

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

23. STATUTORY PUBLIC HEARINGS

2. Zoning Amendment Application No. ZON-1192 [Mierau, B. & R/Laird, B.; 3831 20 Avenue SE; A2 to M2]
3. Zoning Amendment Application No. ZON-1192 [Charlton, S. & H. /Laird, B.; 4270 10 Avenue SE; A2 to M2]
 1. J. Beatty – letter dated March 6, 2021 – Rezoning Application for Two Parcels from A2 Rural Holdings to M2 Light Industrial
 2. A. Morris and C. McAndrew, Salmon Arm Ecumenical KAIROS Committee – letter dated March 6, 2021 – Rezoning and exclusion from the Agricultural Land Reserve
 3. J. Henderson – letter dated March 8, 2021 – Proposed Amendment to Zoning Bylaw No 2303 Civic Address 4270 10 Avenue SE and 3831 20 Avenue SE

Saturday March 06, 2021

Salmon Arm, BC V1E 1M1

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

Subject: Rezoning Application for Two Parcels from A2 Rural Holding to M2 Light Industrial.

To the Honourable Mayor and City Councillors,

I am writing as a resident of Salmon Arm to object to the rezoning of one of the two land parcels that are currently zoned A2 - rural residential, to M2 - light industrial. It seems that the rezoning of 3831 20th Avenue SE, while unfortunate, may be reasonable since many of the adjacent parcels already have industrial uses. However, for many compelling reasons I strongly object to the rezoning of 4270 10th Avenue SE from A2 to M2.

In general, the rezoning will directly impact the lives of surrounding property owners and the many Salmon Arm residents who use the area for recreation. The parcel in question, will be clear cut and the industrial activities that will ensue will change that property and the area forever. Specifically:

- Any erosion of the ALR is simply wrong, period. We need to preserve agricultural land as the future of our local food security is uncertain and threatened by climate change. The City's OCP Rural and Agricultural Objectives states "*7.2.1 Maintain the rural and agricultural character and land use pattern of open space, agriculture, forestry and rural/country residential lands outside the Urban Containment Boundary. 7.2.2 Support agriculture on both ALR and non-ALR land. 7.2.3 Preserve land with agriculture potential in the ALR.*" These objectives will not be attainable if properties along 10th Avenue are rezoned.
- Industrial land use belongs in the City's existing industrial park. Is this not the purpose of the industrial park; to confine these land uses to one area to avoid potential conflicts?
- There appears to be plenty of available land for industrial businesses within the industrial park. The current OCP states "*The demand analysis demonstrates that the remaining capacity of designated industrial land should be more than sufficient for the remainder of the study period and beyond. As a result, no new industrial land has been designated in this OCP*". The analysis indicated there was an abundance of land for industrial use, and additional capacity for industrial land is not necessary at this time, or into the future. Why then rezone and develop the land south of 10th Avenue SE as industrial, if it is really not needed?

- A quote from the Salmon Arm Observer stated that the developer, Mr. Bill Laird, said his *"goal is to take this 20 acres out into the market place... Once this is out of the ALR, then we will become more active in seeking uses"*. It is clear, the City and the developer currently have no strategy for the intended industrial use for either of the subject parcels. Is this a "build it and they will come" approach? Any industrial development of this parcel on 10th Avenue appears to be part of a willy-nilly approach, without a clear objective or due consideration for area-appropriate, environmentally sustainable land use.
- Allowing industrial land uses along 10th Avenue will result in conflict and complaints concerning greater heavy truck traffic and the associated increase in vehicle noise, traffic congestion and diesel emissions, the latter resulting in negative health implications from air pollution.
- The neighbouring rural properties and homes on 10th Avenue have been established for several decades. If rezoning goes ahead, those properties will have diminished quality as quiet, attractive rural properties and decrease in value, resulting in great loss to those property owners both financially and emotionally. Has this impact been considered?
- Wildlife habitat for many large and small species that currently exist in the forested portions along 10th Avenue will be gone, fracturing and diminishing that higher purpose of the area.
- Adjacent to the parcel on 10th Avenue SE, there is a new and busy recreational use area (golf-frisbee), and Little Mountain Park, which is heavily used by many residents of Salmon Arm is only a stone's throw away. Industrial land use is not in keeping with the existing values of the area as a positive recreational experience.
- It is unclear if the City used the existing policies in section 5.2 of the OCP to assess whether this application meets their own environmental objectives. Currently the land is passively sequestering carbon but after it is clear cut and industry(ies) begin building and operating, it will generate GHGs. This is not what the City needs in light of the impacts due to climate change.
- Which introduces another reason for turning down this application. The City should be considering all new developments in light of the impending climate crisis. In August of 2019, the City declared a climate emergency and committed to developing a comprehensive climate action plan. I assume that a climate action plan might alter the outcome of the review of this application given the importance of green spaces in sequestering carbon, preservation of land that is currently in the ALR and overall quality of life for the residents of Salmon Arm.

