



AGENDA

**City of Salmon Arm
Regular Council Meeting**

**Monday, May 10, 2021
1:30 p.m.**

*[Public Session Begins at 2:30 p.m.]
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 <i>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.</i>
	4.	ADOPTION OF AGENDA
	5.	DISCLOSURE OF INTEREST
3 - 14	6.	CONFIRMATION OF MINUTES
	1.	Regular Council Meeting Minutes of April 26, 2021
15 - 20	7.	COMMITTEE REPORTS
	1.	Development and Planning Services Committee Meeting Minutes of May 3, 2021
21 - 26	2.	Agricultural Advisory Committee Meeting Minutes of April 14, 2021
27 - 30	3.	Active Transportation Task Force Meeting Minutes of May 3, 2021
	8.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
31 - 46	9.	STAFF REPORTS
	1.	Director of Development Services - Agricultural Land Commission Application No. ALC-402 [BC Transportation Financing Authority (Ministry of Transportation and Infrastructure)/Talisman Land Resource Consultants Inc./Christie, P.; Exclusion]
47 - 54	2.	Director of Engineering & Public Works - City Flag - New Branding & Wordmark

7:00 p.m.

Page #	Item #	Description
	21.	DISCLOSURE OF INTEREST
	22.	HEARINGS
175 - 202	1.	Development Permit Application No. DP-430 [Aviator Business Park Inc.; 3601 20 Avenue SE; Industrial Use Facility]
	23.	STATUTORY PUBLIC HEARINGS
	24.	RECONSIDERATION OF BYLAWS
	25.	QUESTION AND ANSWER PERIOD
203 - 204	26.	ADJOURNMENT

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Item 2.

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor Flynn

Seconded: Councillor Lindgren

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

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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Item 6.1

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

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

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm held by electronic means as authorized by Ministerial Order M192, at 1:30 p.m. and reconvened at 2:30 p.m. on Monday, April 26, 2021.

PRESENT:

Mayor A. Harrison (participated remotely)
Councillor D. Cannon (participated remotely) (entered the meeting at 2:32 p.m.)
Councillor C. Eliason (participated remotely)
Councillor K. Flynn (participated remotely)
Councillor T. Lavery (participated remotely)
Councillor S. Lindgren (participated remotely)
Councillor L. Wallace Richmond (participated remotely)

Chief Administrative Officer C. Bannister (participated remotely)
Director of Corporate Services E. Jackson (participated remotely)
Director of Development Services K. Pearson (participated remotely)
Chief Financial Officer C. Van de Cappelle (participated remotely)
Director of Engineering and Public Works R. Niewenhuizen (participated remotely)
Recorder B. Puddifant (participated remotely)

ABSENT:

1. **CALL TO ORDER**

Mayor Harrison called the meeting to order at 1:00 p.m.

2. **IN-CAMERA SESSION**

0224-2021 Moved: Councillor Eliason
Seconded: Councillor Lavery
THAT: pursuant to Section 90(1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:00 p.m.
Council returned to Regular Session at 2:06 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."

9. STAFF REPORTS

1. Director of Engineering and Public Works – 2021 Gravel Crushing Program Award

0228-2021

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: Council accept the quote submission received from Zappone Aggregate Processors (ZAP) in accordance with the unit prices specified in Schedule 1 for an estimated contractual amount of \$264,000.00 plus applicable taxes;

AND THAT: Council authorize the payment to ZAP for the estimated contractual amount of \$264,000.00 plus applicable taxes and that same be recorded in the City’s Inventory.

CARRIED UNANIMOUSLY

2. Chief Financial Officer – Uncollectible Accounts Receivable – Penalties and Interest, Shuswap Lake Vacations Inc. (SLVI)

0229-2021

Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: pursuant to Section 781 of the *Local Government Act*, Council make request to the Inspector of Municipalities to authorize the City of Salmon Arm to write off the outstanding penalties and interest associated with Shuswap Lake Vacations Inc.’s former Lease and Sub-Lease of the Wharf and Foreshore;

Roll No.: 06868.002
Address: 814 Marine Park Drive NE (Portion of the Foreshore)
Amount: \$866.53 [\$443.99 – Penalty and \$422.54 – Interest]

Roll.: 06800.541
Address: 750 Marine Park Drive NE (Marina, Access Ramps and Specified Portions of the Wharf and Parking Lot)
Amount: \$532.30 [\$272.74 – Penalty and \$259.56 – Interest]

AND THAT: the 2021 Budget in the 2021 – 2025 Financial plan be amended to write off the uncollectable accounts receivable due from Shuswap Lake Vacations Inc. in the amount of \$1,398.83 funded from the Reserve for Doubtful Accounts; subject to the Inspector of Municipalities approval.

CARRIED
Councillor Lindgren Opposed

3. Director of Engineering and Public Works –Zone 5 Booster Station – Design & Tender Services Award

0230-2021

Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: Council approve the Award for Design and Tender Services to WSP Canada Inc. for the total quoted price of \$31,190.00 plus taxes as applicable;

9. STAFF REPORTS - continued

3. Director of Engineering and Public Works -Zone 5 Booster Station - Design & Tender Services Award - continued

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of the works and to authorize sole sourcing of same to WSP Canada Inc.

CARRIED UNANIMOUSLY

4. Director of Engineering and Public Works - BC Hydro Street Light Inventory - LED Conversion Update

0231-2021

Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to increase the Transportation Capital Project - "Universal LED Street Lighting Residential" funded from General Transportation Revenue - Other Sales of Service in the amount of \$75,000.00 (\$100,000.00 total project budget) received as a result of over-billed BC Hydro Lease Lights.

CARRIED UNANIMOUSLY

5. Director of Engineering and Public Works - Spare Floc Mixer - Water Plant

0232-2021

Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: Council approve the purchase of one spare floc tank mixer at a price of \$12,963.00 plus applicable taxes;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of the material and to authorize sole sourcing of same to the federal distributor of this product Hayword Gordon.

CARRIED UNANIMOUSLY

6. Director of Engineering and Public Works - Purchase Recommendation for Replacement of Unit #32 - 4X4 Dump/Snow/Plow Truck

0233-2021

Moved: Councillor Lindgren
Seconded: Councillor Lavery
THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to reflect additional funding for the purchase of the '4X4 Dump/Snow/Plow Truck' in the amount \$7,000.00, which includes the additional funds, PST and miscellaneous costs for radio purchase, GPS, etc. reallocated from funds from the Equipment Reserve;

AND THAT: Council approve the purchase of the replacement of Unit #32 - 4X4 Dump/Snow/Plow Truck, from Metro Motors Ltd. For the quoted amount of \$111,963.00 plus taxes as applicable.

CARRIED UNANIMOUSLY

9. STAFF REPORTS - continued

7. Director of Engineering and Public Works - Lakeshore Road Stabilization - Option Selection

0234-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: Staff be authorized to proceed with the preliminary design of the Lakeshore Road Stabilization project based on Option 1 included within the 'Cost-Benefit Analysis for Road Rehabilitation of Lakeshore Road NE between 10th Ave NE and 20th Ave NE, Salmon Arm' (Onsite Engineering Ltd., 2020).

CARRIED

Councillor Lavery Opposed

The Meeting recessed at 4:01 p.m.

The Meeting reconvened at 4:06 p.m.

8. Manager of Permits & Licensing - R. J. Haney Heritage Village & Museum - 781 Highway 97B NE

0235-2021

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: Council of the City of Salmon Arm has no objection to a Patron Participation Entertainment Endorsement for events occurring within licensed area of the facility;

AND THAT: Council of the City of Salmon Arm is opting out of the comment and public consultation process.

CARRIED UNANIMOUSLY

9. Director of Corporate Services - Visitor Services Van Purchase

0236-2021

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to include the purchase of a van and associated outfitting for the Visitor Services department in the amount of \$21,600.00 and that it be funded by reducing Visitor Services - Contracted Services by same;

AND THAT: Council award the purchase of a 2015 Chevrolet City Express 1Lt Van from Salmon Arm Chevrolet Buick GMC Ltd. in accordance with their quoted price of \$16,500.00 plus taxes as applicable.

CARRIED

Councillor Lindgren Opposed

10. INTRODUCTION OF BYLAWS

14. PRESENTATIONS

- 1. Lana Fitt, Manager, Salmon Arm Economic Development Society - SAEDS 2020 Year in Review and 5 Year Action Plan

Lana Fitt, Manager, Salmon Arm Economic Development provided an overview of SAEDS 2020 Year and the 5 Year Action Plan. She was available to answer questions from Council.

11. RECONSIDERATION OF BYLAWS

- 1. 2020 Final Budget
 - a. City of Salmon Arm 2020 to 2024 Financial Plan Amendment Bylaw No. 4446 - Final Reading
 - b. City of Salmon Arm Equipment Replacement Reserve Fund Expenditure Bylaw No. 4442 - Final Reading
 - c. City of Salmon Arm Police Vehicle Replacement Reserve Fund Expenditure Bylaw No. 4443 - Final Reading
 - d. City of Salmon Arm Fire Department Building/Equipment Reserve Fund Expenditure Bylaw No. 4444 - Final Reading
 - e. City of Salmon Arm Parks Development Reserve Fund Expenditure Bylaw No. 4445 - Final Reading

0237-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm 2020 to 2024 Financial Plan Amendment Bylaw No. 4446 be read a final time;

AND THAT: the bylaw entitled City of Salmon Arm Equipment Replacement Reserve Fund Expenditure Bylaw No. 4442 be read a final time;

AND THAT: the bylaw entitled City of Salmon Arm Police Vehicle Replacement Reserve Fund Expenditure Bylaw No. 4443 be read a final time;

AND THAT: the bylaw entitled City of Salmon Arm Fire Department Building/Equipment Reserve Fund Expenditure Bylaw No. 4444 be read a final time;

AND FURTHER THAT: the bylaw entitled City of Salmon Arm Parks Development Reserve Fund Expenditure Bylaw No. 4445 be read a final time.

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS -continued

2. 2021 Budget

- a. City of Salmon Arm 2021 to 2025 Financial Plan Amendment Bylaw No. 4456 - Final Reading
- b. City of Salmon Arm 2021 Annual Rate of Taxation Bylaw No. 4457 - Final Reading

0238-2021

Moved: Councillor Cannon
 Seconded: Councillor Lindgren
 THAT: the bylaw entitled City of Salmon Arm 2021 to 2025 Financial Plan Amendment Bylaw No. 4456 be read a final time;

AND THAT: the bylaw entitled City of Salmon Arm 2021 Annual Rate of Taxation Bylaw No. 4457 be read a final time.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

- 4. C. Burt, Salmon Arm Pickleball Club - email dated April 13, 2021 - Salmon Arm Pickleball Club Box

0239-2021

Moved: Councillor Lavery
 Seconded: Councillor Lindgren
 THAT: Council authorize the Salmon Arm Pickleball Club to place a storage box and AED at Klahani Park, subject to the provision of adequate liability insurance and City not being held responsible for any damages that may incur.

Amendment:

Moved: Councillor Cannon
 Seconded: Councillor Flynn
 THAT: Council refer the request to Shuswap Recreation Society and direct the Director of Corporate Services to get an opinion from the Municipal Insurance Association of BC regarding potential liability;

AND THAT: this item be brought back to Council following referral.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

- 5. P. Webb, President Elect, Rotary Club of Salmon Arm - letter received April 2021 - 75th Year Celebration

0240-2021

Moved: Councillor Flynn
 Seconded: Councillor Lindgren
 THAT: Council authorize the Rotary Club of Salmon Arm to hold a non-public event at the Blackburn Park Picnic Shelter on May 8, 2021, subject to the provision

12. CORRESPONDENCE - continued

1. Informational Correspondence - continued

- 5. P. Webb, President Elect, Rotary Club of Salmon Arm - letter received April 2021 - 75th Year Celebration - continued

of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

- 2. L. and J. Lazzarotto - letter received April 26, 2021 - Proposed Water Bottling Facility in the Industrial Park

Received for information.

- 3. J. Derpack - email dated April 24, 2021 - Urgent: Threats to the Water Supply in the Shuswap Region

Received for information.

- 4. M. Deveault - email dated April 23, 2021 - Do Not Sell Our Water

Received for information.

13. NEW BUSINESS

- 1. Water extraction/bottling

Councillor Lavery raised the issue of the bottled water application.

0240-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Council refer the application made to the Provincial Government for water resource extraction/bottling to the City of Salmon Arm Environmental Advisory Committee and the Salmon Arm Economic Development Society for review and input.

CARRIED

Councillor Flynn Opposed

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

1. Water Extraction – Councillor Lavery

THAT: Due to concerns related to water quality and quantity, water resource extraction and the future of safe clean water for local consumption, Salmon Arm Council does not support the extraction of fresh water resources from surface or groundwater for the purposes of commercial bottled water sales;

AND THAT: a letter re the adopted motion be sent to the Premier, the Ministers of FLNROD & MoE and the regional office processing the extraction application;

AND FURTHER THAT: Council request a presentation to Council from the involved Ministry staff.

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

20. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 5:32 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

Mayor A. Harrison (participated remotely)
Councillor D. Cannon (participated remotely) (entered the meeting at 7:01 p.m.)
Councillor C. Eliason (participated remotely)
Councillor K. Flynn (participated remotely)
Councillor T. Lavery (participated remotely)
Councillor Lindgren (participated remotely)
Councillor L. Wallace Richmond (participated remotely)

Chief Administrative Officer C. Bannister (participated remotely)
Director of Corporate Services E. Jackson (participated remotely)
Director of Engineering & Public Works – R. Niewenhuizen (participated remotely)
Director of Development Services K. Pearson (participated remotely)
City Engineer J. Wilson (participated remotely)
Recorder B. Puddifant (participated remotely)

ABSENT:

21. DISCLOSURE OF INTEREST

22. HEARINGS

Councillor Cannon entered the meeting at 7:01 p.m.

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1201 [Shott, B.; 830 30 Street SE; R-1 to R-8]

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

Submissions were called for at this time.

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

2. Zoning Amendment Application No. ZON-1202; Giles, S. & H.; 2050 22 Street NE; R-1 to R-8]

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

Submissions were called for at this time.

H. Giles, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 7:06 p.m.

24. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4447 [ZON-1201; Shott, B.; 830 30 Street SE; R-1 to R-8] - Third Reading

0241-2021

Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4447 be read a third time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4448 [ZON-1202; Giles, S. & H.; 2050 22 Street NE; R-1 to R-8] - Third Reading

0242-2021

Moved: Councillor Flynn
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4448 be read a third time.

CARRIED UNANIMOUSLY

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

0243-2021

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of April 26, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:07 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

Adopted by Council the day of , 2021.

MAYOR

Item 7.1

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of May 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 Monday, May 3, 2021.

PRESENT:

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

Chief Administrative Officer C. Bannister (participated remotely)
Director of Corporate Services E. Jackson (participated remotely)
Director of Engineering & Public Works R. Niewenhuizen (participated remotely)
Senior Planner C. Larson (participated remotely)
Recorder C. Simmons (participated remotely)

ABSENT:

Councillor C. Eliason

1. CALL TO ORDER

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

2. 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."

3. REVIEW OF THE AGENDA

4. DISCLOSURE OF INTEREST

5. REPORTS

1. Agricultural Land Commission Application No. ALC-402 [BC Transportation Financing Authority (Ministry of Transportation and Infrastructure)/Talisman Land Resource Consultants Inc./Christie, P.; Exclusion]

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-402 be authorized for submission to the Agricultural Land Commission.

P. Christie, Ministry of Transportation and Infrastructure, provided an overview of the application and was available to answer questions from Council.

CARRIED UNANIMOUSLY

5. REPORTS - continued

2. Development Permit Application No. DP-430 [Aviator Business Park Inc.; 3601 20 Avenue SE; Industrial]

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-430 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094;

AND THAT: Issuance of DP-430 be withheld subject to the following:

- 1) Receipt of a bond in the amount of 125% of a landscaper's estimate for completion of the approved landscaping plan including screening measures for outside storage; and
- 2) Registration of a Section 219 Covenant and survey plan to secure road reserve aligned with the road network preplan dated December 1, 2006.

J. Neilsen, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. Zoning Amendment Application No. ZON-1193 [NTL Development Ltd./Franklin Engineering Ltd.; 1681 10 Street SE; R-1 to R-8]

Moved: Councillor Cannon

Seconded: Councillor Flynn

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 A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 11982 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

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

CARRIED UNANIMOUSLY

4. Zoning Amendment Application No. ZON-1207 [Johnson, D.; 481 34 Street SE; R-1 to R-8]

Moved: Councillor Lavery

Seconded: Councillor Cannon

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 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551, from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule A of the Staff Report dated April 15, 2021;

5. REPORTS - continued

4. Zoning Amendment Application No. ZON-1207 [Johnson, D.; 481 34 Street SE; R-1 to R-8] - continued

AND THAT: Final reading of the Bylaw be withheld subject to submission of a Building Permit application showing that the proposed detached suite conforms to BC Building Code and Zoning Bylaw requirements.

CARRIED UNANIMOUSLY

5. Land Use Contract Termination [LUC N71309; Greyfriars Rentals Ltd.; 4121, 4141, 4161, 4181, 4221 and 4241 45 Street SE]

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would terminate the Land Use Contract N71309 for the parcels legally described as:

004-278-399	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4121 45 Street SE
004-278-411	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4141 45 Street SE
002-983-249	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4161 45 Street SE
003-076-938	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36923	4181 45 Street SE
003-076-946	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36923	4221 45 Street SE
003-076-962	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36923	4241 45 Street SE

CARRIED UNANIMOUSLY

6. PRESENTATIONS

1. G. Chomitz, BC Timber Sales - Mt. Ida Logging Plan

Grace Chomitz, Planning Forester, Warren Yablonski, Woodlands Supervisor and Brian Sye, Indigenous Relations Team Lead, BC Timber Sales outlined the proposed Mt. Ida Logging Plan. They were available to answer questions from the Committee.

B. Shirley, Fire Chief, spoke regarding the Mt. Ida Logging Plan and was available to answer questions from Council.

7. FOR INFORMATION

8. CORRESPONDENCE

9. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of May 3, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:42 a.m.

Mayor Alan Harrison
Chair

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

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Item 7.2

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Agricultural Advisory Committee Meeting Minutes of April 14, 2021, be received as information.

Vote Record

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

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

CITY OF SALMON ARM

Minutes of the Agricultural Advisory Committee Meeting held in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **April 14, 2021 at 2:16 p.m. (GoTo Meeting)**

Present

Councillor Tim Lavery, Chair

Jen Gamble

Mike Schroeder

Ron Ganert

Don Syme

Serena Caner (entered meeting at 2:18pm)

Barrie Voth

Melinda Smyrl, Planner/Recorder - staff (non-voting)

Lindsay Benbow, Ministry of Agriculture (non-voting)

Alison Fox, Ministry of Agriculture (non-voting)

Bill Laird, Applicant Agent for Land Owner (non-voting)

Kevin Pearson, Director of Development Services, Applicant (non-voting)

Ashley Fernandes, Presenter (non-voting)

Regrets:

James Hanna

John McLeod

The meeting was called to order at 2:16pm

1. **Call to Order**
2. **Acknowledgment of Traditional Territory**
3. **Approval of Agenda**

No late items presented. Amended to the Presenter for item 7. Ashley Fernandes is presenting for the Ministry of Agriculture Food Hub program.

Moved: Ron Ganert

Seconded: Jen Gamble

THAT: the agenda of the Agricultural Advisory Committee Meeting of April 14, 2021 be approved as amended.

CARRIED UNANIMOUSLY

4. **Disclosure of Interest**

5. Approval of minutes from March 10, 2021 Meeting

There was discussion regarding the format of AAC motions. In previous minutes the motion read "The AAC recommends that Council support/refuse/not forward the application to the ALC". It was agreed that the motions would follow the following format: "The AAC supports/does not support" the application.

Moved: John McLeod
Seconded: Jen Gamble

THAT: the minutes of the Agricultural Advisory Committee Meeting of March 10, 2021 be approved as circulated.

CARRIED UNANIMOUSLY

6. New Business

6.1. City of Salmon Arm ALC Exclusion Application – 3831 20 Avenue SE (Special Development Area)

Staff introduced the City lead application to Exclude the approximately 4.5ha parcel from the ALR. The subject property is part of a Special Development Area, identified in the OCP and as per an agreement with the ALC dating back to 1988 in which the area is identified for the expansion of the Industrial Park. Given the changes in ALC regulations, the City is required to be the applicant on an ALC Exclusion application. At this time the application is being motivated by the property owners and Bill Laird to provide more industrial land options.

The committee members voiced concerns about losing agricultural land, concern that the City is not thinking about food security in the OCP, encourage better site planning on industrial lands, road networks supporting the SDA should ensure that farm equipment can move safely through the area. Committee members also voiced concerns that the OCP has not be reviewed in a very long time, that the 1988 ALC decision to consider lands for industrial park expansion was wrong and that the City has spent 30 years planning development in the industrial park but not planning for agriculture.

Kevin Pearson, Director of Development Services said that it is recommended the AAC review the Agricultural Policies of the OCP and related zoning regulations which protect Agricultural lands. One committee member said that they will review the OCP and wants to more about agriculture planning so that the AAC can offer suggestions when applications such as this are considered.

THAT: the AAC supports the application to Exclude 3831 20 Avenue SE from the ALR.

Moved: Mike Schroeder

Seconded: Tim Lavery

DEFEATED

Opposed: Ron Ganert, Jen Gamble, Serena Caner, Barrie Voth

7. Ministry of Agriculture Food Hub & Ministry of Agriculture Program Update – Ashley Fernandes

Ministry of Agriculture staff presented information on the BC Food Hub Program.

Discussion and questions followed. The Chair highlighted that the Economic Development Society has been working toward opening a Food Hub in Salmon Arm and was funded through the Ministry of Agriculture. The group recently launched a website for the Zest Food Hub. The opening dated is Summer 2021. More information is available via <https://zestfoodhub.ca/>

8. Old Business

8.1 ALC Application update (moved to May 12, 2021 meeting)

8.2 Roberts Rules: Abstain, Tie Voting

The Chair reviewed procedure rules with regard to voting at the committee table. It was affirmed that a tie vote defeats the motion and an abstention counts as being in favour of the motion. There was discussion regarding how to table a vote and how to request more information from the applicant.

The discussion arose because of confusion related to an application from the Ministry of Transportation on a previous agenda. The applicant did not attend the meeting to answer questions and the details of the application were vague.

Kevin Pearson mentioned in the comment section of the meeting that The MoTI application was made during the change in ALC legislation in 2020. Prior to September 2020, all ALR lands involved in the 4 – laning project were approved for Non-Farm Use by the ALC as a Provincial interest project (these lands still quantified to be in the ALR). The last fragment considered for exclusion by the ACC and City Council is caught up in the new regulations.

9. Adjournment

Moved: Jen Gamble

Seconded: Ron Ganert

THAT: The Agricultural Advisory Committee Meeting of April 14, 2021 be adjourned.

CARRIED UNANIMOUSLY

The meeting was adjourned at 3:39 pm

"T. LAVERY"

Endorsed by Meeting Chair Received for information by Council on the xxth day of xx, 2021.

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Item 7.3

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor Lavery

Seconded: Mayor Harrison

THAT: the Active Transportation Task Force Meeting Minutes of May 3, 2021, be received as information.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

CITY OF SALMON ARM

Minutes of the Meeting of the Active Transportation Task Force held by electronic means on Monday, May 3, 2021 at 10:00 a.m.

PRESENT:

Mayor Alan Harrison	City of Salmon Arm, Chair
Councillor Tim Lavery	City of Salmon Arm, Chair
Phil McIntyre-Paul	Shuswap Trail Alliance
Craig Newnes	Downtown Salmon Arm
Marianne VanBuskirk	School District No. 83
David Major	Shuswap Cycling Club
Joe Johnson	Greenways Liaison Committee
Blake Lawson	Citizen at Large
Steve Fabro	Citizen at Large
Gary Gagnon	Citizen at Large
Camilla Papadimitropoulos	Citizen at Large
Gina Johnny	Councillor, Adams Lake Indian Band
Anita Ely	Interior Health
Jenn Wilson	City of Salmon Arm, City Engineer
Chris Larson	City of Salmon Arm, Senior Planner
Caylee Simmons	City of Salmon Arm, Recorder

ABSENT:

Kathy Atkins	Citizen at Large
Kristy Smith	Social Impact Advisory Committee
Lana Fitt	Salmon Arm Economic Development Society
Louis Thomas	Councillor, Nesklonlith Indian Band

GUESTS:

The meeting was called to order at 10:04 a.m.

1. Call to Order, Introductions and Welcome

2. 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."

3. Approval of Agenda and Additional Items

The Agenda for the May 3, 2021 Active Transportation Task Force Meeting was approved by general consensus of the Task Force members.

4. Approval of minutes from April 6, 2021

Moved: Marianne VanBuskirk

Seconded: Camilla Papadimitropoulos

THAT: The minutes of the Active Transportation Committee Meeting of April 6, 2021 be approved.

CARRIED UNANIMOUSLY

5. Presentations**6. Old Business / Arising from Minutes****a) Sub-Group update**

The sub-group is taking steps in anticipation of a B.C. Active Transportation Network Plan Application 2021/2022 intake. The group discussed the geographical scope of the project, potential consultants and partners, draft report to Council and support letters from community organizations to accompany the application.

The interim ideas sub-group will bring forward a recommendation at an upcoming ATTF Meeting requesting the City of Salmon Arm allocate staff time to work on initiatives brought forward by the ATTF. The sub-group is creating a list of projects which will be presented with the recommendation. City staff have provided a list of projects that have been undertaken by the City.

b) Lakeshore Road update

Mayor Harrison provided an overview of the Lakeshore Road project and advised that Council passed a resolution at the April 26, 2021 Regular Council Meeting to move forward with Option 1; which includes two way vehicular traffic and an active transportation corridor.

Gina Johnny requested a member of the City provide a delegation outlining the proposed project at an upcoming Adams Lake Indian Band Council Meeting.

7. New Business**8. Other Business &/or Roundtable Updates, Ideas and Questions****9. Next Meeting - June 7, 2021**

10. Adjournment

The May 3, 2021 Meeting of the Active Transportation Task Force was adjourned by general consensus of the Task Force members.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:51 a.m.

Mayor Alan Harrison, Co-Chair

Councillor Tim Lavery, Co-Chair

Received for information by Council the day of , 2021.

Item 9.1

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: Council support the Agricultural Land Commission Exclusion application submitted by Talisman Land Resource Consultants Inc. on behalf of the Ministry of Transportation and Infrastructure.

Vote Record

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

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

CITY OF
SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 21, 2021

Subject: Agricultural Land Commission Application No. 402 (Exclusion)
 Legal: Reference Plan (Plan EPP70260) of Arterial Highway through That Part of the SW ¼ of Section 16 which is bounded on the North by the South limit of the Indian Reserve Township 20, Range 10, W6M, KDYD, Except Plans B4822, 5227, 6454, 7469, 7962, 8971, 20042, 23759, 26804, M8516, 37957, H401 and EPP67151
 Civic Address: No Civic Address
 Owner: BC Transportation Financing Authority (Ministry of Transportation and Infrastructure)
 Agent: Talisman Land Resource Consultants Inc. (Paul Christie)

STAFF RECOMMENDATION

THAT: Council supports the Agricultural Land Commission Exclusion application submitted by Talisman Land Resource Consultants Inc. on behalf of the Ministry of Transportation and Infrastructure.

PROPOSAL

To Exclude the subject area from the Agricultural Land Reserve (ALR) in order to accommodate Highway 1 improvements.

BACKGROUND

The subject area is an arterial section of road that lies south of the industrial zoned parcels on 42 Street SW and is adjacent to Highway 1 (see Appendices 1, 2). The subject area is approximately 0.23ha in area. It is designated in the Official Community Plan (OCP) as Salmon Valley Agriculture and zoned A-2 Rural Holding Zone in the Zoning Bylaw No. 2303 (Appendices 3 and 4). As noted on the attached plan the subject property is Arterial Highway and described by relative location to known locations (Appendix 5) and is not a parcel of land. Appendix 6 is an aerial photo taken from the Ministry of Transportation and Infrastructure (MOTI) website and highlights the subject area in relation to on-going highway realignment and expansion in the area.

Adjacent land uses include the following:

North: Light Industrial Zone (M-2)/storage facilitates
 South: Rural Holding Zone (A-2)/agriculture and highway
 East: Rural Holding Zone (A-2)/agriculture and highway
 West: Rural Holding Zone (A-2)/agriculture and highway

The applicant is requesting the Exclusion from the Agricultural Land Reserve (ALR) so that the subject area can be consolidated with the parcel to the north. The extension of 42 Street SW through the cul-de-sac and connection to Highway 1 is part of the planned Highway 1 improvements in this area. The road realignment will result in a portion of 420 42 Street SW being dedicated as Road and will lose a portion of their operating and storage space. Should the area be removed from the ALR the applicant intends to consolidate the subject area with the parcel to the north and this "would allow the owner/tenant to have a consistent ability to use the land for light industrial use". A letter of rationale from the applicant is attached as Appendix 7. In order to have the operation to the north expand into the subject area the owner would have to make

application for an OCP Amendment (from Salmon Valley Agriculture to Industrial) and rezone (from A2 – Rural Holding Zone to M2 – Light Industrial Zone).

The applicant is applying for the ALR Exclusion as a Prescribed Body under the *Agricultural Land Reserve General Regulations* (ALRGR) (section 16 (2)). Prior to September 30, 2020 individual applications could submit ALR Exclusion applications via the ALC application portal and the applications would be referred to the City for comment and resolution. Prescribed Bodies, such as MOTI, negotiated ALR Exclusions or Non-Farm Uses for projects such as highway expansion on a case-by-case basis. Local Governments were seldom involved at inter-ministerial negotiations. Under the current ALC regulations, the Prescribed Body must hold a Public Hearing, submit the notes from the Hearing to the Local Government to seek a Council resolution. With all those materials in place, the Prescribed Body may then make the application for Exclusion.

Official Community Plan

The Official Community Plan includes Transportation policies. Related this application is policy 12.3.14 which states:

12.3.14 Encourage MOTI to undertake design realignment and reconstruction of the Trans Canada Highway in the vicinity of the Salmon River bridge.

COMMENTS

Public Input

Pursuant to the *Agricultural Land Reserve Act* section 15 (2), the applicant is responsible to host the Public Hearing and for all notifications related to that Public Hearing. The applicant has provided information with regard to the Public Hearing and notes from the Hearing (Appendix 8). The Public Hearing occurred on March 30 at 12:00pm. Due to COVID-19 protocols, the Public Hearing was hosted via Zoom video conferencing. There were no submissions from the public and no one from the public attended. Minutes for the Public Hearing are enclosed.

Engineering Department

No concerns with ALC exclusion application.

Building Department

No concerns.

Fire Department

No concerns.

Agricultural Advisory Committee (AAC)

The AAC reviewed the application at their December 9, 2020 meeting and supported the application with a vote of 5 to 3.

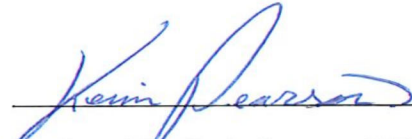
Planning Department

The application to exclude the subject property is part of the MOTI "Salmon Arm West Four Laning of Highway 1 Project". Staff have no objections with the Exclusion of the area from the ALR. The total area of ALR land within the City boundary is approximately 6100ha, the exclusion of the subject area would account for 0.23ha of that area and the importance of this Provincial Highway project, staff are supportive of the application.

Staff note that should the area be excluded from the ALR, the owner would have to apply for an OCP amendment and rezoning in order to consolidate the parcels and use the subject area for industrial purposes.



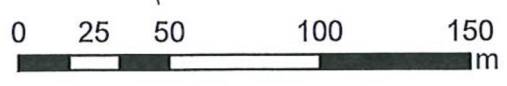
Prepared by: Melinda Smyrl, MCIP, RPP
Planner



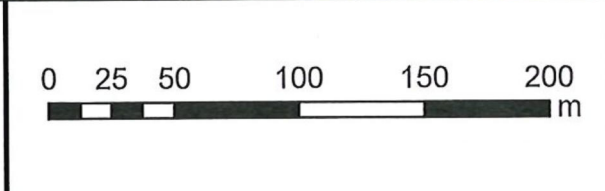
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Area Map

P35



- Subject Area
- Parcels

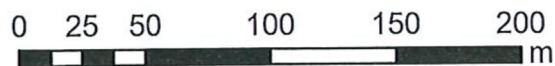
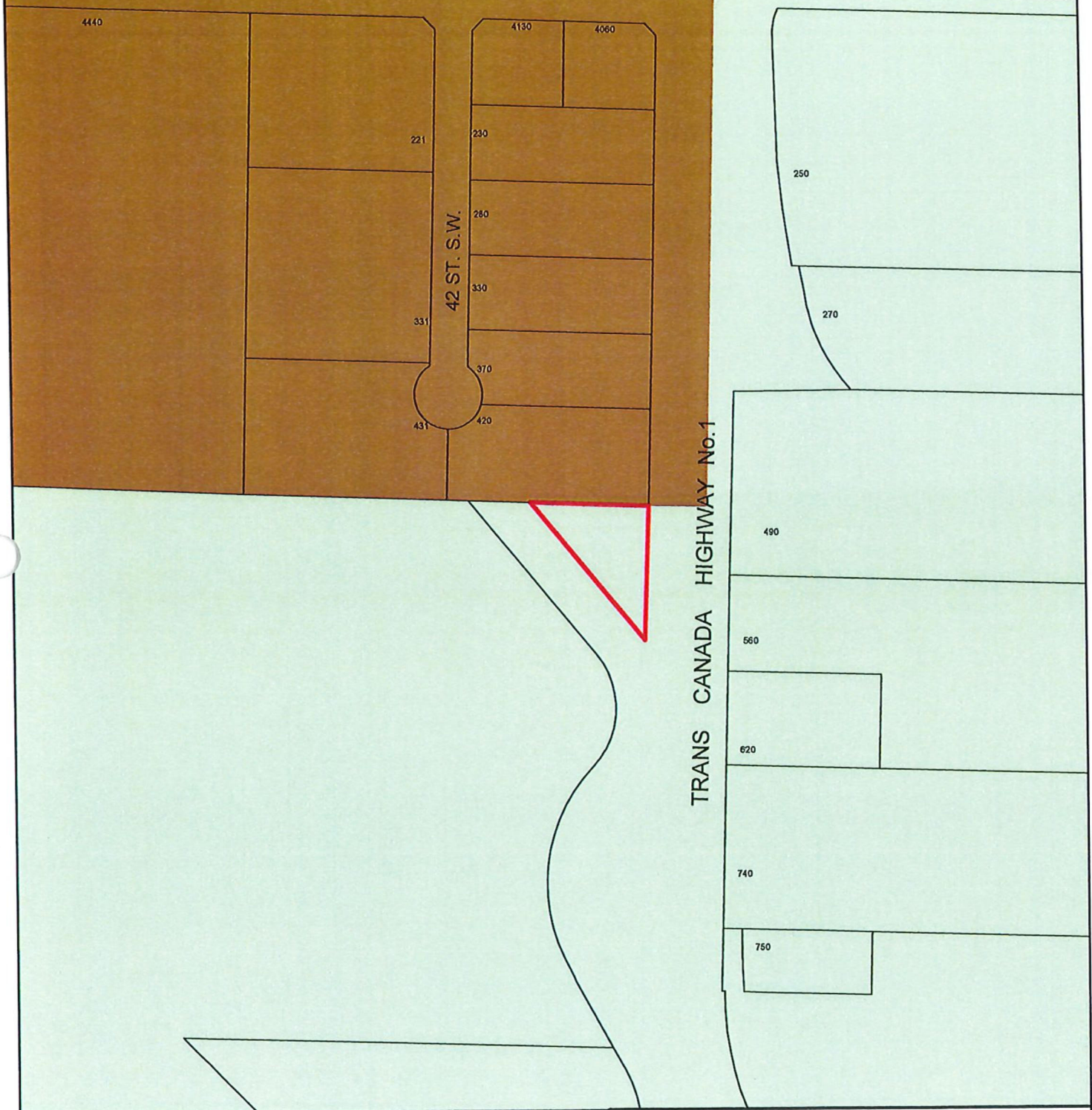


Subject Property 

OCP Map

IR 3

E. S.W.



-  Subject Property
-  Salmon Valley Agriculture
-  Industrial - General

P38

Zoning Map

IR

IR 3

IR

E. S.W.

4440

221

M-2

42 ST. S.W.

4130

4060

230

280

330

370

420

431

CD-15

250

270

TRANS CANADA HIGHWAY No. 1

490

600

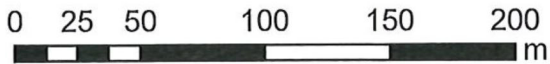
620

740

750

C-5

A-2



Subject Property



Zoning



A-2



IR



C-5



M-2

Reference Plan of Arterial Highway through That Part of the SW1/4 of Sec 16 which is bounded on the North by the South limit of the Indian Reserve, Tp 20, R 10, W6M, KDYD

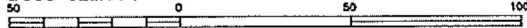
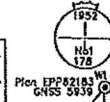
PLAN EPP70260

Except Plans B4822, 5227, 6454, 7469, 7962, 8971, 20042, 23759, 26804, M8516, 37957, H401 and EPP67151

Pursuant to Section 107 of the Land Title Act

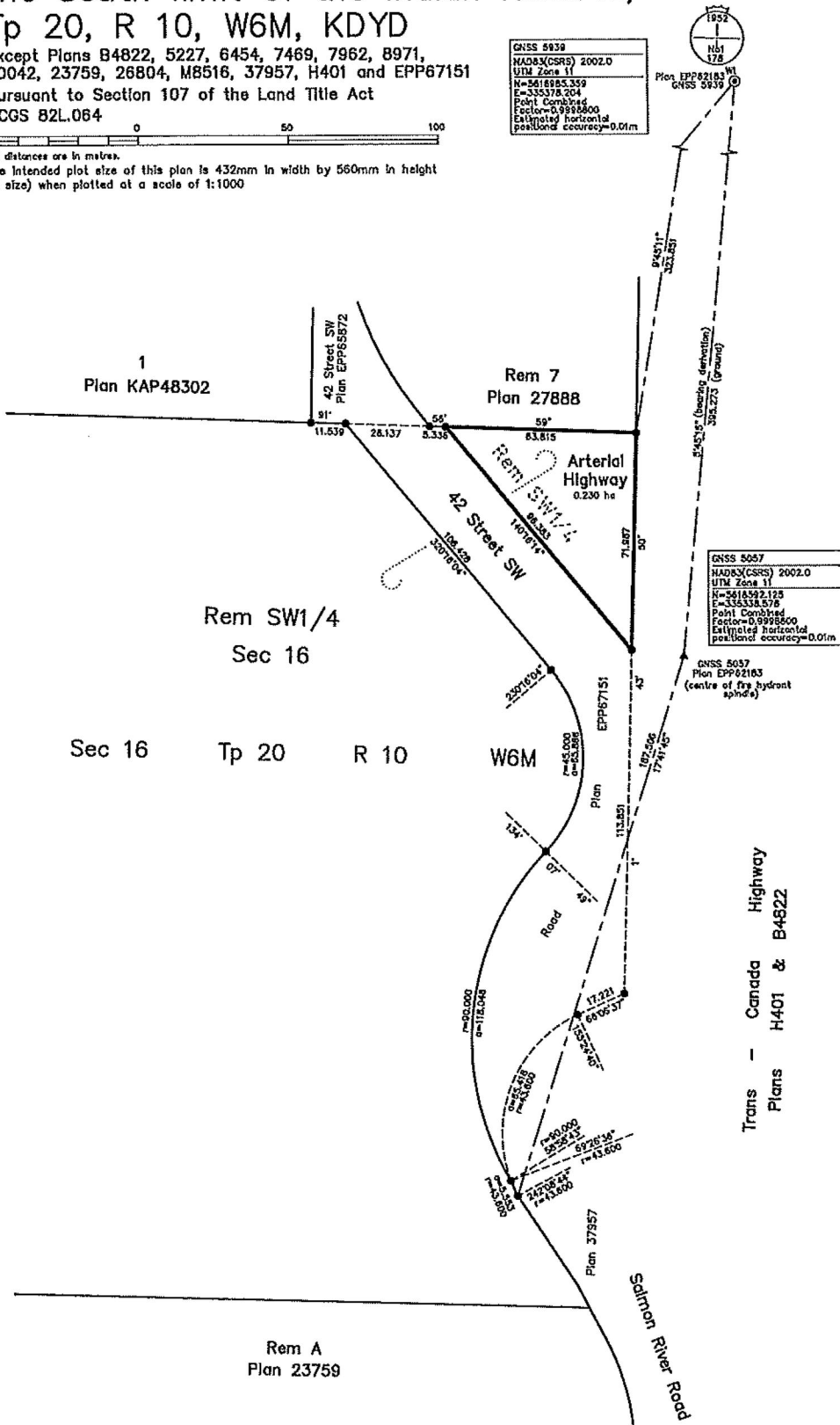
BCGS 82L.064

GNSS 5939
NAD83(CRS) 2002.0
UTM Zone 11
N=3618185.369
E=335378.204
Point Combined
Factor=0.9998500
Estimated horizontal positional accuracy=0.01m



All distances are in metres.

