- Lack of support and community education for clients with communication barriers including aphasia.

# Stigma around accessing services:

There were 7 additional comments addressing 'Stigma around accessing services". All of the comments referred to stigma preventing people from accessing supports, notably stigma around mental health, homelessness, and substance use. Two comments mentioned the lack of access to washrooms and basic hygiene services for people experiencing homelessness. One comment highlighted how use of supports along the way, rather than as a last resort, could help client establish greater security in their life.

"Stigmas persist around homelessness, substance use, and mental health especially in a small community. More awareness of services available to folks and how to access those services would be of benefit to the community as a whole. Access to showers, washrooms, and basic services for those who are experiencing homelessness would reduce feelings of stigma and shame."

- Stigma is often found around accessing services such as mental health services
- More accessibility for homeless people- Opening the public washroom and rec center for showers.
- It can seem like people only want to use the food bank as a last resort, when we could offer support along the way to maybe help re-establish stability in someone's life.
- Stigmas persist around homelessness, substance use, and mental health especially in a small community. More awareness of services available to folks and how to access those services would be of benefit to the community as a whole. Access to showers, washrooms, and basic services for those who are experiencing homelessness would reduce feelings of stigma and shame.
- Mental Illness and Substance Use carries an age-old stigma
- Some have a reluctance to go into the MCFD office
- Some clients register for coupon programs, but then don't use any

# Lack of culturally safe services:

There were 3 additional comments on 'Lack of culturally safe services'. Two comments focus on lack of services for Indigenous people and a Friendship Centre and one comment highlights the mistrust that newcomers can feel towards services.

"Mistrust can make some services feel unsafe especially to newcomers."

- Mistrust can make some services feel unsafe especially to newcomers.
- Huge Gap in services—for example, Friendship Center and Outreach work
- Particularly true of services for Indigenous people.

# Lack of trauma-informed, non-oppressive services:

There were two additional comments on 'Lack of trauma-informed, non-oppressive services'. The comments focus on a greater need for trauma-informed services with 24-hour access.

"Trauma-informed services are lacking everywhere from housing, to hospitals, to policing, to the education and justice systems. Trauma-informed services also must be culturally sensitive and safe for all gender identities."

- More Community Support Needed and 24 hours services for Male and Female
- Trauma-informed services are lacking everywhere from housing, to hospitals, to policing, to the education and justice systems. Trauma-informed services also must be culturally sensitive and safe for all gender identities. More awareness of gender-based violence within our community is needed and the spectrum of supportive services available to victims/survivors of GBV and trauma.

# Capacity constraints including through COVID-19

There were 7 comments on 'Services or capacity affected by the COVID-19 pandemic'. The majority of the comments focused on cancellation of programs or reduction of programs hours. The additional barriers of virtual programming were also mentioned.

"We had a number of drop-in programs that we have had to suspend indefinitely."

- With limited knowledge and language skills, many virtual online services, though convenient, cannot replace the face-to-face communication.
- Huge Issue for vulnerable populations—Tim Hortons closed—Limited shelter hours, public washrooms closed, Limited support programs
- We had a number of drop-in programs that we have had to suspend indefinitely.
- Office hours have been reduced.
- No in-person services available during pandemic
- Covid has had a severe impact on person-to-person meeting and group activities.
- Most of the seniors programs can't operate during the pandemic which is causing lots of mental anguish.

# Gaps in available services

There were six comments discussing gaps in the services that are available. This included gaps or limitations in terms of access to affordable and appropriate housing, public transit choices, culturally safe services for Indigenous population, suitable and appropriate services for people experiencing homelessness, mental health, and substance use including access to detox and recovery services. One comment points out that there is a service gap across different programs and services in the community with waiting times presenting a significant challenge.

"Services for substance use and mental health are severely lacking."

"Accommodation and supporting affordable housing, the lack of an effective transit system are critical gaps for temporary foreign workers"

- Accommodation and supporting affordable housing, the lack of an effective transit system are critical gaps for temporary foreign workers
- Cultural Services for first nation community members
- We have numerous homeless clients who are unable to access accommodations due to mental and behaviour challenges
- Services for substance use and mental health are severely lacking. Mental health emergency services are needed after hours at the Shuswap Lake Hospital. Detox beds are needed and information readily accessible about accessing detox beds as those in need often end up at shelters. Sexual assault services are lacking and SAFE has just begun a program to respond but community coordination is needed. Access to legal aid or low-cost lawyers. Homeless shelter needs to operate year-round, not just in coldest winter months.
- There is not nearly enough help for mental health issues.
- Needed services are not funded to adequate levels in many of our programs—huge waitlists
- There is a gap for seniors when living on their own before they are ready to live in an assisted home—there are no services for them.