My husband and I were faced with a similar situation in the Kootenays when a neighbour wanted to obtain an ALR "non-farm use" authorization for his gravel extraction and crushing operation within a similar rural residential/hobby farm area. Land use activities that are not in keeping with that of the adjacent community, threatens the lifestyles and property values of all those in its vicinity. I know from personal experience, that these kinds of rezoning applications disrupt existing communities and completely disregard the social, environmental and health

impacts that result from conflicting land uses. I can also say as a landowner directly impacted by this, it was emotionally wrenching to see what we had built, under such threat.

Serious consideration of the bigger picture here must be a priority for the benefit of the many residents who will be directly and indirectly impacted by the proposed rezoning of 4270 10th Avenue SE. Therefore, I strongly urge the City of Salmon Arm to disallow this application until such time as there is actually a need for such rezoning. As well, due consideration must be given to the impacts to neighbouring residents. I also believe a climate action plan should be developed and in place, along with the associated revisions to the City's Official Community Plan, (which will occur in the next year or so), to view this and any other rezoning application through a new environmental lens.

Yours truly,

Julia Beatty
Salmon Arm Resident

March 6, 2021

His Worship Mayor Alan Harrison
and Members of Council
City Hall
Salmon Arm

Your Worship and Members of Council,

We write on behalf of the Salmon Arm Ecumenical KAIROS Committee to express our opposition to the proposed re-zoning and exclusion from the Agricultural Land Reserve of two properties: 4270-10th Ave SE, and 3831-20th Ave SE.

We are aware that the Agricultural Land Commission in 1988 endorsed the exclusion of these properties from the ALR, but *that was before the current global climate change emergency*.

As climate change advances rapidly, trees and other vegetation are increasingly important as carbon sinks. Because we are surrounded by trees and mountains, we tend to think we have trees and wilderness areas to spare. But we live in one of the last wild places in the world, thus development decisions must be made cautiously, taking account of their long-term impact.

While both Lots have had some tree-clearing for farming, both are still mostly treed and form part of a natural corridor for the safe movement of animals such as moose, deer, bears, coyotes, pheasants, and other species. We believe these Lots are important ecosystems that should be valued as such, and not solely for their monetary value. In this time of climate emergency, it is important to think *long term* about the protection of land and wildlife within city limits.

We believe the two Lots should remain in the ALR. Thus we urge City Council to *reject* re-zoning them now. When the City's Official Community Plan is revised in the near future, community input will indicate whether or not citizens wish to have the Lots re-zoned for Light Industrial.

Respectfully yours,

Anne Morris and Carol McAndrew, Co-chairs

Salmon Arm Ecumenical KAIROS Committee


March 8, 2021

Jamie Henderson

Salmon Arm, BC V1E 1Z6

Salmon Arm Mayor & Council
City Hall
Salmon Arm, BC V1E 4N2

Re: Proposed Amendment to Zoning Bylaw No 2303
Civic Address 4270 – 10 Avenue SE
And
Civic Address 3831 - 20 Avenue SE

His Worship Mayor Alan Harrison and Council,

I write to you today concerning two properties: 4270 - 10 Ave SE and 3831 - 20 Avenue SE. I ask you to take further time for research before rezoning to light industrial and before applying to the ALC to remove them from the ALR.