The intended plot size of this plan is 432mm in width by 550mm in height (C size) when plotted at a scale of 1:1000



GNSS 5057
NAD83(CRS) 2002.0
UTM Zone 11
N=3618592.125
E=335338.578
Point Combined
Factor=0.9998500
Estimated horizontal positional accuracy=0.01m

GNSS 5057
Plan EPP62183
(centre of fire hydrant
apex)



LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998500. The average combined factor has been determined based on an ellipsoidal elevation of 337.3 metres.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

- Standard Iron Post Found
- ⊙ Standard Concrete Post Found
- ▲ Traverse Hub Found

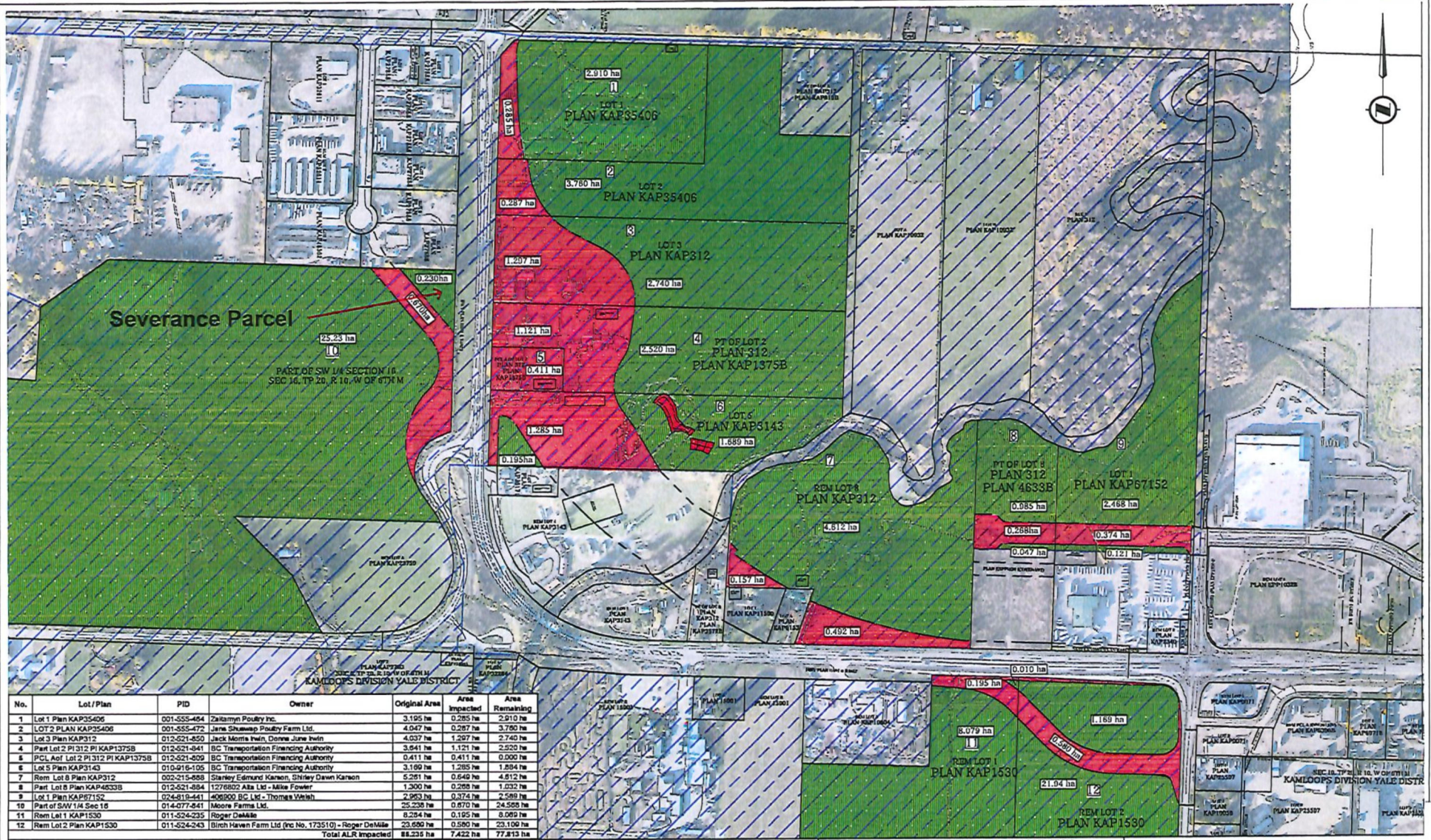
Note: This plan shows one or more witness posts which are not set on the true corner(s)

This plan image dedicates arterial highway as authorized by the Minister of Transportation and Infrastructure

This plan lies within the Columbia Shuswap Regional District

The field survey represented by this plan was completed on the 15th day of September, 2016
Joseph Charles Johnson, BCLS (604)

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 56-17 Fb.523 p.67
177-16.raw



No.	Lot/Plan	PID	Owner	Original Area	Area Impacted	Area Remaining
1	Lot 1 Plan KAP35406	001-555-464	Zaltarmyn Poultry Inc.	3,195 ha	0,285 ha	2,910 ha
2	Lot 2 Plan KAP35406	001-555-472	Jane Shuwap Poultry Farm Ltd.	4,047 ha	0,287 ha	3,760 ha
3	Lot 3 Plan KAP312	012-021-850	Jack Morris Twin, Donna June Twin	4,037 ha	1,207 ha	2,740 ha
4	Part Lot 2 Pt 312 Pt KAP1375B	012-021-841	BC Transportation Financing Authority	3,841 ha	1,121 ha	2,520 ha
5	PCL Acol Lot 2 Pt 312 Pt KAP1375B	012-021-609	BC Transportation Financing Authority	0,411 ha	0,411 ha	0,000 ha
6	Lot 5 Plan KAP143	010-016-105	BC Transportation Financing Authority	3,160 ha	1,285 ha	1,875 ha
7	Rem Lot 8 Plan KAP312	002-215-888	Stanley Edmund Karson, Shirley Dawn Karson	5,261 ha	0,649 ha	4,612 ha
8	Part Lot 8 Plan KAP4633B	012-021-884	1276802 Alta Ltd - Mike Fowler	1,300 ha	0,268 ha	1,032 ha
9	Lot 1 Plan KAP67152	024-819-441	408200 BC Ltd - Thomas Welsh	2,963 ha	0,374 ha	2,589 ha
10	Part of SW 1/4 Sec 16	014-077-641	Moore Farms Ltd.	25,238 ha	0,870 ha	24,568 ha
11	Rem Lot 1 KAP1530	011-024-235	Roger DeMile	8,294 ha	0,195 ha	8,099 ha
12	Rem Lot 2 Plan KAP1530	011-024-243	Birch Haven Farm Ltd (re No. 173510) - Roger DeMile	23,690 ha	0,590 ha	23,100 ha
Total ALR Impacted				88,235 ha	7,422 ha	77,813 ha

 ALR
 AREA REQUIRED
 AREA REMAINING
 ENVIRONMENTAL AREA

URBAN
systems

SCALE 0 20 1:2000 100m

FAB PREPARED BY: **SR-045-1681**
DATE: **2013-03-15**

REV DATE REVISIONS SIGNATURE
 A 10-06-13 Revised Areas **K.GORDON**

BRITISH COLUMBIA
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
SOUTHERN INTERIOR REGION

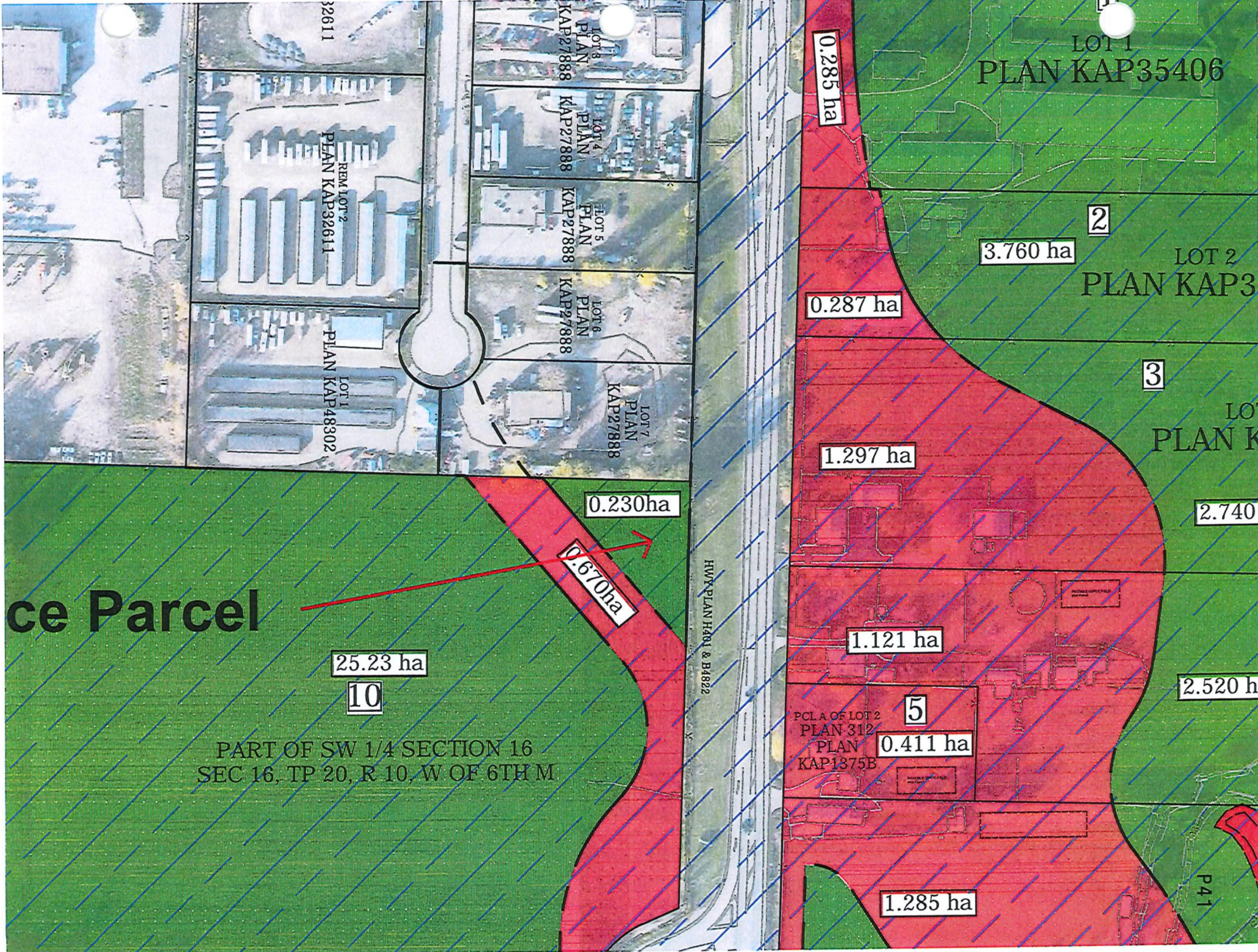
REVISIONS:
 REVISION NUMBER: _____
 DATE: _____

APPROVED BY: _____ DATE: 2013-03-15
 QUALITY CONTROL: _____ DATE: 2013-03-15
 DRAWING: 23732-001 DATE: 2013-03-15

ALR PROPERTY REQUIREMENTS
TRANS-CANADA HIGHWAY 1 - SALMON ARM WEST
1st AVENUE SW to 30th STREET SW

PROJECT NUMBER: 23732-0001
 SHEET: 2
 DRAWING NUMBER: R2-052-ALR1

BC PLANETS ONLINE: 2013-03-15 11:59:02 AM. File: C:\Users\gordonk\Documents\23732-0001\Drawings\23732-0001-02-ALR-URBAN-APPENDIX A.DWG. Scale: 1:2000. Date: 2013-03-15 11:59:02 AM. User: gordonk



32611

LOT 8
PLAN
KAP27888

LOT 4
PLAN
KAP27888

LOT 5
PLAN
KAP27888

LOT 6
PLAN
KAP27888

LOT 7
PLAN
KAP27888

REM LOT 2
PLAN KAP32611

LOT 1
PLAN KAP48302

LOT 1
PLAN KAP35406

2
3.760 ha

LOT 2
PLAN KAP3

0.287 ha

3

LOT
PLAN K

1.297 ha

2.740

0.230 ha

0.670 ha

ce Parcel

25.23 ha

10

PART OF SW 1/4 SECTION 16
SEC 16, TP 20, R 10, W OF 6TH M

HWY PLAN H&R1 & B1822

1.121 ha

2.520 ha

PCL A OF LOT 2
PLAN 312
PLAN
KAP1375B

5

0.411 ha

1.285 ha

P41



Date: April 12, 2021

Prepare For: City of Salmon Arm, Development Services Department

Attention: Melinda Smyrl, Planner

Proposal The Ministry of Transportation and Infrastructure proposes to exclude a parcel of land from the Agricultural Land Reserve (ALR) as it is severed from the parent parcel and is required for (1) the installation of public utilities, and (2) consolidation with the adjacent Lot 7 Plan 27888 to mitigate impacts to the property and business operations.

Background:

In 2016, the Province purchased a portion of the SW ¼ of Section 16, Township 20, Range 10, also known as Moore Farms, to facilitate construction of the 42nd Street SW extension. The acquisition left a small area of land, the SW corner, severed between the new municipal road and the Trans-Canada highway. This irregularly shaped severance was subsequently acquired by the Province in 2017 and surveyed as Arterial highway on plan EPP70260.

Previous Use:

For the last several years a local operator, Demille Farms, has been leasing the entire 26.6ha parcel. The small area, now severed from the larger parent parcel, is generally low lying, poorly drained, and subject to, at times, considerable standing water. Over time, because of its low-lying position and poor drainage, this south westerly corner has not been suitable for cultivation.

Proposed Use:

- 1) 42nd Street SW municipal street connection – a portion of the land (Arterial highway) will be used for the installation of a new waterline (public utility) along 42nd street SW, and enhanced drainage along the Trans-Canada highway.
- 2) Consolidation with the adjacent Commercial property, Lot 7 Plan 27888 (Jade Line Moving and Storage, and Reliable Rebuilders) to mitigate damages to the land and business as follows:
 - a. Access impacts – Construction of 42nd Street will require the existing access at the front of the business to be closed. Consolidation of the severance parcel to Lot 7 mitigates this loss; a new access to the property will be located within the adjacent severance.
 - b. Loss of parking – current parking in front of the building will be severely impacted. This has additional impacts to the circuitry of traffic in and around the buildings. The consolidation of a portion of the adjacent severance will allow the owner to reconfigure the site to allow for new parking and improved traffic circulation.

- c. Loss of Use of Building – The front bay of the existing building is located immediately adjacent to the area acquired for construction of the new municipal road. This severely impacts larger commercial vehicles from accessing the bay. Consolidation of the adjacent severance allows the owner/tenant room to construct an additional bay within the site, and still have sufficient room to reconfigure the parking and traffic circulation.
- d. Loss of existing storage – reconfiguration of the site for the new bay, parking, and traffic circulation impacts existing storage buildings. Consolidation of the adjacent severance could alleviate this by providing the owner/tenant an opportunity to re-establish storage in a different location.

Summary:

The severance parcel is now within the amended Hwy 1/42nd Street SW right-of-way and is designated Arterial Highway. A portion of the parcel is required for the installation of public utilities. The parcel has no utility for agriculture and is completely isolated by Hwy 1 and the 42nd Street connection and logically would be consolidated with the industrial property to the north.

While the consolidation of the severance area will not present any significant impacts to near-by agriculture, it is vital for the adjacent owner/tenant to revise their business operations with alternate access, reconfiguration of parking and traffic movements, and reinstatement of their front work bay and storage areas.

Removal of the severance from the ALR would allow the owner/tenant to have a consistent ability to use the land for light industrial use.

Public Hearing

Minutes

SUBJECT: Public Hearing for Salmon Arm Trans Canada Highway 4 Laning Agricultural Land Reserve Exclusion Application Process

MEETING DATE: March 30, 2021

TIME: 12:00 p.m.

LOCATION: Virtually via Zoom

ATTENDEES: Pam Robertson, Urban Systems (Moderator)
Dan Bella, Project Manager, Ministry of Transportation and Infrastructure (Chair)
Lori Alexander, Property Services, Ministry of Transportation and Infrastructure
John Harper, Land Consultant on behalf of the Ministry of Transportation and Infrastructure
Darren Lincoln, Property Coordinator and Land Consultant on behalf of the Ministry of Transportation and Infrastructure
Paul Christie, Project Agrologist on behalf of the Ministry of Transportation and Infrastructure
Jeff Knight, Ministry of Transportation and Infrastructure
Alex Miller, Urban Systems
Katrin Saxty, Urban Systems (Recorder)

1. Welcome

The moderator began the public hearing by welcoming everyone and thanking them for joining us. The moderator indicated that due to COVID-19 social distancing protocols, the Ministry of Transportation was unable to hold this public hearing in person as would normally be the case, which is why this public hearing is being done virtually via Zoom.

The moderator noted the Ministry of Transportation and Infrastructure acknowledges with respect and gratitude all Indigenous peoples on whose territories we work, live and play. The moderator also acknowledged the Secwepemc people.

2. Call to Order

The Chair called the public hearing to order at 12:03 pm.

As there were no members of the public present at this public hearing, the Chair read out the agenda for the public hearing below:

3. Statement of Public Hearing

4. Introduction of Proposal

5. Summary of Application Procedure

6. Comments from Agencies and Municipalities

7. Comments from Public Hearing Attendees

8. Comments from the Applicant (Ministry of Transportation and Infrastructure)

9. Close Public Hearing

As there were no members of the public present, the Chair closed this public hearing at 12:03 pm.

AGENDA

MEETING DATE: March 30, 2021

FILE: [File Number]

PAGE: 2 of 2

SUBJECT: Public Hearing for Salmon Arm Trans Canada Highway 4 Laning Agricultural Land
Reserve Exclusion Application Process

Katrin Saxty, Urban Systems,
Recorder

Dan Bella, Project Manager, MoTI,
Chair



NOTICE OF EXCLUSION APPLICATION
Regarding Land In The Agricultural Land Reserve



ALC

ALC is a private firm

1000 West 10th Street, Vancouver, BC, V6H 3T5

For more information, contact the ALC office at 604-681-1234 or visit our website at www.alc.ca

ALC is a member of the Agricultural Land Commission

For more information, contact the ALC office at 604-681-1234 or visit our website at www.alc.ca

ALC 1/2017

Item 9.2

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: Council approve the new City Flag design which incorporates the Salmon Arm Branding and Wordmark on a white background as shown on sample 2, included in the staff report dated April 19, 2021.

Vote Record

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

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

TO: His Worship Mayor Harrison and Members of Council
FROM: Robert Niewenhuizen, Director of Engineering and Public Works
DATE: April 19, 2021
SUBJECT: CITY FLAG – NEW BRANDING & WORDMARK

STAFF RECOMMENDATION

THAT: Council approve the new City Flag design which incorporates the Salmon Arm Branding and Wordmark on a white background as shown as sample 2.

BACKGROUND

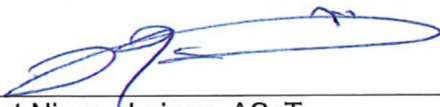
In 2017, twelve local organizations, including the City of Salmon Arm, came together to form the brand leadership team. This team set out to develop a community brand and marketing strategy, which residents, businesses, organizations, and local government could collectively support. With the common goal of attracting new talent and investment, the team worked with a consultant to draw out Salmon Arm's competitive advantages and our unique and authentic story.

On October 9, 2018 City Council voted unanimously in support of the brand and marketing strategy/action plan, appreciative of all the groups involved in developing the concept presented, as well as the data from which it was formed. Shortly after the new branding and wordmark were adopted by City council, staff were instructed to gradually change over from the old City logo. In an effort to do so, we are now at a point in time where we need to change the City Flag.

STAFF COMMENTS

Attached are some renderings which were prepared by SAEDS, they show a sample of the colours, and word combination that can be achieved using the Salmon Arm Branding Guidelines. Please note that flags which incorporate bright colors typically fade quicker; therefor staff are recommending that the new city flag incorporate the City's Word mark on a white background.

Respectfully submitted,



Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

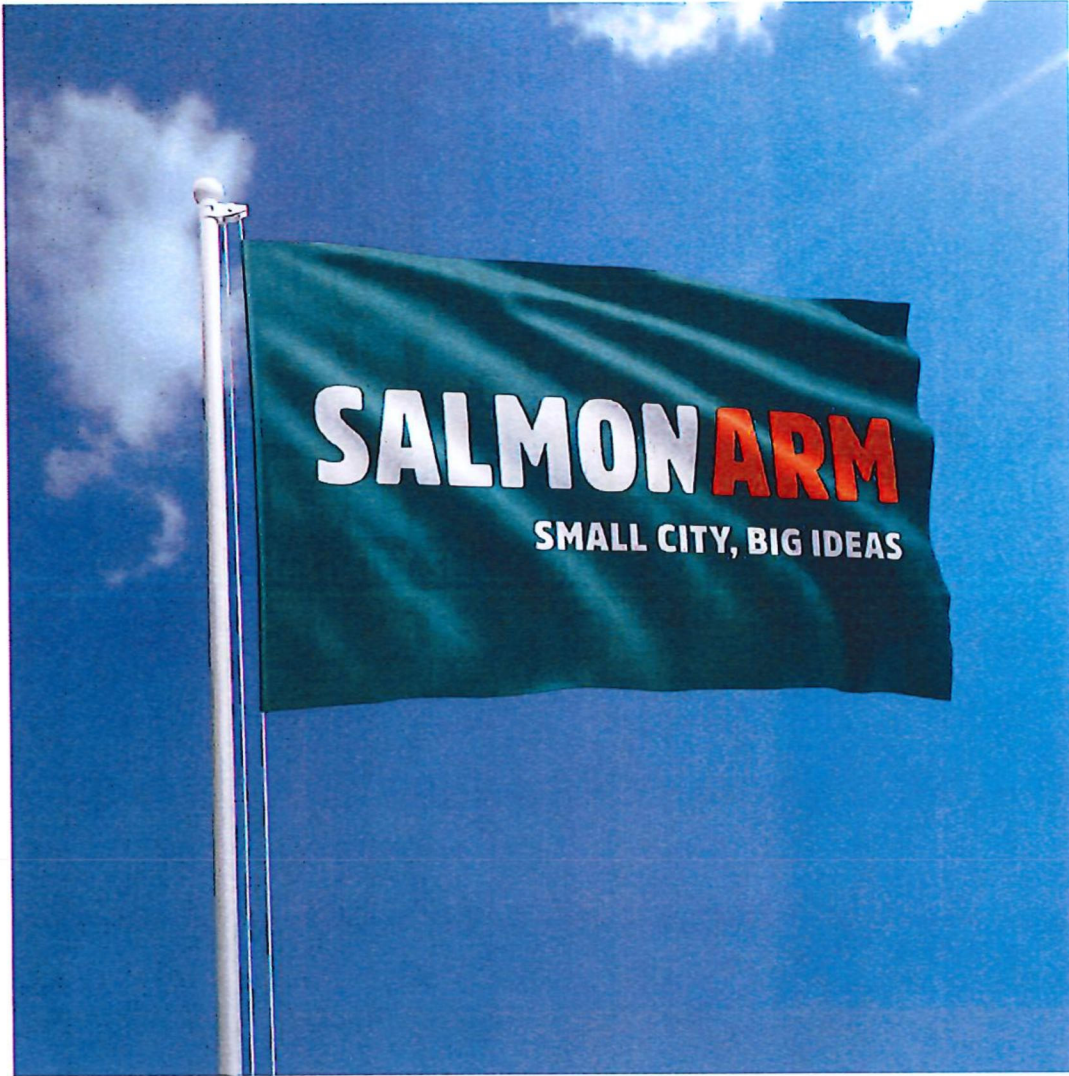
SALMON ARM

CITY FLAG PROJECT

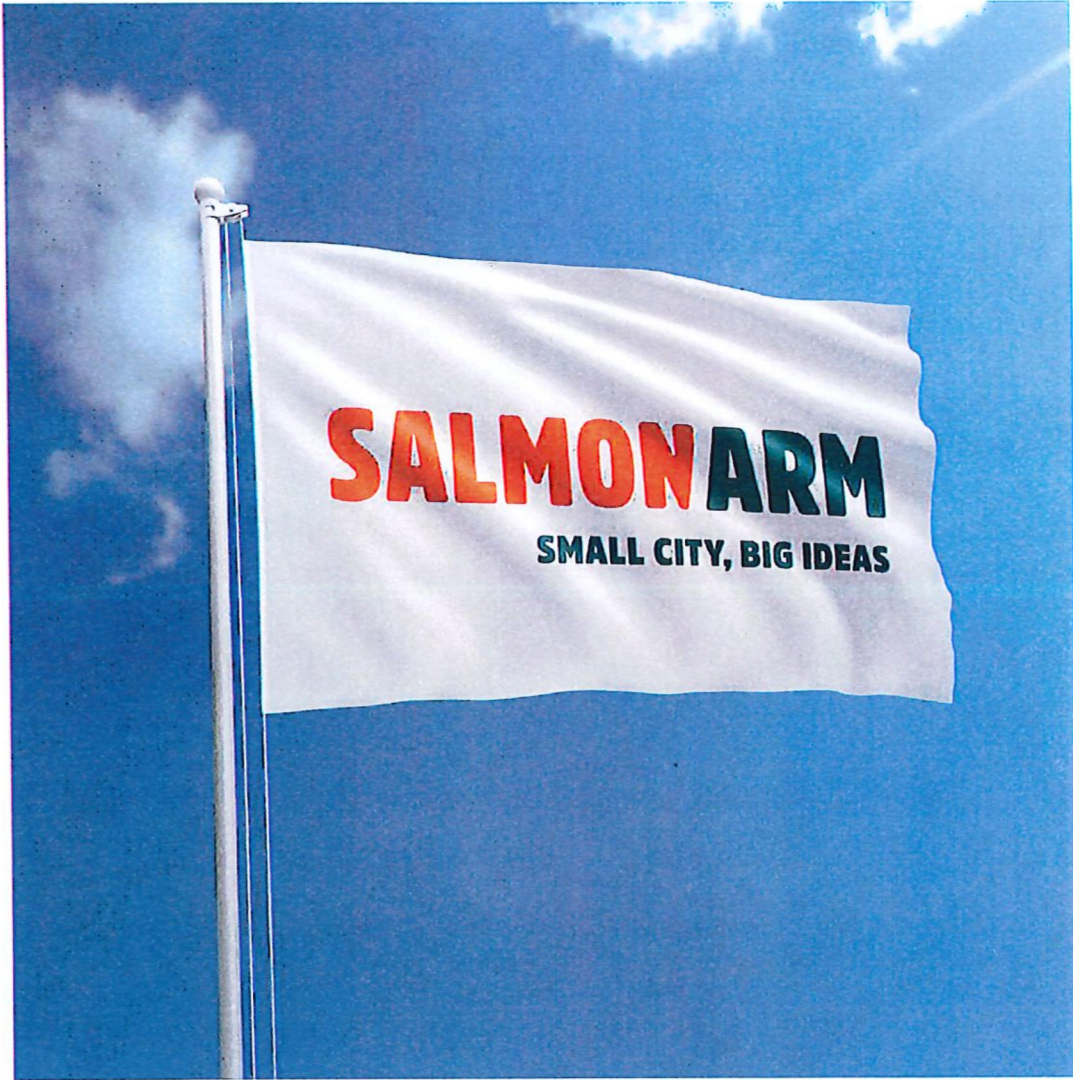
PREPARED BY:

SALMON ARM

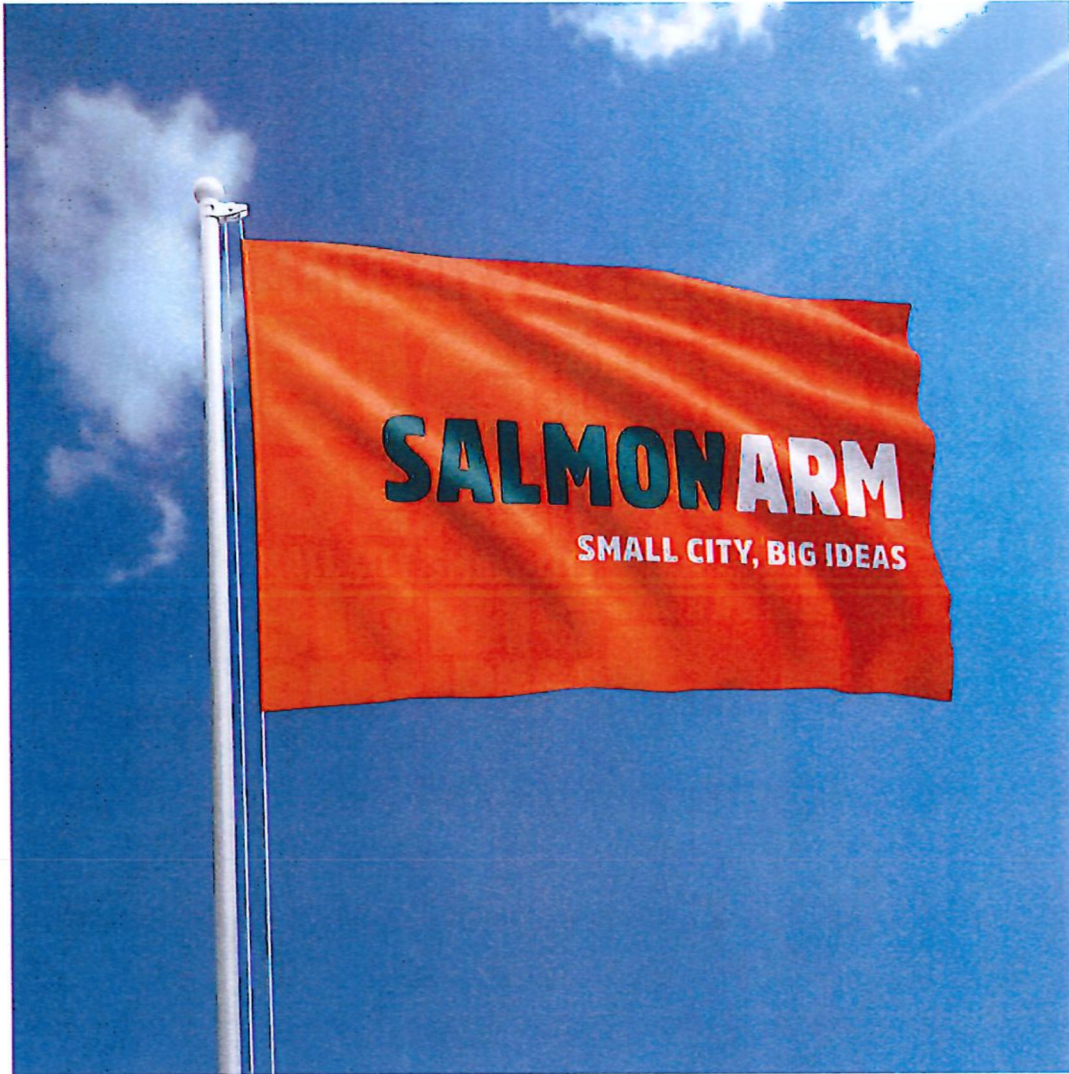
ECONOMIC DEVELOPMENT SOCIETY



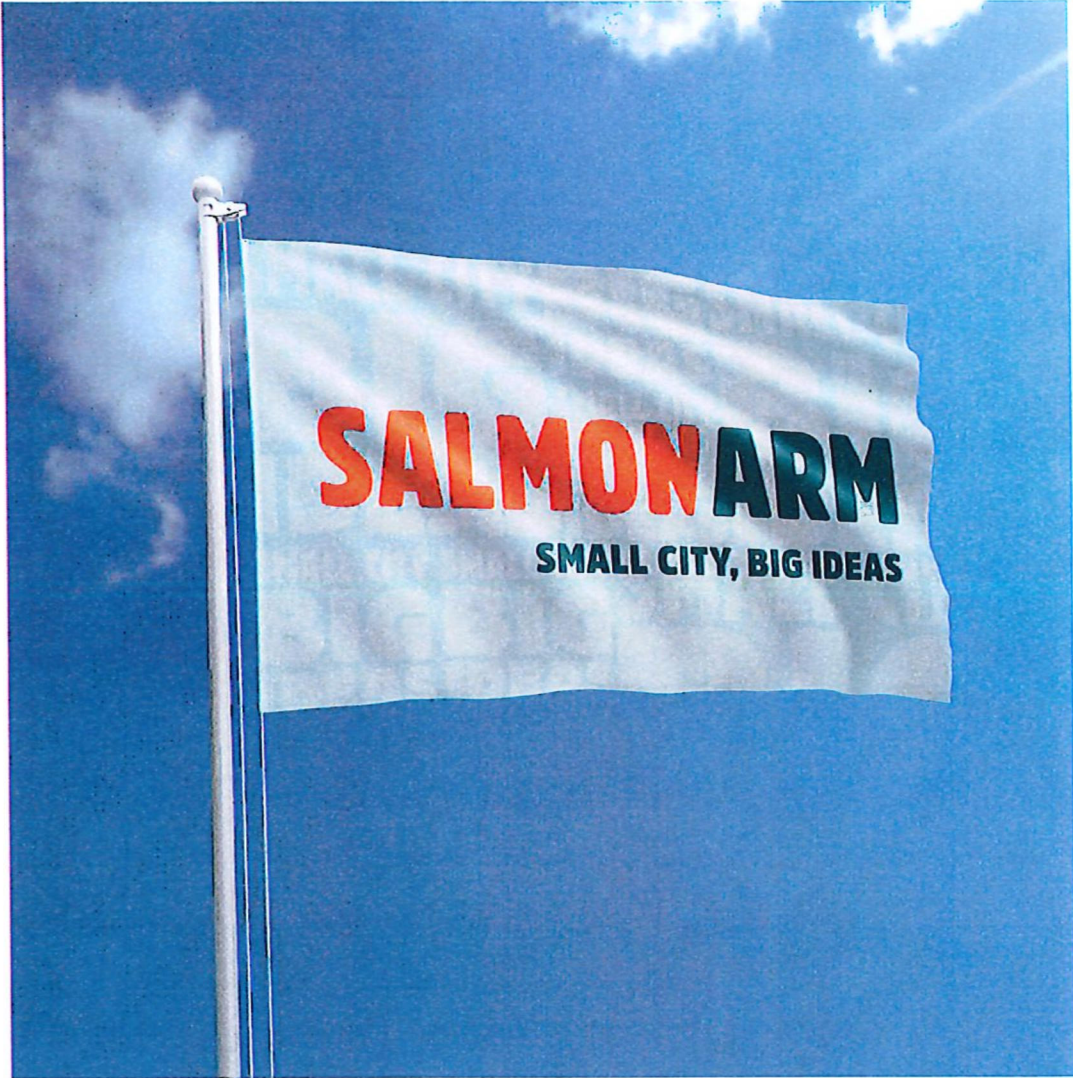
SAMPLE 1: IDA BLUE



SAMPLE 2: WHITE



SAMPLE 3: ORANGE



SAMPLE 4: LAKESHORE



SAMPLE 5: TAGLINE

Item 9.3.

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: the Mayor and Corporate Officer be authorized to execute the 'Subway Construction Agreement' with Canadian Pacific Railway to formalize the terms of construction for the Ross Street Underpass.

Vote Record

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

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

**CITY OF
SALMON ARM**

File: 2019-36

TO: His Worship Mayor Harrison and Members of Council

FROM: Carl Bannister, CAO

PREPARED BY: Jenn Wilson, City Engineer

DATE: May 4, 2021

SUBJECT: **ROSS STREET UNDERPASS – CPR CONSTRUCTION AGREEMENT**

RECOMMENDATION:

THAT: The Mayor and Corporate Officer be authorized to execute the 'Subway Construction Agreement' with Canadian Pacific Railway to formalize the terms of construction for the Ross Street Underpass.

BACKGROUND:

Further to Council's Resolution to authorize staff to enter into the 'Subway Construction Agreement' with Canadian Pacific Railway (CPR) to formalize the terms of construction for the Ross Street Underpass, staff negotiated the final outstanding details of the agreement and will be forwarding the agreement to the Corporate Officer and Mayor for execution.

Per the November 20, 2020 Memorandum to Council, the Subway Construction Agreement, originally drafted by CPR has undergone thorough review by the City's project team and has undergone several turns each from the City and CPR to get to the current form. Council was previously briefed on and accepted the outstanding risk.

The 2021 approved capital budget included the construction of the Ross Street Underpass (RSU). Staff, the City's project management consultant (Binnie and Associates), and the City's legal counsel (Lidstone and Company) have been diligently working through all remaining approvals, agreements and documentation.

The RSU tender closes Wednesday, May 5, 2021 and staff will be forwarding a memo to Council shortly recommending the next steps for the project.

Respectfully submitted,


Carl Bannister
Chief Administrative Officer

Item 9.4

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: the City renew the contract with Municipal Media Inc. for the Recycle Coach residential waste management web and mobile app, standard package and SMS messaging for three years (July 1, 2021 to June 30, 2024), as outlined in the staff report dated May 3, 2021.

Vote Record

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

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



TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Jon Mills, Engineering Assistant

DATE: May 3, 2021

SUBJECT: **RENEWAL OF WASTE MANAGEMENT WEB AND MOBILE APP**

STAFF RECOMMENDATION

THAT: The City renew the contract with Municipal Media Inc. for the Recycle Coach residential waste management web and mobile app, standard package and SMS messaging, for the next 3 years (July 1, 2021 to June 30, 2024).

BACKGROUND

The 4-year agreement with Municipal Media Inc. expires as of July 3, 2021. The only other comparable waste management web and mobile app available at this time is ReCollect, which was assessed along with Recycle Coach in 2016. ReCollect was contacted April 2021 to determine their interest in providing a competitive quote for the next three years, however they indicated that they would not compete on price. Their pricing was higher than Recycle Coach when quotations were provided in 2017.

Recycle Coach has provided a quotation for the next three (3) years as follows.

Year	Standard Package	Pro Package	SMS Messaging	Total Standard + SMS	Increase from Current Price
2021-2022	\$ 2500	\$ 2798	\$ 200	\$2700	\$ 701
2022-2023	\$ 2500	\$ 4196	\$ 200	\$2700	\$ 701
2023-2024	\$ 2500	\$ 5595	\$ 250	\$2750	\$ 751

Extensions can be renewed annually at the 2023-2024 rate (\$2750).