#### **Other Barriers**

In addition to the barriers proposed on the survey, respondents were also given space to identify any additional barriers that may be preventing clients or potential clients from accessing services.

The additional barriers discussed in the responses include: lack of affordable transportation, limited hours of operation, lack of accessible counselling programs, long waitlists, insufficient low income housing, and need for more substance use services. Two comments discussed a lack of services for those who face behavioural or cognitive barriers.

#### **Additional Barriers**

- We have a great advocacy team and education program, which always help ensure our clients have the right to access any services they may need in the community. The only downfall to accessing services is current town planning—street structure, side walks and no bike lanes.
- Waitlists for services—many services are available but face extensive waitlists for service including SAFE Society counselling programs, mental health, mental health substance use programs, and private counselling approved through the Crime Victims Assistance Program. Consistently available services are needed for male perpetrators of family violence/gender-based violence, especially those not involved with MCFD or the criminal justice system (probation.)
- There is not enough low income or lower income housing in Salmon Arm yet.
- Family readiness to accept service
- Poverty generally limits what clients can do. Perhaps that's more outside of service. I have also noticed more and more clients struggling with addiction.
- Financial and cognitive barriers
- Transportation and hours of operation are the two largest barriers we have perceived.
- Behavioral problems have to be changed but how do they get help to do that? What services should they access? What can we suggest?

# **Potential Areas for Action**

# Supporting better access to information about services

#### Comments

- Continuous public legal education
- Making Homeless Outreach an annualized, ongoing program in the region
- Use plain language, let people connect with a person rather than a website
- Offer a Services Hub as a first stop.
- Instead of everything being online it needs to be published in papers, on news, posted in pharmacy or given to people in the community who interact with seniors the most to give out the information
- Support community resource coalitions or networks
- Community-specific services such as having one program in Sicamous only and another in Enderby only
- Provide funding support for a peer program to assist others with the process
- Outreach workers, navigators, social workers needed. Generalized support services for marginalized people in the community that isn't tied to a specific purpose like housing or accessing social assistance.
- Plain language, sharing of info among some agencies
- Simplifying the process
- Need funding to be able to hire someone to help seniors fill out forms

# Facilitating new affordable housing

- Provide an expanded range of housing choices in the downtown core (walkable to services)
- For meal programs, access to "IHA certified" kitchens is a barrier, as well as the cost of renting those kitchens. It would be helpful if IHA had some alternatives for volunteer-run meal programs for public.

# Supporting an expanded range of transportation choices

#### Comments

- Increased bus service to include late evenings and weekends. Regional transit system needs more frequent service, specifically between Salmon Arm and Vernon. Support a local initiative for low-cost rides for all (like the Eagle Valley Transport or South Shuswap) not just targeted at seniors
- Longer bus hours.
- Better bus routes and longer running times.
- There needs to be free transportation to medical appointments and tests.
- CSA could provide bus vouchers for community groups to give to participants to go to their programs.

# Supporting an expanded range of services

#### Comments

- Public fruit trees
- Somewhere homeless people can stay warm through the day in the winter.
- Elongating hours means more staff.
- Increase opportunities for grants to support delivery

# Expanding access to wifi services and digital equity

- Offer free wifi in more public spaces; support organizations with tech grants to support their clients/participants
- More publicly accessible wifi and computers. Support the development of better internet and cellphone coverage in the area. Subsidized access to internet.
- More access to public computers. A refurbished low cost computer program.
- Funding to put tablets in seniors hands and internet access and training
- Renting out tablets on a rent-to-own basis, covering upfront costs and paying for connectivity through mobile network

## Eligibility requirements and life transitions

- Eligibility is always going to be tricky and a barrier so really listening to clients/ participants and asking what barriers they face, and what would be helpful will offer the greatest insights
- We need a housing solution for high-risk individuals that have been turned away from shelters and mental health facilities.
- Support for community interpreters

#### Promote increased social inclusion/awareness

Lead the way in discussions about mental health

Outreach workers, navigators, social workers needed. Generalized support services for marginalized people in the community that isn't tied to a specific purpose like housing or accessing social assistance.

Provide some dignity, have them volunteer in exchange for support

Increase income/benefits so people have access to the minimum income required to cover basic costs of living.