I grew up next door to 4270 – 10 Avenue SE and in an art class in university, I was asked to draw my favourite place in the world. I drew the view of that property - old abandoned apple trees still producing fruit, edged by towering firs and cedars, framed the wilds of Larch Hills in the background. Everything that drew my husband and I back to Salmon Arm this year after almost two decades away is still in that view. However, it is not because of pure sentiment that I oppose this rezoning and removal at this time.

I ask for further research into the following:

1. Infrastructure Deficit
2. Location
3. Community Engagement
4. Climate Crisis Policy

1. Infrastructure Deficit

The question of how much developing this area will cost the City should be examined further before this rezoning is approved. According to the 2011 City of Salmon Arm Official Community Plan (OCP) Sec 10.1, the potentially developable industrial land *“requires significant upgrading of City roads, storm drainage, and water utilities.”* I would argue that there needs to be a **long-term costs/benefits analysis of this development that includes all the life-cycle costs beyond the initial capital costs for upgraded infrastructure and also includes operational costs, maintenance costs, and replacement costs.** Will these extensive costs be worth the tax revenue?

2. Location

I understand that the Development Permit Area on 10 Ave SE is supported by the City because of its close proximity to the airport as well as it is at the north end of the industrial park and appears to be the natural choice for expansion. I offer an alternative perspective that this location is ill-suited for light industrial. The property on 10 Ave SE is within walking and biking distance of three schools, across the street from an incredible municipal park, on the proposed multimodal Greenways Project (allowing for increased recreational use), is within the ALR, and I understand that every neighbour on that street has signed the petition opposing this rezoning and so any other development to light industrial will not take place any time soon. **I suggest that the property on 10 Ave SE should not be rezoned and instead should be considered the greenspace buffer between residential and industrial described in OCP 10.3.8c**

10.3.8 Parcels rezoning to industrial uses within the designated Industrial Areas should meet the following criteria: c. Capable of being sufficiently buffered from adjacent non-industrial land uses to reduce potential conflicts.

3. Community Engagement

I ask that the Council wait to rezone or apply for removal from the ALR of these properties until the next consultation with the community that will come with the next OCP. Things have changed significantly in the world since the last OCP, especially with tech and remote work, and with the influx of people moving to the community, their voices should be heard as well. **I suggest that a community workshop is held with the aim of creating a plan for this area that is more multi-use than simply light industrial and aligns more with the values of Salmon Arm - habitat protection, food security, affordable housing, recreational use, and good paying jobs that do not come at the cost of extensive land degradation.**

4. Climate Crisis Policy

The reason that I am opposed to the rezoning and removal from the ALR of both properties is my relatively new but visceral understanding of the urgent need for climate action. I

spent the last four years living in California and I now understand the impacts of the climate crisis and ecological degradation in a way I had not before because I was protected in a way by the northern climate. However, we in the north will not be immune. We have one decade to prevent catastrophic change and it is not alarmist to say that the global disruption that we experienced in the last year because of the COVID-19 Pandemic will pale in comparison to the impacts of the climate crisis. As well, climate justice reminds us that this land is the unceded territory of the Secwepemc nation and a new way forward towards restitution and reconciliation requires that we not make things worse on their land. **I urge the Council to develop a Climate Crisis Policy that will establish the criteria necessary to make climate-informed decisions about rezoning and ALR before continuing with this plan. This decision must not be made without the climate crisis, food security and indigenous land title being significant determining factors.**

I appreciate the time that City staff and Council have taken with answering my questions by phone and email. I trust that everyone is acting with the best interests of this community. Before any more steps are taken along this path, further research is needed because once industry is in an area, even just in one lot, it will become that much more entrenched. It is essential that we get this right and I am grateful to be back and a part of this community discussion.

Sincerely,

Jamie Henderson