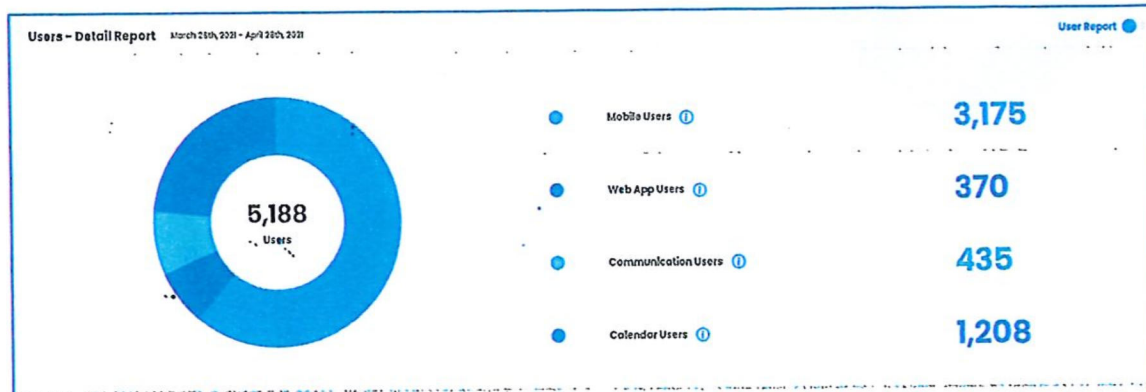
In consideration of the modest increase in price for the standard package (currently the package deployed for the City), avoiding the time and costs associated with implementing a new application and reducing the risk of losing some of the approximately 3200 existing users, it is recommended that we continue using the Recycle Coach application for the next three years. The standard package and SMS option would be selected.

In support of continuing to use a residential waste management application, below are the statistics from Recycle Coach for our users and their interactions with the application, for the period of March 28, 2021 to April 28, 2021.

It is clear from these reports that the application is being well utilized and residents continue to download the app. Material searches (what-goes-where) represent an average of 60 per day. This is a key feature of the application and works to reduce contamination in our curbside recycling and prevent materials from going into landfill that can otherwise be recycled.

User report:

Key statistic: 3525 total users for web and mobile app combined.



New subscribers report:

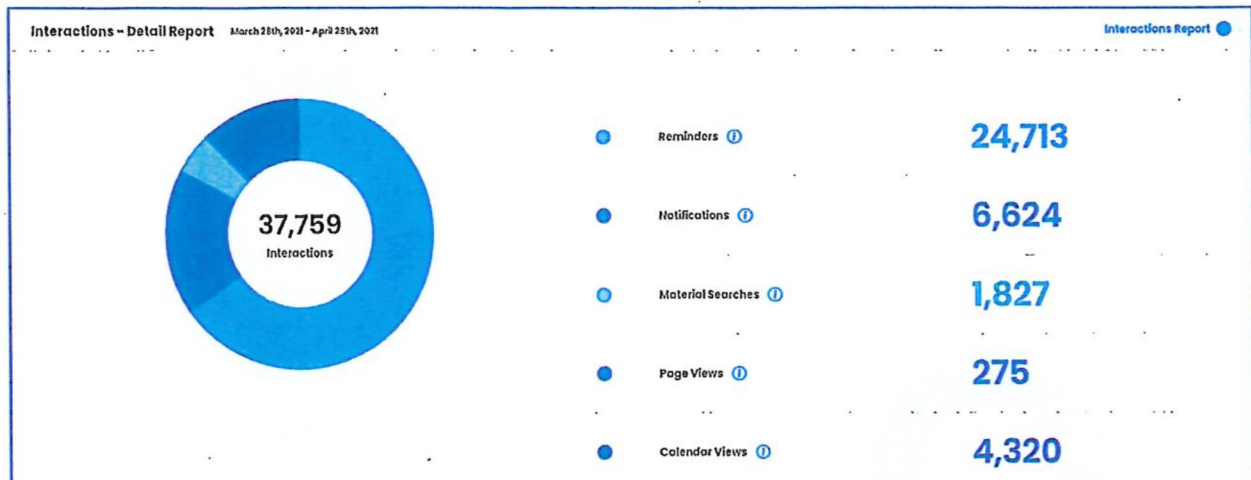
Key statistic: 35 new mobile app users in the last month.



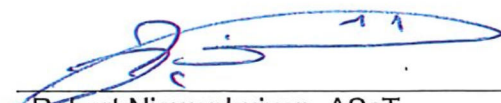
Interactions report:

Key statistics:

- 1827 material searches (“what-goes-where”) in the last month.
- Users are receiving the notifications – specific messages sent from the City – key communication tool for residential waste management



Respectfully submitted,



Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

c.c. Jenn Wilson, City Engineer

Item 9.5

CITY OF SALMON ARMDate: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: Council award the 2021 Paving Program Contract to Okanagan Aggregates Ltd., in accordance with the unit prices specified in their Tender, in the amount of One Million Three Hundred Ninety Seven Thousand Four Hundred and Sixty Dollars (\$1,397,460.00) plus taxes as applicable.

Vote Record

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

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

TO: His Worship Mayor Harrison and Members of Council
 FROM: Robert Niewenhuizen, Director of Engineering and Public Works
 PREPARED BY: Tim Perepolkin, Capital Works Supervisor
 DATE: May 04, 2021
 SUBJECT: **TENDER AWARD – 2021 PAVING PROGRAM**

STAFF RECOMMENDATION

THAT: Council award the 2021 Paving Program Contract to Okanagan Aggregates Ltd., in accordance with the unit prices specified in their Tender, in the amount of One Million Three Hundred Ninety Seven Thousand Four Hundred and Sixty Dollars (\$1,397,460.00) plus taxes as applicable.

BACKGROUND

The annual paving program tenders include supply and placing asphaltic concrete pavement, tack coat for asphalt overlays, required asphalt milling and asphalt pulverizing. In previous years this contract included asphalt patching; however, the past five years, a separate asphalt patching contract has been awarded to create more ease of scheduling and cost savings.

Provisions once again, have been implemented in this year's Contract to enhance project scheduling, workmanship and communications. Fletcher Paine and Associates will be working closely with the City of Salmon Arm ensuring the best product is being received; and the testing/penalty clauses have been reviewed and altered as required.

On Thursday April 29, 2021 tender submissions were received and confirmed as follows:

Company	Tender Amount (excluding applicable taxes)
Okanagan Aggregates Ltd.	\$ 1,397,460.00
Dawson Construction Ltd.	\$ 1,433,146.89
Terus Construction Ltd. DBA Valley Blacktop	\$ 1,625,277.50
Vernon Paving Division of Lafarge Canada Inc.	\$ 1,632,416.31

The lowest tenderer, Okanagan Aggregates Ltd. has completed the City of Salmon Arm's paving program successfully over the last four years.

Proposed paving locations, as identified in the 2021 budget, are as follows (see attached map):

Location Street	From	To
50 Street NW	30 Ave. NW	50 Ave. NW
50 Street NW	250m Front of Reservoirs	
50 Street SW	10 Ave. SW	30 Ave. SW (Bridge)
Shuswap Street	10 Ave. SW	5 Ave. SW
Okanagan Ave. E	30 Street NE	31 Street NE
5 Ave. SW	3 Street SW	Shuswap Street
16 Street NE	6 Ave. NE	11 Ave. NE
11Ave. NE	16 Street NE	20 Street NE
8 Ave. NE	24 Street NE	OUC Way
30 Street SE	TP Works	10 Ave. SE
8 Street NE	2 Ave. NE	3 Ave. NE
25 Street NE	26 Ave. NE	180m South

STAFF COMMENTS

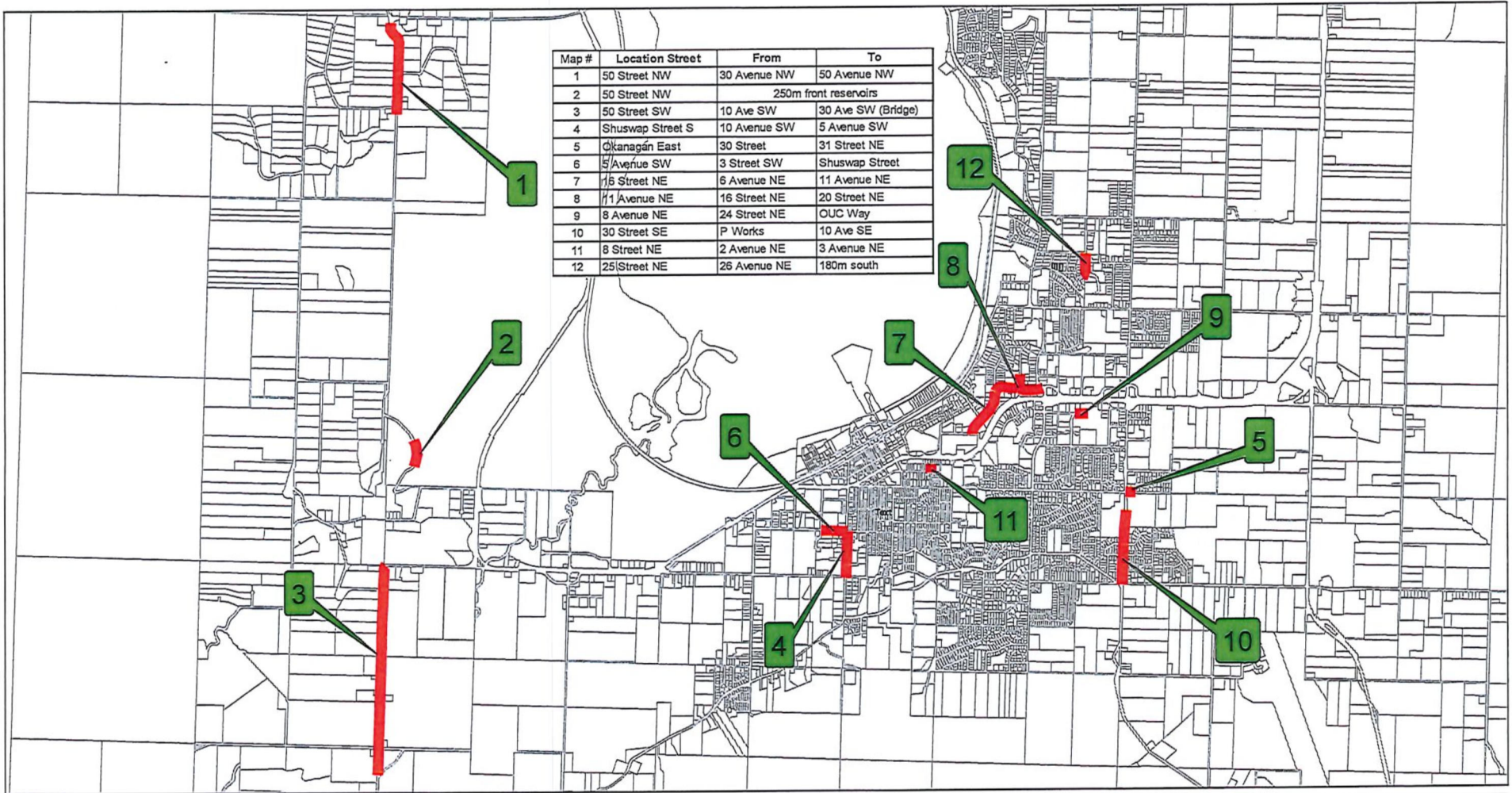
The 2021 paving project list was compiled using the 2021 Capital Budget of \$1,622,000.00. The budget allocation includes funding for overlay, material testing, construction and contingency. Other costs associated with the work includes road base preparation, milling, pulverizing, layout and required drainage improvements, etc.

Depending on the actual tonnage of asphaltic concrete and other costs, the overlay program will be increased or reduced in order to take maximum advantage of the available funds. It should be noted that a unit price Contract allows flexibility to increase or decrease the scope of work (total number of units).

Based on the above, it is recommended that Council award the 2021 Paving Program Contract to Okanagan Aggregates Ltd., in accordance with the unit prices specified in their Tender, in the amount of One Million Three Hundred Ninety Seven Thousand Four Hundred and Sixty Dollars (\$1,397,460.00) plus taxes as applicable. The individual Contract amounts will not exceed the approved 2021 budget amounts.

Respectfully submitted,

Robert Niewenhuizen, AScT
 Director of Engineering and Public Works



	<p>Disclaimer: Be advised that the attached map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information, and data located in various City of Salmon Arm departments and is to be used for reference purposes only.</p>	<p>2021 Proposed Roadway Infrastructure Renewal Asphaltic Overlay Program Project ENG 2021-01</p>	<p>Drawn By: TCP Checked By: DG Date: April 14, 2021</p>	
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Item 10.1

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Bylaw No. 4461 be read a first and second time.

[LUC N71309; Greyfriars Rentals Ltd.; 4121, 4141, 4161, 4181, 4221 and 4241 45 Street SE]

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

CITY OF
SALMON ARM

To: His Worship Mayor Harrison and Members of Council
 Date: April 23, 2021
 Subject: Land Use Contract Termination – Greyfriars Rentals Ltd.

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would terminate the following Land Use Contract N71309 for the parcels legally described as:

004-278-399	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4121 45 Street SE
004-278-411	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4141 45 Street SE
002-983-249	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4161 45 Street SE
003-076-938	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4181 45 Street SE
003-076-946	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4221 45 Street SE
003-076-962	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4241 45 Street SE

PURPOSE

The early termination of LUC N71309, a Land Use Contract (LUC) that governed the development of industrial lands located at 4121, 4141, 4161, 4181, 4221 and 4241 45 Street SE (Appendices 1 and 2).

BACKGROUND

The subject property is designated "Industrial" Land Use in the Official Community Plan (OCP) and zoned M1 (General Industrial) within Zoning Bylaw No. 2303 (see Appendices 3 and 4). The existing uses of the subject property include welding and fabrication shops and a cabinet woodworking shop – all uses are consistent with the M1 zone.

The surrounding uses are as follows:

North: M1 (General Industrial) Industrial
 East: M1 (General Industrial) Industrial
 West: M1 (General Industrial) Industrial
 South: M1 (General Industrial) Industrial

In 1978, prior to the LUC, the subject property was owned by the City and part of a larger pre-planned area for industrial development. The developer (Greyfriars Rentals Ltd.) negotiated the purchase of the subject property for a five (5) lot subdivision and the construction of two (2) buildings with one building straddling three lots. The realigning of the Inland Gas Line and right-of-way to accommodate later phases of industrial development were to be undertaken by the developer but never completed. An additional condition of the LUC included the registration of an easement along the westerly 10m of the subject property for a private access lane.

At the time, the City could have supported the development by approving a number of Development Variance Permits; however, a LUC was a simpler means to approve the complex proposal. Zoning Bylaw No. 1180 did not permit party wall subdivision of non-residential multi-unit buildings or 0.0m side yard setbacks, LUC N71309 effectively waived these requirements. Zoning Bylaw No. 2303 does permit party wall setbacks for multi-unit buildings on fee simple lots. Lot Consolidation and/or Building Strata would be the appropriate development scenario today.

When a LUC affects a parent parcel, at the time of subdivision the LUC transfers to any newly created parcel. The original lot configuration of affected properties is shown in Schedule "B" of LUC N71309 (Appendix 5). In 1986 the owner further subdivided and realigned parcel lines affecting the three most southern lots. When new land titles were created the LUC was transferred onto those land titles. There are currently six titles affected by LUC N71309.

The table below provides a quick summary of the zoning bylaw comparison between Zoning Bylaw 1180 and Zoning Bylaw No. 2303.

Table 1. M1 – General Industrial Zone Comparison Zoning Bylaw No. 1180 & Zoning Bylaw No. 2303

Bylaw Provision	Zoning Bylaw 1180	Zoning Bylaw 2303
Minimum Parcel Area	464.5m ² (5000ft ²)	465m (5005.4ft ²)
Minimum Parcel Width	15m (49.21ft)	15m (49.21ft)
Building Setbacks <ul style="list-style-type: none"> • Front • Side yard without Lane access • Exterior side yard 	6.0m (19.68ft) 4.0m N/A	6.0m (19.68ft) N/A 6.0
Building Heights	15.0m (49.2ft) or not greater than 3 storeys	15.0m (49.2ft)
Permitted Uses	Manufacturing – welding shops	Welding, machine or metal fabrication
Parking	1 per 2 employees on duty	1 stall per 100m ² of building area plus 1 per 2 employees

COMMENTS

Engineering Department

The Engineering Department is unaffected by the proposed LUC termination and rezoning.

A development of this scale under the current Subdivision and Servicing Bylaw would trigger requirements for lighting, ditching and other improvements in this area. However, the existing condition of the services and associated rights-of-way are consistent with other developments of a similar age and the termination of the LUC would not require upgrades. Any future building additions or a new building would require a Building Permit and servicing upgrades current to the Subdivision and Servicing Bylaw.

Building Department

No comments.

Fire Department

No comments.

BC Assessment

BC Assessment has advised that the current property assessments would remain relatively unchanged.

Planning Department

In 2014, amendments to the *Local Government Act* established June 30, 2024 as the expiry date for all LUCs in the province. After that date, the LUCs no longer have force or effect. The same amendments included the establishment of an 'early termination' process for Local Governments to address the discharge of the LUCs and consider how or if the other development tools need to be utilized to ensure properties governed by LUCs

P68

are conforming to existing bylaws in the absence of the LUC. The benefits of the early termination process is that, rather than relying on existing rules which may not adequately capture the provisions of the LUC, the City and landowners have an opportunity to consider the introduction of zoning or variances that might better reflect currently permitted uses and density. In this instance, no additional bylaw amendments would be required.

PUBLIC CONSULTATION

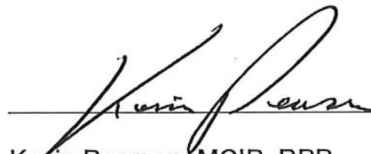
As part of the LUC Early Termination project, owners of land affected by a LUC received information letters in advance of the process beginning. Letters sent on October 9, 2020 advised all property owners that the LUC Early Termination process was to begin and they would receive further information as staff progressed through a list of outstanding LUC areas. In addition to letters, staff have created a "Land Use Contract – Early Termination" page on the City's website that provides more information to property owners. A second information letter, specific to this LUC Termination was mailed on March 25, 2021. In advance of the Statutory Public Hearing, newspaper ads and letter notices to property owners in the LUC area will be completed as per the legislative requirements.

CONCLUSION

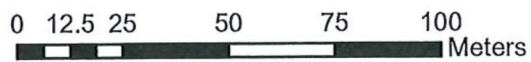
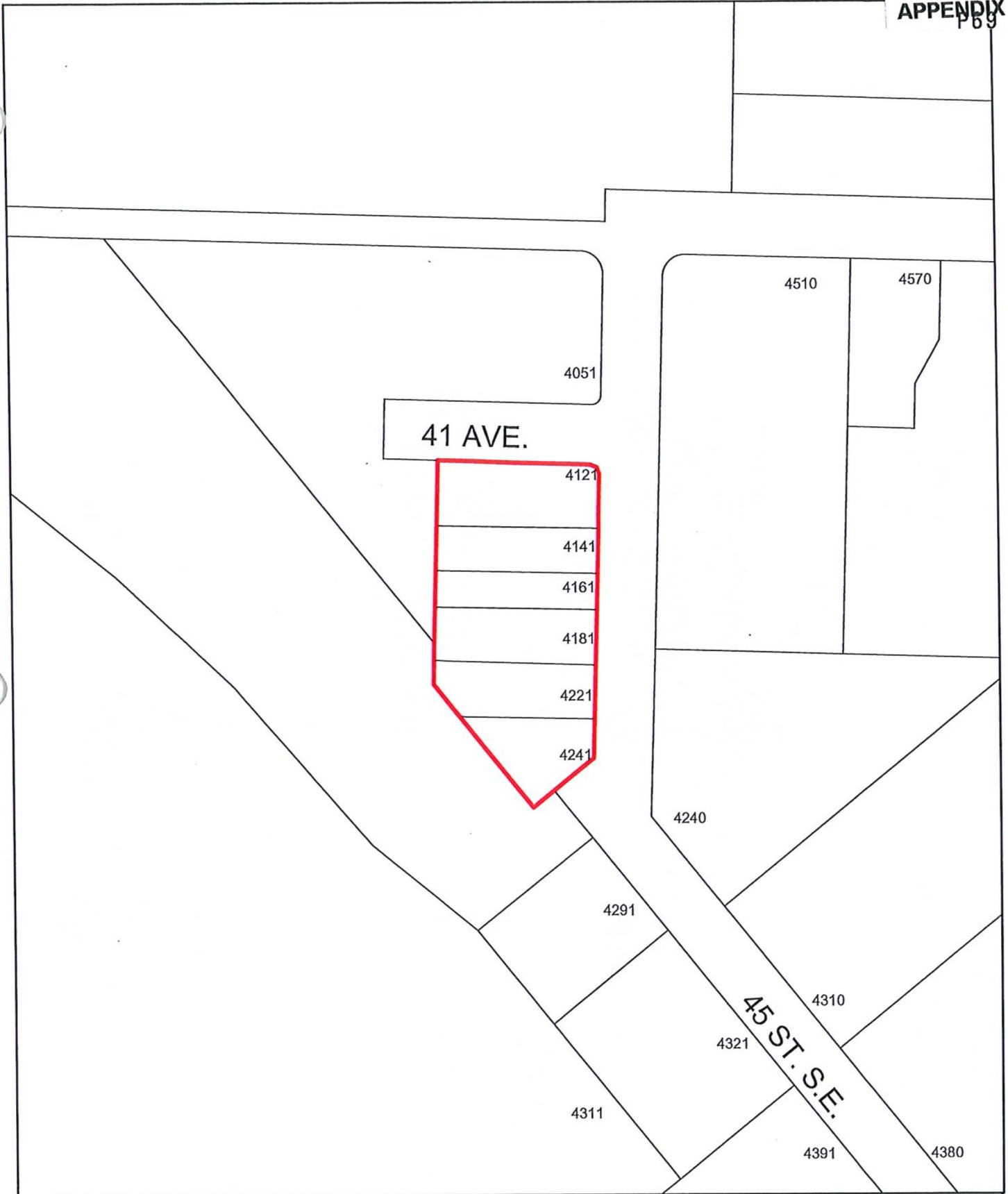
Given the changes in legislation setting an expiry date for LUCs, consistency with OCP designation and appropriate zoning, staff are supportive of the termination of LUC N71309 and rezoning is not necessary. This type of development would be nearly impossible to achieve today without lot consolidation and/or building stratification.



Melinda Smyrl, MCIP, RPP
Planner



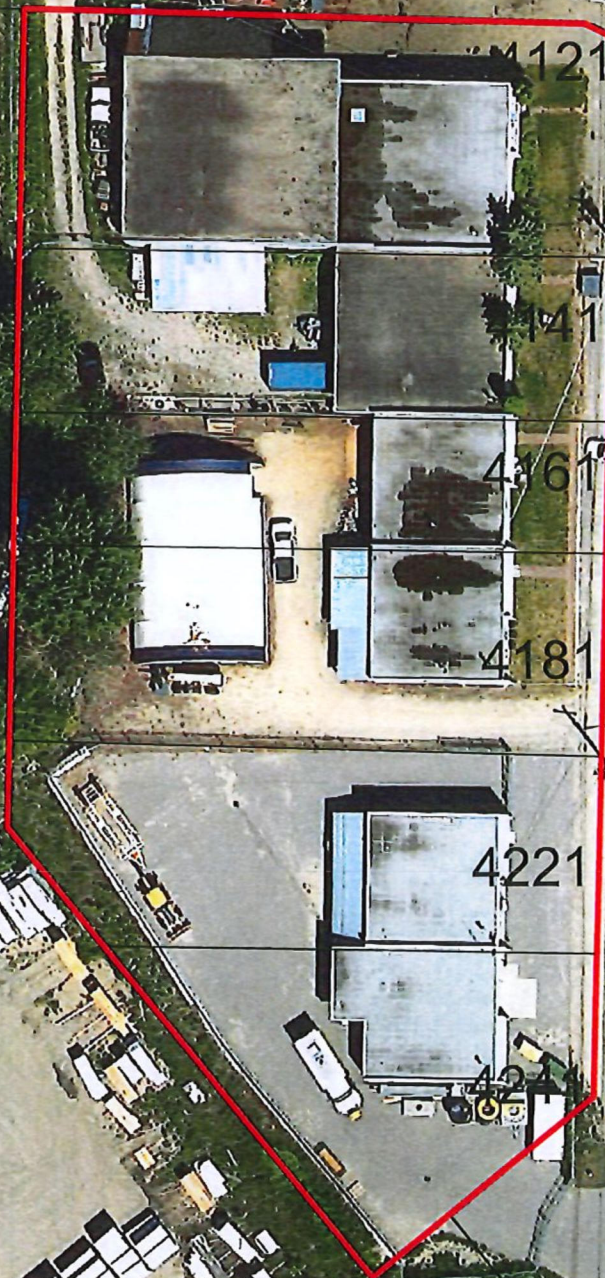
Kevin Pearson, MCIP, RPP
Director of Development Services




 Subject Property (LUC)

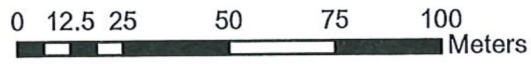
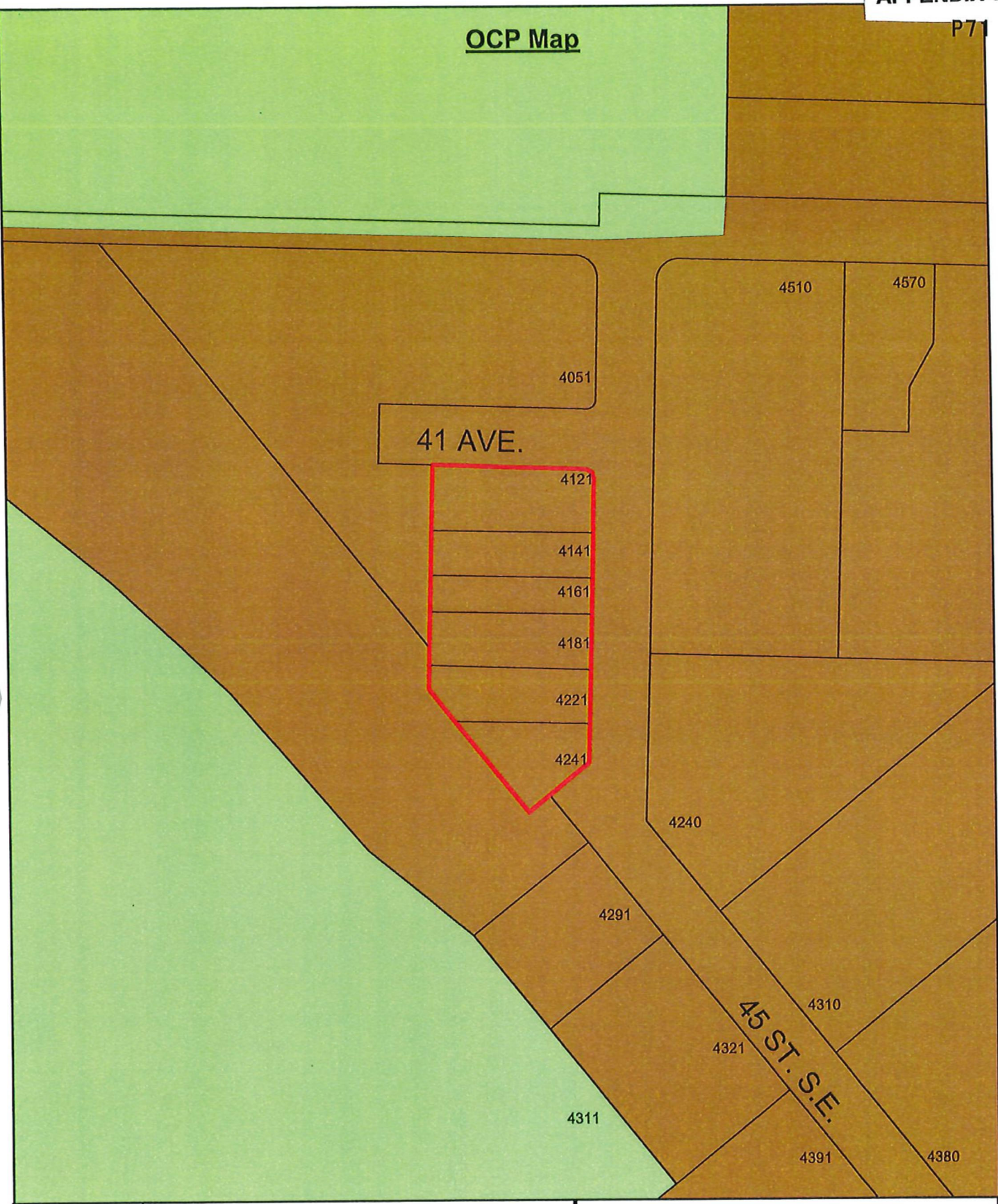
Land Use Contract No. N71308 Subject Area
Ortho Map 4051

41 AVE

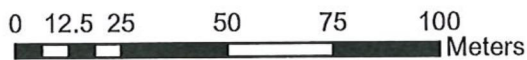
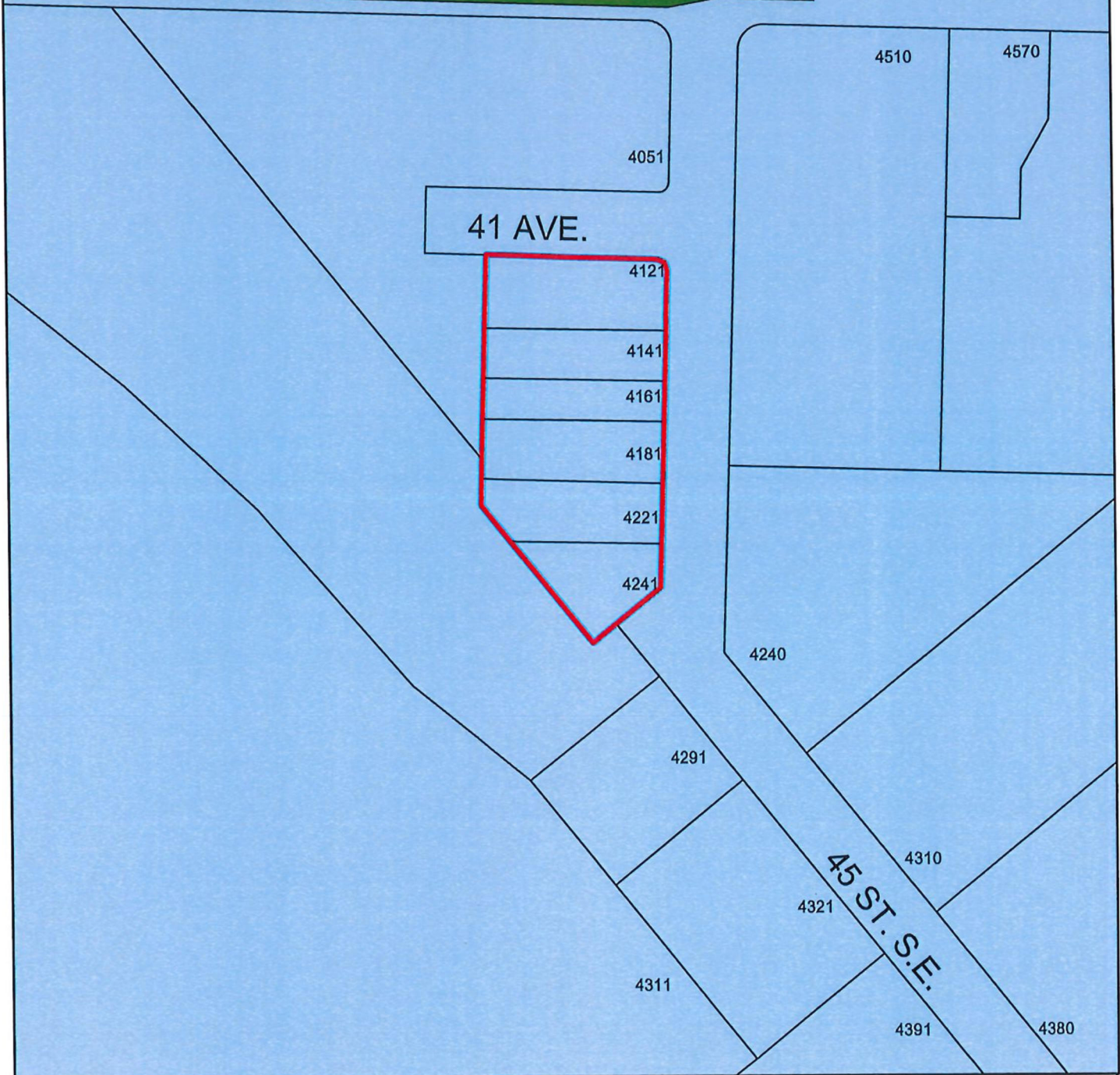


 LUC Area

OCP Map



- ▭ Subject Property (LUC)
- Official Community Plan (2010)
- ▭ Acres Reserve
- ▭ Industrial - General



- Subject Property (LUC)
- Zoning A-2
- Zoning M-1

Rec'd
Dec 14/78

RECEIVED
LAND REGISTRY OFFICE
KAMLOOPS B.C.

N 71309

LAND USE CONTRACT

15 DEC 7 11:31

THIS AGREEMENT made the 9th day of NOVEMBER, 1978

BETWEEN:

DISTRICT OF SALMON ARM, a municipal corporation having its place of business at 8640 Harris Street, Salmon Arm, in the Province of British Columbia

(hereinafter called the "Municipality")

OF THE FIRST PART

AND:

GREYFRIARS RENTAL LTD. (inc. #135,766)
315 Ross Street
Salmon Arm, in the
Province of British Columbia

(hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS the Municipality, pursuant to Section 702A of the Municipal Act, may, notwithstanding any by-law of the Municipality, or Section 712 or 713 of the Municipal Act, enter into a land use contract containing such terms and conditions for the use and development of land as may be agreed upon with a developer, and thereafter the use and development of the land shall be in accordance with the land use contract;

AND WHEREAS the Municipal Act requires that the Municipal Council consider the criteria set out in Section 702(2) and 702A(1) in arriving at the terms, conditions and consideration contained in a land use contract;

AND WHEREAS the Developer has presented to the Municipality a scheme of use and development of the within described lands and premises that would be in contravention of a by-law of the Municipality, of Section 712 or 713 of the Municipal Act or both, and has requested that the Council of the Municipality enter into this contract under the terms, conditions and for the consideration hereinafter set forth;

SUBSTITUTE FOR FORM "C"

Nov 29 1978 LAND USE CONTRACT
Considered to be NOMINAL L.R.O.
Place Mgrs. N/A WYNNE J. BARTLETT
Telephone No. 832-7061 (Address) Box 910
SALMON ARM

AND WHEREAS the Council of the Municipality, having given due consideration to the criteria set forth in Sections 702(2) and 702A(1) of the Municipal Act, have agreed to the terms, conditions and consideration herein contained;

AND WHEREAS if the land is within a radius of one-half mile of the intersection of a controlled access highway and another highway, the approval of the Minister of Highways to the terms hereof must be obtained;

AND WHEREAS the land is within a development area of the Municipality:

AND WHEREAS the Municipality and the Developer both acknowledge that the Council of the Municipality could not enter into this Agreement, until the Council held a public hearing in relation to this Agreement, and considered any opinions expressed at such hearing, and unless a simple majority of the members of the Council present at the meeting at which the vote is taken and entitled to vote on the by-law voted in favour of the by-law authorizing the Municipality to enter into this Contract;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the Municipality and the Developer covenant and agree as follows:

NER

1. The Developer is the registered owner of an estate in fee simple of all and singular that certain parcel or tract of land and premises, situate, lying and being in the District of Salmon Arm, in the Province of British Columbia, and being more particularly known and described as:

Lot 1,
Section 6,
Township 20,
Range 9,
West of the 6th Meridian
Kamloops Division Yale District,
Plan 29085,

(hereinafter called the "Land")

NSENTS

2. The Developer has obtained the consent of all persons having a registered interest in the Land as set out in the schedule prefacing the consents to the use and development set forth herein which consents are attached hereto.

- 3 -

COMPLIANCE

3. Except as hereinafter specifically provided the Developer shall in his use and development of the Land comply with all of the by-laws of the Municipality and in particular, without limiting the generality of the foregoing, the Developer shall comply with the provisions of "The Salmon Arm Zoning By-Law 1976 No. 1180" as amended from time to time.

DEVELOPMENT

4. Notwithstanding the provisions of Section 51.6.1.1 of Zoning By-Law 1180 the land may be subdivided strictly in accordance with the Plan of Subdivision annexed hereto as Schedule "A" subject to the approval of the Approving Officer of the Municipality.

EASEMENT

5. The Developer shall, at his cost, cause a plan of easement to be prepared which plan shall set out an easement over the westerly 10% of the said land. The Developer shall cause easement agreements in the form set out in Schedule "C" to be entered into by all of the owners or persons interested in the land crossed by such easements and shall arrange for concurrent registration of such easements in the Land Registry Office with the subdivision plan, Schedule "A".

BUILDING
PERMITS

6. Notwithstanding the provisions of Section 51.6.2.1.C of Zoning By-law 1180 any building constructed, placed or erected upon the Land shall be sited strictly in accordance with the sketch plan attached hereto as Schedule "B" hereof and the Developer shall construct all common party walls separating any building on one lot of the said subdivision from any building on any other lot of the said subdivision in strict compliance with the applicable provisions of the National Building Code of Canada, 1977 and shall in respect of any such party walls and before obtaining any occupancy permits from the Municipality for any buildings constructed upon the Land, cause appropriate party wall agreements to be registered against each of the lots within the said subdivision providing, without limitation, for the joint maintenance thereof by the owners of adjoining lots.

INSPECTION
FEES

7. The Developer shall pay to the Municipality inspection fees of \$20.00 per lot.

LEGAL FEES

8. The Developer shall pay to the Municipality any legal costs incurred by the Municipality in the preparation or registration of this contract.

INCORPORATION 9. Schedules "A" to "C" are hereby incorporated into and made a part of this Agreement.

REPRESENTATIONS 10. It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Developer and the Developer has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Municipality in either case other than those in this contract.

REGISTRATION 11. This agreement shall be construed as running with the Land and shall be registered in the Land Registry Office, Kamloops, British Columbia by the Municipality pursuant to the provisions of Section 702A (4) of the Municipal Act.

DISCHARGE 12. It is further understood and agreed by the parties hereto that this contract may be discharged by the Municipality by the registration in the Land Registry Office in Kamloops of a Quit Claim Deed referring to the registration of this contract, at any time after the registration of same.

INTERPRETATION 13. Whenever the singular or masculine is used herein the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

BINDING 14. Except as hereinafter provided this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

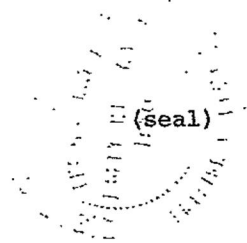
A public hearing on this Contract was held on the 19th day of October, 1978.

THIS AGREEMENT was approved by an affirmative vote of a majority of all the members of the Council of the Municipality present at the meeting at which the vote was taken and entitled to vote on the by-law authorizing this Contract on the 27 day of November, 1978.

IN WITNESS WHEREOF the parties hereto have here-
unto affixed their respective hands and seals the day and year
first above written.