# Provide supports for culturally safe services

Support anti-racism initiatives. Translation services. Indigenous acknowledgement and voices at the tables where decisions are being made. Services specific to Indigenous people.

# Expand access to trauma informed training and supports

Funding and support is needed for existing programs that work with trauma (like SAFE Society programs), training and awareness around trauma-informed practice is needed in all people-serving organizations. Trauma-informed, non-oppressive practice should be central within City initiatives to address social issues. Coordination work needs to continue (like the Shuswap Violence in Relationships, ICAT, and Sexual Assault committees, City of Salmon Arm Housing Task Force and Social Impact).

# Develop and implement targeted strategies to respond to the effects of COVID-19

- Allow video conferencing so that clients and service providers can see each other and read documents online.
- Provide additional funding for staffing to help with all the additional pressures and requirements that Covid has placed on organizations
- Places that helped homeless and let them in, like A&W, but can't do that now in the pandemic.
- Get everyone vaccinated.
- More funding for places like our Centre who started a tablet program during this time to help the seniors communicate with others safely.

# Engage in partnerships to better respond to existing and emerging needs

- Funding increases for mental health emergency services and sexual assault training at the hospital and other healthcare facilities. Funding for detox beds in the community. Increased services locally so those with mental health concerns or who have been sexually assaulted do not have to travel to access service. Increased funding for Legal Aid program so more people can access and more lawyers are available in small communities. Funding for legal navigators, legal advocates.
- More mental health housing.
- Provincial government has to step up, especially in our rapidly growing area. We are not funded equitably compared to many areas of the province.
- Find out the gaps and put funding and services in place to fill the gaps. Find out who is falling into the gaps. Our Centre gets these people but we have limited funding to help them.

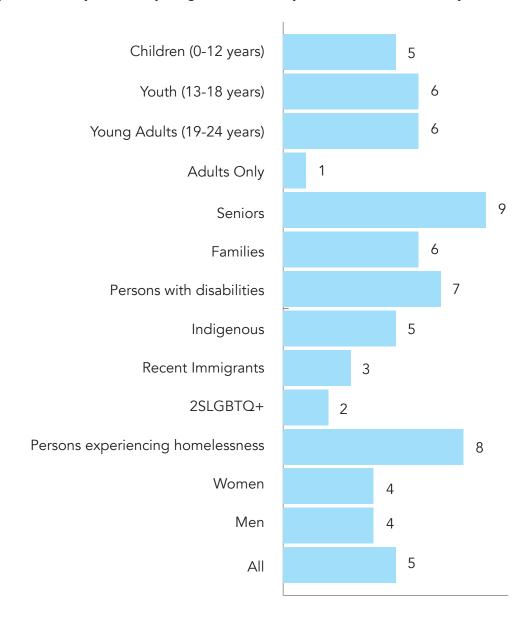
# **Identifying Service Needs or Gaps**

Respondents were given the opportunity to identify up to two (2) specific service needs or gaps. Of those who responded to this questions, the following provides an overview of the feedback received:

Population	Children's Mental Health	Dental	Food security	Housing and homelessness	Navigating System	No friendship/ Drop-in centre	Transit/ transportation	N/A
Children (0-12 years)	2		1	1			1	
Youth (13-18 years)	2		1	1			2	
Young Adults (19-24 years)				3			2	1
Adults Only				1				
Seniors		1		3	1		3	1
Families	2			2			2	
Persons with disabilities				2	1		2	2
Indigenous				1			2	2
Recent Immigrants					1		2	
2SLGBTQ+							1	1
Persons experiencing homelessness			1	3	1		1	2
Women				2			2	
Men				2			2	
All				2		1	2	

# **Priority Populations**

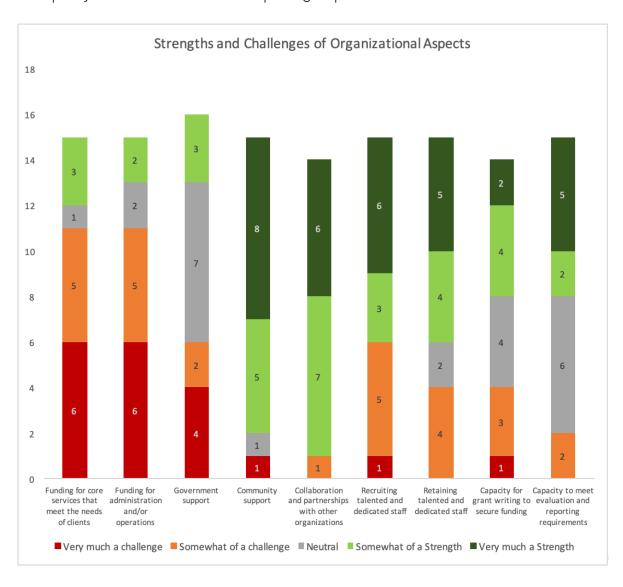
In total, seniors were most frequently identified as being affected by service gaps. Persons experiencing homelessness were next highest, followed by persons with disabilities. Families, youth (13-18 years) and young adults (19-24) years were also commonly identified.