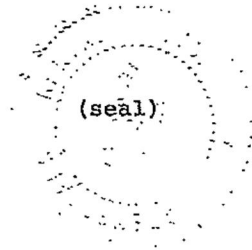
THE CORPORATE SEAL OF THE)
DISTRICT OF SALMON ARM was)
hereunto affixed in the pr-)
esence of:)

Margaret Lund)
Mayor)
[Signature])
Clerk)



THE CORPORATE SEAL OF GREY-)
FRIARS RENTAL LTD. was here-)
unto affixed in the pres-)
ence of:)

[Signature])



LAND USE CONTRACTSchedule of Persons Having a Registered Interest In the Land Whose Consents Are Required

<u>Full Name</u>	<u>Address</u>	<u>Occupation</u>	<u>Nature of Charge</u>
SALMON ARM SAVINGS AND CREDIT UNION	Box 686 Salmon Arm, B.C.	Credit Union	/ Mortgage # N36301 June 29, 1978

CONSENT

KNOW ALL MEN by these presents that:

SALMON ARM SAVINGS AND CREDIT UNION of
P. O. Box 868, Salmon Arm, British Columbia being
the holder of a charge by way of mortgage registered
in the Land Registry Office at Kamloops under
Number N36301 against all and singular that certain parcel or
tract of land and premises being in the District of Salmon Arm
in the Province of British Columbia and known and described as:

inter alia Lot 1, Section 6, Township 20, Range 9, West
of the 6th Meridian, Kamloops Division Yale District, Plan
29085

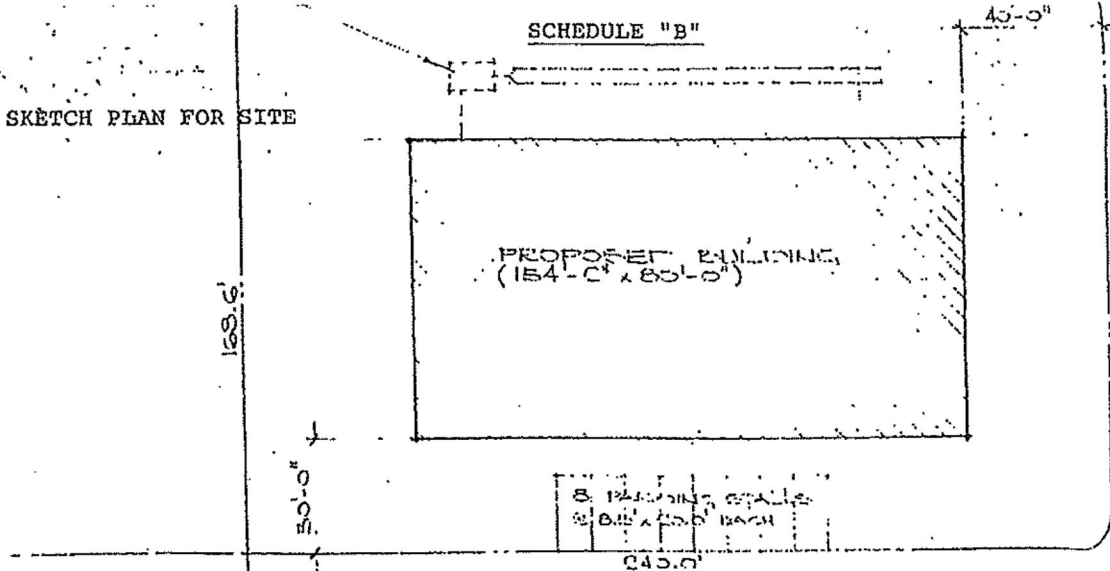
In consideration of the sum of One Dollar (\$1.00) hereby agrees and consents
to the registration of a Land Use Contract, made between the registered owner
of the said Lands and the District of Salmon Arm dated
the _____ day of _____ 1976, against the aforementioned Lands in priority
to the said charge in the same manner and to the same effect as if it had been
dated and registered prior to the said charges.

Salmon Arm Savings
and Credit Union
BOX 868; SALMON ARM, B. C.

[Signature]
[Signature]
GENERAL MANAGER
SECRETARY

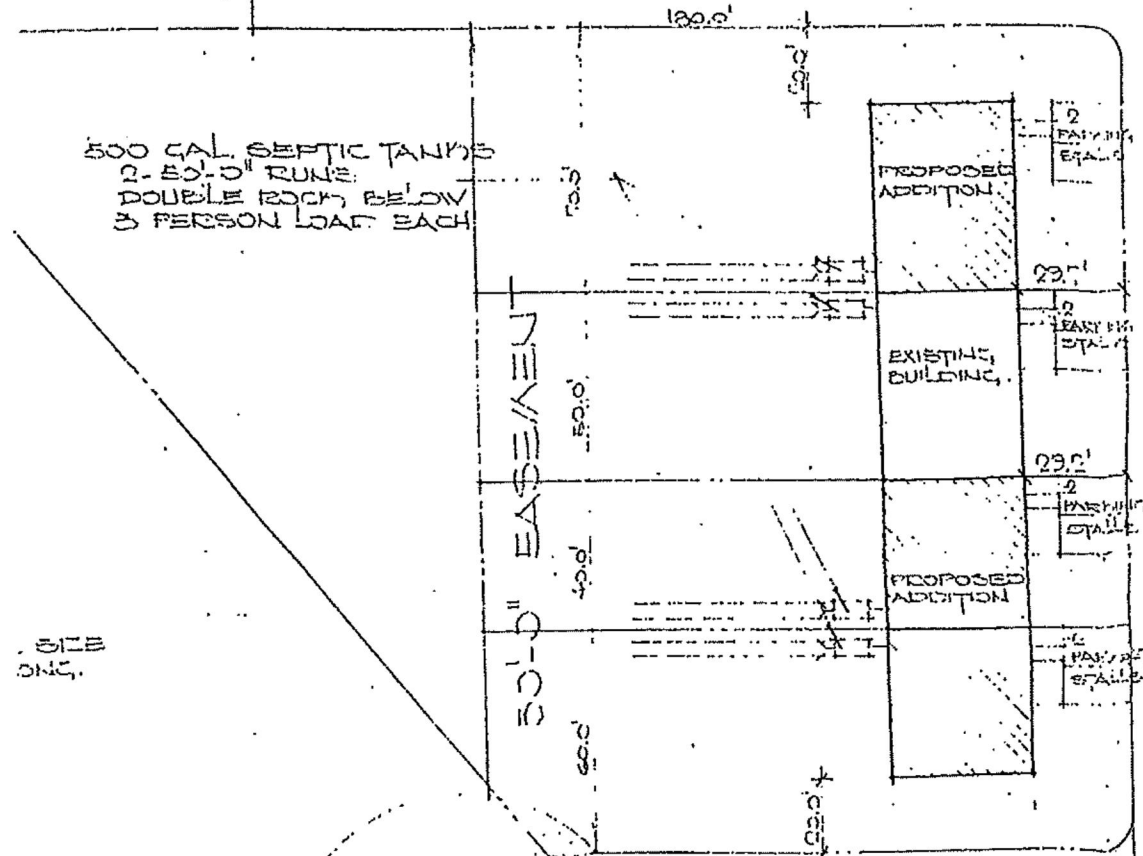


SKETCH PLAN FOR SITE



NSION

66'-0" ROADWAY



SITE DNG.

FUTURE ROADWAY

THIS INDENTURE made the _____ day of _____ 1978.

BETWEEN:

GREYFRIARS RENTAL LTD. a company duly incorporated under the laws of the Province of British Columbia under No. 135,766 with registered office at 315 Ross St., Salmon Arm, British Columbia

(herein called the "Grantor")

OF THE FIRST PART

AND:

GREYFRIARS RENTAL LTD. a company duly incorporated under the laws of the Province of British Columbia under No. 135,766 with registered office at 315 Ross St., Salmon Arm, British Columbia

(herein called the "Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner of Lots 1 to 4 inclusive on the plan of subdivision attached as Schedule "A" hereto, more particularly described herein;

AND WHEREAS to facilitate access to and the installation of utilities to each of the said lots, the Grantee has determined to execute this easement as a charge over each of the said lots in favour of the others.

WITNESSETH THAT in consideration of the covenants herein contained the Grantor DOETH HEREBY GRANT, CONVEY, confirm and transfer unto the Grantee the full, free and uninterrupted right, licence, liberty, privilege and permission to enter upon and pass and repass both with and without machinery or vehicles and where necessary to dig up, install, and maintain utilities upon, over, under and across that part of the Grantor's lands shown outlined in red on a plan of easement attached hereto and as prepared by M.D. Browne, B.C. Land Surveyor and sworn the 2nd day of November, 1978.

THE GRANTOR hereby covenants and agrees with the Grantee as follows:

- (a) That the easement herein granted shall be a joint and several easement over each of the said four lots in favour of all of the others and the rights herein granted may be exercised by the Grantee or any subsequent owner of any of the said lots over all of the others;
- (b) That the Grantor will not do or permit the erection, installation or maintenance of any building, structure, pipe, wire or conduit on, over or under the said easement that in any way interferes with the use of the said easement by the Grantee;
- (c) That the Grantor will from time to time and upon all reasonable requests and at the cost of the Grantee do and execute such further assurances whatsoever for the attainment of the rights herein granted to the Grantee.

THE GRANTEE hereby covenants and agrees with the Grantor as follows:

- (a) That the Grantee will, as soon as weather and soil conditions permit, and so often as it may dig up or disturb the surface of the Grantor's lands, replace the surface soil as nearly as may be possible to the same condition as it was prior to such entry PROVIDED HOWEVER that if the easement area be used by the Grantee for access he shall be entitled to gravel or otherwise surface it as he sees fit;
- (b) That the Grantee will, as far as reasonably possible, carry out all work in a proper and workmanlike manner so as to do as little injury to the lands of the Grantor as possible.

The parties hereto each HEREBY COVENANT and agree with the other, that the covenants herein contained shall be covenants

remaining with the land and shall be binding upon the parties hereto and all subsequent owners of the lands affected herein.

THIS AGREEMENT shall enure to the benefit of the parties hereto and their respective heirs, successors, administrators and assigns forever.

IN WITNESS WHEREOF the corporate seals of the Grantor and Grantee have been hereto affixed in the presence of their duly authorized officers on the day and year first above written.

THE CORPORATE SEAL of the GRANTOR was hereto affixed in the presence of:
_____)

(seal)

THE CORPORATE SEAL of the GRANTEE was hereto affixed in the presence of:
_____)

(seal)

Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that he is the _____ of _____, and that he is the person who subscribed his name to the annexed instrument as _____ of the said _____ and affixed the seal of the _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ one thousand nine hundred and _____

.....
 A Notary Public in and for the Province of British Columbia.
 A Commissioner for taking Affidavits for British Columbia.

NOTE—WHERE THE PERSON MAKING THE ACKNOWLEDGMENT IS PERSONALLY KNOWN TO THE OFFICER TAKING THE SAME, STRIKE OUT THE WORDS IN BRACKETS.

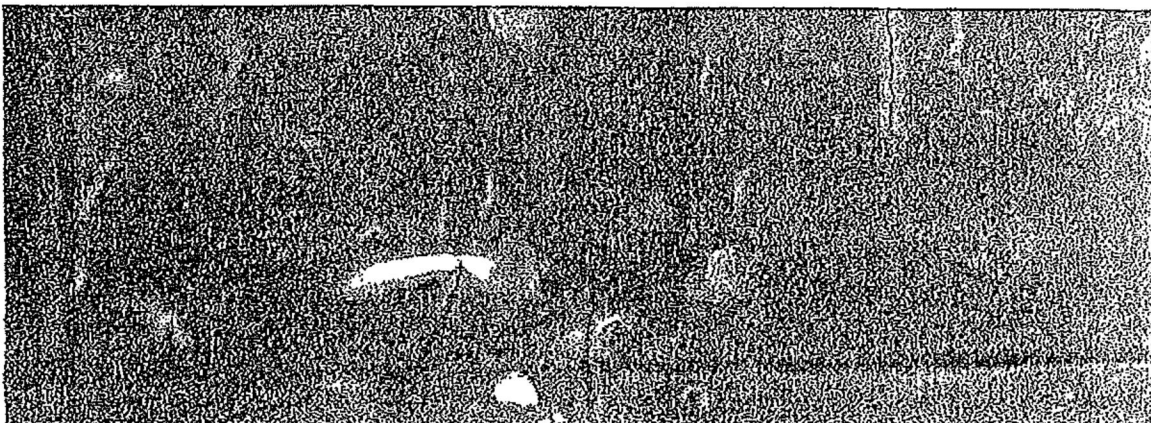
Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that he is the _____ of _____, and that he is the person who subscribed his name to the annexed instrument as _____ of the said _____ and affixed the seal of the _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ one thousand nine hundred and _____

.....
 A Notary Public in and for the Province of British Columbia.
 A Commissioner for taking Affidavits for British Columbia.

NOTE—WHERE THE PERSON MAKING THE ACKNOWLEDGMENT IS PERSONALLY KNOWN TO THE OFFICER TAKING THE SAME, STRIKE OUT THE WORDS IN BRACKETS.



CITY OF SALMON ARM

BYLAW NO. 4461

A bylaw to terminate Land Use Contracts in the City of Salmon Arm

WHEREAS pursuant to section 548 of the *Local Government Act* the City of Salmon Arm may address early termination of a land use contract that is entered into and registered in a land title office subject to the terms and conditions therein set out;

AND WHEREAS mandatory notice required under section 466(5) of the *Local Government Act* for a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on _____ at the hour of 7:00 p.m. and was published _____ and _____ issues of the Salmon Arm Observer and delivered at least 10 days prior of all parcels, any part of which is subject to the land use contract that the bylaw will terminate or is within a distance specified by bylaw from that part of the area that is subject to that land use contract;

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. That "District of Salmon Arm Land Use Contract Bylaw No. 1270", registered in the Kamloops Land Title Office under document number N71309 against title to the lands in the table below and further shown on Schedule 'A', is terminated:

004-278-399	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4121 45 Street SE
004-278-411	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4141 45 Street SE
002-983-249	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4161 45 Street SE
003-076-938	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4181 45 Street SE
003-076-946	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4221 45 Street SE
003-076-962	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36293	4241 45 Street SE

2. The Mayor and Corporate Office are hereby authorized to execute any documents necessary to terminate, release and discharge the Land Use Contracts above mentioned.

3. 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.

4. 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.

5. EFFECTIVE DATE

This bylaw shall come into full force and effective one year and one day from the date of adoption.

6. CITATION

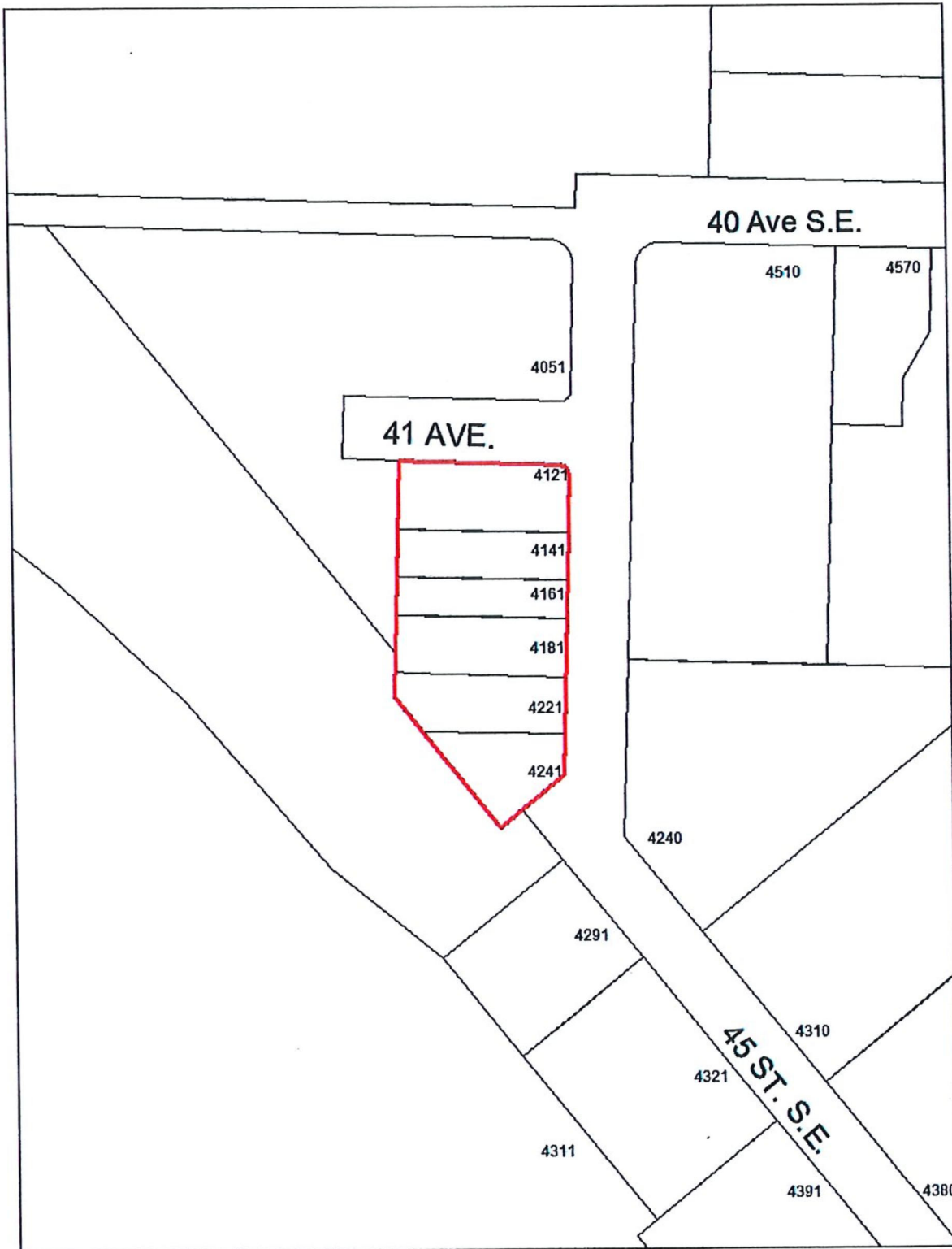
This bylaw may be cited as "City of Salmon Arm Land Use Contract Termination Bylaw No. 4461"

READ A FIRST TIME THIS	DAY OF	2021
READ A SECOND TIME THIS	DAY OF	2021
READ A THIRD TIME THIS	DAY OF	2021
ADOPTED BY COUNCIL THIS	DAY OF	2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



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Item 10.2

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4455 be read a first and second time;

AND THAT: final reading of the zoning amendment bylaw be withheld subject to submission of a Building Permit application showing that the proposed *detached suite* conforms to BC Building Code and Zoning Bylaw requirements.

[ZON-1207; Johnson, D.; 481 34 Street SE; R-1 to R-8]

Vote Record

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

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 15, 2021

Subject: Zoning Bylaw Amendment Application No. 1207

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551
 Civic Address: 481 - 34 Street SE
 Owner/Applicant: Johnson, D.

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone), as shown on 'Schedule A';

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to submission of a Building Permit application showing that the proposed *detached suite* conforms to BC Building Code and Zoning Bylaw requirements.

PROPOSAL

The subject parcel is located at 481 – 34 Street SE (Appendix 1). The proposal is to rezone the parcel from R1 (Single Family Residential) to R8 (Residential Suite Zone) to facilitate construction of a *detached suite* (Appendix 2 & 3).

BACKGROUND

The parcel is designated Low Density Residential (LDR) in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 & 5).

The subject property is located in the Little Mountain Park neighbourhood which largely consists of R1 and R8 zoned parcels. In fact, there are four R8 parcels in very close proximity to the subject property.

This property is located within the Urban Containment Boundary (UCB). Land uses directly adjacent to the subject property include the following:

North: R1 (Single Family Residential), R8 (Residential Suite), and P1 (Park and Recreation)
 South: R1 (Single Family Residential)
 East: R1 (Single Family Residential), R8 (Residential Suite)
 West: R1 (Single Family Residential), and pedestrian walkway

The property is approximately 0.10 ha (994 m²) in size and contains a recently constructed single family dwelling. The proposal is to construct a *detached suite* between two right of ways on the property, the maximum size of the suite being shown as 87.5m² (940ft²) on the site plan submitted. Site photos are attached as Appendix 6. The right of ways are for a pedestrian walkway (along west property line) and utilities (to the east of the proposed building site).

COMMENTS

Engineering Comments

- Second access permitted as proposed (details to be confirmed at building permit application).

- No portion of future building or structure (including overhangs) to encroach over Right of Way.
- No engineering concerns with proposed rezoning.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

OCP Policy:

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. Neither this policy, nor the Zoning Bylaw, supports subdivision of a *detached suite* from the principle building on a property.

Access and Parking:

The property owner is requesting a second driveway to provide access to the detached suite at the corner of 33 Street SE and 5 Avenue SE. Three parking spaces are required for the uses on this property (two for the existing single family dwelling and one for the proposed *detached suite*). This second access would be sufficient to provide the third required parking space.

Siting:


The site plan provided indicates an approximate location for the detached suite. With respect to siting, the suite appears to be proposed close to the northern (interior side) parcel line and western (rear) parcel line. The suite can be located no closer than 2.0 m from the interior side parcel line and 3.0 m from the rear parcel line with an allowable eave projection of up to 0.6 m into the setback. The applicant has been advised of zoning regulations.

Parcel Width:

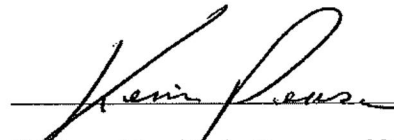
One portion of the property does not technically meet the minimum parcel width of 20.0 m for a detached suite. However, the long exterior parcel boundary compensates for that giving a sufficient lot depth to overcome the no build areas of the right of ways.

Conclusion:

The lot has a suitable size, dimensions, and location for a *detached suite*. Subject to compliance with the BC Building Code, and confirmation that the suite will meet setbacks, staff are in support of this rezoning application.



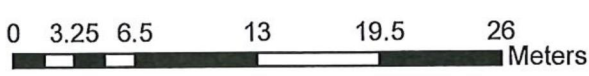
Prepared by: Brenda Kolenbrander
Planner



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

Appendices:

- Appendix 1 – Subject Property Map
- Appendix 2 – Proposal Letter and Photos
- Appendix 3 – Site Plan
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Photos
- Appendix 7 – R8 Zoning Regulations



- Subject Property
- Parcels

To Whom It May Concern:

The Re-zoning request at 481 34th street SE is an attempt to add one of two secondary suite options to the existing property.

Ideally we would like to add a detached suite that will sit in between the two right of ways at the back side of the property. The detached suite in question would be a single level one bedroom unit, trying to keep it as low and inconspicuous as possible among the neighborhood. I have attached a photo and print I found online as a general idea only about what we are hoping to put in place. In between the detached suite and the principal residence would be a cedar fence matching the rest of the property to segregate the two buildings and try to provide as much privacy as possible to the neighbors to the north. We would also be requesting approval for vehicular access off of 5th ave. I have attached pictures of the current landscape, the access in question would be a single wide crush gravel driveway similar to whats seen. The current gated fence would be removed and the drive would be left open.

If our detached suite option is not approved we would be looking at the potential for a basement suite. The current house that we built in 2017 is laid out to easily be converted to a basement suite. This would turn the principal building into a 3 bedroom 2 bath, with a one bed one bath basement suite.

Dan Johnson



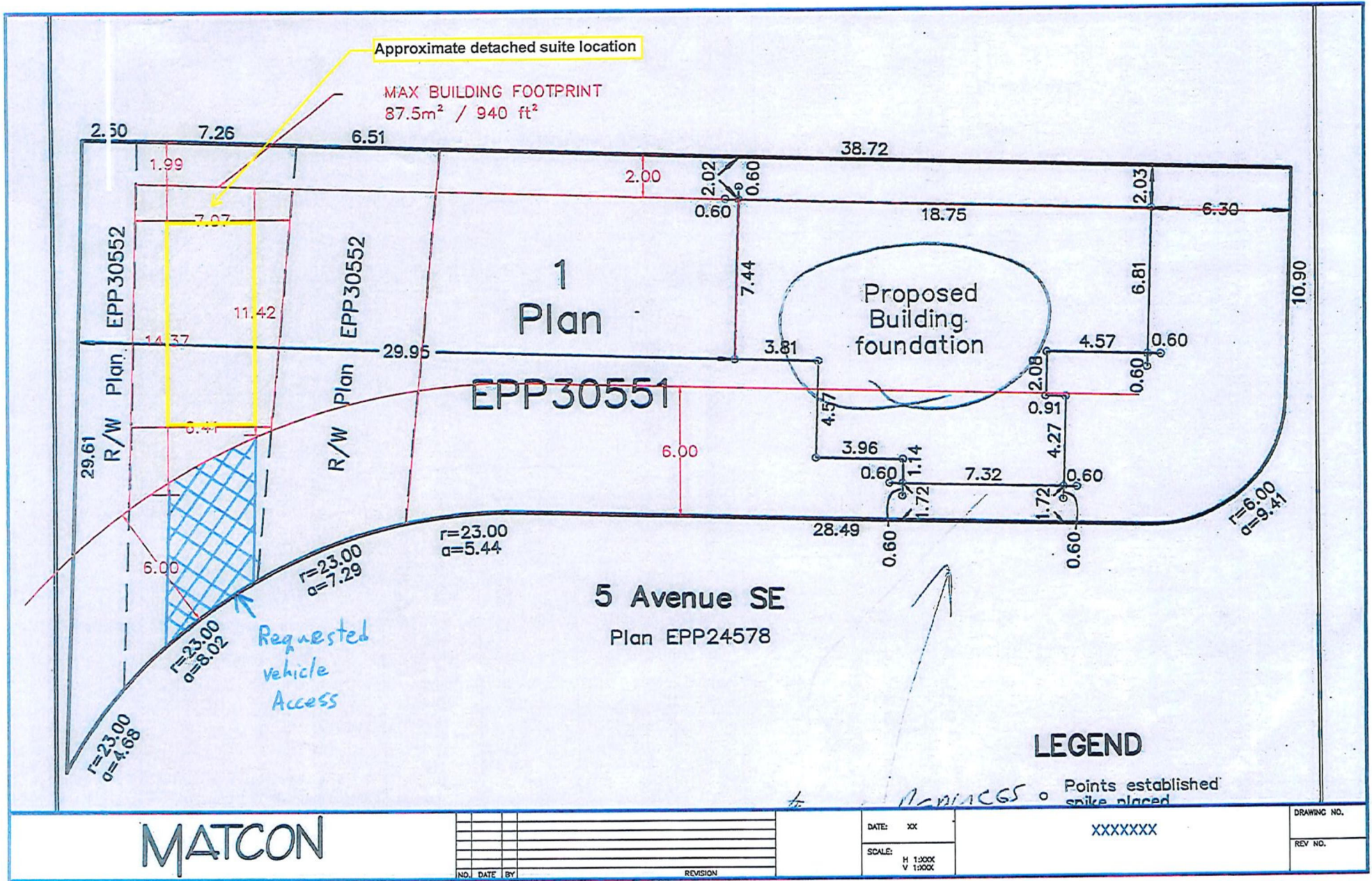




P95

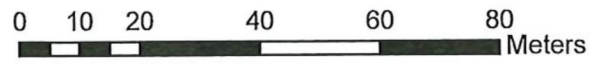
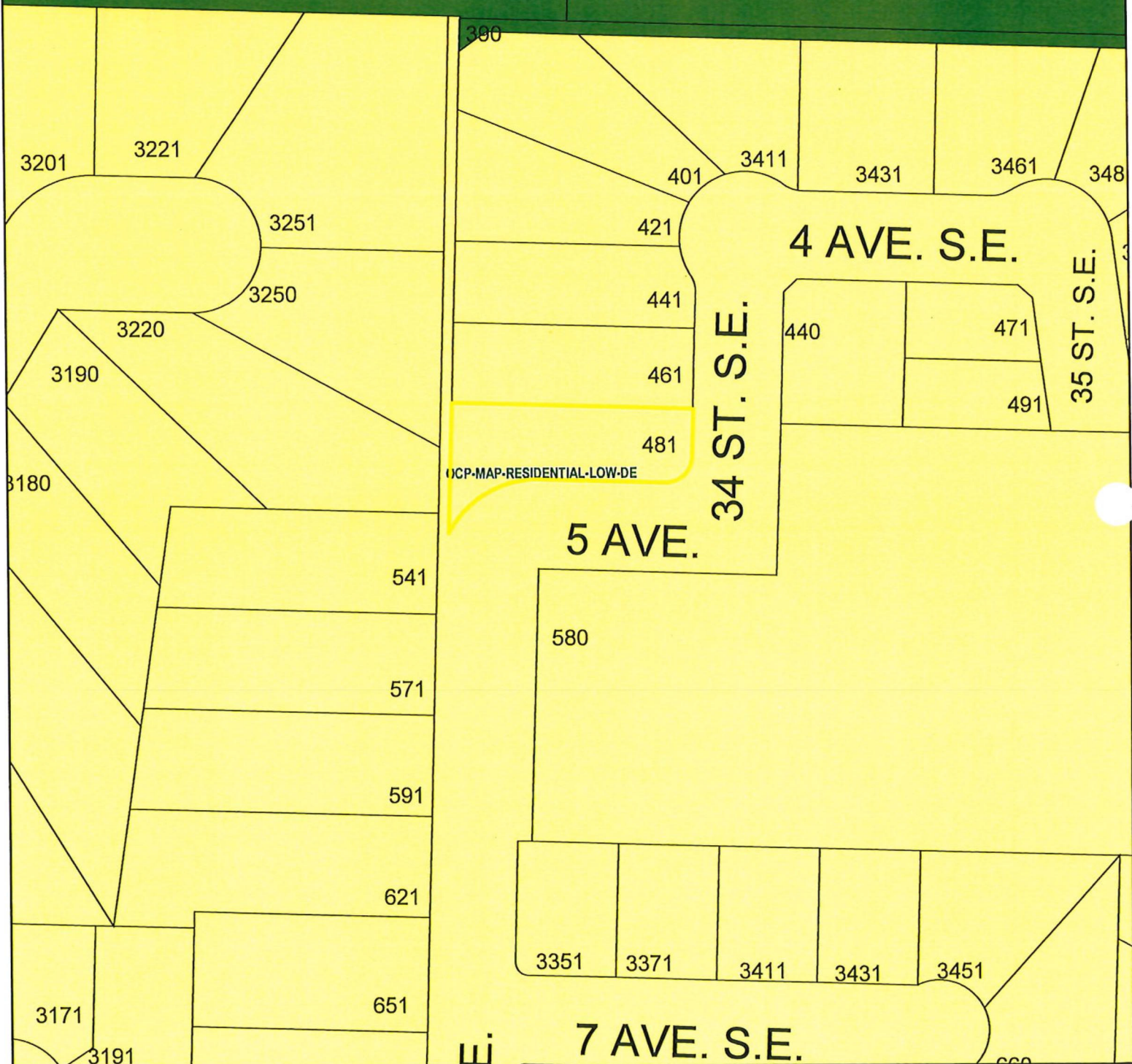


NO
THRU
ROAD



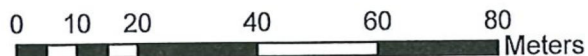
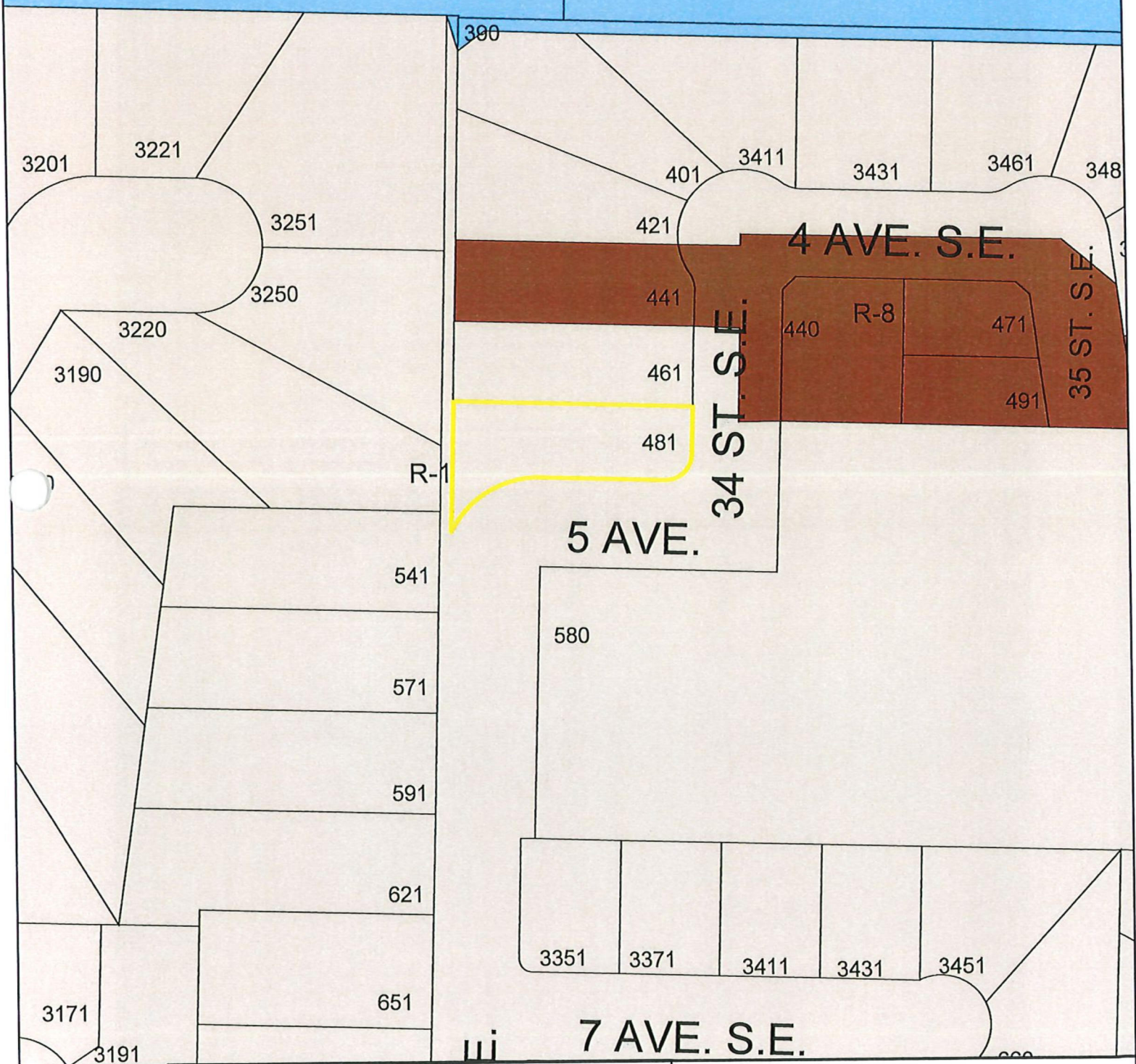
P98

OCP.MAP.PARK



- Subject Property
- Parcels
- Park
- Residential - Low Density

P-1



	Subject Property		P-1
	Parcels		R-1
			R-8

P100



Property facing northeast



Property facing west

Purpose

- 13.1 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

- 13.2 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)

P102

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 setbacks 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. 4455

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 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551, from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

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 Zoning Amendment Bylaw No. 4455"

READ A FIRST TIME THIS DAY OF 2021

READ A SECOND TIME THIS DAY OF 2021

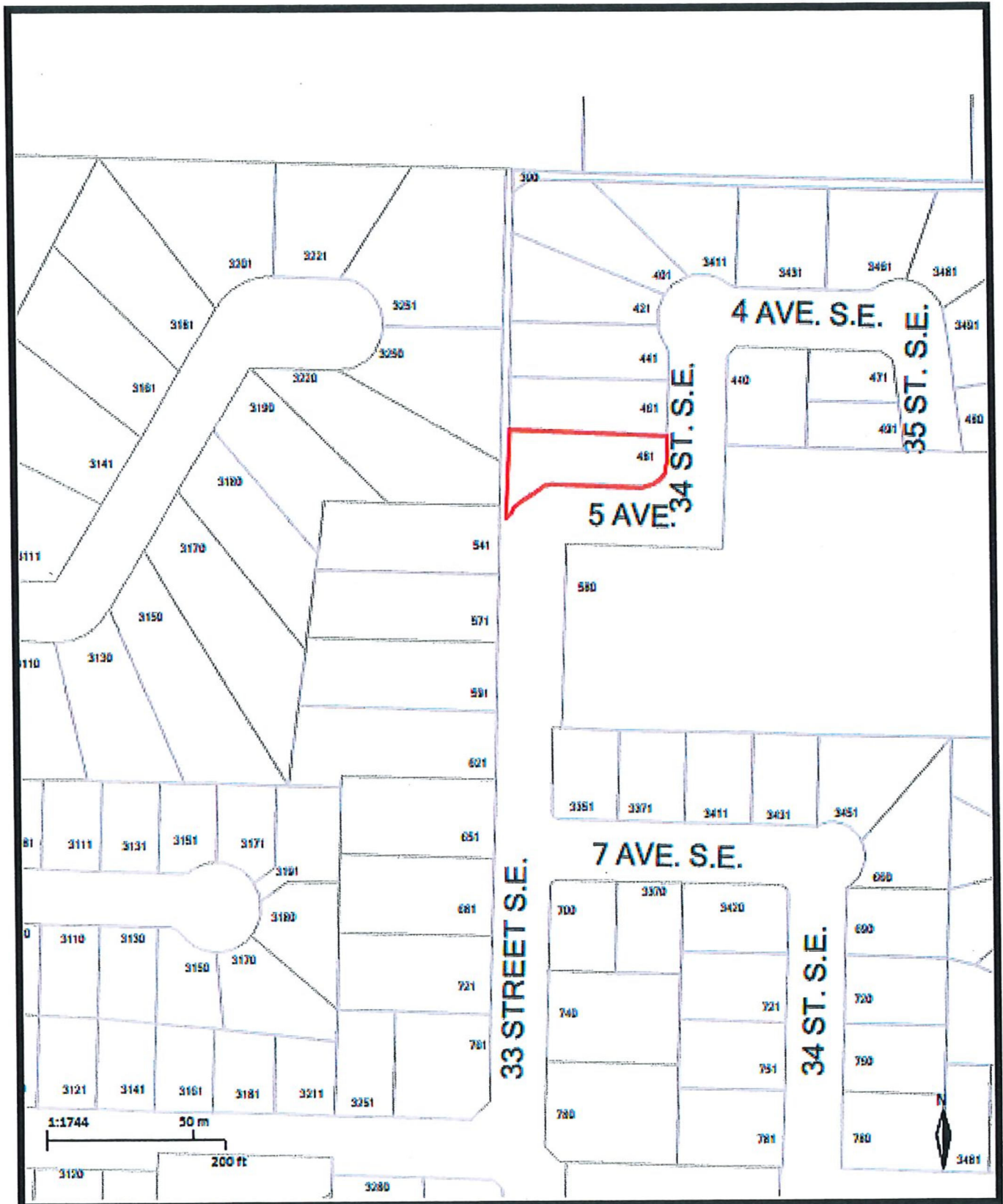
READ A THIRD TIME THIS DAY OF 2021

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



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Item 10.3

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4437 be read a first and second time.

[ZON-1193; NTL Developments Ltd./ Franklin Engineering Ltd.; 1681 10 Street SE R-1 to R-8]

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

To: His Worship Mayor Harrison and Members of Council

Date: April 21, 2021

Subject: Zoning Bylaw Amendment Application No. 1193

Legal: Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 11982
Civic: 1681 – 10 Street SE
Owner: NTL Development Ltd.
Applicant: Franklin Engineering Ltd.

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 11982 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

PROPOSAL

The subject parcel is located at 1681 – 10 Street SE (Appendix 1 and 2), is approximately 1.69 hectares (4 acres) in area, and contains an existing single family dwelling. A subdivision application has been submitted which would split the parcel into 15 lots. This proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the future option for construction and use of *secondary suites* on the existing and new proposed parcels. Although at this time, the subdivision proposal is premature due to the lack of connecting infrastructure and there are no detailed building plans, both the existing and proposed parcels meet the conditions to accommodate a *secondary suite* or a *detached suite*.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

The subject parcel is located in an area largely comprised of R-1, R-8, and A-2 zoned parcels containing single family dwellings. There are presently 14 R-8 zoned parcels within the vicinity of the subject parcel. The proposed zoning and subdivision aligns with the parcel to the north of the subject parcel, which is in the early stages of developing under a subdivision application proposing 42 new R-8 parcels (subdivision plans are attached as Appendix 5 and 6). The properties located to the west of the subject parcel have A-2 zoning that allows for secondary suites.

Site photos are attached as Appendix 7.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property as well as the proposed parcels all have potential to easily meet the conditions for the development of a *secondary suite* (or *detached suite*), including sufficient space for an additional off-street parking stall.

COMMENTSEngineering Department

No objections to the proposed rezoning. Comments attached as Appendix 8.

Building Department

Geotech review/report required. A Building Permit application will be required to create a secondary suite.

Fire Department

No concerns.

Fortis BC

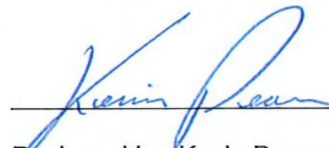
A transmission pipeline runs through the subject parcel which will require permits, detailed engineer drawings, posting plans, and an onsite Fortis BC representative through the various stages of development. FortisBC comments are attached (Appendix 9).

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large subject parcel is well suited to R-8 development and the proposed parcels have more than sufficient area to meet all R-8 Zone requirements, including the provision of onsite parking. The future development as proposed is directly dependent on road networks yet to be developed and infrastructure yet to be installed extending to the subject parcel. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

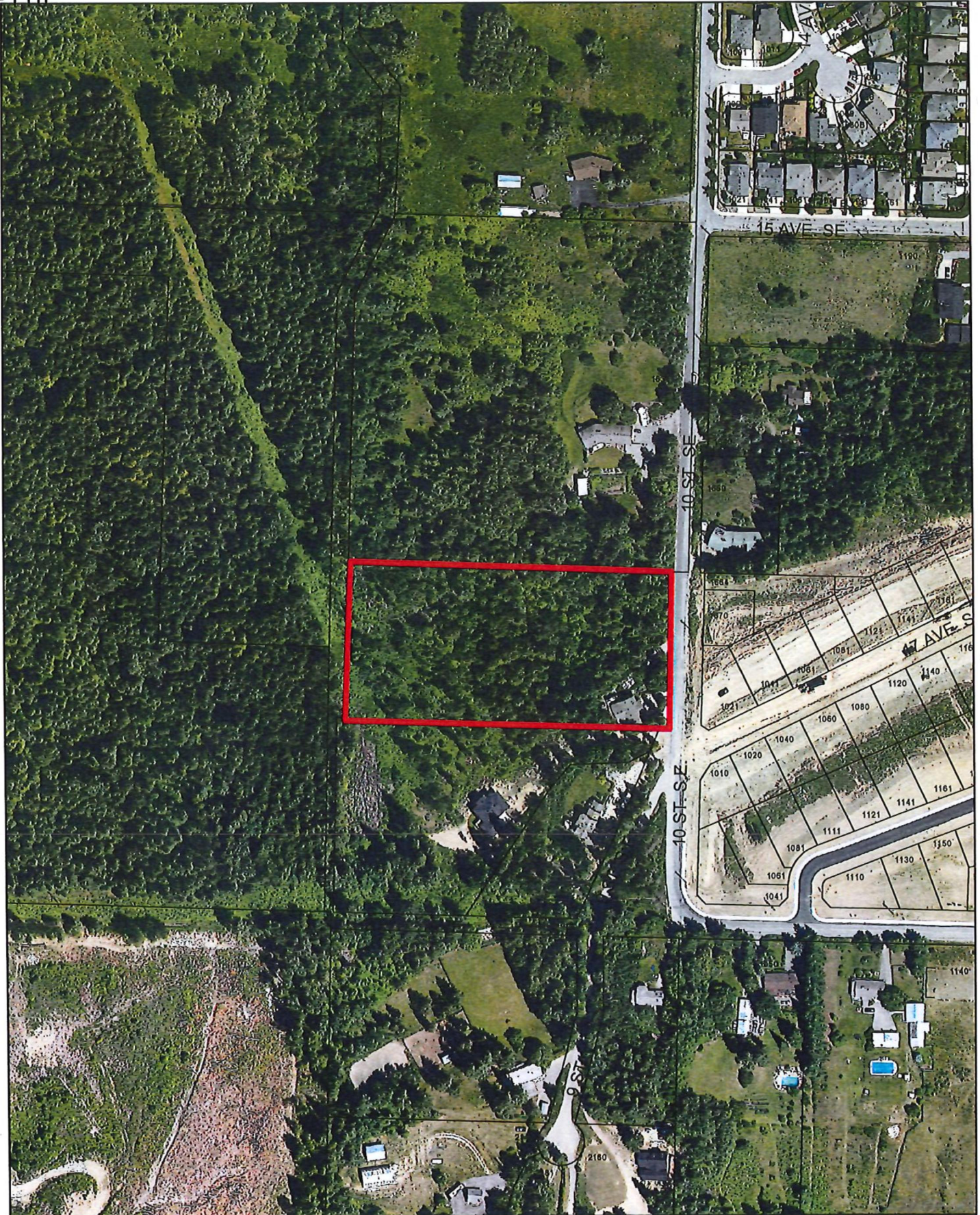


Prepared by: Chris Larson, MCIP, RPP
Senior Planner




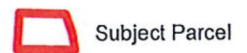
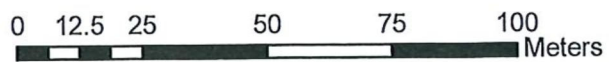
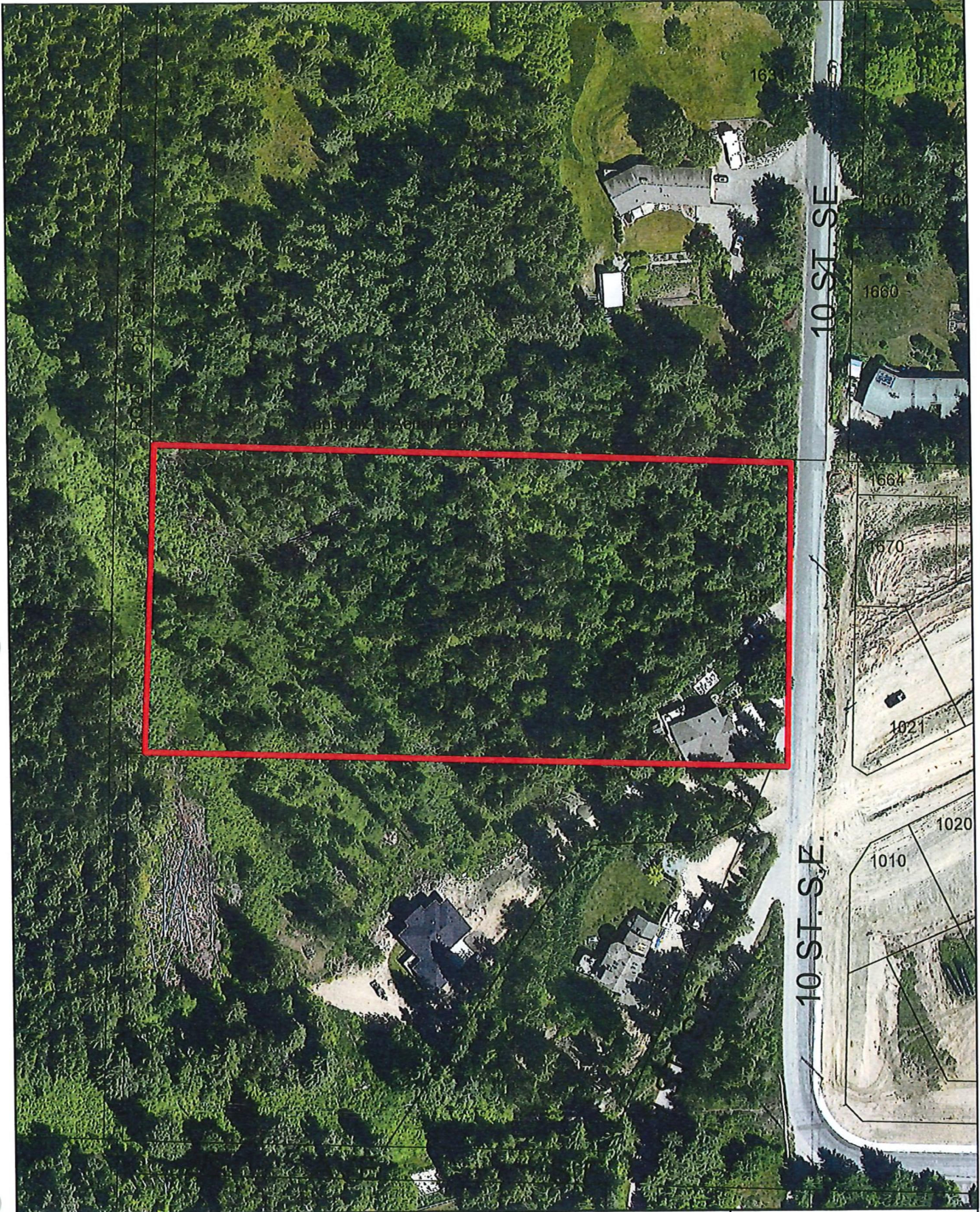
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

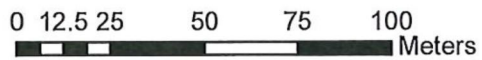
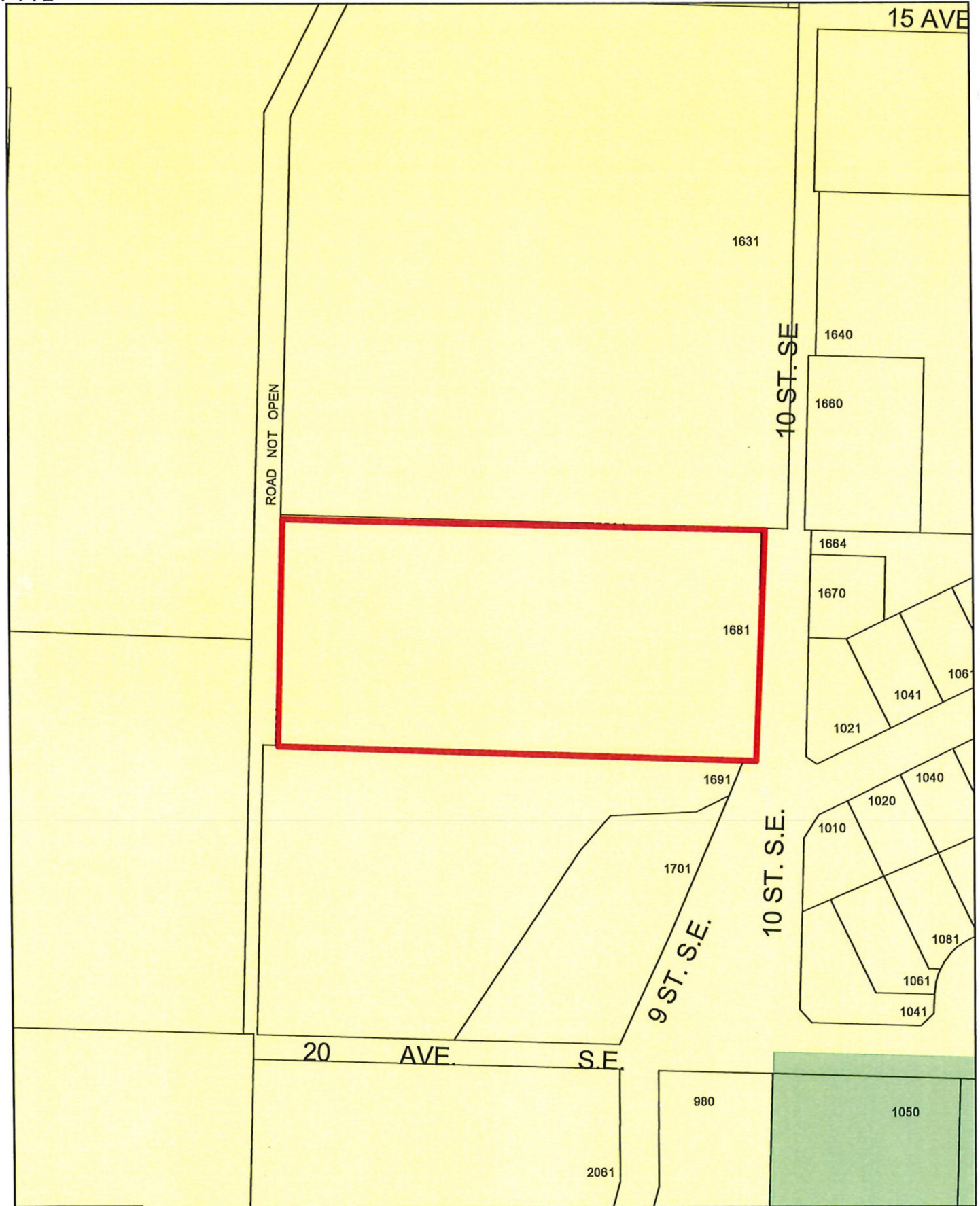
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0 25 50 100 150 200 Meters

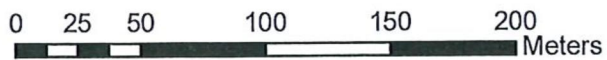
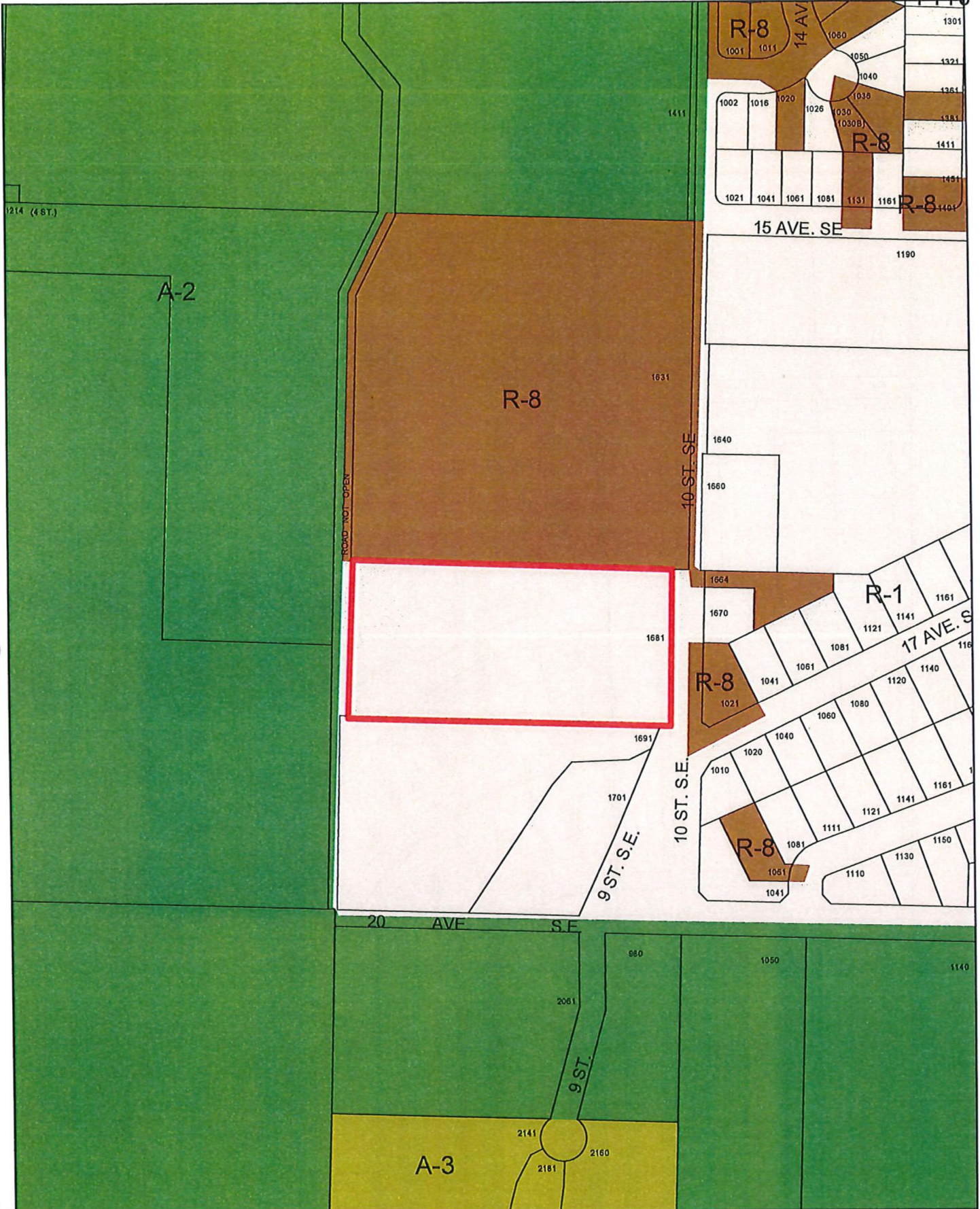
 Subject Parcel





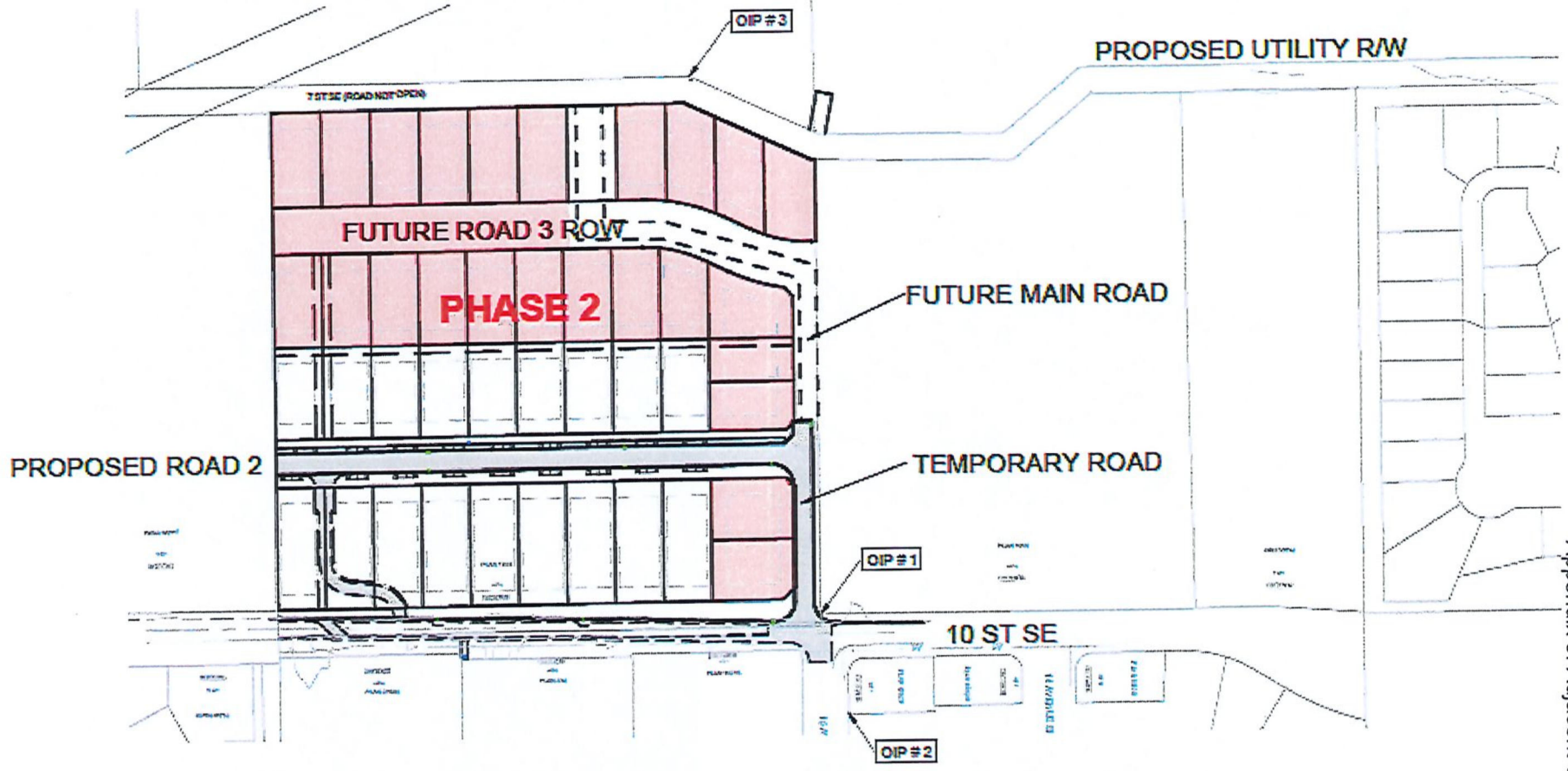
 Subject Parcel

-  Residential Low Density
-  Acreage Reserve





SCALE
1:2000





View of subject property looking northwest from 10 Street SE.



View southwest of subject property from 10 Street SE.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: 11 March 2021
PREPARED BY: Chris Moore, Engineering Assistant
APPLICANT: Franklin Engineering Ltd.
SUBJECT: ZONING AMENDMENT & SUBDIVISION ZON-1193 & SUB 20.17
LEGAL: Lot A, Section 11, Township 20, Range 10, W6M KDYD, Plan 11982
CIVIC: 1681 - 10 Street SE

Further to your referral dated 10 February, 2021, we provide the following servicing information.

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. Comments provided assume that the subdivision of 1631 10 St SE on the northern boundary of the subject property has been completed and that all necessary infrastructure has been installed as per the City approved designs.
4. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
5. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
6. 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.
7. 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.
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.

SUBDIVISION APPLICATION FILE: 2020-17

11 March 2021

Page 2

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 Street SE, on the subject properties eastern 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).
2. 10 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, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 8 and 9 Street SE are both to be constructed to the northern property line as Urban Local Road (Hillside Development) standards, with 18.0m dedication. Extension of these roads as Urban Local Roads (Hillside Development) with an ultimate 18.0m dedication is required. Owner/developer will be required to construct roads in accordance with specification drawings RD-15. Parking will only be permitted on one side of each road, as already established through the adjacent subdivision and shall be clearly signed prior to development.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway, unless otherwise specified in Hillside Development cross-sections.
5. The maximum allowable cul-de-sac or T-Turn around length in the urban areas is 160 meters. This measurement shall be measured along centerline from the centre of the first intersection having access from two alternate routes to the center of the cul-de-sac or T-Turn around. Where the maximum cul-de-sac or T-Turn around length is exceeded a secondary emergency access shall be provided. Emergency accesses are to be constructed in conformance with Policy 3.11 (Emergency Accesses). If a secondary access on 8 Street SE is not practical, a Variance Application will be required for exceeding the 160m.
6. Permanent dead-end roads shall be terminated in a cul-de-sac in accordance with Specification Drawing No. RD-11. Temporary dead-end roads at the limits of the subject property shall be terminated with temporary cul-de-sacs in accordance with Specification Drawing No. RD-11a.
7. The 8 Street SE cul-de-sac is located partially over a High Pressure Gas main. Approval from Fortis BC will be required before this road can be approved by the City.

SUBDIVISION APPLICATION FILE: 2020-17

11 March 2021

Page 3

Water:

1. The subject property fronts a 150mm diameter Zone 5 watermain on 10 Street SE. No upgrades will be required at this time.
2. A 150mm diameter watermain is proposed to be constructed to the northern property line on 8 and 9 Street through the adjacent subdivision. Extension of these watermains to the termination of 8 and 9 Street on the south-west and south property lines is required.
3. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Records indicate that the property has a water meter already installed. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing property is serviced by a 19mm service from the 150mm diameter watermain on 10 Street SE. Due to the age of the existing service, no further upgrading will be required at this time. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The proposed lots are each to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost.
6. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
7. Fire protection requirements to be confirmed with the Building Department and Fire Department.
8. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the low density spacing requirements of 150 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SE. No upgrades will be required at this time.
2. A 200mm diameter sanitary sewer is proposed to be constructed to the northern property line on 8 and 9 Street through the adjacent subdivision. Extension of these sewers to the termination of 8 and 9 Street on the south-west and south property lines is required.
3. The remainder and proposed parcel(s) 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.

SUBDIVISION APPLICATION FILE: 2020-17

11 March 2021

Page 4

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 fronts a 250mm diameter storm sewer on 10 Street SE. No upgrades will be required at this time.
2. A 300mm diameter storm sewer is proposed to be constructed to the northern property line on 8 and 9 Street through the adjacent subdivision. Extension of these sewers to the termination of 8 and 9 Street on the south-west and south property lines is required.
3. 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 for the proposed and remainder lot.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

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. It is anticipated that onsite disposal will be problematic in this location due to the steep topography and downstream springs.

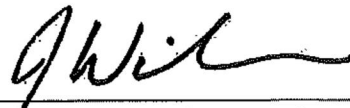
5. Storm water discharge from the subject property into the City storm sewers is to be restricted to the 2 year pre-development rate for the 25 year post development flows, due to limited downstream pipe capacity.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), Category C (Landslide Assessment), is required.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng., LEED® AP
City Engineer

From: Referrals <Referrals@fortisbc.com>
Sent: February-22-21 2:46 PM
Subject: RE: [External Email] - ZON-1193 & SUB 20.17 / 1681 - 10 ST SE

Hello,

FortisBC has reviewed the above noted referral. There is a Transmission Pressure pipeline that runs through this property. Any work done within 10m or crossing this pipeline, and/or within the right of way will require a permit. You can apply for a permit at www.fortisbc.com/rightofway.

If there are any proposed driveways or parking lots over the right of way or pipeline detailed engineer drawings must be submitted for review. An engineering assessment will be required to establish the potential impact to the FortisBC pipeline to establish any potential upgrades to the pipeline required to address the change in land use. The applicant/proponent will be responsible for all costs associated with any pipeline improvements required from this proposal.

Please be advised that FortisBC prohibits the stockpiling of excavated building or other materials within the right of way. There is to be no deterioration of soil stability or drainage patterns within or adjacent to the right of way. No preloading within or adjacent to the right of way. No buildings foundations or structures within the right of way. This includes overhanging roofs, tree canopies, decks, etc. Storage of any kind is prohibited within the right of way. If any heavy machinery will be crossing over the pipeline or in the right of way, a permit is required.

PROPOSED ROAD DEDICATION

If the subject referral proposes road dedication over the existing FortisBC Statutory Right of Way (SRW). Please note that prior to FortisBC relinquishing its SRW and consenting to road dedication, the applicant will be required to provide FortisBC with a legal posting plan showing the proposed road dedication area within the FortisBC right of way boundaries and the location of its facilities (with dimensions).

Relinquishing FortisBC SRW is subject to senior management review and approval.

Standard compensation principals will be used to establish the value of the FortisBC SRW being relinquished, based on BC Assessment data and available information with respect to recent comparable sales in the area. The applicant may retain the services of an Appraiser at its cost, however we suggest that FortisBC approval to relinquishment of the SRW is received prior to the applicant proceeding with any works associated with the road dedication or incurring an expense for an appraiser.

Should road dedication be approved:

- A geotechnical report should confirm the depth of the gas pipeline, soil types involved (above and below the gas pipeline) and confirm the impact of the dedication of additional road (road widening) over the transmission pressure gas pipeline in terms of vertical and horizontal ground movement.
- Provide complete civil drawings showing plan, profile and cross-sectional views in relation to FortisBC transmission pressure gas pipeline. Please provide start and end points of the dedication of additional road (road widening) by providing UTM coordinates. From road boundary to road boundary.

- Prior to the dedication of additional road (road widening) over FortisBC transmission pressure gas pipeline, the FortisBC transmission pressure gas pipeline may need to be inspected and/or upgraded to accommodate the change in land use. Cost responsibilities will be as set out in the Oil and Gas Activity Act or prevailing operating agreement as applicable.

FortisBC Permitting Requirements

Transmission Pressure Gas Pipeline

Any work within 10m of a FortisBC transmission pressure gas pipeline and/or within a FortisBC right-of-way requires a permit.

Distribution Pressure Gas Pipeline

FortisBC does not issue permits for works in close proximity to FortisBC distribution pressure gas pipelines. The applicant may proceed with the works. The applicant does not require any permit and onsite representative for the proposed works. However if the proposed work/activity is in close proximity to a FortisBC distribution pressure gas pipeline that is bigger than 10 inches, an onsite FortisBC representative would be required. To arrange for an onsite distribution representative, the applicant can call 604-576-7212. In all cases, the applicant must contact BC OneCall prior to beginning any excavations.

Process to Apply for an Online Permit Application

The applicant can submit a permit application through our new and quick automated permit system at www.fortisbc.com/rightofway. If they have any questions they can call 1-877-599-0996.

To complete and submit an application, please go to:

www.fortisbc.com/rightofway

How to apply for a right of way permit
online permit application

****Please allow a minimum of 15 workings days for processing****

If you should have any questions please contact our permit desk at 604-576-7021. Thank you!

Best regards,



CITY OF SALMON ARM**BYLAW NO. 4437**

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 A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 11982, from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

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

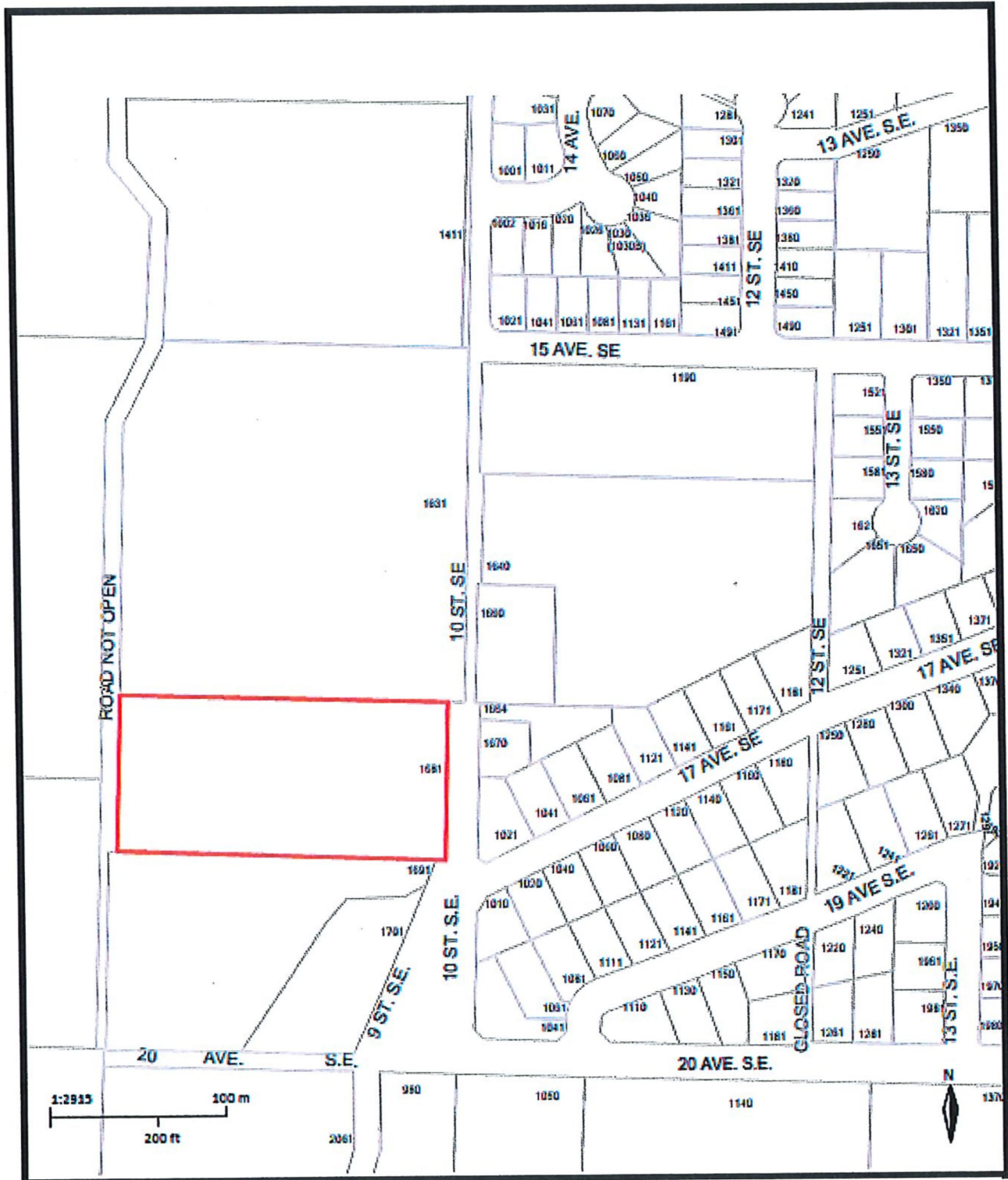
This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4437"

READ A FIRST TIME THIS	DAY OF	2021
READ A SECOND TIME THIS	DAY OF	2021
READ A THIRD TIME THIS	DAY OF	2021
ADOPTED BY COUNCIL THIS	DAY OF	2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



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INFORMATIONAL CORRESPONDENCE - MAY 10, 2021

- | | | |
|-----|---|---|
| 1. | Building Department - Building Statistics - April 2021 | N |
| 2. | Building Department - Building Permits - Yearly Statistics | N |
| 3. | B. Ling - email dated April 28, 2021 - Sidewalk request | A |
| 4. | T. H. - email dated April 29, 2021 - Feedback on Proposed Mount Ida Logging | A |
| 5. | A. Blaney - email dated May 3, 2021 - BC Timber Sales Plan | A |
| 6. | B. Murray - email dated May 3, 2021 - Resolution: Moratorium on Wolf Hunting in B.C. | A |
| 7. | K. Nielsen, President, Salmon Arm Pickle Ball Club - letter dated April 16, 2021 - Multi-Purposing Klahani Park Courts | A |
| 8. | A. Nuttall, Early Years Family Navigator, Shuswap Children's Association - letter dated May 3, 2021 - StoryWalk for July 14, 2021 and August 11, 2021 | A |
| 9. | N. Harisch, President, Salmon Arm Museum & Heritage Association - letter dated April 29, 2021 - Ban the Use of Anticoagulant Rodenticides on City-Owned Properties | A |
| 10. | M. M. Levine, Director, Technical Services Centre, Government Finance Officers Association - letter dated April 23, 2021 - Canadian Award for Financial Reporting (CAnFR) | N |
| 11. | J. Osborne, Minister, Ministry of Municipal Affairs - letter dated April 26, 2021 - COVID-19 Safe Restart Grant | N |
| 12. | D. Screech, Mayor, Town of View Royal to Honourable J. Horgan, Premier of British Columbia - letter dated April 1, 2021 - Request for Authority and Training for Hospital Security Staff | N |
| 13. | M. Blackwell, Mayor, District of Clearwater - letter dated April 12, 2021 - Designation of invasive Asian clams as Prohibitive Aquatic Invasive Species | N |
| 14. | M. Blackwell, Mayor, District of Clearwater - letter dated April 12, 2021 - Endorsement of 9-8-8 Crisis Line Initiative | N |
| 15. | B. Sperling, Regional Board Chair and L. Hiebert, Invasive Plan Committee Chair, Peace River Regional District to the Honourable J. Horgan, Premier of British Columbia, the Honourable L. Popham, Minister of Agriculture, Food and Fisheries, the Honourable K. Conroy, Minister of Forests, Lands, Natural Resource Operations and Rural Development and the Honourable G. Heyman, Minister of Environment and Climate Change Strategy - letter dated April 23, 2021 - Lack of funding - Invasive Plant Management | N |
| 16. | N. Garbay, Corporate Officer, City of Kamloops - resolution dated April 27, 2021 - Support for Professional News Media | N |
| 17. | A. Adams, Mayor, City of Campbell River to The Honourable Katrine Conroy, Minister of Forests, Lands, Natural Resource Operations and Rural Development - letter dated April 29, 2021 - Logging of at-risk old - growth forests in the province | N |

N = No Action Required
A = Action Requested

S = Staff has Responded
R = Response Required

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Item 12.2

CITY OF SALMON ARM

Date: May 10, 2021

Federation of Canadian Municipalities (FCM) Virtual Convention
May 31 - June 4, 2021

Vote Record

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

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

Registration

Register Now!

This year's conference has something for everyone. From innovative learning and networking opportunities to keynote speeches from national party leaders to our always-popular trade show. You'll find all the hallmarks of our FCM conference you know and love—plus brand new features tailored to a virtual environment.

Meeting online has its advantages. With no need to travel across the country and the lowest registration fees we've had in years, more people from your municipality can attend this year. And with a jam-packed program, the value of your registration has never been higher.

Join us at AC2021 to celebrate the incredible resilience of frontline leaders—and to showcase how municipalities of all sizes are vital to moving this country forward. Don't miss it.

Register yourself and your staff by May 14 to qualify for our early-bird rate. The first 1,000 registered delegates will receive a (non-virtual!) delegate gift bag with material from many of our sponsors, courtesy of Canada Post.

[Register Now](#)

To register, you will need to [sign in to the FCM Portal](#) and go to "Upcoming Events" on the home page. If you do not have a Portal account, please contact the [membership team](#) and they will email you a personalized link to set your username and password.

The conference registration is sponsored by the Municipal Information Network.



As a full conference participant, you get access to:

- All scheduled programming, including plenaries, workshops and sessions
- On-demand educational programming during and post-conference
- Our virtual trade show
- Networking events
- Accredited conference delegates can vote in the FCM Board of Directors elections (FCM Member – Elected Official)¹
- The first 1,000 registered delegates will receive a delegate gift bag from our sponsors

FCM annual conference registration is open to:

- Municipal/provincial/federal and territorial government elected officials and staff
- FCM partners
- Event sponsors
- Registered Trade Show exhibitors
- Students
- Speakers, panelists, and other approved guests

Media outlets who want to participate in the conference must contact FCM's [Media Team](#).

Registration fees

Registration type (Full conference only)	Early Bird (March 29 to May 14)	Regular (May 14 to June 4)
Member		
Municipal / Affiliate		
• Elected official	\$600	\$670
• Staff		
Non-Member		
Municipal		
• Elected official	\$700	\$790
• Staff		
Provincial / Federal / Territorial government		
• Elected representative	\$700	\$790
• Staff		
Exhibitor / Sponsor / Corporate partner (Only current registered exhibitors / sponsors are eligible for these fees)	\$455	\$510
Students Important: all students must be full-time students and show proper proof of current enrollment (student ID) before they register. Contact registration to provide proof and get your access code to register.	\$135	\$149

Item 12.3

CITY OF SALMON ARM

Date: May 10, 2021

C. Ondang, Child Care Resource and Referral Program, Shuswap Children's Association
- email dated May 5, 2021 - May is Child Care Month

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

Sent: Wednesday, May 5, 2021 11:58:57 AM
Subject: Online Form Submittal: Mayor and Council

Mayor and Council

First Name	Christine
Last Name	Ondang
Address:	240 Shuswap St, NE
Return email address:	[REDACTED]
Subject:	May is Child Care Month
Body	Hi Mayor Harrison and Council,

I am wondering if the City of Salmon Arm can send a short letter of appreciation for all the child care centers in Salmon Arm for May Child Care Month. I believe all of our child care centers will be very happy to receive this letter. I can provide you with a list of centers and address in Salmon Arm.

Thank you.