# **Community Capacity**

Respondents were asked to look at the following list of items and to share their perspectives on the extent to which these various elements were seen as a challenge or a strength within the context of the overall system of services and supports within Salmon Arm.

- Funding for administration and/or operations
- Government support
- Community support
- Collaboration and partnerships with other organizations
- Recruiting talented and dedicated staff
- Retaining talented and dedicated staff
- Capacity for grant writing to secure funding
- Capacity to meet evaluation and reporting requirements



Additional comments or feedback received:

# Funding and program support

#### Comments

- Funding is limited
- Some government contracts have not increased in many years
- Many programs have waitlists for services. Some programs have one person providing services and multiple sources of referral: schools, legal systems, police, other social service providers, social workers and more.
- We are missing some services, and many of the services we have are under-funded.
- Children are sitting on long waitlists.
- Sustainability is a challenge with many services being dependent on annual grant writing, difficult to find long-term support

# **Government support**

#### Comments

- More government support is needed
- There is the need for an expanded range of programs (i.e. expanded housing choices.)
- A provincial sexual assault policy like the VAWIR policy.
- There is limited gov't support for food security activities outside of COVID- emergency food aid.
- There is limited funding available relative to the depth of need
- Completing the Gaming Grant is time-consuming but necessary for ongoing funding

#### Community support

#### Comments

Challenging due to Covid

# Collaboration and partnerships with other organizations

#### Comments

Can be challenging

# Recruiting talented and dedicated staff

#### Comments

- Difficult to recruit new staff locally, challenging for people to move to the area due to housing shortages and low wages, many leave the area in search of more affordable housing or better opportunity
- It is hard to find people who are willing to work hard for minimum wage or close to it and when that's all you can afford to pay
- Non-union agency not funded to same level as unionized ones
- Difficult to recruit talented staff when you can't pay them.
- We have 3 staff and 120 volunteers we often recruit from existing volunteers because onboarding takes weeks or months.

# Retaining talented and dedicated staff

#### Comments

- Wage rates are low, demands of the job are high
- Difficult to retain talented staff when you can't pay them.

# Capacity for grant writing to secure funding

#### Comments

- This is a side of the desk function that takes time and skill.
- It takes a lot of time and talent to do grant writing; and it is not guaranteed to get the funding.

#### Other comments or considerations

- Access for public transportation for clients needing medical services/accessing a hospital
- Covid has affected our fundraising ability
- We have a lack of space to operate more programs.

# **Building Effective Partnerships**

# Funding and service needs

#### Comments

- More community funding from local council to support ABI survivors in the Shuswap Region.
- Funding for spectrum of social service providers including government and non-profit, coordination between service providers to reduce overlap. Homelessness services including a year-round homeless shelter, access to showers/toilets, shelters for those with children.
- Be equitable in funding, recognize high population growth and need for more \$\$
- More funding would change everything for our seniors and services we could provide to fill in gaps

# Funding for administration and/or operations

#### Comments

- Funding should be for the whole running of operations rather then a targeted area.
- Share administration costs
- Tax incentives/tax breaks for social service providers
- Access to spaces for rent or purchase at below market rates
- Allow for inflation as well as cost of living increases in service contracts
- Provide funding to allow for successful services to expand to better meet existing and emerging needs
- IHA could increase funds offered in annual CFIA to provide greater access to more communities.

# **Government support**

- Governments need to recognize the cost involved in supporting clients with a Brain
- Build social housing and incentivize private developers to build affordable housing.
- Create a provincial sexual assault policy inclusive of social service, health, police, and the justice system.
- It would be nice to have more government support for our seniors
- Consider funding food security initiatives that are not only providing emergency food aid.