Child Care Resource and Referral Program
Shuswap Children's Association

Would you like a response:	Yes
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Item 14.1

CITY OF SALMON ARM

Date: May 10, 2021

Presentation 4:00 p.m. (approximately)

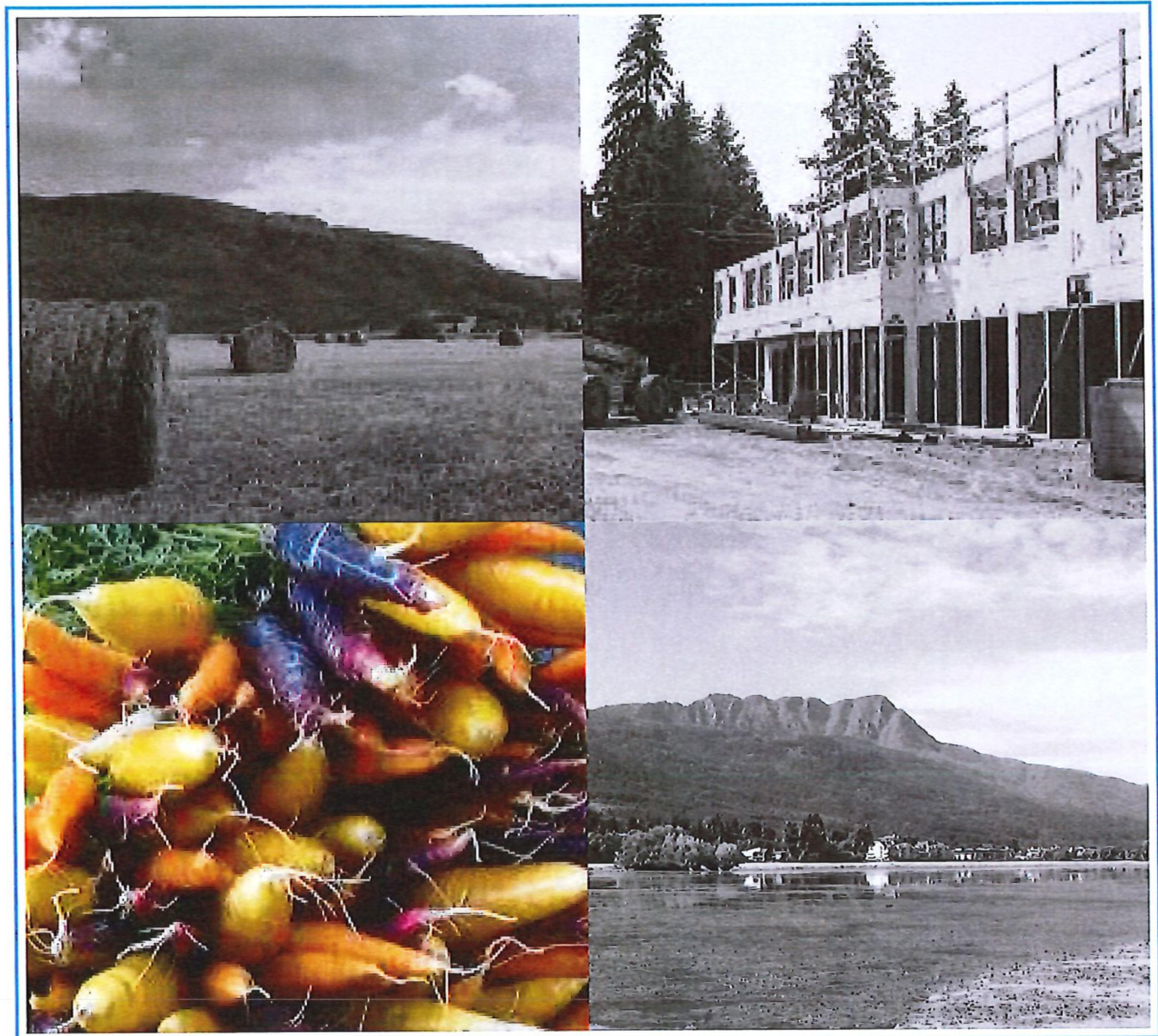
NAME: Jim Cooperman, Serena Caner, Patti Thurston

TOPIC: Building Local Resiliency

Vote Record

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

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



Building Local Resiliency: Post COVID-19 Recovery in the Shuswap Region: Background Report No.1

February 2021

Report prepared by Melnychuk Consulting for

Shuswap Environmental Action Society

The Shuswap Family Resource and Referral Society

Shuswap Food Action Society

With funding from Community Futures Shuswap

Shuswap Resiliency

Although globally the challenge of getting the Covid-19 outbreak under control is an ominous task, the pandemic also offers a rare window of opportunity to promote sustainability transitions. Covid-19 has mainstreamed awareness of vulnerabilities facing several of B.C.'s economic and social needs – such as food security, transportation, and employment.

For the Shuswap region, this Covid-19 crisis raises many important questions:

- What is the make up of a resilient regional economy?
- How do we meet the health needs of our aging population?
- How can we encourage local food production and consumption?
- How can the region's various economic and social sectors prepare for and help mitigate the projected regional impacts of climate change?
- How can we better prepare for other environmental, health, economic, and social crises?
- What can we do to make the region more self-sufficient?

The complexity of these questions due to the multiple perspectives and values on each, highlight the need to undertake a regional strategic planning process that can help community leaders make public decisions that are socially, economically, and ecologically sustainable. However, getting everyone on the same page in a collaborative manner, to drive alignment of organizations and communities across the region is a time and resource intensive task. As an initial building block for this process, this report's purpose is (A) to identify sustainability issues that have been highlighted by the COVID-19 pandemic that are applicable for the Shuswap Region and (B) to review actions that could be used to strengthen the resiliency of the Shuswap Region post COVID-19. To do so, this report provides a literature review and contextual analysis, relative to the Shuswap Region of public concerns and opportunities that have been emphasized as relevant concerns to community resilience. This report has been supported by a Community Futures grant and directed by the Shuswap Environmental Action Society, the Shuswap Family Resource and Referral Society and the Shuswap Food Action Society.

Approach

Clarification of Terms:

For this report, sustainability and resilience are used interchangeably to refer broadly to a community's ability to withstand crises or disruptions that can be social, economic, or environmental in nature. The community under review – the Shuswap Region – refers broadly to the collective of communities within the geographic boundaries of the Shuswap Watershed.

Methods:

To review pertinent issues and response actions for the Shuswap Region, the following process was used.

- Identification of community partners based on feedback from the three core partners of the report: *Shuswap Environmental Action Society, Shuswap Family Resource and Referral Society, and Shuswap Food Action Society*)
- Submission and review of relevant literature
- Communication with community partners about relevant solutions
- Dissemination

Framework:

Strategic Drivers for Shuswap Region Resiliency



The concept of strategic drivers was used to guide the development of this report. Strategic drivers are the key thematic areas that will influence the development of a post-COVID-19 resiliency strategy for the Shuswap in the future. Drivers used for this report are defined in Graphic 1, these drivers are based on those used by the City of Salmon Arm in their Strategic Plan. Salmon Arm's identification of these five drivers was deemed appropriate for use as a framework to discuss resiliency as they are empirically developed by the community indicating applicable topics/areas of concern for the Shuswap and are encompassing of generalizable sustainability/resiliency concerns.



The Covid-19 pandemic is highlighting weaknesses in community structures and systems that are important for ensuring social stability related to public health – particularly mental health and well-being.¹ Covid-19 has led to a reduction in, loss of and other changes to our ability to socially connect and to access services for all. Equity concerns are especially prevalent as these changes disproportionately affect vulnerable populations. Major areas of concern include the following:

Mental Health:

The stress of Covid-19 is estimated to have doubled for Canadians since the onset of the pandemic as people are struggling with fear and uncertainty about their and their loved one's health, employment and finances.² Social isolation as a result of physical distancing and quarantining is also a noted concern.³ To exemplify these trends for the Shuswap Region, The Shuswap Family Resource Centre has experienced a 21% increase in counselling needs as of March 27th, 2020 compared to the average increase that is typical for the season.⁴

Well-being:

Interconnected with mental health is well-being, which derives from variables including financial capability and social connectedness (i.e., the sense of belonging people feel in relation to individuals and groups of others). Financially, people in B.C. living close to or at the poverty line prior to the pandemic are suffering the hardest during this crisis and numerous additional low-income people will live in poverty due to the unprecedented economic downturn in the long-term.⁵ This will make more people vulnerable to health and social insecurity and place additional need on public supports.⁶

Socially, the transition to working remotely for many and limiting time together has also underlined the hardship of social isolation and exclusion. Access is now limited to spaces such as the library, church, and grocery stores, which were identified by a 2020 Shuswap-based suicide prevention study as important local places for people to socialize and seek comfort.⁷ Those experiencing such community disconnect may now be more at risk of depression and anxiety.⁸

Substance use:

Since the onset of the pandemic, substance use is estimated to have increased 20-25%, with those who have worse mental health being more likely to increase use.⁹ BC recorded 127 fatal overdoses in September 2020, a 112% increase in the number of deaths seen in September 2019.¹⁰ While Interior Health is not the most severe region in the province experiencing illicit drug toxicity death rates, the Shuswap Region is not exempt from the impact of this use; in 2018, 2% of all substance overdose related visits in the IH Region were to the Shuswap Lake General

Hospital in Salmon Arm.¹¹ Disruptions to healthcare and support services to people that have used or use substances because of the pandemic's physical distancing and social isolation measures have exposed or aggravated substance use health vulnerabilities.¹²

Equality:

The Covid-19 pandemic is deepening social inequalities. Some groups within a community are more vulnerable to the mental health and well-being disturbances than others.¹³ For the Shuswap Region, Indigenous, new immigrants, people with disabilities and senior populations are particularly noted as groups that may disproportionately feel the financial, social, and mental effects of the pandemic and other social and environmental disturbances.



Building Resilient People:

Responding to mental health, wellbeing and substance use challenges in an equitable way is necessary to build a resilient community. Following are suggested areas of actions for the region.

Expanding the range of mental health resources, supports and care:

Awareness of the mental health and social connectedness impacts of COVID-19 has helped bring attention to the importance of mental health and the need for additional support. Building in flexibility for the delivery of this additional support is critical – providing a continuum of resources to help a broader population when there are larger crises (e.g., the pandemic) that can then be redirected to more at-risk populations is crucial.¹⁴

Ensuring resources for mental health care that prioritizes equitable access across community sectors is also vital.¹⁵ This may be in the form of providing different types of resources and support that tailor messages and access to various populations.

Emphasizing and enhancing proactive and predictive programing is a part of these different resource types to reduce the onset of illness and the need for reactive programing through health promotion and prevention.¹⁶ For the Shuswap Region, the additional need is noted by the Shuswap Family Resource and Referral Society as a call for more councillors.¹⁷

Virtual adoption of services:

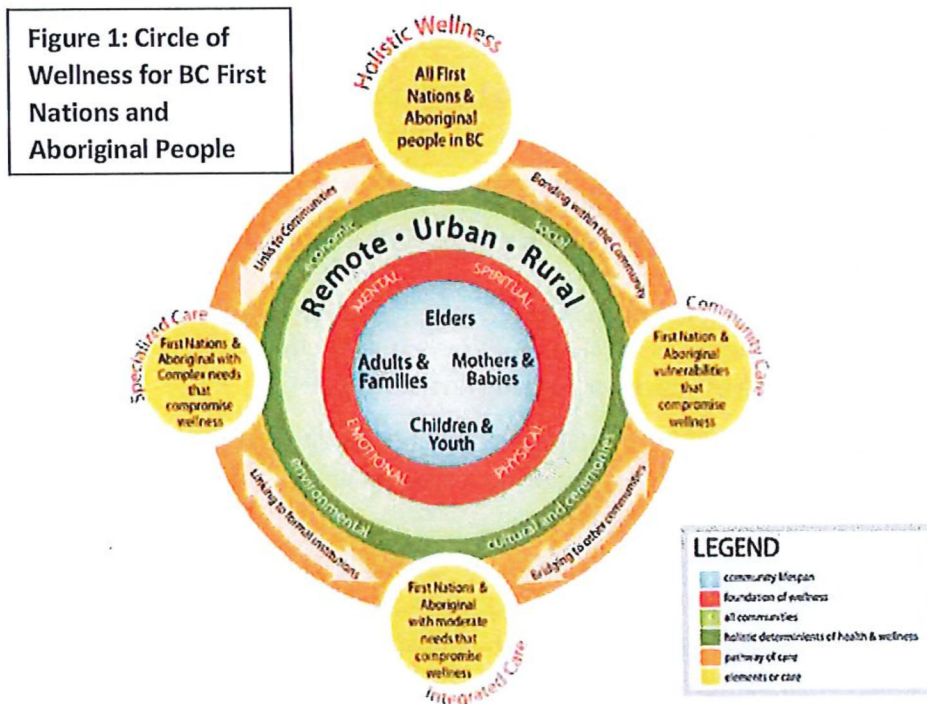
COVID-19 has spurred a rapid transition to virtual mental health resources, supports and care improving access and efficiency for those in rural and remote areas. Helping mental health programs and organizations in the Shuswap transition materials and services online and provide extension training and awareness services to the community provides an opportunity to improve and expand mental health services locally.¹⁸

To effectively provide useful virtual services, access to these services must also be considered, as populations that face digital access barriers may be further blocked from resources.¹⁹ An example

of a program that could be adopted locally to help address this barrier in the Kootenay region is the Cranbrook Computer Donation Project²⁰. Together, the Cranbrook Chamber of Commerce and Salvation Army are refurbishing donated computers and redistributing to community-members facing barriers while also reducing electronic waste.

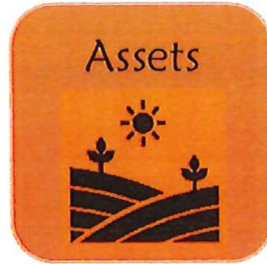
Indigenous specific resources:

Indigenous specific resources to support mental health are recognized as imperative to provide cultural respect and recognition of the colonial impact on First Nations and Metis health and social outcomes. The BC First Nation’s Health Authority has developed a *Path Forward: BC First Nations and Aboriginal People’s Mental Wellness and Substance Use ~ 10-year Plan*, which outlines 14 strategic needs to foster resiliency for Indigenous mental health following a circle of wellness model as depicted in Figure 1.²¹ Actions include for example, education of the intergenerational impacts of colonialization and residential schools for all British Columbians and the use of Indigenous models of wellness to promote mental wellness and prevent problematic substance use. Given the Secwepemc communities in the Shuswap, supporting, empowering and building interconnections to these models via mainstream programming is an important resilience need.



Recognized connection to other social determinants of health:

There are many social conditions that contribute to and exacerbate poor health and well-being such as food insecurity, systematic racism, sexism, gender inequality, poverty, and social disconnection.²² Investigation and effort to reconcile structurally engrained disparities and to enhance support for those living in poverty (e.g., enhancing healthcare infrastructure, affordable housing and food stuffs) may also create positive mental health and well-being outcomes.²³



Agricultural Land: The Columbia Shuswap Regional District has 54, 495 hectares of Agricultural Land Reserve, with approximately 41,259 hectares being farmed by approximately 530 farms.¹ Of this farmland area, approximately a quarter is used for crops, the majority of which are hay and field crops. Only 51 hectares are used to grow vegetables and 138 to grow fruit/berries/nuts.

A multi-agency led *Shuswap Agricultural Strategy* is in place to direct activities for the support of local agricultural innovation and resilience. Within the Strategy, the following challenges are outlined as areas of concern for the sector:

- (a) an aging producer population and succession,
- (b) farm profitability and access to labour,
- (c) lack of coordinated effort and accessibility to larger markets,
- (d) climate change adaptability,
- (e) water supply adequacy,
- (f) protection of ALR land,
- (g) impacts of surrounding development on water supply,
- (h) inconsistent bylaws inhibiting land use,
- (i) management of environmental impact from farming practices,
- (j) lack of community awareness of local agricultural economic importance, and
- (k) poor infrastructure for distribution, processing and storage.²

The pandemic has further exposed these challenges in the context of food security, where the early stages of the pandemic created disruption of the global chain of commerce and locally there were temporary shortages for various food stuffs.

Forestry: BC's Okanagan Shuswap's Forest District allows 3.1 million cubic metres of harvesting per year; the Shuswap region represents the northern half of this district.³ Major licensees in the region include Gorman Bros. Lumber Ltd., Weyerhaeuser Canada Ltd., Louisiana – Pacific Canada Engineered Wood Products Ltd., Bell Pole Ltd. and Tolko Industries Ltd.

Concern for forest mismanagement have been well documented in BC identifying concerns for unsustainable forest policy such as high annual allowable cut amounts, old-growth logging and mono-culture replanting practices and a lack of value-add production opportunities.⁴ Moreover, declining timber quality due to prolonged overcutting and high-grading combined with impacts from pest infestations and wildfires, have created additional stress on the forest industry and employment.⁵

Mechanization and automation of the industry has also reduced the percentage of those employed in the sector as well.⁶ Nevertheless, BC forestry practices are deemed an essential service and the Pandemic has highlighted forestry as a part of BC's resilient economy underlining the need for the sector to adjust in response to the impacts of other crises like climate change.⁷

Recreational Space: The Covid-19 pandemic has emphasized the importance of parks, trails, recreational spaces, and protected public lands for public health and well-being.⁸ They also provide positive environmental, aesthetic, and economic benefits by enhancing property values and increasing municipal revenue. For example, for BC Parks, it is estimated that for every dollar invested in parks, there were \$8.42 dollars in visitor expenditures.⁹

In the Shuswap Region, multiple forms of recreational opportunities exist and are a driving force for tourism and real estate in the area; coordinated development and year-round access of these assets is a regional priority. Environmental impact, public safety, reconciliation, inter-jurisdictional coordination, and funding are concerns noted in recreational strategy development¹⁰



Building resilient Assets:

Agriculture and Food Security:

Resilient and regenerative agriculture focusing on the capacity to recover quickly from disturbances while also enhancing biodiversity and soil health generally frame solutions for this sector.¹¹ Food security and sovereignty recognizing food as a human right¹², animal welfare, land management, and social fairness are also interlinked priorities that together build a sustainable food system.¹³

Food security: having reliable access to a sufficient quality of nutritious and affordable food.¹

Food sovereignty: the right of people to define their own food and agricultural system using ecologically responsible and sustainable methods.¹

Locally, enhancing community and individual self-sufficiency in gardening, food and agricultural literacy in school systems and publicly, access to local food through farmers markets are all examples of food security actions, which groups like the Shuswap Food Action Society are actively trying to promote.¹⁴ In Salmon Arm, actions such as the development of a Food Hub led by the Salmon Arm Economic Development Society are also important for the stimulation of growth to the local food and beverage industry by providing opportunities for entrepreneurs to launch new ventures or expand existing production.¹⁵

First Nations food sovereignty actions locally include emphasis on traditional foraging and hunting teachings, which are emphasized by groups like the Neskonlith Working Group on Indigenous Food Sovereignty.¹⁶ Equitable access both in terms of nourishment as well as growing areas for minority and disadvantaged populations is also important to food security and sovereignty.

Encouraging subsidy programs (such as Kamloops's Community Gardens Program by Interior Services¹⁷) that help low- or fixed-income members access community garden space and programs that encourage urban farming are also notable approaches.¹⁸ Encouraging the uptake of diets that match year-round local production capabilities is also an opportunity to enhance food sovereignty and security.¹⁹

Suggested action concerning agricultural land management is interlinked with food security and equity – helping local agricultural area be sustainably utilized for local food production. Foremost, securing land for agricultural purposes is a priority action. Ongoing revitalization efforts of the Agricultural Land Reserve and Commission to clarify, enforce, and reduce instances of unauthorized uses at the provincial level aligns with this action.²⁰ In addition, at the local government level, development of agricultural land management policy, for example by the City of Kelowna where 55% of the city's land has been zoned agricultural,²¹ helps create precedent to preserve the area from other forms of development.

Additionally, finding ways to support access to land, knowledge and capital for new entrants to agriculture is important for local sector growth. Existing programs such as the BC Land Matching program, where agricultural landowners allow those in need of land to access under-utilized farmland²² is an example that could be expanded in the Shuswap region to help people access land. Likewise, considering support for the division of ALR parcels into smaller plots for more intensive active farming may also help create more equitable access.²³ Cooperative financing, leasing agreements, incubator farms, identification of unmanaged land for potential use, knowledge and extension services, and government cost-sharing are all actions that can help stimulate a sustainable agrifoods sector.²⁴

Policy, education, and regenerative on-farm land management programming concerning soil health and water management are also noted actions that protect agricultural assets locally and also can reduce atmospheric carbon as a climate mitigation strategy.²⁵ Individual farm participation in the BC's Environmental Farm Plan and subsequent Beneficial Management Program²⁶ are examples of under used actions in the Shuswap Region that could help improve the ecological soundness of farm management locally. Investigation and producer uptake of advances in farm soil and water management, for example, cover cropping, no-till and conservation tillage, and intensive grazing management and Keyline Water Management are also regenerative land management actions.²⁷

Resilient Forestry

Solutions to building a more resilient forestry practices for the Shuswap, generally require provincial policy change directing and ensuring accountability and enforcement of practices such as land use planning for tenure management and allowable annual cut percentages, and old growth preservation strategies including biodiversity assessment and management.²⁸ Consistent governance and operational activities are essential parts of this resiliency transition and including the following:

Table 1: Resilient Forestry Actions

Resilient Governance for Forestry	Resilient Silviculture Operations ²⁹
<ul style="list-style-type: none"> • Collaborative • Coordinated local government involvement, • Indigenous involvement, • Accessible public communication, • Science-informed decision making, and • Recognition of multiple forest values (e.g., Indigenous culture, tourism, and climate change mitigation) 	<ul style="list-style-type: none"> • Diverse tree types including hardwoods (e.g., aspen and birch) • Updated forest classifications with consistent zoning for biodiversity protection • Selective logging prioritization, • Comprehensive monitoring advancements, and • Holistic management that encourages and supports local value-add production

One model that should be considered as a possible solution to integrate these actions in the Shuswap is community forest management. Currently two small community forests exist locally: the Monashee and Cherryville community forests.³⁰ As a larger example, the Cheakamus Community Forest is a 33,018-hectare area managed by the Resort Municipality of Whistler and the Squamish and Lil-Wat.³¹ Harvest levels for this forest are adjusted to reflect local recreation values, watershed protection, visual quality, and cultural values, with local and Indigenous employment and sustainable silviculture prioritized.

Recreating Resiliently

One of the main recreational opportunities in the Shuswap receiving focused concern is regarding trail and greenway development. A series of planning initiatives and community projects have been underway since 2001 to ensure strategic recreational access management planning and trail development.³²

Notably, the Shuswap Trail Alliance has provided regional leadership to promote non-motorized trails in the Shuswap and have led the development of the latest part of this planning initiative: the *Shuswap Regional Trails Strategy* (2019).³³ This strategy emphasizes the continued needs for trail development, ensuring the trails are appropriately authorized, mapped, developed and maintained while also protecting and promoting First Nations Interests, reducing/repairing ecological damage from use and appropriate management are the driving reasons for this strategy. Communities within the region are also developing their own strategies and plans for greenway/bicycle/walkway path development.³⁴

Consideration for safety, resource allocation for development and maintenance, network planning, design standards are some of the concerns that need to be navigated for strategy implementation.³⁵ Moreover, beyond trails, other recreational assets such as aquatic/recreational centres, arenas, parks, and fields are also assets for the Shuswap region. Concern for equitable access (considering geographic distribution, transportation, and access costs), a diversity of recreational spaces, and sustainable environmental use of recreational spaces are also important resiliency variables.³⁶



Covid-19 has emphasized the type of collective and holistic approaches needed to respond to public crises. Prominent environmental crises that have gained public attention in the Shuswap Region include water management, land and habitat management, and climate change adaptation.

Water Management:

Initiatives such as the Shuswap Lake Integrated Planning Process and the Shuswap River Watershed Sustainability Plan have emphasized water quality as the most prominent water management concern for the Shuswap Watershed. Concerns include nutrient loading from agricultural pesticide use and manure management, failing septic systems, and urban storm water run-off.¹ The work of the Shuswap Watershed Council (SWC), has validated these concerns with research that has highlighted the Shuswap and Salmon Rivers as areas of concentrated phosphorus that is primarily the result of human activities in the valley bottom of the sub-watershed.² Unprecedented large algae blooms in the Shuswap and Mara Lakes in 2020, 2010, and 2008 have also indicated changing chemistry in the watersheds.³

Land & Habitat Management:

Concern for land practice impacts relating to spring freshet, pest and wildfire management, and habitat protection are noted for the Shuswap region. Mudslides and erosion in certain portions of the region – e.g., Newsome Creek, Sunnybrae, and Kingfisher communities – particularly during spring freshet have raised concerns about land management practices in higher elevations triggering flooding and land movement activity.⁴ Concern regarding wildlife habitat loss connected to urban development and backcountry use⁵ as well as evolving forest pest infestations (e.g., the Mountain Pine Beetle, the Douglas-fir beetle, and the Western Hemlock moth)⁶ are also land management impacts risking biodiversity loss for the Shuswap region.

Notably, two species are of particular concern for the Shuswap that have drawn public attention recently, are the Mountain Cariboo and the Adams River Sockeye Salmon. In the Shuswap, Mountain Cariboo can be found predominantly in the Northeast part of the Watershed in old growth forest. Logging in high elevation as well as motorized backcountry recreation in this habitat have been attributed to increasing declines in the population of this species in the region.⁷

Additionally, the sharp decline in the spawning numbers of sockeye salmon to the Adams River over the last decade is a particular wildlife concern for the region. The 2018 dominate cycle year for the river saw only a 34 percent of the average return for sockeye salmon; this is the lowest on record.⁸ While there are multiple causes for this decline, many of which are outside of the geographic boundaries of the Shuswap (e.g., overfishing, net-pen salmon farming), there are also local concerns. Protection of spawning areas from human disruption⁹ is one notable concern, as is warming lake temperatures.¹⁰

Some of the main invasive species posing risks to the Shuswap Region include Zebra and Quagga Mussels, American Bullfrogs, the Mountain Pine Beetle, the Douglas-fir Beetle, and the Western Hemlock Moth

Other species of concern for the Shuswap also include the Western-Grebe, the Western Painted turtles, and Western Toads.¹¹ Invasive species risks including the introduction of new species, such as the Zebra and Quagga Mussels and American bullfrogs to the ecosystem, as well as the expansion of existing invasive species such as the Eurasian Water Milfoil and Freshwater Clams are also prevalent for the region and pose economic and ecological threats.¹²

Climate Change:

Compounding existing environmental challenges, climate change across BC is projected to warm average temperatures, bring more intense and frequent extreme weather events, increase drought, and water shortages, and produce larger and more frequent wildfires.¹³ Environmental, social, and economic impacts from these risks will be felt in the Shuswap Region.

Notably, these conditions will create risks to Shuswap food security (both in terms of food grown locally, as well as southern locations, such as California, that act as the main source of food produce to BC and are already suffering from climate change induced droughts and wildfires). While in BC the number of growing degree days may increase because of warmer temperatures resulting from climate change, the extent Shuswap agricultural productivity will benefit is unknown. Additional threats of drought, pests, and extreme weather events may impede agricultural productivity and food security as climate change evolves.¹⁴ Increasing unpredictability of these events resultantly compounds the impact of these threats.

Additionally, warming temperatures and drought will contribute to nutrient loading within watersheds by increasing the concentrations per cubic metre.¹⁵ The occurrence of spring freshet surges, flooding, debris flow, and high-intensity rainfall events coupled with clearcutting and development increase the risk of landslides and debris flow.¹⁶ The presence of these temporary high-water events also increases the risk of further nutrient loading in the watershed due to agricultural and urban runoff and hydraulic overloading of residential septic systems.

The probability of increasing frequency and intensity of wildfires as well as resulting smoke hazards from extended fire seasons for the broader region create additional human health and well-being risks and will also impact the tourism economy.¹⁷ Adaptation, rather than mitigation, is most predominantly discussed as resiliency action for communities manage these risks.¹⁸



Actions for Environment and Climate Resiliency

Effectively responding to environmental crises is often a multi-faceted, multi-sectoral process recognizing the interconnectedness of concerns. When action is undertaken, the resulting environmental change takes time to manifest, which can be difficult to create a rationale for further action.¹⁹ Nevertheless, multiple actions are proposed or being worked towards for the Shuswap Region that can be grouped into four categories.

Conservation:

Active and ongoing stewardship efforts over ecological resources are generally considered a necessary endeavour to manage human activity affecting the natural environment.²⁰ Habitat protection or restoration is commonly articulated by environmental advocacy groups such as the Adams River Salmon Society, the Salmon Arm Bay Enhancement Society, and the Shuswap Environmental Action Society with support from larger provincial groups such as the Sierra Club and BC Naturalists. Advocacy for and the development of protected wildlife areas for species such as the Sockeye salmon, Western grebe and the mountain Cariboo as well as invasive species prevention, detection, reduced spread and eradication, and the rehabilitation of sensitive habitat areas (e.g., wetland restoration) are examples of activities being actively pursued in the area to manage the various environmental challenges.

Establishing science-based protection targets for different ecosystem types, supporting Indigenous Protection Areas, developing government-endorsed protection plans, where local government invests more in large-protected areas (see the City of Langford's Official Community Plan as an example²¹), and securing funding support to work with private landowners are all support activities that are necessary to build resiliency in conservation and restoration work.²²

Coordinated/Cooperative Governance:

To manage human development and activity with respect to environmental concerns, governments play a role in coordinating, encouraging, and supporting stewardship activities and providing decisions on acceptable activities for a geographical region. Continued development of sustained meaningful cooperation and coordination across jurisdictions recognizing the roles of each government – First Nations, municipal, regional, provincial, and federal – is commonly articulated as a key to good environmental governance.²³ Additionally, building administrative mechanisms for governments to ensure legitimacy, transparency, accountability, inclusivity, fairness in their decisions and ensuring they have capacity and the flexibility to adapt to change is also essential to a government's ability to make sustainable natural resource management decisions.²⁴

Ensuring decisions are also guided by scientific knowledge is also part of resilient environmental governance.²⁵ Locally, efforts that bring together government agencies to make science-informed

stewardship and land/water use decisions are exemplified through initiatives such as the Shuswap Watershed Council (SWC).

Through a parcel tax levy, the CSRD funds the multi-jurisdictional SWC, which coordinates water quality monitoring across government agencies, provides public education extension, and funds research and remediation efforts in the Shuswap and Salmon Rivers.²⁶ Enhancement of collaborative governance efforts such as the SWC and of participatory democracy efforts, such as Salmon Arm's Environmental Advisory Committee that advises the local government²⁷, are also important to develop well supported environmental decisions. Likewise, efforts to develop co-management between First Nations and local governments respecting traditional knowledge and land are vital for reconciliation locally.²⁸

Adaptation:

The Province is currently in the process of developing the *BC Preparedness and Adaptation Strategy* as a follow up to the *BC Preliminary Climate Change Risk Assessment*.²⁹ The Strategy is anticipated to provide direction and recourse to address priority risks facing the province. Additionally, numerous provincial resources exist, such as the Provincial *BC Climate Action Toolkit*³⁰ and the *Plan2Adapt initiative*³¹, the BC Food and Agriculture Climate Action Initiative's Provincial *Risk and Opportunity Series* and their Regional Adaptation Programming³², and the Fraser Basin Council's *ReTooling for Climate Change* programming.³³ Such initiatives provide tools and guidance for implementing adaptation actions tailored to different public and private sectors of society. In general, the tools outlined in these types of programs can be generally grouped into adapting existing planning and assessment processes, emergency preparedness, response, and rehabilitation, and enhancing infrastructure to meet projected downscaled climate change impacts by region.

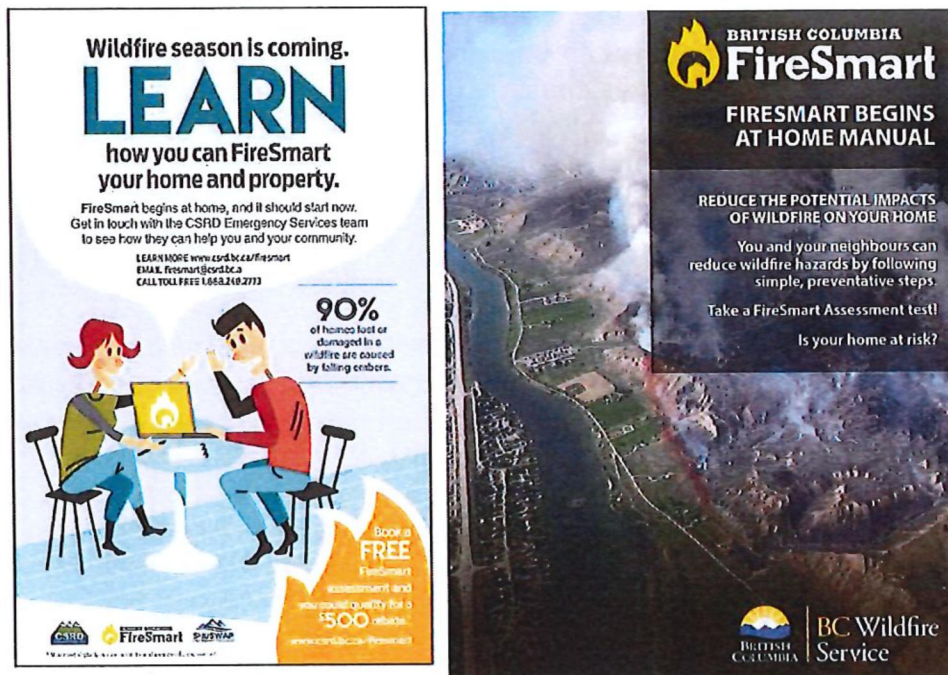
For the Shuswap Region, the City of Salmon Arm identified climate change impacts including increasing wildfire activity, worsening air quality, and flooding as the three most relevant impacts to the region.³⁴ Local Government tools that have been articulated as activities to build climate resilience and that have been utilized locally to varying degrees include the following:

- Risk and vulnerability assessments,
- Risk reduction strategies,
- Emergency response planning,
- Natural asset management,
- Infrastructure upgrades,
- Economic diversification initiatives,
- Strategic financial planning,
- Cross-department working groups,
- Policy updates and changes to zoning bylaws and regulations,
- Property owner incentive programs,
- Public education and awareness,
- Research,
- Mapping and
- Partnerships.³⁵

Efforts such as FireSmart (fireproofing communities)³⁶, Flood Hazard Mapping (guiding development in floodplains)³⁷ are examples of initiatives by the CSRD that are helping residents

adapt locally to changing climate impacts. Further, increasing interlinked and cross-sectoral solutions, which are more generally argued to be required to build resiliency to climate change³⁸ are yet not noted for the region.

Image 1: Examples of CSRD FireSmart Program Promotion



Education:

Public extension efforts to inform citizens of all ages are articulated across adaptation and environmental conservation efforts as a vital action to change human behaviour. Initiatives in the Shuswap Region include the Shuswap Outdoor Learning Foundation, the Columbia Basin Environmental Education Network, and the CSRD's Waste Education Program.

Broadly, activities undertaken through these initiatives aim to help build public environmental and climate change knowledge and to help people adopt an ethic of care for the natural environment with the goal of stimulating behavior change.

Important elements to building resilient environmental education include the following:³⁹

- Including diverse knowledge bases (including Indigenous traditional knowledge),
- Sharing of existing programs,
- Providing updates to programs to address complex environmental issues,
- Providing immersive learner-centred approaches,
- Funding outdoor, green school and immersive programs,
- Integrating formal and non-formal approaches to learning,
- Interlinking school and community sectors, and
- Mainstreaming environmental education in public school curriculum.



Buildings:

Hard infrastructures, such as housing and community spaces for recreation and arts, is an essential part of the social dimension of resilient communities. Housing that is affordable for all is becoming a global crisis, which has been exacerbated by the pandemic. Increasingly people are disconnected from the way communities are built, as homes become investment tools.⁴⁰ Ensuring a diversity of housing options for the Shuswap communities is a strategic goal for Salmon Arm and has been a growing topic of public concern leading to the formation of the City's housing task force to better understand needs and variables effecting housing.⁴¹

A CSRD Housing Needs Report for Areas C and E in 2020 also emphasized the challenge of affordability, particularly for senior populations, as much of the housing stock is out of reach of the median household incomes⁴². Seasonal rentals were also noted as a challenge for year-round tenants and seasonal workers, which is impacting the economy. Additionally, non-market-based housing, such as shelters, transition houses, seniors housing, and assisted living are also limited across the Shuswap region.

Groups like the Salmon Arm Housing Task Force, the South Shuswap Housing Society, and the Canadian Mental Health Association have documented these housing challenges and advocated for solutions. The construction of affordable or attainable housing is foremost as an activity. The development of Larch Place – a 32 home affordable rental housing complex in Salmon Arm (opening early 2021) by BC Housing is one example of action to help address this need in Salmon Arm.⁴³

Due to high land prices, emphasis on multi-family units is particularly important as a solution as is consideration for policy guiding secondary housing (e.g., carriage houses on single house lots), rental properties, and zoning.⁴⁴ Flexible financing with donations, granting, and in-kind support along with development flexibility by local government are also important resiliency tools.⁴⁵ Improving energy efficiency (and cost-sharing) in these projects and in construction of new market-value structures as well as retrofitting of existing buildings is also important for ecological integrity.⁴⁶

Additional to housing, infrastructure for community activities such as available and accessible recreational spaces (e.g., areas, recreation centres, parks, arts/music centres) influences a community's aesthetic, emotional and spiritual connection. Emphasis on these physical spaces and opportunities to cultivate this connection is promoted by entities in the Shuswap such as Shuswap District Arts Council, and Shuswap Theater.⁴⁷ Securing long-term investments to support cultural and recreational infrastructure is an ongoing effort for such groups.⁴⁸

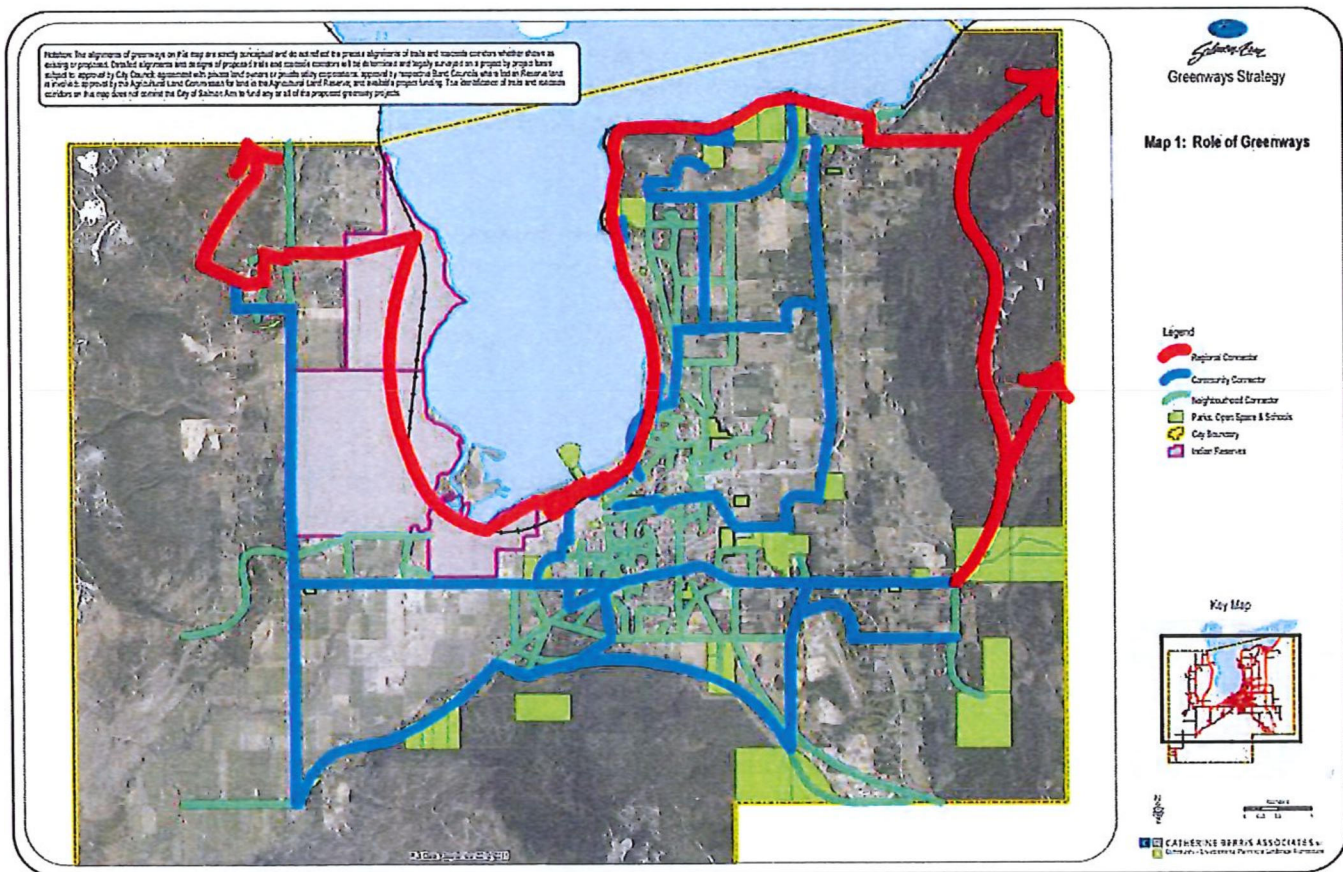


Transportation:

Transportation infrastructure, such as walking and biking paths and public transportation options are necessary to connect housing and community recreational spaces with other public services and resources. Challenges such as disconnected transportation corridors and comprehensive transportation strategy to address health, climate change, and resilience.