# **Community support**

#### Comments

Facilitate on-going community support and collaboration

# Attracting and retaining talented staff

#### Comments

- Provide adequate funding to allow the sector to attract and retain talented staff
- Recognize increased demand for services means increased demand for staff
- Allow for additional resources and capacity to take pressure off existing programs and reduce burnout.

# Capacity for grant writing to secure funding

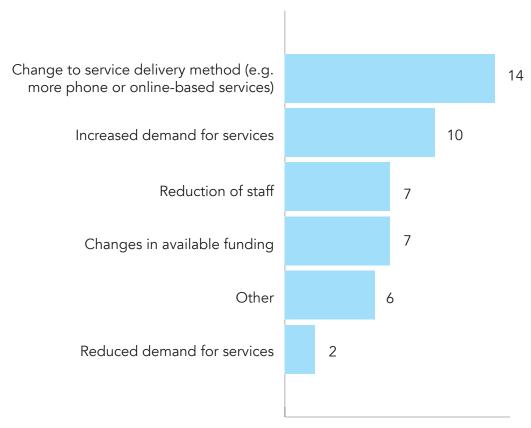
#### Comments

It is difficult to do this off the side of the desk, requires staffing and specialized knowledge/expertise

# Addressing the impact of the COVID-19 pandemic

This question had a response rate of 83% (n=15). Ninety-three percent (93%) of respondents were impacted by changes to service delivery method which was the most frequently reported impact.





- Funding to have more staff to provide increased services due to Covid-19, especially the added emotional strain on staff and clients.
- More funding for ongoing cleaning and sanitizing and PPE
- More funding for technology to support clients in need of services including accessing online services.
- More funding to assist with the additional costs associated with PPE, sanitization and the additional staff time to carry out sanitization procedures. There are some capital improvements that would make providing service easier and safer, these also require additional funding.
- Increased funding to allow programs and services to be adapted
- Better access to information



# Opportunities for Action

# **Opportunities for Action**

While issues of poverty are influenced by a range of social and economic forces that are understood and addressed differently by different actors, it is necessary to understand that local governments alone do not have the resources or authority needed to address poverty on their own. As a result, an effective strategy requires a commitment to collaborative problem-solving across a range of partners including all levels of government as well as community-based agencies and service providers. This section provides an overview of key strategic directions and actions set out at the recently adopted Federal and Provincial poverty reduction strategies as well as potential opportunities for local action within Salmon Arm based on the insights gained through this research.

# Federal priorities and actions set out in Opportunities for All

In 2018, the Federal government adopted Canada's first poverty reduction strategy entitled Opportunity for All. This strategy included specific measures to ensure that all Canadians have access to the services needed to support their overall health and well-being. This included a focus on measures related to dignified access to healthy food, an expanded range of housing choices and improved housing affordability, investments in ending homelessness, as well as targeted strategies to support better health and improved outcomes among vulnerable families and individuals. It also includes measures to better meet the needs of families and individuals living in deep poverty which includes households living with incomes that are at least 75% below the established poverty line. In terms of overall directions, the Federal poverty reduction strategy focuses on dignity, opportunity as well as resilience and security. As well, the Federal government made a specific commitment to reduce poverty by 20% by 2020 and 50% by 2030.

# Provincial priorities and actions set out in Together B.C.

In 2018, the Provincial government adopted Together BC—British Columbia's first poverty reduction strategy. Through Together B.C., the Provincial government identified six areas of focus including: housing, education, and employment, The Province's poverty reduction strategy also committed to specific actions to meet the needs of low-income families, children, and youth. As well, the Provincial government made a commitment to improved income support as well as other supports needed to help to lift low income and vulnerable families out of poverty. Together B.C. also makes an explicit commitment to reducing the poverty rate for all British Columbians by 25% by 2024 (using 2016 as the baseline) as well as a commitment to reducing the poverty rate among children and youth under the age of 18 by 50%.

#### Local government priorities and actions

Local governments are uniquely positioned to understand the needs of those who live in their community. Within this context, there are different roles that local governments play in advancing and supporting the social development needs and well-being of all citizens. This includes:

#### A. Planning and Decision-Making

Among the different roles that local governments play, one of the key roles is the use of local land use and regulatory powers to help to break down barriers and implement strategies to meet the needs of all residents. This includes measures to add to the physical and social infrastructure within communities including amenities and services that promote and support the social, recreational, cultural, and economic inclusion of all citizens. This includes measures designed to provide access to affordable housing, an expanded range of transportation choices as well as improved access to safe, secure, and affordable childcare services. It can also include working together to create community and service hubs designed to respond to specific needs.