Community specific strategies are continuing to be developed that emphasize the development of greenway paths and public transportation options to connect communities. For example, Enderby-Splatsin and Chase both have developed Active Transportation Strategies and there is a Greenway plan for Salmon Arm and Squilax to Scotch Creek.⁴⁹ Collaborating with First Nations Bands, developing a participatory-based master plan, and funding implementation of strategies is key to this mobility challenge.⁵⁰ Strategic investment in electric public and school bus transport and the development of charging stations is also a relevant transition.⁵¹

Figure 3: Salmon Arm Greenway Proposal⁵²





The Covid-19 Pandemic has created business restrictions that are of public concern. Notable challenges for small business include maintaining operations and supply chains, protecting the workforce including ensuring continuity, managing finances and liquidity during lower revenue and economic uncertainty, and for some businesses providing crisis management.¹ For the broader economy, downturn in tourism and available agricultural short-term employees are also concerns for rural areas, such as the Shuswap.²

In the Shuswap context, these Covid-19 related economic and business challenges are compounded by existing constraints facing various economic sectors including agriculture, tourism, local commerce, and resource industries. The 2018 *Shuswap Economic Development Strategy* (SEDS) outlines constraints facing these industries/businesses.³ Agricultural growth constraints noted in this strategy closely match those discussed above in the *Agricultural Strategy*. For Shuswap tourism, challenges outlined in the SEDS include highways and access to the lake, human resources, and land management planning. More critically, the dependency on tourism as a primary economic driver for the area has also been questioned, particularly with the introduction of Covid-19 travel restrictions.⁴ Local business development, retention, and stability were also already noted as concerns by the Shuswap Economic Development Society prior to Covid-19.⁵ This emphasis is similarly reflected in the *Salmon Arm Corporate Strategy* in terms of supporting downtown businesses and ensuring there is readily available space for commercial development in the city's industrial park.⁶

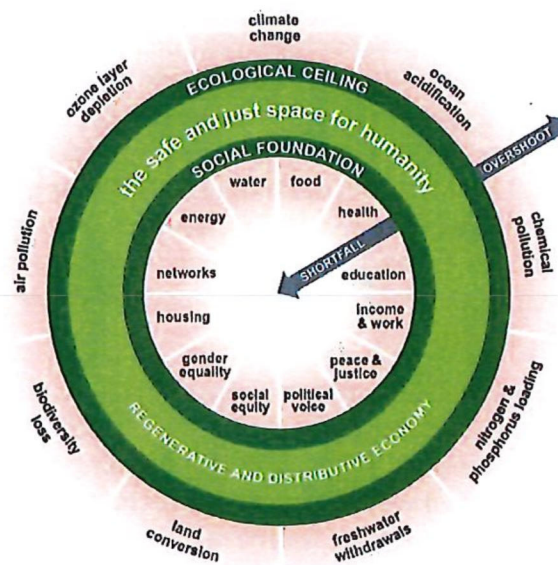
Consideration for broader provincial and national economic trends, particularly within the natural resource sectors, is also important for the region. Fluctuation in forestry, oil and gas, and mining, can impact residents; there is still a significant but declining amount of forestry employment locally. As well, the Shuswap Region continues to serve as a base for residents who act as a fly-in, fly-out (or drive to) work force for the oil and gas and mining sectors in northern B.C. and Alberta.⁷



Economic Resiliency

Broad revisioning of economic priorities that redefine growth and focus on positive society-wide benefits while respecting ecological resource limits generally underpin economic resiliency actions. Circular economy frameworks such as the doughnut economy⁸, natural capitalism⁹, and the blue ecosystem approach¹⁰ are often promoted as long-term resiliency options. Underpinning these frameworks are ideas such as transitioning to renewable energy sources, reducing waste and pollution, regenerating natural systems, and keeping materials and products in use while still generating business and economic benefits.¹¹ Figure 2¹² depicts the donut economy concept as the space for a sustainable economy that respects planetary boundaries while also meeting the basic needs of people. Adoption of such ideas has been embraced by local governments and multi-sector coalitions worldwide; for example, cities such as Amsterdam, Brussels, Copenhagen, and more locally Nanaimo have introduced doughnut economy programs re-framing economic problems and setting new goals, through which they are revamping infrastructure projects, employment plans, and municipal policies.¹³

Figure 2: The Doughnut Economy Concept:



Additional to macro economic re-conceptualizations, local micro-economic actions have also been emphasized to respond to challenges. Local plans like the Shuswap Economic Development Plan¹⁴ and the City of Salmon Arms Corporate Strategic Plan¹⁵ suggest various actions, which generally relate to promotion and marketing, research and education, diversification, and access.

Promotion and Marketing:

The promotion of Shuswap assets and goods is at the forefront in the Salmon Arm Corporate Strategy, the Shuswap Economic Development Strategy, and the Agriculture Strategy. Public awareness and marketing of the Shuswap as a tourism destination, of Shuswap-grown food and products, and of regional venues such as farmer's markets are all on-going actions for bodies such as Shuswap Tourism and local Chamber of Commerce around the Shuswap. Involvement in trades shows, media tours, and festivals that promote the region as well as enhancement of promotional websites, signage and marketing products are also noted as parts of these promotion recommendations.¹⁶ Recognition and enhancement of the other key drivers such as recreational and cultural/arts spaces and trail development are also relevant to promotion.

Education:

Promoting applied knowledge training that encourages local business development is cited in the Shuswap Economic Development strategy as ways to promote business succession, innovation, entrepreneurship, and economic diversification in the community.¹⁷ Enhancement of Okanagan College and the Salmon Arm Innovation Centre programming or the development of satellite campuses connected to other post-secondary institutions outside of the region have been suggested options where such training can occur.¹⁸ Such training can help address social, economic, and environmental/climate challenges facing the region and attract students to the region to further generate economic activity. An example, of such efforts that connect economic sustainability with climate adaptation and mitigation include training on circular economy and Climate Smart Business.¹⁹

Diversification:

While historically the region's economy has been based on the natural resource sector and while this sector remains important, continued economic diversification and emphasis on economies that help tackle social and environmental/climate crises has been an ongoing priority for the B.C.²⁰ Initiatives like the federal Western Diversification program²¹ underpin this emphasis with funding for community economic growth and innovation projects. Examples include bolstering support and encouraging development of value-add wood production, green/advanced cleantech manufacturing (e.g., automation, 3-D printing, artificial intelligence, circular economy initiatives), local tourism, and a purpose-driven service industry.²²

Access:

The Covid-19 pandemic exposed B.C.'s reliance on imported goods. Recognizing this dependence as a vulnerability, renewed emphasis by the BC Government has been placed on supply chain resilience and value-added manufacturing with \$14.25 Million in support funding.²³ Access to goods has been framed in this funding context as supporting small and medium sized manufacturers to build up supply chains and help B.C. based companies expand and diversify. Encouraging entrepreneurialism and innovation locally and supporting entry into new business development (including farming) is a part of this economic solution.²⁴ Examples of local support mechanisms include the creation of affordable business space in desirable locations.²⁵

Reflectively Moving Forward:

The Covid-19 pandemic has humbled the international community by exacerbating longstanding social, economic, and environmental challenges and highlighting their interlinkages at all levels of decision-making.¹ Opportunities exist to recover from the pandemic and move forward in a transformative manner recognizing that a comprehensive and inclusive approach is needed to address the multiple drivers effecting community resilience. This literature review has highlighted strategic drivers of relevance to the Shuswap Region reviewing existing challenges, current actions, and possible future options. From this review, three overarching takeaways are apparent that are relevant to the development of a resiliency strategy preparing for future crises.

- 1) *Everyone plays a role:* Building a resilient community involves collective action. Regardless of the driver of concern, multiple sectors of society are a part of delivering actions to build resiliency. At the regional level, local governments – regional, municipal, and First Nations play a particularly important role in providing leadership and strategic direction to clarify and promote the values of the collective community and establish pathways for action.² This leadership is bolstered by support from senior levels of government as well (e.g., providing support funding and provincial/federal policy change). Other stakeholders – businesses, industry, educators, community groups – and the public in general each play a role in working with governments and implementing actions. For example, local governments that have embraced the donut economy framework need local businesses and industry to adopt operational actions, support from educators and non-government organizations to promote and provide training and buy-in from the public to use initiatives. Collaborative coalition-based initiatives taking action to ensure no one is left behind in initiatives are important inclusionary mechanisms to find action from the whole community.
- 2) *Explore interconnections:* Building adaptive capacity for community resilience requires actions that crosscut the strategic drivers recognizing the multifaceted complexity of existing challenges. For example, forestry management issues are interlinked to climate change, employment and social well-being, Indigenous Peoples rights, and land management actions. Exploring policy intersections to identify secondary impacts is necessary to help predict unanticipated/unintended trade-offs. For example, the division of ALR land into smaller plots for more equitable access places added building structures on possibly arable land, creates additional administrative requirements on government resources, and could increase the risk of non-farming use on agricultural land.³ Building resiliency strategies that are inclusive of multiple drivers will help identify and manage such trade-offs and uncertainty increasing confidence in resiliency planning.
- 3) *Work from existing plans, while also considering new ideas:* Many collaborative plans and strategies exist in the Shuswap Region. Ideas from these plans are already embedded within the complexity and culture of the community and should not be disregarded. However, evolution of strategies and supporting actions is necessary as the community grows and new challenges, like the Covid-19 are experienced. As such, this literature review has also included ideas for action from outside the region that can be considered for future planning. Together, these new and Shuswap-developed ideas are summarized in the following table to emphasize that resiliency-building is a continuum of evolving actions. As a resiliency strategy is developed for the Shuswap existing work, as well as new ideas need to be integrated.

Resiliency Actions for the Shuswap: Summary

Driver	Actions
People	<ul style="list-style-type: none"> - Expanding and diversifying mental health resources, support, and care - Building in flexibility to shift delivery to different populations and crises - Developing proactive and predictive programing - Supporting the virtual adoption of services - Ensuring equitable access for all (e.g., computer refurbishing and redistribution) - Empowering and embracing Indigenous led mental health and substance use models and programing - Supporting social activities that may indirectly benefit mental health
Assets	<p><i>Agriculture/Food Security</i></p> <ul style="list-style-type: none"> - Enhancing community and individual gardening - Improving food and agricultural literacy - Increasing access to local food - Developing the Food Hub to support new ventures/expand production - Supporting First Nations Food Sovereignty promotion and teachings - Ensuring equitable access to nourishment and growing areas (e.g., food sharing and subsidy programs) - Government prioritization of agricultural zoning (e.g., Kelowna) - Supporting access to land for new entrants (e.g., BC Land Matching program, cooperative financing, leasing agreements, incubator farms, identification of unmanaged land for potential use, knowledge and extension services, and government cost-sharing) - Utilization of the Environmental Farm Plan program - Uptake of soil and water management regenerative practices (e.g., cover cropping, no-till and conservation tillage, and intensive grazing management and Keyline Water Management) <p><i>Forestry:</i></p> <ul style="list-style-type: none"> - Encouraging local government support for provincial policy change enhancing and enforcing land use planning for tenure management and allowable annual cut percentages, and old growth preservation strategies including biodiversity assessment and management - Supporting indigenous involvement, public communication, science -based decision-making and the recognition of multiple forest values - Advancing operational activities (e.g., inclusion of hardwoods in replanting activities, updating biodiversity mapping and monitoring advancements) - Increase of local community forests <p><i>Recreation:</i></p> <ul style="list-style-type: none"> - Continued trail development ensuring trails are appropriately authorized, mapped, developed and maintained while also protecting and promoting First Nations Interests, reducing/repairing ecological damage from use and appropriate management - Continued and interlinked community greenway/bicycle/walkway path development considering safety, resource allocation for development/maintenance, network planning, and design standards - Continued planning for other recreational assets (e.g., arenas, recreational centres) - Consideration for equitable access - Consideration of diversity of spaces, year round access and sustainable use

Driver	Actions
Environment	<p><i>Conservation</i></p> <ul style="list-style-type: none"> - Continued advocacy for and development of protected wildlife areas for species at risk - Continued action towards invasive species prevention, detection, reduction and eradication - Establishment of science-based protection targets for different ecosystem types - Development of Indigenous Protection Areas - Development of government-endorsed protection plans - Supporting restoration work with private landowners <p><i>Coordinated/Cooperative Governance</i></p> <ul style="list-style-type: none"> - Continued development of sustained meaningful cooperation and coordination across jurisdictions recognizing the roles of each government - Creating checks and balances to ensure good governance - Continuing to support collaborative environmental efforts (e.g., SWC) <p><i>Adaption</i></p> <ul style="list-style-type: none"> - Utilizing BC-specific climate adaptation tools (e.g., ReTooling for Climate Change, Plan2 Adapt Initiative) - Support the uptake of local government tools to prepare for and mitigate climate risks (e.g., risk and vulnerability assessments, risk reduction strategies, emergency response planning, natural asset management, infrastructure upgrades, economic diversification initiatives, strategic financial planning, cross-department working groups, policy updates and changes to zoning bylaws and regulations, property owner incentive programs, public education and awareness, research, mapping and partnerships) - Increase interlinked cross-sectoral solutions <p><i>Education</i></p> <ul style="list-style-type: none"> - Continuation and enhancement of existing educational programing - Ensuring the inclusion of diverse knowledge bases (including Indigenous traditional knowledge) - Providing updates to programs to address complex environmental issues - Enhanced support for immersive learner-centred approaches and outdoor, green school and immersive programs, - Emphasizing opportunities to interlink formal and informal learning through school and community sectors - Continued mainstreaming environmental education in public school curriculum
Places	<ul style="list-style-type: none"> - Development of non-market based multi-family attainable housing with flexible financing - Considering policy adjustments to secondary housing - Development or retrofitting for energy efficiency - Supporting the development of physical space for cultural and recreational art-based infrastructure
Economy	<ul style="list-style-type: none"> - Adopting a circular economy framework - Promoting year-round Shuswap tourism interconnected with other strategic drivers - Training on circular economy, climate smart businesses - Support for innovation/entrepreneurship in the community – e.g., Salmon Arm Innovation Centre, enhancement of Okanagan College - Enhanced support for innovation projects (e.g., development of value-add wood production, green/advanced cleantech manufacturing (e.g., automation, 3-D printing, artificial intelligence, circular economy initiatives), local tourism, and a purpose-driven service industry - Supporting small and medium business that prioritize supply chain manufacturing - Creation of affordable business spaces

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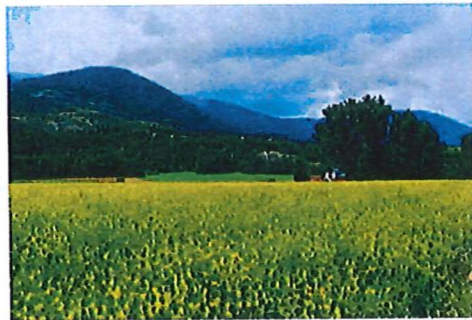
Building local resiliency post-pandemic

HIGHLIGHTS FROM A REPORT
COMMISSIONED BY
SEAS, THE SHUSWAP FOOD ACTION CO-OP
AND THE FAMILY RESOURCE & REFERRAL
SOCIETY

Project idea resulted from my column last year:



SALMON ARM OBSERVER



The Shuswap has an abundant supply of quality arable land with the potential to feed us all and still provide product for export. (Jim Cooperman)

Column: New strategies needed for recovery from pandemic

Shuswap Passion by Jim Cooperman

May 20, 2020 10:00 a.m. / COLUMNISTS



Coalition Formed:

- Shuswap Environmental Action Society
- Shuswap Food Action Coop
- Shuswap Family Resource and Referral Society

Project to develop a resiliency strategy funded by Community Futures Shuswap

Natalya Melnychuk contracted to do a literature review and prepare recommendations

Qualifications:

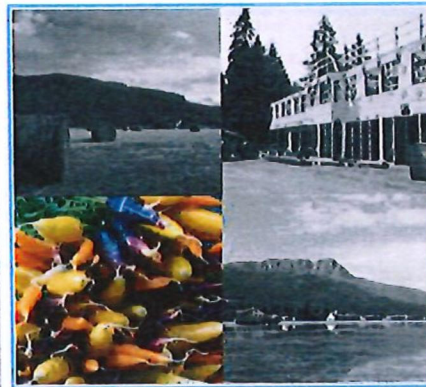
- PhD, Social and Ecological Sustainability - Univ. of Waterloo
- BC Gov. Science policy analyst
- Research consultant, etc.

Report Goals:

- Identify sustainability issues
- Review potential actions

Approach:

- Dr. Melnychuk reviewed approximately 100 articles, websites, and publications
- Development of comprehensive report about how best to build resiliency post-COVID19 in the Shuswap



Building Local Resiliency: Post COVID-19 Recovery in the Shuswap Region: Background Report No.1

February 2021

Report prepared by Melnychuk Consulting Inc.
Shuswap Environmental Action Society
The Shuswap Family Resource and Advisory Society
Shuswap Food Action Society

With Funding from Community Futures Shuswap

**Report Structure:
Based on Strategic Drivers from Salmon Arm's Strategic Plan:**



People

ISSUES:

- Increase in counselling needs
- Increase in substance abuse
- Greater vulnerability for the marginalized due to increased
- Inequality
- Increased social isolation

ACTIONS:

- Provide greater support for improving pre-emptive health care services
- more counsellors
- more services
- improved health promotion and harm prevention

Assets

ISSUES:

- Pandemic further exposed food security challenges
- Forest mismanagement a greater concern as timber supply shrinks and climate change results in more pests, diseases and fires
- Pandemic magnified the importance of trails and outdoor recreational greenspaces

ACTIONS:

- Enhance self-sufficiency by working with the province and the ALR and making changes to the OCP to encourage more local food production
 - Support the utilization of non-productive agricultural land
 - Support new-entrant farmers (e.g., improve financing options)
- Explore options for community forests and support call for more sustainable forest policies
- Support development of more trails and parks

Environment



ISSUES:

- more erosion events due to logging and fires
- more endangered species
- salmon at risk
- climate change impacts (fires, droughts, floods and storms)

ACTIONS:

- Enhanced adaptation measures – Fire Smart, floodplain mapping, education

Places



ISSUES:

- lack of affordable housing
- limited options for non-motorized transportation

ACTIONS:

- more housing
- more greenways
- more opportunities for active transportation

Economy

ISSUES:

- Business development, retention, and stability were already a concern prior to the pandemic
- Dependence on tourism, which is overly focused on just the summer season, was hit hard by the pandemic

ACTIONS:

- Adopt the principle of a “doughnut economy” as Nanaimo has done, by supporting regenerative and distributive initiatives that promote the circulation of capital within the community and living within ecological boundaries
- Support diversification initiatives such as value-added production systems

Key principles for moving forward

Everyone has a role	Focus on collaborative coalition-based initiatives, empower under-represented voices
Explore interconnections	Building resiliency requires involvement of multiple partners, explore ways to avoid the “silo” approach for problem solving
Utilize existing plans while considering new ideas	Current projects can benefit by adding new concepts and strategies that focus on building resiliency

FINAL WORD – please share this report widely

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Item 18.1

CITY OF SALMON ARM

Date: May 10, 2021

April 26, 2021 Notice of Motion

Water Extraction - Councillor Lavery

THAT: Due to concerns related to water quality and quantity, water resource extraction and the future of safe clean water for local consumption, Salmon Arm Council does not support the extraction of fresh water resources from surface or groundwater for the purposes of commercial bottled water sales;

AND THAT: a letter re the adopted motion be sent to the Premier, the Ministers of FLNROD & MoE and the regional office processing the extraction application;

AND FURTHER THAT: Council request a presentation to Council from the involved Ministry staff.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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Item 19.1

CITY OF SALMON ARM

Date: May 10, 2021

BC Timber Sales – Mt. Ida Logging Plan

Vote Record

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

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

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Item 22.1

CITY OF SALMON ARMDate: May 10, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Permit No. DP-430 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094;

AND THAT: Issuance of DP-430 be withheld subject to the following:

- 1) Receipt of a bond in the amount of 125% of a landscaper's estimate for completion of the approved landscaping plan including screening measures for outside storage; and
- 2) Registration of a Section 219 Covenant and survey plan to secure road reserve aligned with the road network preplan dated December 1, 2006.

Vote Record

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

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: April 22, 2021

Subject: Development Permit Application No. DP-430 (Industrial)

Legal: Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094

Civic Address: 3601- 20 Avenue SE

Applicant: Aviator Business Park Inc.

STAFF RECOMMENDATION

THAT: Development Permit No. DP-430 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094;

AND THAT: Issuance of DP-430 be withheld subject to the following:

- 1) **Receipt of a bond in the amount of 125% of a landscaper's estimate for completion of the approved landscaping plan including screening measures for outside storage; and**
- 2) **Registration of a Section 219 covenant and survey plan to secure road reserve aligned with the road network preplan dated December 1, 2006.**

PROPOSAL

The subject parcel, 3601 20 Avenue SE, is a vacant parcel located approximately 600 m west of the Salmon Arm Regional Airport (Appendix 1).

The proposal is for the development of the first phase of a three-phased industrial use facility. Phase 1 includes construction of four 468 m² (5,038 ft²) storage buildings for *mini warehousing* use, totalling nearly 1,858 m² (20,000 ft²) in storage space (Appendix 2). A letter of proposal (Appendix 3) provides further details on the application and proposal.

BACKGROUND

The subject parcel is a 3.6 ha (8.9 ac) vacant parcel, designated Industrial - Light (IL) in the City's Official Community Plan (OCP), and zoned M-1 - General Industrial (Appendix 4 and 5). The parcel is within a designated Special Development Area, identified in the 1980s for the future expansion of the City's Industrial Park. In 2006, the parcel was excluded from the Agricultural Land Reserve (ALR) and rezoned from Rural Holding (A-2) to (M-1). With adoption of the OCP in 2011, the subject property and adjacent block of land (60 ha) fronting 10 Avenue SE and 20 Avenue SE were re-designated from "Industrial" to "Light Industrial" for future land use and included within the "Industrial Development Permit Area". This development permit area designation means that any development is subject to the form and character design policies under Section 10.5 of the OCP (attached as Appendix 6).

Land uses directly adjacent to the subject property are as follows:

North: 4.0 ha A2 (Rural Holding) parcel within the ALR, OCP designation Industrial - Light (IL)

South: 4.0 ha A2 (Rural Holding) parcel within the ALR

East: 4.1 ha M2 (Light Industrial), OCP designation Industrial - Light (IL) (Access Precision)

West: 0.4 ha M6 (Industrial Holding) parcel not in the ALR; and three rural parcels ranging from 3.9 ha to 7.3 ha all zoned A2 (Rural Holding) and within the ALR

This is the second form and character industrial development permit application within this designated Industrial - Light designated area to come before City Council, the first such development permit was issued for the property directly east in 2014 (Access Precision Machining). Staff note that a future road network has been planned over this area in order to support the future development areas on the subject parcel and adjacent lands (Appendix 7). The subject parcel is largely clear of vegetation, site photos attached (Appendix 8).

COMMENTS

Engineering Comments

Comments attached provided to applicant (Appendix 9).

Building Department

BC Building Code applies. DCCs payable at time of Building Permit. No concerns.

Design Review Panel

The Development Permit application triggered referral to the Design Review Panel (DRP). The DRP noted no concerns with the proposal.

Planning Department

This application is to permit the development of four large storage structures: simple buildings with concrete blocks and traditional pitched roofs. This is an initial phase of development, with additional phases to follow in the future. Sections of the site are to remain vacant or undeveloped until future development, including a large building site adjacent to 20 Avenue SE.

Staff recognize there is some misalignment between the land uses supported by the OCP and Zoning Bylaw, with the design expectations for such services, including "storage" and "mini warehouse" uses. This development is subject to the form and character design policies under Section 10.5 of the OCP (attached as Appendix 6), categorized specifically as siting and building, landscape and screening, as well as access, circulation, and parking area guidelines.

Siting and Building Guidelines

The proposed development includes four buildings and associated drive aisles, as well as landscaping along the property's frontage.

The form and character of the buildings proposed is similar to other industrial buildings in the area. The materials proposed are stacked grey and tan split face blocks, with a blue metal roof and doors. Minimal architectural details are proposed, with no roof overhang, flat faced buildings, and due to the nature of this business, the buildings also have no windows. The buildings proposed as part of this phase would be set back significantly from the property lines. The buildings run north-south and feature pitched rooflines with the narrow ends oriented towards 20 Avenue, breaking up the building massing (aligned with OCP policy 10.5.9 and 10.5.10). The colours, rooflines and building massing helps provide some interest and lessens related impacts associated with the massing of flat larger industrial warehouse buildings. Aligned with OCP policy 10.5.13, future solar panels are also shown on the roof plans for the buildings.

The proposal for four separate buildings, as opposed to one or two larger buildings, enhances the associated sightlines. Staff still have some concerns around alignment with Crime Prevention Through Environmental Design (CPTED) principles (OCP 10.5.11) since no lighting plan has been provided. Staff recommend the applicant complete a plan to provide exterior site lighting.

Staff feel that the proposed development substantially aligns with the Industrial Development Permit Area objectives and design guidelines. The Design Review Panel noted no concerns through their review.

Landscape and Screening Guidelines

This phase of the development proposes a 1.5 m landscape buffer along the frontage of the property consisting mostly of shrubs and grasses, with two trees on either end of the buffer (a Sky Rocket Juniper and a Japanese Lilac Tree). All plantings proposed are drought tolerant and deer resistant, aligned with OCP policies 10.5.15 and 10.5.18.

The proposed phasing of this development means that the front of the parcel will remain largely undeveloped in a semi-natural permeable state until Phase 2. Additionally, the entire northern portion of the lot will not be developed until Phase 3. This means that a significant amount of the parcel will remain as is until Phase 3.

A 2.0 m high chain link fence is proposed around the property as a means of site security starting at Phase 1 and following property lines to the north, west, and east (along future property line at road reserve boundary). This includes a sliding gate at the driveway access to Phase 1.

Staff note that visual screening is required by the Zoning Bylaw for any outside storage. Furthermore, temporary garbage and recycling collection are proposed to be located to the west of Phase 1, and are likewise required to be screened.

Access, Circulation, and Parking Guidelines

The current 4 building development proposes a curving access route and adjacent parking spaces consisting of permeable gravel crush, aligned with OCP policies 10.5.24 and 10.5.25.

Zoning

The proposed mini warehouse and storage use is permitted in the M-1 General Industrial Zone, subject to BC Building Code and zoning regulations, parking area and access, screening and landscaping requirements. The proposed buildings are slightly less than 5 metres in height, far less than the 15 m maximum building height, while all requisite setbacks are met.

Staff note that one parking space is required for every two employees and a total of two loading spaces for this phase of the development as illustrated on the site plan.

Both the driveway and circulation surfaces surrounding the buildings are proposed as crushed gravel. The Zoning Bylaw does not require industrial zoned land to have a paved surface. Aisle widths of 7.3 m and 6.0 m are proposed, meeting circulation requirements.

As noted previously, this application addresses an initial phase of development, with the site plans submitted showing a Phase 2 and 'open storage' on Phase 3. While permitted within the M-1 Zone, storage yards are subject to additional screening and landscaping requirements of the Zoning Bylaw. As the subject parcel is within the "Industrial Development Permit Area" these further phases will also be subject to the form and character design policies under Section 10.5 of the OCP, and will require Development Permit applications prior to development proceeding.

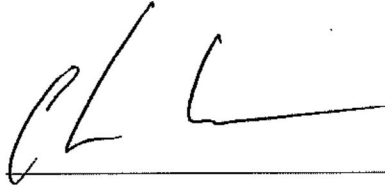
Road Reserve

A future road network has been planned affecting the subject parcel to support the future development and expansion of the Industrial Park (Appendix 6), and as such is a key element of this proposal. The proposal includes a 10 m wide strip along the east parcel line for the future road network. Given road construction is premature at this time but recognizing the importance of the future road plan, staff recommend the registration of a Section 219 road reserve covenant be made a condition of issuance of this permit to secure the future road alignment.

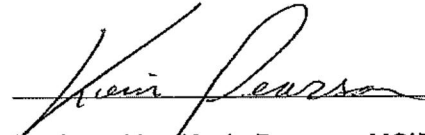
A building setback of over 6.0 m is proposed on the east side of Phase 1 from buildings #2 and #4 to the 10.0 m future road, as required for an exterior side setback in the M-1 zone (Appendix 6). At the Development Permit stage, road dedication, upgrades and the extension of water, sanitary and storm sewer mains (or a cash contribution in lieu of those extensions) are not required. Servicing upgrades, including road dedication, may be required either at time of Building Permit or upon further subdivision of the property.

CONCLUSION

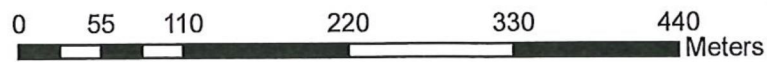
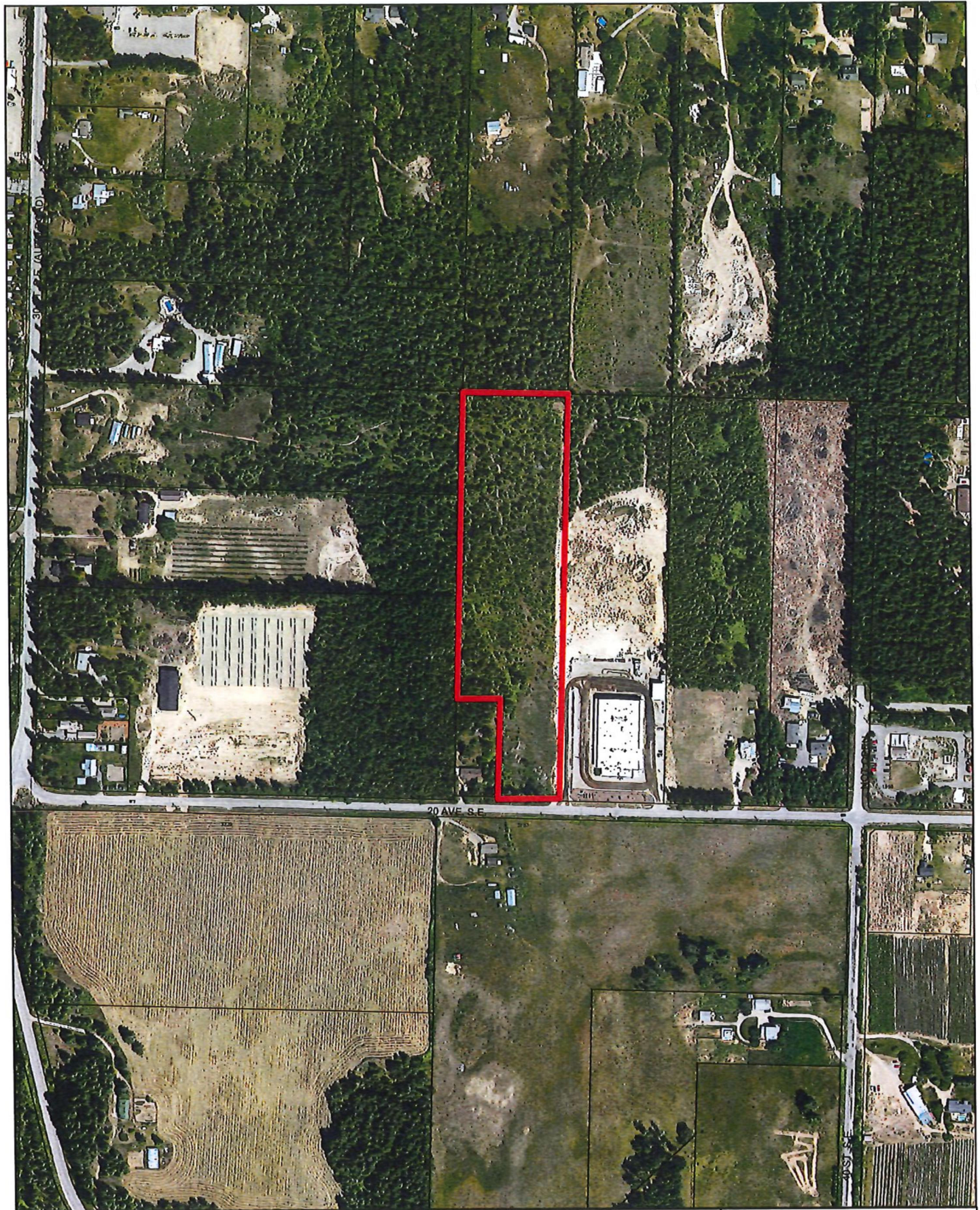
Staff consider the development as proposed to be generally consistent with the Industrial Development Permit objectives and guidelines, and note that the future road plan for this area has been included in the proposal. Considering the use and the location, and noting the development potential of the site and the opportunity for a visually appealing building adjacent the street in the future, staff recommend support of the proposed development subject to the receipt of landscaping bonding and the registration of a Section 219 road reserve covenant.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



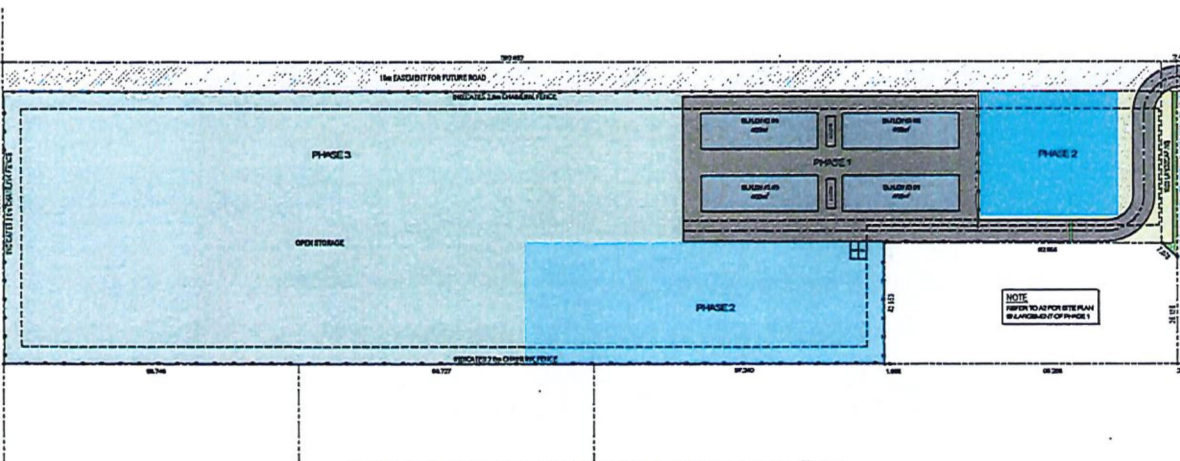
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



Subject Parcel



CONTEXT PLAN
SCALE: 1:5000



PROPOSED PHASE 1 DEVELOPMENT & PHASE PLAN
SCALE: 1:750

NOTE: SITE PLAN PREPARED BASED ON DATA TAKEN FROM SURVEY PLAN
PREPARED BY DROWNE JOHNSON LAND SURVEYORS, DATED JANUARY 4TH, 2007,
PROVIDED BY THE CLIENT.