#### B. Research and Education

There is significant value in monitoring key social, demographic, and economic trends to successfully identify existing and emerging social development needs and priorities with a focus on putting into place effective strategies and actions to promote and support the health and well-being of all citizens. This includes conducting community-based research into leading practices and social innovation as well as the design and implementation of pilot projects and other initiatives designed to promote better access to services or better outcomes for families and individuals in the community.

# C. Facilitation and Collaborative Problem-Solving

Local governments also play a central role in facilitating and supporting policy change including leveraging existing partnerships and relationship to better meet local needs. This includes working to develop place-based strategies and solutions designed to respond to gaps in the social safety net and to work with others to successfully meet existing and emerging social development needs. Within the context of this initiative a key area of focus includes providing support in the coordination of information and in working with others to ensure that Salmon Arm remains a community that is welcoming and inclusive of everyone.

# PROPOSED STRATEGIC DIRECTIONS

In identifying potential priorities or opportunities for action for moving forward, the following reflect the proposed strategic directions and areas of action for consideration by the City's Social Impact Advisory Committee. Key work program elements include the development of explicit, data-driven strategies as well as the identification of actionable strategies and initiatives that can help to advance equity and reduce poverty through leveraging local resources and investments, strengthening existing policies and programs as well as providing local leadership in a way that contributes to the health and well-being of all residents.

# CREATE THE CONDITIONS OF ECONOMIC SUCCESS FOR ALL CITIZENS



Many individuals living in poverty face barriers to employment as well as limited access to opportunities. This can be made even more challenging for those who face language barriers or who lack the necessary experience. Many individuals also face difficulty in knowing how to access opportunities that are available including requiring assistance and support in conducting job searches and in developing the skills that they need. In some cases, families and individuals living in poverty face overt discrimination. In moving forward in exploring opportunities to reduce and prevent poverty in Salmon Arm, a key area of focus should include an emphasis on the development of strategies and actions that promote and support the well-being and economic inclusion of all citizens.

# **BUILD EFFECTIVE PARTNERSHIPS TO PROMOTE INNOVATION**



Salmon Arm is fortunate to have a strong community-based service sector. This includes a broad network of non-profit services and agencies as well as faith-based organizations that are committed to working to meet the needs of low-income families and individuals in the community. This includes the successful provision of a range of services and supports designed to help meet the day-to-day survival needs of low income and vulnerable families as well as the design and implementation of strategies and initiatives designed to help to create new pathways forward.



#### ADOPT AN EQUITY-BASED INTERSECTIONAL APPROACH

There is growing evidence to suggest that historical as well as structural and systematic factors including racism and discrimination have contributed to growing inequities for some households. In working to address issues of poverty and low income, there is the need to address growing inequities within society and to promote and support the dignity, well-being, and inclusion of all members of society.

# IMPROVE ACCESS TO SERVICES AND SUPPORTS FOR SOME **GROUPS**



Through the engagement process, participants shared their stories about difficulties in accessing services and supports. Among the different barriers to access that were identified included issues around eligibility requirements, the hours of operation and location. The need for trauma-informed services as well as culturally safe services was also identified including additional supports for mental health, addictions, and detox services. Some participants also identified language gaps as a potential barrier. Knowledge about the different services and supports available was also identified as a significant barrier for some with service providers seeing a specific and explicit City role in helping to coordinate and facilitate this type of information sharing.

# CONTINUE TO CELEBRATE THE STRENGTHS OF THE **COMMUNITY**



As households fall behind it is often more difficult for them to catch up. For many lower income households this means having to borrow from family or friends or take on other forms of debt to try to get ahead. All of this contributes to a significant degree of economic and financial insecurity and increasing levels of financial vulnerability. Access to supportive services and a social safety net in times of need can help to provide an increased sense of stability and improved access to the types of opportunities needed to build true social and economic inclusion. As the City of Salmon Arm continues to grow and change, there is the need to continue to work to ensure that the diversity of the community is seen as a strength and that Salmon Arm continues to be a place that is welcoming and inclusive of everyone.

# APPENDIX A

# Statistics Canada's Market Basket Measure (MBM) for Salmon Arm

For many low-income families and individuals, affordability is often a significant factor with many households falling at the lower end of the income continuum struggling to cover even their most basic needs. This section set out the most recent Market Basket Measure (MBM) calculations for a community the size of Salmon Arm with the calculation being based on the minimum income required to cover the basic cost of food, shelter, clothing, transportation, and other basic needs. For a family of four, the estimated annual income is equal to \$42,600 per year with the Market Basket Measure (MBM) representing Canada's official poverty line.