PROJECT INFO:	
CIVIC ADDRESS: 3401 20th AVENUE S.E.	OFFICIAL COMMUNITY PLAN: INDUSTRIAL LIGHT
LEGAL: LOT 15, PLAN 1230 EXCEPT PLAN KAPK0094 SEC. 7, TPO2, R9, W641 KYD	ZONING: I1 - GENERAL INDUSTRIAL SITE AREA: 3.61ha (8.92ac)
THE CITY OF SALMON ARM ZONING BY-LAW NO. 2303	
BY-LAW	PROPOSED
ZONING I1-1 GENERAL INDUSTRIAL ZONE	ZONING I1-1 GENERAL INDUSTRIAL ZONE
28.1 PURPOSE GENERAL INDUSTRIAL AND MANUFACTURING	28.1 PURPOSE GENERAL INDUSTRIAL AND MANUFACTURING
28.2 REGULATIONS AS PER ZONING BYLAWS	28.2 REGULATIONS AS PER ZONING BYLAWS
28.3 PERMITTED USES MINI WAREHOUSING AND STORAGE YARDS	28.3 PERMITTED USES MINI WAREHOUSING AND STORAGE YARDS
28.4 MAX. HEIGHT PRINCIPLE BUILDING HEIGHT 15.0m (49.2')	28.4 HEIGHT PRINCIPLE BUILDING HEIGHT 13.37m (44.2')
28.5 MAX. SITE COVERAGE BUILDINGS 40%	28.5 SITE COVERAGE BUILDINGS 2.0%
28.6 MIN. PARCEL AREA 463.0sqm (106.94')	28.6 PARCEL AREA 36,100sqm (8,411')
28.7 MIN. PARCEL WIDTH 15.0m (49.2')	28.7 PARCEL WIDTH 68.186m (224.3')
28.8 MIN. SETBACKS OF PRINCIPLE BUILDING	28.8 SETBACKS OF PRINCIPLE BUILDING
1) FRONT PARCEL LINE 0.0m (0.0')	1) FRONT PARCEL LINE 75.0m (246.1')
2) REAR PARCEL LINE (RD CL) 15.0m (49.2')	2) REAR PARCEL LINE 20.0m (65.6')
3) INTERIOR PARCEL LINE 0.0m (0.0')	3) WEST INTERIOR PARCEL LINE 15.0m (49.2')
4) EXTERIOR PARCEL LINE 0.0m (0.0')	4) EAST INTERIOR PARCEL LINE 15.0m (49.2')
	5) INTERIOR PARCEL LINE (EAST INTERIOR PARCEL LINE) N/A
28.9 ACCESSORY RETAIL SPACE SHALL NOT EXCEED 25% OF THE MAX. FLOOR AREA OF THE PRINCIPAL BUILDING DEFINED UNDER LIGHT INDUSTRIAL	28.9 ACCESSORY RETAIL SPACE SHALL NOT EXCEED 25% OF THE MAX. FLOOR AREA OF THE PRINCIPAL BUILDING DEFINED UNDER LIGHT INDUSTRIAL
28.10 OUTSIDE STORAGE SHALL BE SCREENED FROM ANY ADJACENT LOT NOT ZONED INDUSTRIAL	28.10 OUTSIDE STORAGE SHALL BE SCREENED FROM ANY ADJACENT LOT NOT ZONED INDUSTRIAL
28.11 PARKING AND LOADING PARKING REQUIRED WAREHOUSING 1 PER 2 EMPLOYEES LOADING REQUIRED 100m² - 200m² 2 SPACES	28.11 PARKING AND LOADING PARKING REQUIRED WAREHOUSING 2 LOADING REQUIRED 2 SPACES
PRELIMINARY CODE REVIEW	
TYPE OF WORK NEW CONSTRUCTION	
BASES FOR CODE ANALYSIS BC BUILDING CODE SECTION 918 ACCEPTABLE SOLUTIONS & PRESCRIPTIVE REQUIREMENTS (DIVISION B); PART 8 ALTERNATE SOLUTIONS REQUESTED: NO	
BUILDING AREA (TYPICAL BLDG #1-4, UNLESS NOTED OTHERWISE) BUILDING FOOTPRINT: FIREWALLS ARE INCORPORATED INTO OVERALL DESIGN:	
	459m ² NO
OCCUPANCY CLASSIFICATION (8.10.2) MAJOR OCCUPANCIES (GROUP DIVISION): SUBSIDIARY OCCUPANCIES:	
	MEDIA/MARKET INDUSTRIAL (GROUP P2) SELF STORAGE N/A
BUILDING HEIGHT GRADE: STONEYS:	
	FLAT SITE 1 STOREY
FIRE-RESISTANCE RATINGS FOR STRUCTURAL MEMBERS AND ASSEMBLIES (TABLE 8.10.6.1) (# 2 STOREYS, ALL OTHER OCCUPANCIES) FLOOR: MCCZ: ROOF: LOAD-BEARING: NOT LESS THAN SUPPORTED	
	45MIN FRM NO REG. NO REG. HOT LESS THAN SUPPORTED
FIRE SEPARATIONS SEPARATION OF SUITES: 45MIN FRM MULTIPLE TENANT SELF STORAGE WAREHOUSES (8.10.2.2): 3.3.A.3 - SPRINKLERED OR 45MIN FRM	
	NO NO NO
SPATIAL SEPARATION (SUBSECTION 8.10.14) FIRE DEPARTMENT RESPONSE TIME < 10MIN UNSPRINKLERED STONEY Y, LIMITING DISTANCE USED EXPANDING AREA OF COMPARTMENT (TYPE) UNPROTECTED OPENINGS (MAX & G) LOT: AREA OF UNPROTECTED OPENINGS PROVIDED:	
	YES NO NO MAX = (1' x 2.8m) = 8.1m ² MAX = (1' x 4.5m) = 5.1m ² 1.8m x 2.3m = 4.0m ² ± 5.1m ²
FIREFIGHTING PROVISIONS (SECTION 8.10.3) ACCESS TO ABOVE GRADE STONEYS ACCESS TO BASEMENTS FIRE DEPARTMENT ACCESS TO BUILDINGS PORTABLE FIRE EXTINGUISHERS	
	N/A N/A TO EACH BUILDING (8.10.2A3) PER BC FIRE CODE / NFPA-10
LIST OF DRAWINGS	
A1	PROJECT DATA & SITE PLAN
A2	PHASE 1 - ENLARGED SITE PLAN
A3	FLOOR PLAN & ROOF PLAN
A4	ELEVATIONS & BUILDING SECTION

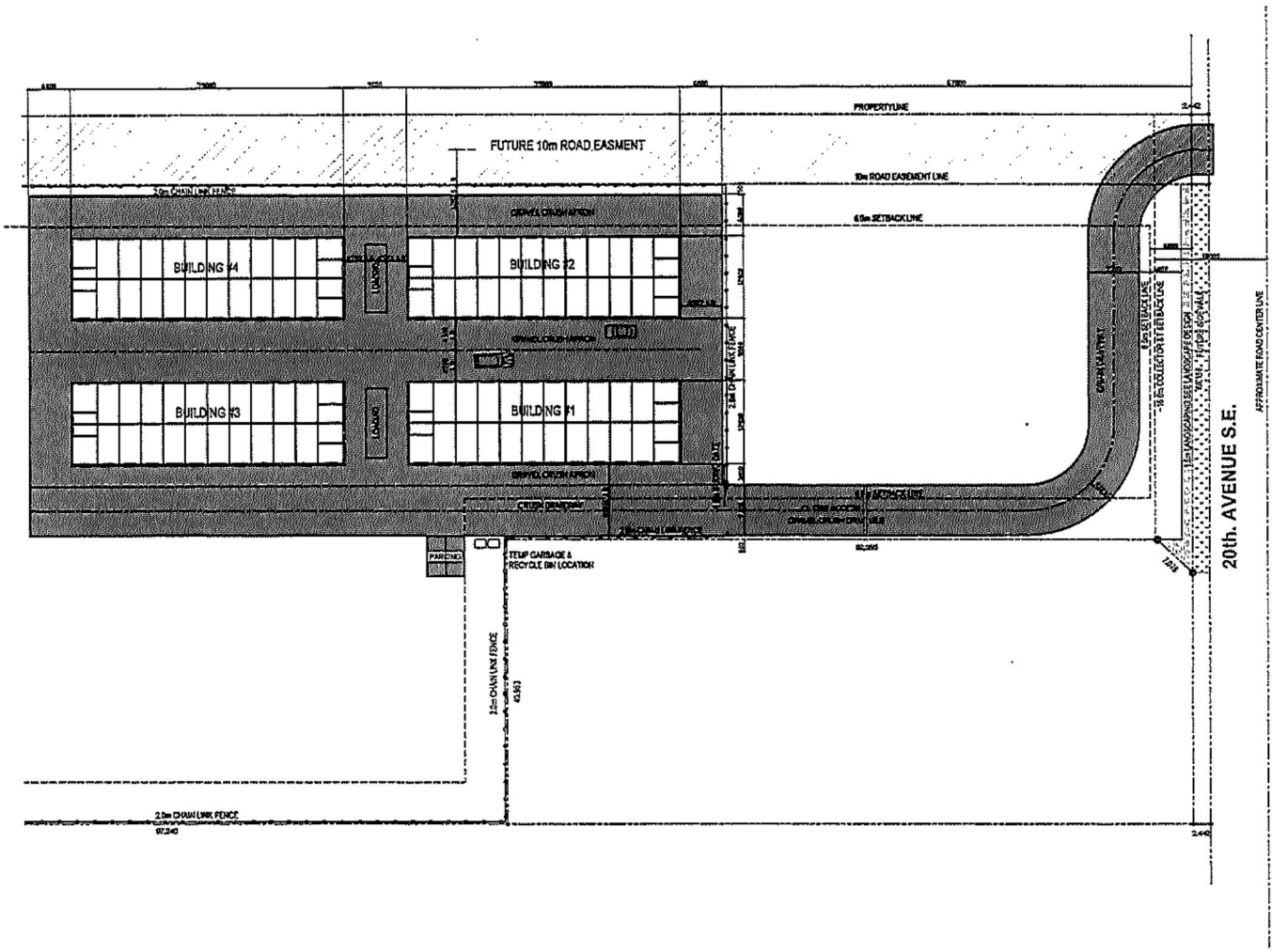
20th AVENUE S.E.

AVIATOR BUSINESS PARK
3401 20th AVENUE S.E., SALMON ARM, BC

PROJECT DATA & SITE PLAN

PROJECT NO: 2021-02
DATE: AS INDICATED
REVISED FOR DEVELOPMENT PERMIT - REV 1
DATE: MARCH, 19, 2021



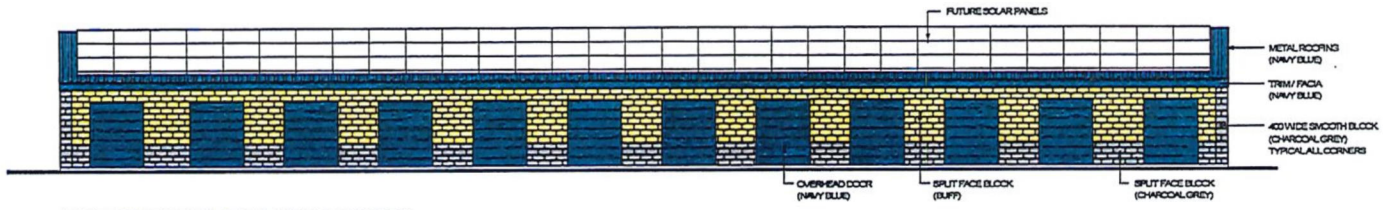


AVIATOR BUSINESS PARK
 3407 20TH AVENUE S.E., SALEM, OR, 97302

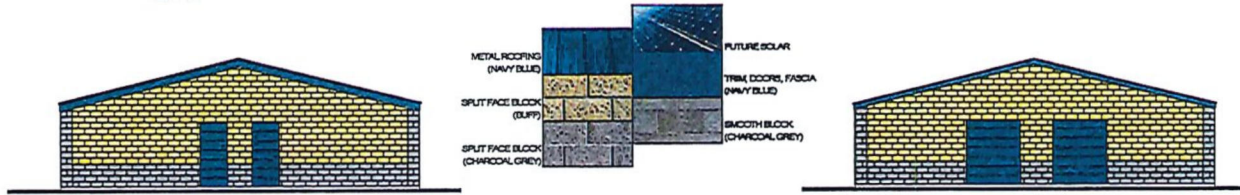
PHASE 1 - ENLARGED SITE PLAN

PROJECT NO: 2021-03 SCALE: 1:200
 REVIEW: ISSUED FOR DEVELOPMENT PERMIT - REV 1 DATE: MARCH, 18, 2021



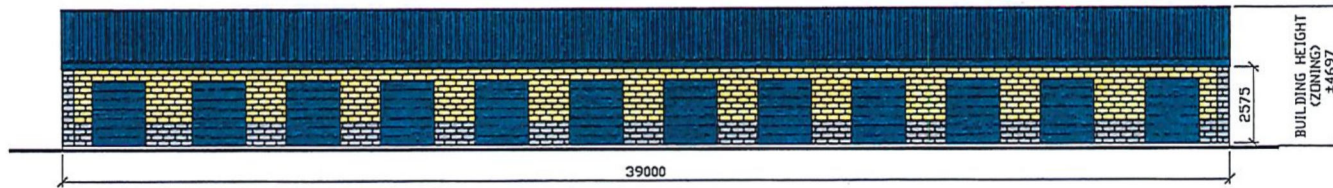


WEST ELEVATION (WITH SOLAR PANELS)
SCALE: 1/25

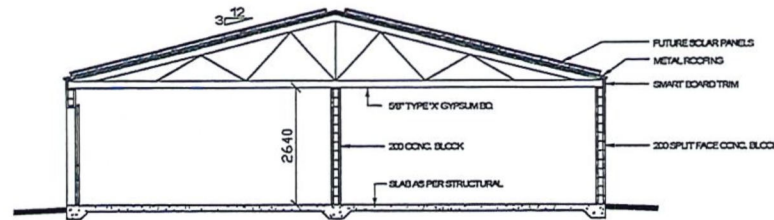


NORTH ELEVATION
SCALE: 1/25

SOUTH ELEVATION
SCALE: 1/25



EAST ELEVATION (WITHOUT SOLAR PANELS)
SCALE: 1/25



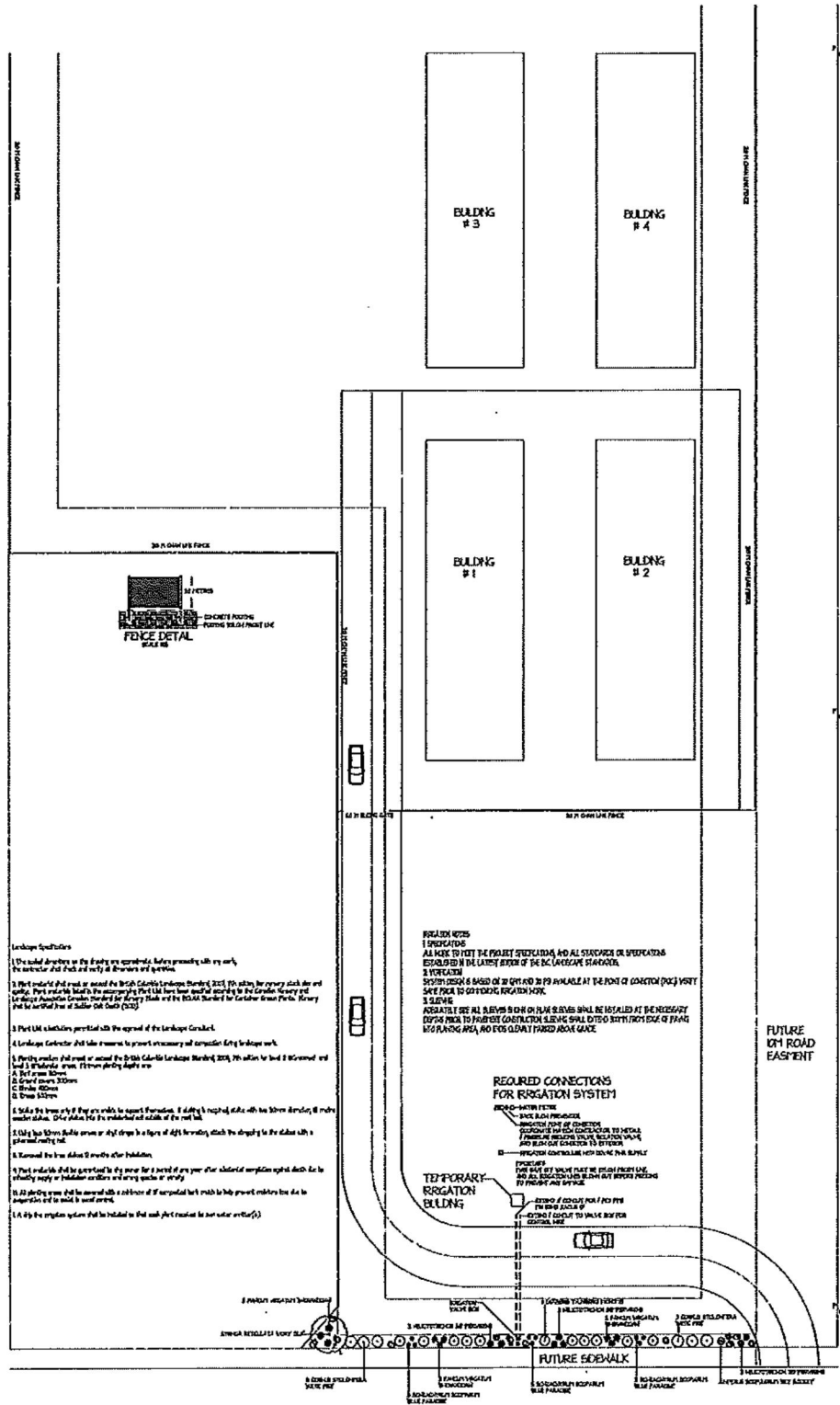
GENERAL BUILDING SECTION
SCALE: 1/50

AVIATOR BUSINESS PARK
3401 26TH AVENUE S.E., SALMON ARMA BC

TYPICAL ELEVATIONS & BUILDING SECTION

PROJECT NO: 2021-02 SCALE: AS INDICATED SHEET NO: ISSUED FOR DEVELOPMENT PERMIT - REV 1 DATE: MARCH, 18, 2021





PLANT LIST

SCHEME NAME	COMMON NAME	QTY	PLANT SIZE	PRICE (\$ BBS 1/4" IN FEET/IN)	PLANT WIDE IN FEET
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

NOTES

1. IRRIGATION SYSTEM CONTROL VALVE
2. ALL TREE, SHRUB, AND GRASS ARE DELIVERED TO SITE AND MUST BE PLANTED
3. IRRIGATION LINE SHALL BE INSTALLED WITHIN THE FIRST TWO SEASONS OF GROWTH

AVATOR BUSINESS PARK
 3601 20TH AVE SE, SALMON ARM

DATE: 1250
 DATE: 1 FEB 2023
 DRAWN BY: PAT DALLEN
 CHECKED BY: [Blank]
 PROJECT: ONE
 SHEET: 1

Appendix 2: Site Plans & Elevations

Patrick Dillon
778-230-4661

11 February 2021

Mr. William Sokol

Re: Aviator Business Park Landscape Installation Estimate

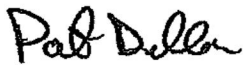
Dear Mr. Sokol

The estimated cost for landscaping the Aviator Business Park property in Salmon Arm is as follows:

- Top soil \$2,200
- Composted bark mulch \$1,800
- Plants \$1,320
- Trees \$680
- Irrigation \$4,200
- Total construction cost **\$10,200**
- GST 5% \$510
- **Total cost \$10,710**

Price includes labor and is based on using information on drawing dated 11 February 2021.

Please let me know if you require any further information.



Sincerely, Pat Dillon



The Proposal

The subject property is located between 30th Ave SE and the Salmon Arm Regional Airport. The proposal is to develop 20,000 sq ft of mini storage units as Phase 1 of a industrial commercial development. The buildings will all be constructed from concrete masonry block giving the area an upscale look with attractively designed buildings with neutral colors. Phase 1 of the development also includes chain link fencing to provide security to the area for potential customers.

Parking lots will not be paved in the short term, but the property will utilize aggregates to provide a level area for entries, exits and parking.

All setbacks to provide future road reserves have been accounted for in the application. Reasonings for the requirements of the development:

Background

Over the last decade, Western Canada has seen a large migration of people to the Thompson Okanagan region. Most of these migrants are retirees moving from the lower mainland or Alberta. The Thompson Okanagan region extends from the Shuswap Lake in the North all the way to the Osoyoos lake and US border in the South. Migrants are attracted by its warm dry climate and lakeshore communities.

Most recently, the outbreak of the COVID-19 virus and the advent of remote working due to advances in technology has created a new kind of migrant as well as creating a real estate boom in many of the areas. Days on the Market for residential homes has dropped to only a handful of days in some markets.

This has created stresses on these communities for services as well as infrastructure. There is a lack of industrial and commercially zoned land as many areas are protected for agricultural purposes. Self-Storage availability shortages are particularly acute as people require storage for everything from furniture to recreational equipment. Self-Storage establishments sometimes have in excess of a 6 month wait for services in key markets.

In addition, leasable industrial space for tradesman is also negligible. It is hard to find shop space for these professionals and trades which are instrumental to the area development.

There exists a significant opportunity to develop self-storage and industrial/commercial shop facilities in the region.



Aviator Business Park Inc. (ABP)

ABP was established in order to take advantage of opportunities in the area and leverage the knowledge, expertise and leadership of the key individuals to develop an upscale business park that businesses and trades people will choose to work.

Solar Energy

Based on the design and shape of ABP's storage buildings they could become perfect platforms for solar energy. There is an opportunity to supply neighboring buildings and infrastructure, secure solar energy even during severe power grid disruptions. This would enable the business park to potentially offer UPS to businesses that could find this service critical.

The economics depend on many factors including government incentives and the market for electricity and renewable electricity certificates. Almost half of ABP shareholders have a background in utilities, mainly electricity. This team has a vision of developing what could be a source of safe, reliable, renewable energy that would be secure from a variety of threats to surrounding businesses and infrastructure through a distributed energy business model.

The Property:



Located only 600m from the regional airport in Salmon Arm this property is 8.9 acres that has utility access to water and electricity. The land requires grading, tree clearing, graveling, and fencing. The land is zoned M-1 or industrial making it perfect for a Self-Storage, industrial and micro electricity generation development. The property is bordered by a large machine shop to the east and a tree farm to the west.



The Team

Marty Bray BA, CIM, MBA, CPA, PMP, RIMS-CRMP, CBCP, Principal

Marty is a Chartered Professional Accountant with years of experience at Project Management, Risk Management as well as growing a successful North American energy services business. Most recently he led several high-profile Projects at one of Canada's largest utilities. These Projects consisted of Business Continuity, Trading, Risk Management and Financial Transformation. Before commencing his career in utilities Marty co-founded what would become one of the largest drilling fluids management companies in North America. Starting with only \$140 thousand of seed capital the company grew into a formidable player in the industry with hundreds of millions of dollars in assets operating across the continent. Leveraging on his entrepreneurial experience and ability to grow a grass roots start-up into a solid business this expertise will be key to ABP's growth and financial stewardship.

As a lifelong learner with passion to make a difference he is in the process of relocating to the Thompson Okanagan.

Most recently Marty achieved the following certifications:

- Incident Command System – Level 200, ICS Alberta
- Global Business and Politics Certificate, YALE

He is also currently enrolled in the Health Care Management Program at YALE.



Jade Nielsen, Principal

Jade is a Certified Red Seal Journeyman brick layer with 26 years of experience in the industry. After earning his trade in Creston, BC he moved to Calgary and established one of the best Masonry companies in the area that has been in operation for 20 years. His business has generated revenue in excess of \$11 million over the last five years while also building a business that delivers projects on time and on budget.

Over his years of experience, he has worked with these organizations:

- Catholic School Board
- Calgary Public School Board
- CO-OP grocery stores
- Anthem Properties
- Tsuut'ina Nation
- Foothills School Board

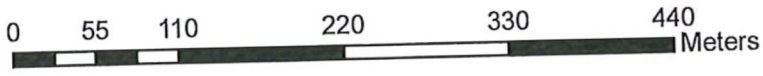
Working with these organizations he has developed the following types of infrastructure:

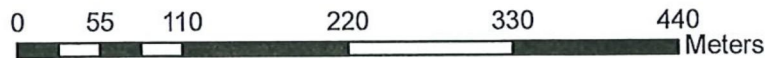
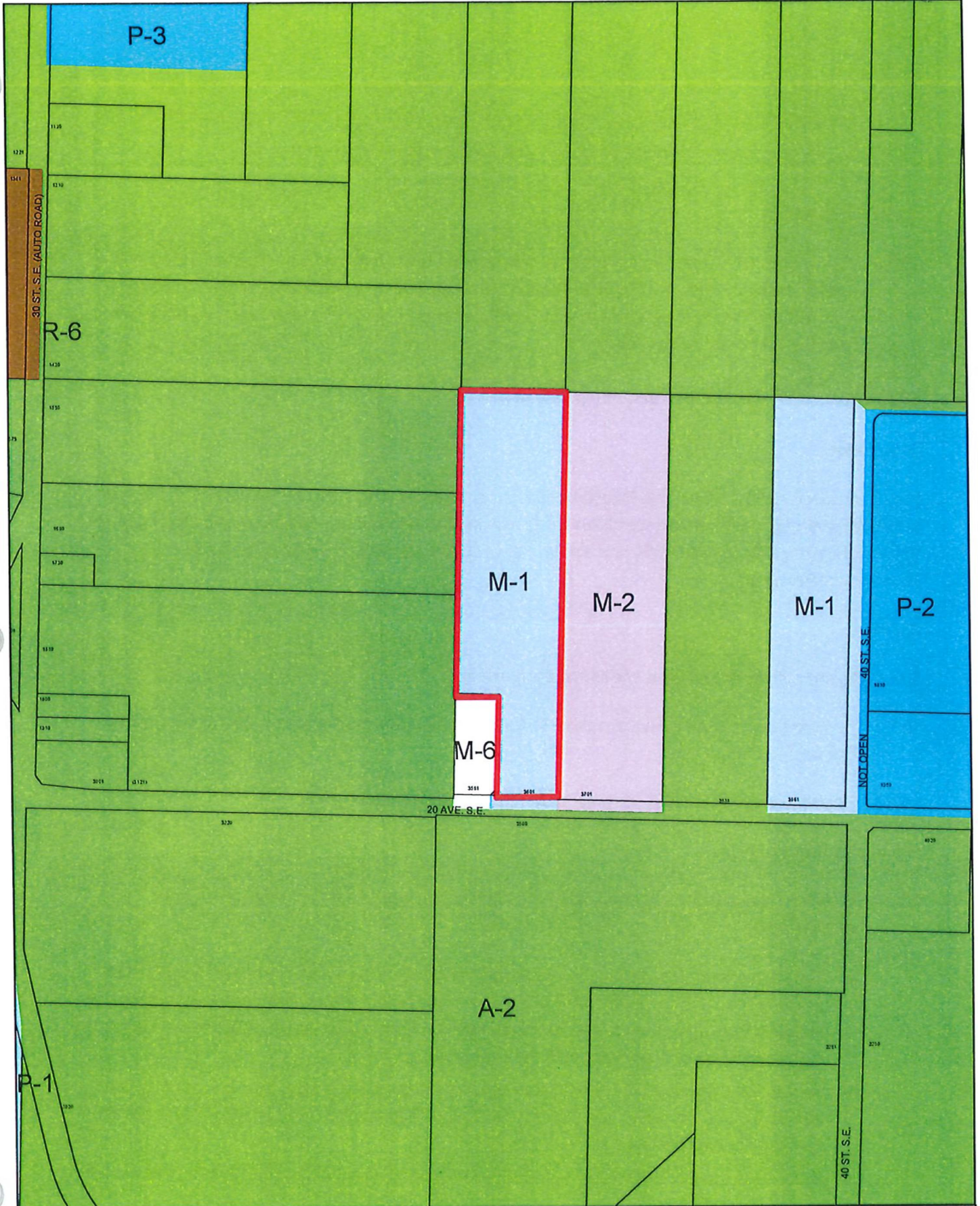
- Multiple industrial and commercial buildings
- Self-Storage Facilities
- Schools
- Grocery Stores
- Shopping Malls
- Car Washes
- Recreation Centers
- Senior Facilities

In Jade's career he has always seen the opportunity and profitability of the developments his Company has constructed. With this always on his mind, he believes the timing is right to leverage on his knowledge for building and developing Self Storage facilities for his own endeavor rather than building for other developers. Jade has recently relocated to Salmon Arm British Columbia and this has expanded his realization that there exists a significant opportunity to build a Self-Storage development with his crew and team that are already established with many years of experience. His family was personally advised of a six month wait for access to a storage unit that would satisfy their needs.

Jade currently sits as:

- President, Masonry Contractors Association of Alberta, Southern Region
- Alberta Representative on Board of Directors for Canadian Masonry Contractors Association
- Venture Partner Representative on the Board of Directors for Canada Masonry Design Centre for Southern Alberta





Subject Parcel

- e. description of noise, odours, dust, pollution, lighting, aesthetics, parking and industrial traffic; and
- f. the potential impact of the proposed industrial use on the natural environment.

Expiration of Permit

10.4.8 Upon expiration of a Temporary Industrial Use Permit, the use of the property shall revert to those outlined in the current Zoning Bylaw. The applicant may, prior to the expiration of the Temporary Industrial Use Permit, apply for a one time permit renewal of up to three years, approval of which will be at the discretion of City Council.

10.5 Industrial Development Permit Area

Designation

Pursuant to Section 919.1(1)(f) of the *Local Government Act*, all lands designated for Light Industrial, General Industrial, or Airport Industrial/Commercial use as shown on Map A-1 Land Use, and fronting the Trans Canada Highway, Highway 97B, 10 Avenue SE, or the north side of 20 Avenue SE are designated "Industrial Development Permit Area".

Objectives

- 10.5.1 To promote quality building, site and landscape design.
- 10.5.2 To ensure that industrial developments provide a positive impression of Salmon Arm along provincial highways and city streets.
- 10.5.3 To promote environmentally sensitive building and landscape approaches.

Submission Requirements

- 10.5.4 Drawings submitted for a Development Permit application must meet the following minimum requirements:
 - a. The site plan must include lot dimensions and setback dimensions taken from the building to all property lines; non-vehicular and vehicular access and parking layout, with dimensions for parking stalls and traffic aisles; refuse and recycling container areas, mechanical equipment at grade, and all surface materials such as paving and landscape areas;
 - b. A grading and drainage plan must indicate existing and proposed grades, proposed building floor elevations, location, layout, and elevations at top and bottom of all steps and retaining walls; and on-site infiltration areas and storm drainage;
 - c. Drawings illustrating the building appearance shall indicate the materials, finish and colour of the

buildings;

- d. A landscape plan must indicate existing vegetation to be retained and protected; hard surfaces; steps and retaining walls; mowed and rough grass areas; planting areas; and a planting plan with a plant list showing the number, species and sizes of proposed plants; extent and type of irrigation, and landscape amenity features.

10.5.5 Development permit application drawings should be prepared by a registered architect or a draftsman with experience in urban design.

10.5.6 Landscape plans should be prepared by a registered landscape architect or a landscape designer.

10.5.7 Prior to formal site planning, applicants are encouraged to consult with the City's Development Services Department to determine which natural features should remain on the development site.

Siting and Building Guidelines

10.5.8 Design the site layout and building locations to:

- a. retain and protect important natural vegetation, rocks, and unique site features, including unique tree species, mature trees that are not a hazard, other significant vegetation, nesting areas, and other wildlife habitat;
- b. work with the existing topography, minimizing the need for cut and fill or tall retaining walls; and
- c. provide a buffer for surrounding residential developments.

10.5.9 Orient main entrances to the dominant street frontage, with well defined entries.

10.5.10 Design entrances and portions of buildings visible from a provincial highway or city street with some architectural interest.

10.5.11 Consider the safety and security of businesses and customers in the design and layout of the development with a particular focus on Crime Prevention Through Environmental Design (CPTED) principles.

10.5.12 Screen roof top mechanical equipment from views in a manner that is consistent with the architectural design of the building. Screening of on-grade large mechanical equipment with noise and vibration abatement material is encouraged.

10.5.13 Consider the use of alternative technologies for on-site energy production, e.g., geothermal, photovoltaic and fuel cells, heat pumps.

Landscape and Screening Guidelines

- 10.5.14 Maximize the amount of landscaped areas on site to increase the natural infiltration of rain water, with landscaping along adjacent streets and adjoining residential sites.
- 10.5.15 Select trees and other plants that will be readily established and provide significant visual impact upon planting.
- 10.5.16 In the landscape plan, consider finished site grades, location and heights of retaining walls, utilities, views, shade and sun angles, needs for privacy or screening, user safety, maintenance and irrigation requirements, and all other typical site planning criteria.
- 10.5.17 Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, allow sunlight and daylight into buildings.
- 10.5.18 Developments are encouraged to incorporate native, low maintenance and xeriscape (drought resistant, low water requirement) concepts in landscape plans.
- 10.5.19 Plant a uniform alignment of street trees planted along public streets at the spacing recommended by the City. Appropriate spacings are 15 metres along arterials, 10 metres along local and collector roads, lower spacing for smaller trees. If boulevard tree planting is not feasible along a street right-of-way, then tree planting along the front and exterior lot boundaries may be required at appropriate intervals.
- 10.5.20 For street tree selection along public boulevards, use the City's "Landscape Standards and Recommended Species Guide" as a reference.
- 10.5.21 Visual screening in the form of solid landscaping and/or fencing may be required along some segments of a site's perimeter, particularly adjacent to residential development.
- 10.5.22 Where landscaping for visual screening is required, plants selected shall be of sufficient height at maturity to provide a continuous screen not less than 2 metres in height and planted at a sufficient density to provide a hedge effect. Alternate screening measures such as solid fencing not less than 2 metres in height may be considered instead of or in combination with planting.

10.5.23 Locate refuse and recycling container areas where they are accessible to businesses and to container pick-up trucks, screen them with an appropriate durable enclosure, and provide landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.

Access, Circulation and Parking Area Guidelines

10.5.24 Design the internal road and parking system for efficient circulation of all types of vehicles, with a layout that discourages speeding and provides safe pedestrian routes from parking lots to building entrances.

10.5.25 Encourage permeable materials for parking areas where possible, including gravel for areas that are used less frequently.

10.5.26 Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.

10.5.27 Provide curb let-downs to accommodate universal accessibility from disabled parking spaces to buildings.

10.5.28 Encourage shared parking lot accesses to adjacent developments.

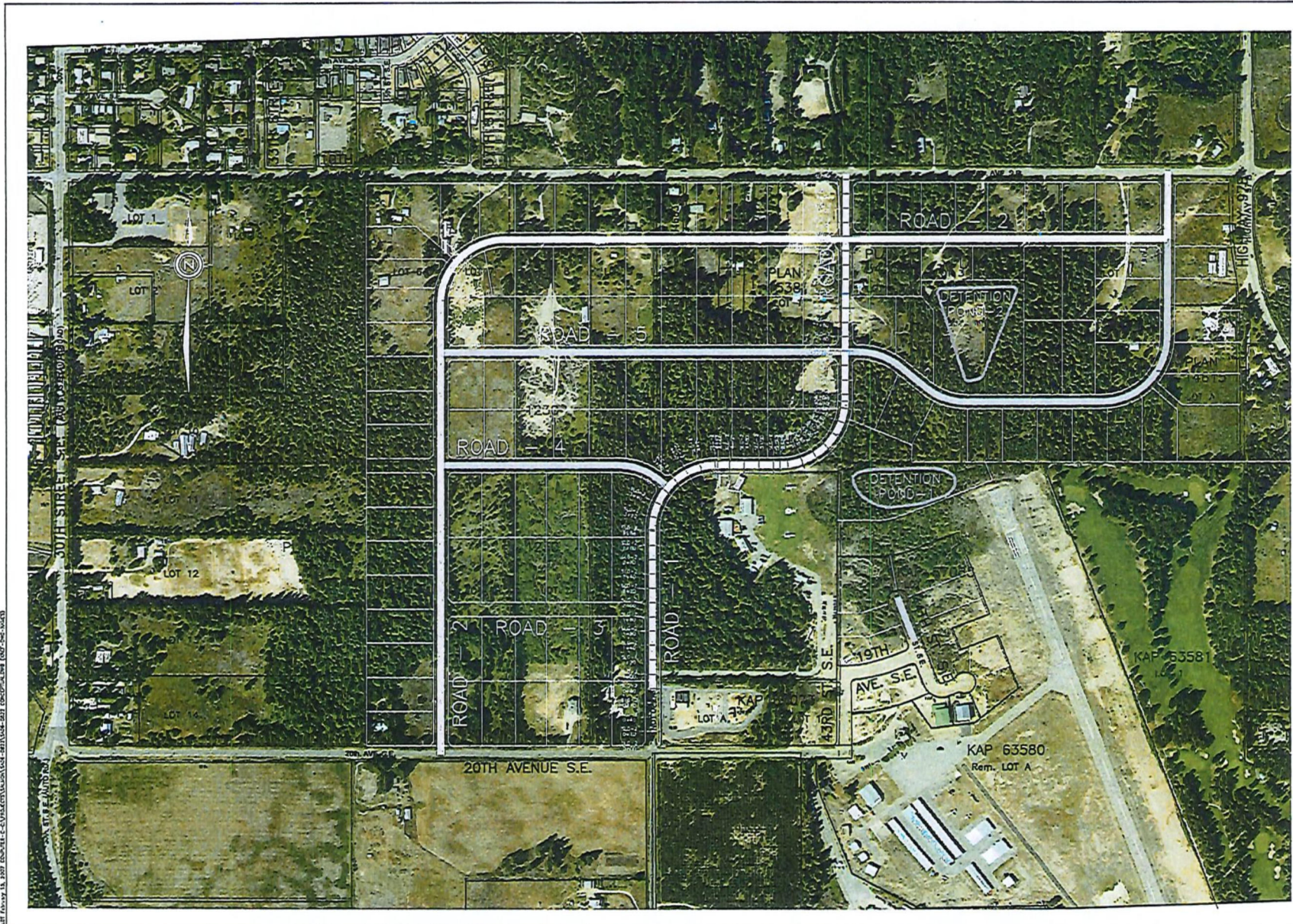
10.5.29 Design on-site lighting to minimize glare and overspill into adjacent residential properties, and into the sky. Submission of a detailed lighting plan may be required.

Exemptions

10.5.30 Development permits are not required in the Industrial Development Permit Areas for:

- a. interior renovations;
- b. an exterior renovation which does not require a building permit;
- c. an exterior addition with less than 100 square metres of floor area, in which the design is consistent with the form and character of the existing buildings as determined by the Development Services Department;
- d. an accessory building with less than 100 square metres of floor area, in which the design is consistent with the form and character of the existing principal buildings as determined by the Development Services Department; or
- e. subdivision.





LEGEND

- EXISTING**
- HYDRO/TELEPHONE POLE
 - TELEPHONE POLE
 - HYDRO POLE
 - HYDRO POLE C/W TRAIL
 - POST TOP STREET LIGHT
 - GRY
 - SAVANTY MANHOLE
 - STORM MANHOLE
 - CATCH-BASIN
 - FWK HYDRANT
 - GATE VALVE
 - SAVANTY BOXER
 - FORCE MAIN
 - WATER MAIN
 - GAS
 - UNDERGROUND TELEPHONE
 - FENCE
 - WOODS/DORMITION
- PROPOSED**
- SAVANTY MANHOLE
 - STORM MANHOLE
 - CATCH-BASIN
 - GATE VALVE
 - FWK HYDRANT
 - SAVANTY BOXER
 - STORM BOXER
 - WATER MAIN
 - WALK/OUTLET HEADWALL
 - END CAP
 - WHEEL CHAIR RAMP
 - STRECHY LEDGEM
 - WELL SHAK

- NOTES:**
- 1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
 - 2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
 - 3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON ARM SUBDIVISION AND DEVELOPMENT BUREAU STAFF RECOMM.

NO.	DATE	DESCRIPTION	BY	APP'D
REVISIONS				
		DESIGN	JLA	
		DRAWN	JLA	
		DATE	2006-12-01	
		CHECKED	BWJ	

P.F.S.D.
 SCALED 0 1000 125
 1" = 12500'

GENTECH ENGINEERING INC.
 CIVIL ENGINEERING

CITY OF SALMON ARM
 INDUSTRIAL PARK
 CONCEPTUAL DESIGN
 SALMON ARM, B.C.

CONCEPTUAL LAYOUT & AERIAL PHOTO
 PLAN VIEW

PROJECT No. SA06-0822

SHEET 7 OF 7

DWG. No. 1-7



View northwest along east boundary of subject parcel.



View northeast along 20 Avenue SE over adjacent property towards subject parcel.

CITY OF
SALMON ARM

*Memorandum from the
 Engineering and Public
 Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 31 March 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 APPLICANT: **Aviator Business Park Inc.**
 SUBJECT: **DEVELOPMENT PERMIT APPLICATION No. DP-430**
 LEGAL: LOT 15 SECTION 7 TOWNSHIP 20 RANGE 9 W6M KDYD PLAN 1230
 EXCEPT PLAN KAP83094
 CIVIC: **3601 – 20 Avenue SE**

Further to your referral dated 5 March 2021, we provide the following servicing information.

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 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 may be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. 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.
8. 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. 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

DEVELOPMENT PERMIT APPLICATION No. DP-430

31 March 2021

Page 2.

applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

9. All works shall conform to The Industrial park Conceptual Design (prepared by Gentech Engineering Inc. Drawings, Project No. SA06-0822)

Roads / Access:

1. 20 Avenue SE, on the subject properties southern boundary, is designated as a Rural Collector 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).
2. 20 Avenue NE is currently constructed to an Interim Rural Paved Road standard. Upgrading to a Rural Paved Collector Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction, boulevard construction, ditching and tree removal, street lighting. 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. Future 37 Street SE is proposed along the eastern boundary of the subject property, within the Industrial Park Conceptual Design (Prepared by Gentech Engineering Inc.) Road reserve will be required at time of development, including 5m x 5m corner cut. Site access shall be designed to work with the future road network in the Industrial park Conceptual Design.

Water:

1. The subject property fronts a 200mm diameter Zone 5 watermain on 20 Avenue SE. Upgrading this watermain to 250mm diameter across the frontage of the property is required. Since this upgrade is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), 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.
3. Records indicate that the existing property is current not serviced. Since the owner does not require water service for the current proposed use (storage units), a cash in lieu payment will be accepted for the future installation of a water service. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with insufficient fire flows and pressures for industrial zoning according to the 2011 Water Study (OD&K 2012). Planned upgrade to the Zone 5 booster

DEVELOPMENT PERMIT APPLICATION No. DP-430

31 March 2021

Page 3

station will bring flows and pressure to bylaw requirements; therefore, no upgrades are required at this time.

5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

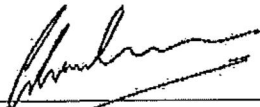
1. The subject property does not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, private on-site disposal systems will be required where sanitary is installed.

Drainage:

1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng., LEED ® AP
City Engineer

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Item 26.

CITY OF SALMON ARM

Date: May 10, 2021

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of May 10, 2021, be adjourned.

Vote Record

- Carried Unanimously
- Carried
- Defeated
- Defeated Unanimously

Opposed:

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

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