## Food

The food component of the market basket measure is based on the 2008 National Nutritious Food Basket developed by Health Canada. The basic cost of food for a family of four in a community of less than 30,000 people in British Columbia is \$11,380 or approximately \$950 per month.

#### Shelter

The shelter component of the Market Basket Measure was updated in 2018 and is based on the median rent reported in the 2016 Census for a 3-bedroom unit. The basic cost of shelter for a family of four in a community of less than 30,000 people in British Columbia is \$12,982 or approximately \$1,080 per month.

# **Transportation**

The transportation component of the Market Basket Measure differentiates between rural and urban areas. In rural areas, the only viable mode of transportation available for most people is a personal vehicle. At the same time larger urban areas typically have access to public transit. Based on the 2018 updated Market Basket Measure, the monthly transportation allowance for a family of four in a community of less than 30,000 people in British Columbia is \$4,911 or approximately \$410 per month.

#### Clothing

The clothing component of the market basket measure for a family of four in a community of less than 30,000 people in British Columbia is \$2,074 or approximately \$175 per month.

#### Other Expenses

Other goods and services can include household items, personal care, entertainment and reading materials as well as other basic expenses. This component of the market basket measure for a family of four in a community of less than 30,000 people in British Columbia is \$11,261 or approximately \$940 per month.

# APPENDIX B

# Key Strategic Priorities and Measures Set Out in Together B.C.

In terms of measuring and reporting on results, Together B.C. identifies following key strategic priorities and measures of success:

- Reduce the overall poverty gap including those experiencing deep poverty The depth of poverty measured by the gap between the average income of a person living in poverty and the Market Basket Measure with deep poverty being defined as the number of individuals with incomes which fall 75% below the poverty line. Based on the 2016 Census, 6.7% of all British Columbians had incomes below 75% of the established poverty line.
- Reduce the number of households experiencing unmet housing needs This measure tracks and reports on the number of households who are unable to find housing in their community that is suitable in size, is in good repair, and is affordable with the resources that they have available with affordability being defined as 30% or more of a household's gross annual income. Homelessness also represents an important and significant measure of need. In 2016, 14.9% of all households in B.C. were in core housing need.
- Improve the circumstances of vulnerable families and individuals Available research suggests that children who are considered vulnerable based on the EDI scales developed through UBC's Human Early Learning Partnership are more likely to grow up in poverty. As a result, one of the priority areas of focus in Together B.C. is to promote healthy childhood development by working to improve EDI scores across children in kindergarten.
- Reducing the level of unemployment among those 15 and older Under Together B.C., the Province is committed to reducing unemployment among people 15 and older. In 2016, the unemployment across individuals 15 and older who were unemployed and searching for work was 6.0 per cent.
- Reduce the level of food insecurity across families and individuals Households experiencing food insecurity include those who are unable to find enough food or the right type of food to support good health. Based on information captured through the Canadian Community Health Survey, in 2017/2018 the rate of food insecurity was 12.4 per cent.
- Promote a deeper sense of belonging and inclusion This measure relates to the percentage of British Columbians who are 12 years of age and older and who say they have a strong or very strong sense of belonging to their community based on information reported in the Canadian Community Health Survey. Baseline information for this measure for 2017/2018 was 69.9 per cent.

From: Marlene Searls

Sent: Friday, August 6, 2021 3:20 PM

To: Caylee Simmons

Subject: Dev. Permit No.DP-434

To Whom It May Concern,

We are writing in regards to the new development permit # DP-434. We live in a home, in "The Village". Our home backs up to the property of this proposed building site. We had many concerns over how Westurban Developement was going to address our concerns for privacy and protection for our homes. Upon reading the proposed plan, we feel they have considered many of our suggestions and are very thankful for that. We appreciate that the company has kept our concerns in mind when planning their development. There are reservations about the wooden fence that will be built up against our chain link fence and how the maintenance and upkeep will be addressed. How will this fence be kept clear of fallen debris and how they will manage maintenance on our side of the fence? One of the biggest concerns are the intended trees that will be planted along our property line. Most of them are leaf trees, the leaves will blow into our yards, rain gutters, between the fences and complex, which could cost us to keep free and clear of this debris and the possibility of mice and rats living in between the fences. Also the root system from this variety of trees can spread underneath the ground and into our yards, cement patios and possibly into our water and Geothermal systems. We are hoping that they will reconsider the type of fence and the variety of trees intended to be planted. Again, we are very thankful that they have kept our concerns in mind when planning their new developement. Thanks for your time.

Ray and Marlene Timoffee

From: Caroline Grover

Sent: Thursday, August 5, 2021 7:01 PM

To: Caylee Simmons

Subject: Letter to Council DP application August 9

Re: 1230,1260 and 1290-10 Avenue SW Development Permit Application

Dear Mayor and Council,

I would like to commend West Urban Developments for considering the concerns of individuals in my neighborhood in their application today.

The application appears well thought out. In particular I would like to commend the Developer for the relocation of the refuse bins and the consideration of the impact of headlights and noise from the parking lot located adjacent to the homes (located at 1231 10th Street S.W.) through solid fencing and landscaping. As well, the deletion of a parkade style garage door to the under cover parking.

There are only two items that may need to be addressed; one is the solid fencing. As it is adjacent to an existing wire fence and with issues of long term maintenance, many residents feel a vinyl/no maintenance style would make for a good neighbor situation. No deterioration or painting required for residents at the Village at 10th and 10th nor for West Urban Development.

The other item that had been raised previously with the Developer was the selection of trees along the neighboring fence line. Concern had been expressed that some trees will shed leaves into the eavestroughs of senior home owners and even more problematic is the impact of roots to concrete patios and lawns. Those members of Council who attended the site may remember just how close the proposed trees are to the adjacent homes.

In closing, I thank the Developer and members of Council who met with residents for their time and sincere willingness and openness to minimize the development impact on existing home owners. Salmon Arm is indeed fortunate to have a quality B.C. developer investing in market housing for our community.

In closing I feel confident that the two items noted here can be overcome. I welcome West Urban to the neighborhood and to Salmon Arm,

Respectfully,

Caroline Grover

Date: August 8<sup>th</sup> / 2021

To: Mayor Harrison

Members of Council

Subject: OCP4000-46/Bylaw No.4449 and ZON-1203/ Bylaw No.4450

Single Family Residential to Medium Density Residential

From: Little Mountain Bible Chapel 3481 10<sup>th</sup> Ave. S.E.

On behalf of the Leadership of Little Mountain Bible Chapel, we wish to express our approval of the development of this adjacent land parcel. We trust that City staff has the expertise to advise you of the most needed / required housing needs within our community, and what best suits this land parcel..

If this includes the need for multi-family housing (Duplexes) as the application suggests, we have only two concerns.

Potential Green space for kids to play, and the number of rental units within the strata.

A number of years ago several of our members attempted to develop this parcel of land for a residential care home, and or 5 single family lots. Sewer connection was not easily accessed at that time, and so the project was abandoned. Being aware of the lot confines, and access, we are concerned that if this parcel is fully developed with only duplex residences, the building footprints will eliminate any potential for recreational space in the form of (a yard to play in) for each family within the strata. Our suggestion is that perhaps three of the units could be duplexes with the remaining being single family homes.

This also relates to our second concern, that the number of rental units within this strata, be limited as well, if at all possible. Please allow us to explain.

Over the years we have worked closely with our Insurance underwriter to minimize our risk potential to those individuals who use our grounds outside the parameters of our Chapel functions. From kids digging and sliding in our snow removal piles, occasional hockey games in our parking lot, and neighbourhood soccer games on our lawn. This has been ok as long as we can control those that utilize our grounds irresponsibly, and or for illegal purposes.

In most cases we have been able to communicate and express any adverse issues and or concerns, with our neighbours directly, and fear that this same level of cooperation will not come from neighbours whom do not have a direct <u>investment</u> in their surrounding community. Maybe not spoken politically correctly, or well articulated, but a direct concern from previous experiences.

With this proposed density change we are simply attempting to anticipate the potential for neighbouring properties (children) utilizing our grounds that appear open, and are in fact, often vacant. We are not totally opposed to this use but want to ensure that it is done safely, and in a spirit of co-operation, with no liability issues solely resting on our members. We ask that you consider these potential issues on our behalf as you make your decisions regarding this properties development.

In conclusion, we wish to express our willingness to work with the developer to ensure the success of this project as it relates to our property.

On Behalf of Little Mountain Bible Chapel:

Paul Mundy Trustee / Treasurer

Ken Spohr Trustee / Director